

WINTER/SPRING 2020

**President's Annual Report - JANUARY, 2020**

*By Andy Kirmse, SPOA President*



**Andy Kirmse**  
SPOA Board President

I am pleased to provide you with this year's annual report for SPOA which is required per section 12.5 of our bylaws.

SPOA is comprised of 16 Directors and Alternates, including 4 Officers, representing 17 geographic areas (units) of Silverado, who are all volunteers.

*SPOA also has five committees:*

Architectural Review Committee - *chaired by Paul Roberts*

Election & Nominating Committee - *chaired by Joe Russoniello*

Landscaping Committee - *chaired by Nancy Pollachek*

Membership, website & email committee - *chaired by Sharon Bobrow*

Online Newsletter - acting chair - *Andy Kirmse*

In the fall of 2019 we were certified as a firewise community due to the excellent leadership of Bill Senske and Susan Deringer. This has opened the

door for us to apply for grant monies to upgrade our community to firewise standards. This has already resulted in USAA Insurance offering their home owner policy holders a 5% discount. We are hopeful that other insurance companies will follow their lead.

Now that all of the new caps have been changed out on the PG&E light poles, we should start experiencing a savings on our monthly PG&E bills. Also, the enhanced security the new lamps provide, is already paying dividends.

Landscaping continues to be a priority of SPOA. In addition to refurbishing Merion Circle, Island #23 & 27, as well as St. Michaels Circle, our plans are to address the large island on Westgate. We have applied for a firewise grant for this work as well as for cleaning up the junipers throughout our community.

Starting with the January meeting, we are asking the Board of Directors, Alternates, and ex-officio members to download the Agenda and Minutes applicable to the upcoming meetings from our website. In this way, we hope to become 'greener' and more ecologically sensitive.

Lastly, I would like to announce that effective February 1, 2020, I have resigned my position as President of SPOA. It has been a pleasure and honor to serve as your President for the past three years. I will still remain on the Board as the Director for Areas 2 A, B, & C, in addition, as a past president, will serve on the Executive Committee. At the same time, I am very pleased to announce that Paul Roberts has volunteered and was approved by the Board to take over as President. He will make an excellent leader for SPOA.

Thank you,  
**Andy Kirmse, SPOA President**

## Letter from John Evans

*By John Evans, Managing Director/General Manager*

Accolades continue to roll in for the Silverado Resort – the most recent includes not one, but three of the “best” awards from Napa Valley Life magazine. We are pleased to share that we are this year’s winner of the Best Resort, the Best Golf Course and Best Day Spa in the Napa Valley. And, it doesn’t end there...we are also proud to announce that Katie Dellich, our Director of Tennis was just awarded the United States Professional Tennis Association’s Instructor of the Year for Northern California. These awards don’t happen by accident, it has taken years of hard work, dedication and commitment by everyone involved from the community, to our members, to our associates and guests, bringing the Silverado Resort back to the glory it deserves. We thank you all for your support year after year. And if you are out and about by our tennis courts, be sure and say hello and congratulations to Katie.

We continue to collaborate with our HOA’s and look for ways in which to improve the appearance and enhance the experience of those units within our community. Together we are looking at areas such as the beautification of the landscaping, updating of the Ice machine vending areas, appearance of the swimming pool areas, bringing more uniformity and safety to each area around the Resorts walking paths. Additionally, guest room renovations are ongoing and we are in our 12th Phase, meaning that almost every one of our condos has been updated in one way or another.

With the Spring-like temperatures upon us for many days this winter, it brought people outside. While we know we could use some rain, we were pleased to see people out golfing, playing tennis and enjoying new events like our Brunch on the Green – which I must say is one event you should attend. With bottomless mimosas, live music and our breathtaking view of the golf course, this brunch is gaining popularity and sells out quickly. And remember, even if you are not a member, Silverado is still here for you to enjoy as well. We encourage you to come and enjoy, not only Brunch on the Green, but our winery dinners, holiday buffets and more. Be sure to check out our website under “explore” for more information on our special events throughout the year.

And finally, we are just about 6 months out from the 2020 Safeway Open! As you know, the work never stops with the tournament and our Grounds team is busy making sure the course will be in world-class tournament condition while the rest of our team is beginning preparations for this year’s tournament. We are eager to host this wonderful event once again with this year’s dates changing slightly to September 16 – 20th. More announcements to come.

Thank you for doing your part to make the Silverado Community one of the finest communities in the world.

Warm regards,

**John Evans,**  
**Managing Director/General Manager**

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## Letter from your Supervisor

*by Alfredo Pedroza, District 4 Supervisor, Napa County*

Neighbors –

I would like to express my sincere appreciation and thank you for your support, for giving me the opportunity to serve you as your Supervisor for another 4-year term. Below is an update on COVID-19.

The current worldwide pandemic is hurting all aspects of our way of life. The County is doing all it can to prevent the spread of COVID-19, locally, working with regional, state, and federal partners. Below is an update on the current situation, what you can do, and how to get more information.

### **Latest Information**

As of 8:30AM, 3/26/20, Napa County has confirmed six local cases of coronavirus (COVID-19). This is not unexpected and we should all be ready for reports of more cases, especially as testing continues to increase.

After a positive case, Napa County Public Health Officials immediately conduct investigations to determine when the patient began experiencing symptoms and trace all possible exposures -

where they’ve been and with who. The patient is placed under a legal isolation order and family members and those who were in close contact with the patient, in self-quarantine.

### **TESTING**

- 138 Tested in Napa County
- 88 by private/other providers
- 50 by Napa County Public Health
- 6 Confirmed Positives in Napa County
- 47 Patients with Pending Test Results
- 32 Active Contacts Under Investigation  
*(Had contact with someone that tested positive)*

Although testing continues to increase, testing supplies are still limited not only in California, but across the United States. This means that testing must be prioritized based on high priority areas such as hospitals and long-term care facilities, both to protect our healthcare workforce and community members at highest risk. Currently, there is no approved treatment for COVID-19, so guidance for those with mild to moderate illness will not change based on laboratory test results.

### **What To Do When Sick**

Those with symptoms of fever, cough, shortness of breath, and sore

## Silverado Property Owners Association Statements 2019 (unaudited)

<b>STATEMENT OF FINANCIAL POSITION</b>			
Beginning Cash - January 1, 2019			\$ 99,562
<i>Excess of Expenses over Revenues</i>			(7,144)
<i>Return of Funds Advanced to Kannanpali Drive HOA</i>			5,000
Ending Cash - December 31, 2019			<u>\$ 97,418</u>
<b>STATEMENT OF REVENUE AND EXPENSES</b>			
Revenues:			
<i>Dues</i>		\$ 34,400	
<i>Other Revenue</i>		<u>23</u>	
<b>Total Revenue</b>			\$ 34,423
Expenses:			
<i>Landscaping</i>		\$ 28,589	
<i>D &amp; O Insurance</i>		5,043	
<i>Website Maintenance</i>		3,379	
<i>Newsletter</i>		1,535	
<i>Legal</i>		1,499	
<i>Supplies, Meeting Expenses, etc</i>		<u>1,522</u>	
<b>Total Expenses</b>			<u>(41,567)</u>
<b>EXCESS OF EXPENSES OVER REVENUES</b>			<u>\$ (7,144)</u>

Letter Continues from pg. 2 by Supervisor Alfredo Pedroza

throat should isolate themselves at home and stay away from others at home as much as possible. If symptoms are severe enough that the individual requires medical attention, they should call ahead before visiting the doctor and follow their instructions to prevent exposing others. Do not go the Emergency Department unless you are having a medical emergency.

Those who have been exposed to a confirmed or suspected COVID-19 case should stay in self-quarantine for 14 days after the sick person has recovered to avoid further spread of the virus in the community.

### Social Distancing & Compliance

California residents should continue to comply with the Shelter-At-Home Order and practice social distancing of at least 6 feet when out seeking essential services or getting fresh air or exercise. There are many concerns being raised about people not following the stay at home order and not following social distancing guidelines. In response, some cities have closed their parks. Staying at home and social distancing are critical to flattening the curve of infections and keeping our health care system from being overwhelmed. In response to complaints, the County and Sheriff's department have created an email to register complaints:

COVID19compliance@countyofnapa.org.

### More Information & Communication

- Most Up-to-date Information: [countyofnapa.org/coronavirus](https://www.countyofnapa.org/coronavirus)
- Napa County COVID-19 Testing Data: <https://www.countyofnapa.org/2776/COVID-19-Testing>
- Daily Updates: [facebook.com/napacounty](https://www.facebook.com/napacounty)
- Nixle: Sign-up for Nixle by texting your zip code to 888777.
- General Information Line: 707-253-4540 (Monday – Friday, from 9am to 12pm and 1pm to 5pm)
- Compliance Task Force: There are many concerns being raised about people not following the stay at home order, except for essential activities, and not following social distancing guidelines. email [COVID19compliance@countyofnapa.org](mailto:COVID19compliance@countyofnapa.org) to register complaints.
- Virtual Local Assistance Center: One stop shop (website) for resources from local, state and federal agencies: [readynapacounty.org](https://www.readynapacounty.org)

As always, I am available on my cell, if you have any questions or would like to raise a concern with me – 707-225-2015.

Take care,

**Alfredo Pedroza, District 4 Supervisor, Napa County**

## SILVERADO REAL ESTATE UPDATE

Fellow members,

During this unprecedented time, we hope everyone is safe and healthy. The real estate industry has stalled; as normal business operations have been closed do to the “shelter in place.” Hopefully, the market comes back strong when the order has been lifted.

The number of sales in 2019 was slightly higher than 2018, likely from an increase in inventory. Condo sales slightly increased as fire victims decided to downsize or relocate.

In 2019, there were 11 lots sold. In 2018, there were only 6 vacant lots sold in Silverado.

### SILVERADO PROPERTY SALES

SOLD	AVERAGE PRICE	
	2018	2019
HOMES - 20	\$1,750,000	\$1,684,000
CONDO - 25	\$726,000	\$ 769,000

The number of sales at Silverado in 2019 was 45 compared to 39 in 2018. Prices in the luxury market above 2 million have staggered, but properties are still selling. Silverado condos are in high demand as there is a lack of inventory and demand to downsize instead of rebuilding. The Silverado resort visitor and rental activity remains strong, but the COVID-19 virus will hurt 2020 numbers. The Safeway open, golf courses and resort amenities are amazing and the owners continue to grow and improve Silverado Resort & Spa.

Source: Information provided by Bay Area Real Estate Information Services (BAREIS). Information has not been verified and is subject to change. 8/15/2019.



### The Keller Family

Bill, Dottie, Jim & Bill

707-337-6693

BKeller@CBNapaValley.com

www.BillKeller.com

Coldwell Banker Brokers of the Valley

### SPOA Mission

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

### SPOA Executive Committee & Officers

President	<b>Paul Roberts</b>
Vice-President	<b>Joe Russoniello</b>
Treasurer	<b>Jim Tidgewell</b>
Past Presidents & Ex-Officio Members	<b>Con Hewitt, Andy Kirmse</b>
Secretary	<b>Vacant</b>

### BOARD OF DIRECTORS *(alternates in italics)*

#### A Cottages - Northgate

Joe Russoniello  
Marge Hagen

#### Unit B & C Cottages

Veronica Faussner  
Leslie Manzone

#### Unit D Cottages

Art Boni  
Romana Bracco

#### Oak Creek East Units 1 & 2

Sharon Bobrow  
Roseann Burhenne

#### The Fairways

Mary Sandbulte  
Marc Samrick

#### Creekside - Milliken Creek

Janet Bollier  
Scott Lambert

#### Silverado Oaks

Carolyn Adducci  
Vanessa Braun

#### Silverado Crest

Paul Roberts

#### Unit 1 Kaanapali

Con Hewitt  
Leandra Stewart  
*\*Landscape Committee*

#### Units 2A, 2B, 2C

Andy Kirmse  
Tammy Smith

#### Unit 4

Buzz Beattie

#### Units 5A & 5B

Joel Bloomer  
Cathy Enfield

#### Silverado Springs

Ron Ryan  
Mike Bellanca

#### Highlands Estates

Bob Doyle

#### The Grove at Silverado

Steve Massocca

#### Silver Trail

Deenie Woodward  
Don Winter

### Other Representatives

#### Silverado Resort & Spa

John Evans  
General Manager

#### President, Silverado Resort & Spa Board of Directors

Peter Stephens

#### County of Napa

Michael Karath,  
SCSD Representative

#### County of Napa Board of Supervisors

Alfredo Pedroza

#### SPOA / SCSD Landscape Committee

Nancy Pollacek, Chair  
Leandra Stewart