

SPOA NEWSLETTER

WINTER / SPRING 2018

Annual SPOA Member Report for 2017

By William A. Kirmse, SPOA President

I am pleased to provide you with this year's annual report for SPOA. This report is required per the annual report section 12.5 of our SPOA by-laws.

SPOA is represented by 16 directors and alternates, including four officers, who represent the 17 geographical areas (units) of Silverado. These individuals are all volunteers.

SPOA also has five committees:

- Architectural Review Committee-Chair: Jim Wilson
- Election and Nominating Committee-Chair: Joe Russoniello
- Landscaping Committee-Chair: Nancy Pollacek
- Membership, Website and eMail-Chair: Sharon Babrow
- Newsletter-Representative: Jordan Felling

I would like to take this opportunity to thank Tammy Smith for her dedication as Chair of the Membership Committee during 2017. I would like to also recognize Mary Ellen Wilson's hard work as Chair of the Landscaping Committee for the last two years. She will continue as a member of the Committee.

2017 was a year that was overshadowed by the Atlas Peak Fire which devastated more than 135 of our member's residences and damaged many more.

SPOA was very involved in sending out over 30 alerts as email blasts and website posts which we coordinated with the county of Napa and Supervisor Pedroza in order to keep our community informed of up to the minute actions that were being taken. We received many compliments from our membership about the timeliness of these informational emails. We also sponsored a consortium of five law firms that chaired an informational seminar to explain the complexities involved in dealing with insurance companies as well as other relevant topics.

Our deepest sympathies go out to those who lost their homes and we continue to make it our mission to disseminate helpful information as we receive it. Please utilize our website silveradopropertyowners.org to stay up to date on these posts.



Andy Kirmse
SPOA Board President

Visit us on the web at
silveradopropertyowners.org
to discover what is going on
in our community.

SPOA MISSION: *To promote and protect property rights, privileges and values for all property owners within the Silverado community.*

OFFICERS

President	Andy Kirmse
Vice-President	Jim Wilson
Treasurer	Jim Tidgewell
Secretary	Cathy Enfield

BOARD OF DIRECTORS *(alternates in italics)*

A Cottages	Joe Russoniello <i>Marge Hagen</i>
B/C Cottages	Veronica Faussner <i>Amy McNamara</i>
Creekside	Bob Fiddaman <i>Janet Bollier</i>
D Cottages	Thomas Fine <i>Moira Russoniello</i>
Fairways	Mary Sandbulte <i>Marc Samrick</i>
Grove	Steve Massocca
Highlands	Jim Wilson <i>Tom Anyos</i>
Oak Creek	Sharon Bobrow <i>Bob Andresen</i>
SCC&R	John Evans
Silver Trail	Deenie Woodward <i>Don Winter</i>
Silverado Crest	Paul Roberts <i>Joel Lewis</i>
Silverado Oaks	Robert Fox <i>Vanessa Braun</i>
Silverado Springs	Doug Walker <i>Mike Bellanca</i>
Unit 1	Con Hewitt <i>Leandra Stewart</i>
Units 2ABC	Andy Kirmse <i>Tammy Smith</i>
Unit 4 & Parcels	Ed Ulshafer <i>John Hagerty</i>
Units 5AB	Joel Bloomer <i>Bill Jovick</i>

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Some of the SPOA projects that were addressed this past year as well as those we will be focusing on in 2018 include the following:

1. Dead plants on the Atlas Peak islands were removed and a plan to replace those plants as well as changing out the sprinkler heads to allow for better water coverage has been formulated and will take place this year.

2. Continued maintenance of the 22 islands and the refurbishment of them is ongoing. An immediate need involves the center island on Westgate that will be cleared in February and a design plan will be approved for implementation at a time in the future.

3. The county hired a new landscaping company last year and we have expressed to them that we are not happy with their performance and have requested that a change be made.

4. We recognize that there are numerous light poles that are out. Unfortunately the county was informed by PG&E that due to the Atlas Peak Fire they will not be able to repair them for 60-120 days. Needless to say we are very concerned by this situation and will do everything and we can to seek a redress.

5. We negotiated a water sharing agreement with the Springs Association which will reduce the line item water expense in our budget.

6. We will be introducing a program called Firewise. It was developed by the non-profit National Fire Prevention Association, NFPA, and promotes fire prevention programs in local communities around the country. There is also a state Firewise coordinator and a local Napa coordinator. One of our members, Bill Senske will be spearheading this effort thru SPOA and our Vice President, Jim Wilson, will be overseeing the program. Stay tuned for further details. It will require the buy in of all in our community to implement it.

7. Con Hewett and I met with Supervisor Pedroza in mid-January to discuss an early warning system for the Silverado Community. We will keep you updated on our progress.

I would like to take this opportunity to recognize our Supervisor, Alfredo Pedroza, for the tremendous help he has been and continues to be in providing us timely information on the progress being made since the Atlas Peak Fire. He is a resident in our community and serves us extremely well.

As advised we have increased our dues from \$20 to \$40 this year. Dues have not been increased for many years. These additional funds are needed to address the many landscaping issues we are facing as a

consequence of the fire as well as the ongoing needs of our 22 islands that are 30-50 years old. The dues payment is due in January.

I have enjoyed serving as the SPOA President this past year and look forward to this privilege and honor again in 2018. Please feel free to contact me with any and all concerns or suggestions as they would be most welcome.

Sincerely submitted,
Andy Kirmse
 President, SPOA

Community Compassion Abounds

Fires show resilience of District 4 community



Alfredo Pedroza
 Napa County Board of
 Supervisors, District 4

Neighbors -
 What a year 2017 was for us all. Now more than ever I appreciate the opportunity to serve the residents of the SPOA community and the greater District 4. We were impacted the most during the devastating fires last fall with 72% or 883 total structures damaged in our district alone. In addition, not to revive memories of that horrific and unprecedented fire, but despite the danger, emotions, lack of ability to communicate, air quality, our community showed its compassion for one another and what being resilient truly means. We are now waist deep in debris removal and about to begin the rebuilding phase.

My role during the fires was to be the conduit between you and the Emergency Operations Center (officials from law, fire, roads, public health, etc.). During the emergency, my goal was to repopulate as fast as it was safe to do so. As soon as we shifted from an emergency, to recovery, my goal was to work with local, state, and federal agencies to create an efficient process for you to remove both Household Hazardous Waste and Debris and, after, develop a streamlined rebuilding process.

While there are always issues and bumps we face, especially because this catastrophic event was its first
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of its kind on many levels, the progress we have made in the recovery efforts, thus far, is incredible – an astounding, close to 100,000 tons of debris has been removed to date! This is especially the case when you compare to the conversations, I have had with other elected officials in affected counties. Below is a progress report of Phase I (Hazardous Waste Removal) and Phase II (Debris Removal):

- 100% of properties have completed Phase 1, totals 829 properties.
- 48% of properties have had their debris removed, of which 56% are ready to rebuild (after debris is removed, properties must pass soil samples to be ready)
- Tentative moving target to complete Phase 2 is mid-February.

I know a lot of you are eager to begin the rebuilding process. Here are a few things to consider as you begin –

- Once you have an idea of what you want your new house to look like, you might want to make your first stop the Assessor's Office, at 1127 First Street, Suite A. If you are looking to expand your home or upgrade its features, these changes could result in a big difference in your future assessment and property taxes.
- Make sure that you are working with a Licensed Contractor. Licensed Contractors will have a bond that will provide for any costs should they be hurt while working on your property. If the Contractor is not licensed and is hurt, your homeowner's insurance may be responsible for any liability and/or medical expenses.

• The County cannot issue building permits for your new home until we send you a clearance letter, indicating that hazardous waste, debris, and ash removal is complete.

• I encourage you to meet with building staff in the 2nd floor of our Admin Building – 1195 Third Street, Napa – to go over your plans, ahead of time. They will help point out whether you are on the right track, and what to do if you are not. .

• Early on in the process, you should meet and talk with staff from the Fire Department. Your new home will need fire sprinklers and improvements to your existing driveway may be required. These can be costly and need to be included in your construction budget.

• The County considers reconstruction permits to be a priority, processing them ahead of other applications to help speed you back into your home. However, we are unable to waive permit fees due to state and federal constraints. Resources are available if you need assistance in paying permit fees.

As always, I am happy to meet with you if any issues arise. We have a team solely dedicated to assisting fire survivors during the rebuild process. Please don't hesitate to call me at my cell 707-225-2015. If you would like to schedule a meeting, please contact my aide – Nelson Cortez 707-225-2019. or nelson.cortez@countyofnapa.org.

As always, I am available to discuss these or any other issues with you, please don't hesitate to contact me at 707-253-8278 or Alfredo.Pedroza@countyofnapa.org.

Alfredo Pedroza

Napa County Board of Supervisors, District 4

SPOA Financial Statements 2017

(unaudited)

STATEMENT OF FINANCIAL POSITION

Balancing Cash - January 1, 2017	\$67,957
Excess of Revenues over Expenses	<u>6,471</u>
Ending Cash - December 31, 2017	<u>\$74,428</u>

STATEMENT OF REVENUES AND EXPENSES

Revenues:	
Dues	\$17,200
Other Revenue	<u>24</u>
Total Revenues	17,224
Expenses:	
D&O Insurance	3,941
Newsletter	2,058
Website maintenance	1,985
Supplies, meeting expenses, etc.	<u>2,769</u>
Total expenses	<u>10,753</u>
Excess of Revenues over Expenses:	<u>\$6,471</u>

Prepared by James E. Tidgewell, Treasurer

*Silverado Resort Update***Dear Neighbors,**

Happy 2018 to all! We are pleased to start 2018 with a sense of renewal and optimism as we aid our community by continuing to work with the State and County in support of recovery efforts following the devastating Atlas Fire. Our hearts go out to those who lost so much. We are certainly grateful that the Resort sustained a relatively minimal amount of damage and that we are able to move ahead with normal operations. We are open for business and we anticipate 2018 to be a banner year!

Although the fire eclipsed our attention for a period of time we don't want to forget the two major capital projects that were completed in 2017. First, the Resort, in concert with the County and our Kaanapali neighbors was able to complete the Milliken Creek restoration project portion which included the construction of our brand new "Champ Bridge" named for our very own "Champ", Johnny Miller. This project was seven years in the making. Second, Johnny and son, Andy Miller developed a plan for extensive renovation of the bunkers on our South Course which was executed this past summer. This represents the first stage in a long term plan for transformation of the South Course to something more closely resembling the North Course.

We are always looking at new ways to improve the Resort for our Guests, Members, neighbors and members of the community at large. Here are just some of the ways in which we strive to do that...

Spa

- We have added more accessories to our cardio classes to increase interest and introduce fitness trends. Examples would be the addition of an agility ladder, slam balls, medicine balls, battle rope and kettle balls. Based on Country Club Members feedback we have added more fitness classes to include three more TRX classes, two more yoga classes, Outdoor circuit classes, Senior Balance classes and seasonally we will add a boot camp.

- At the Spa's Wellness Center we have added increased programming for spiritual, mind and body fitness. Posture, your ticket to a healthy lifestyle, Kum Nye, a Tibetan yoga program

- Spa Membership is always available for Country Club Members at preferred pricing. We also offer a limited number of Spa memberships for members of the community who are not

Club members. Please contact Nancy Mullen, Spa Membership Coordinator at 707-257-5548 or nancy.mullen@silveradoresort.com for more information.

Tennis

- With the Silverado Tennis program being named in the top 50 Tennis Resorts in the World by Tennis Resorts Online we have added an Adults weekend camp April through September, introduced daily 1.5 hour clinics, added new college teams to our Division 1 Tennis Invitational. Contact Katie Dellich, our Director of Tennis at 707-257-5541 or Katie.dellich@pbtennis.com for more information on all our Tennis programs.

Golf

- The golf team has done a great job of organizing Silverado Country Club ladies Members trips to Ireland to play golf. We have increased the number of demonstration days of golf equipment to four this year giving our members and guests more opportunities to try out the latest equipment and receive instruction. Based on past successful participation we are once again this year organizing Member trips to Warriors basketball and Giants baseball games. We have expanded our class offerings this year to include, Breaking 100, Saturday Junior Clinics, Short Game School, Play with the Pro offerings and continuing with Junior Camps and Junior PGA Camps, our most attended member clinics. Contact our Golf Shop at 707-257-5460 for information on all our Golf programs.

Safeway Open PGA Event – October 1-7, 2018

- 2018 is sure to be another spectacular event including wine, food and music highlighting world-class golf. Will Brendan Steele prevail for yet a third year? For up to date information on what to look forward to visit www.safewayopen.com

Country Club Membership

- If you are not yet a Silverado Country Club member and would like to receive information on Membership options currently available, please contact Lorene Berlin, our Director of Membership Sales at 707-257-5539 or Lorene.berlin@silveradoresort.com

Wishing everyone a happy, healthy and drama free 2018!

Warm Regards,

John Evans

General Manager, Silverado Resort & Spa