

## SPOA 2021 ANNUAL REPORT

Bill Foureman, President

Section 12.5 of SPOA's bylaws requires distribution of an annual report to Members no later than 120 days after close of the fiscal year on December 31, including an unaudited year-end balance sheet and a statement of the place where the names and addresses of current Members are located.

SPOA Treasurer James Tidgewell, CPA reports that SPOA began fiscal 2021 with a balance of \$114,704 and ended the year with a balance of \$108,985, representing a loss of \$5,719. Names and addresses of current Members are maintained by Membership Chair Sharon Bobrow, 64 Craggs Court, San Francisco CA 94131. Additional detailed information about SPOA can be found at our website, which remains accessible to both Members and the general public.

I believe 2021 will be remembered as the year when earlier efforts by the State, County and private organizations to blunt the impact of inevitable wildfires took a great leap forward. Two projects of considerable benefit to Silverado residents are emblematic of this effort:

First, a combination of private contractors and CalFire employees cleared over 16,000 linear feet of flammable brush, representing 77 acres, between December, 2021 and March, 2022. The result is the creation or extension of 100-300 linear feet of defensible space adjacent to every Silverado property bordering the wild area north and east of Silverado, from Atlas Peak Road in the north to the southern end of St. Andrews Drive. This new corridor provides access for ground-based and aerial firefighting personnel and equipment to take a stand against any wildfire threatening Silverado from this direction (as the Atlas Fire did). This project was an early priority of the 5-year Community Wildfire Protection Plan developed by the Napa County Firewise Foundation and was funded by a grant from Napa County of over \$700,000. Silverado is now substantially safer from the

threat of wildfire than at the time of the devastating Atlas Fire of 2017. Late breaking - due to the recent wet weather CalFire will be burning piles of brush above Silverado today and for the next few days.

Second, and on a much smaller scale, SPOA was responsible for clearing virtually all flammable material from the two very large islands in the median of upper Westgate Drive. These islands were overgrown and unsightly, as well as full of hazardously flammable vegetation. SPOA appropriated the funds for this work, and our County partner in the Silverado Community Services District conducted a bid process with eight bidders and recommended the low bidder, who ultimately completed the work promptly and completely at a bid price less than a third of the highest bids.

In December, 2021 Senator Bill Dodd hosted a local fundraiser whose substantial proceeds were donated to the Napa County Firewise Foundation for distribution to the 17 Firewise organizations covering Napa County, including the Silverado Fire Safe Council, SPOA's affiliate. The funds will be used for various fire-risk suppression projects in Silverado

In 2022 SPOA will continue to work with the Silverado Fire Safe Council to encourage good fire safety practices throughout all our Silverado neighborhoods. Some HOAs are already taking proactive steps toward brush-clearing and other fire-suppression practices and we urge everyone else, whether or not you belong to an HOA, to emulate these steps.

SPOA is accountable for the upkeep of the 29 traffic islands throughout the Silverado community, in partnership with the Community Services District, which does the actual contracting of the work, paid for by the surcharge on everyone's property taxes. 2021 proved a challenging year for upkeep of our plantings, due to factors such as the sudden and unexpected resignation of a key maintenance worker, deliberate sabotage of one of our major sprinkler controllers, and the inability to locate a fully satisfactory maintenance contractor. While this remains a work in progress, we encourage all property owners to provide feedback to

their SPOA representative if the appearance of any of our traffic islands is unsatisfactory. Michael Karath, our SCSD representative, makes a great effort to ensure good upkeep of these areas.

The positive story in this area is the ongoing replanting of Island #27, the long and narrow strip between the north and southbound lanes where Westgate Drive splits. In early 2021 SPOA deferred implementing the planting plan due to shortage of funds, as clearing the Westgate Islands was a higher priority. At its first 2022 meeting we appropriated \$25,000 of SPOA funds to expedite this project, and as of this writing much of the replanting of Island #27 has been accomplished. Seven olive trees have been planted, with attractive protective stone barriers, and numerous smaller plants are in the ground and should grow to fill in the empty space on the island. In the near future the County will supply mulch and lighting to complete this long-awaited refurbishing.

Finally in the aesthetic realm, I'd like to mention in passing that as new construction continues on our fire lots, in nearly every case the new houses are larger and more attractive than what they replaced. Coupled with the boom in major renovations on Kaanapali Drive along the golf course our community becomes more attractive almost by the week. And as we have observed with our property values, a rising tide lifts all boats.

The recent change in ownership of the Resort produced some dire speculation, none of which has yet come to pass or appears likely to. Though the new owners have not yet shared their overall vision for Silverado other than that they will attempt to upgrade its quality and modernize some of its facilities, there is plenty of reason for optimism. Since the interests of the Resort and Silverado property owners are closely intertwined, any improvement in the Resort facilities should work to our overall benefit.

I should mention that several clouds appeared on our horizon over the past year, each of which is worth keeping an eye on. SB 9, which became operative this year, gives owners and developers the absolute right to subdivide single-family lots into several smaller properties, with no local ability to affect the process. We believe the configuration of most single-family lots in Silverado renders them awkward for this kind of subdivision. In addition, Silver Trail, whose lots would be most attractive for division, does not fall within the boundaries the state has delineated for eligibility for this process. Nevertheless, SB 9 will remain an ongoing threat. We believe the County is likely to pass legislation to help at least partially blunt the impact of SB 9 on our neighborhoods.

Next, Napa County continues to consider where to place “affordable housing” to meet its obligations to the State. One parcel among several scattered throughout the County which remains under active consideration lies near the intersection of Atlas Peak and Monticello Roads, adjacent to the fire station. SPOA has long opposed this proposal on grounds of increased burden on traffic and services. It appears likely, though not inevitable, that neither this nor any other large new building project will be approved in our immediate vicinity because our sewer line is at capacity and the cost to run a new line here from the city of Napa would probably be prohibitive.

Finally, it now appears to be more than rumor that the developer of a house currently under construction in Silverado intends to sell it to Pacaso on completion, as he has a track record of doing so. Pacaso is a well-capitalized business which sells fractional ownership interests in houses in desirable vacation areas, similar but not identical to time shares. Where such sales have come to Napa and Sonoma Counties there has generally been a neighborhood outcry, since repeated short-term use threatens to turn the property into a party house, inconsistent with the preferences of most residents of a single-family neighborhood. Here in Silverado, we have maintained a clear delineation between areas of short-term rental condos and owner-occupied condo and single-family neighborhoods. Although sale to Pacaso is not illegal, neighborhood

pressure has succeeded in causing Pacaso to abandon some sales. SPOA will keep a close eye on the (so far slow) progress of construction.

Despite any threats to our well-being, I believe most of us remain delighted to live in a community of such beauty and quality. On behalf of SPOA I want to wish each and every Silverado property owner a safe and prosperous remainder of 2022.

Bill Foureman

President, SPOA