

SPRING 2023

President's Report

By Bill Foureman



I'm sitting here on a sunny afternoon after about 10 weeks of virtually unprecedented rain, with more apparently on the way in a few days. While not exactly welcomed by golfers, this deluge has been a boon to our community in numerous ways- it has brought us out of an

extended drought, recharged our reservoirs and aquifers, and greened up and beautified our surroundings.

The heavy rains will also spur extravagant new plant growth throughout the Valley. All that new growth will mean that there will be more to clear to help keep our flammable brush and branches cut back before the next fire season. We made a wonderful dent in the overgrowth in and around Silverado in 2021-22, and the Silverado Fire Safe Council is spurring a great deal of additional brush clearing this year throughout Silverado. As I've remarked before, we are dramatically better prepared for wildfire than we were before our devastating 2017 Atlas fire (which was a year like this one where rains the prior winter produced a profusion of plant growth).

Thinking about this new growth of course raises the continuing question of how we're going to pay for all this brush clearance. While the cost to maintain a cleared area is much lower than the cost to initially clear it, it is well above zero. Until we can secure a steady funding stream for Firewise and Fire Safe we and they will be scrounging for money every year. Our options are limited.

The County tried to get on top of this situation by placing a quarter-cent sales tax increase on the ballot last June, specifically earmarked for fire

protection. This proposal fell victim to a perfect storm of a slowing economy, burgeoning inflation and the stringent two-thirds majority requirement for post-Prop 13 tax increases. Even so the measure garnered 58% support. I would not be surprised to see it back on the ballot in a few years when conditions are more favorable. It would constitute a fairly painless way to raise the necessary funds, especially since a substantial portion would be paid by tourists and other visitors to the Valley.

The \$200,000 or so per year which is required also could be met if every Silverado household committed to voluntarily pay \$200 per year for this purpose. Anyone who has ever done any fundraising knows this is nothing but a pipe dream. A few of the more affluent members of our community also could volunteer to contribute substantial funds to make this happen. No one has stepped up to do so, however, and at best it would be only a one-year fix which would need to be repeated every year. (If you fit the above description and you would like to make a substantial contribution to this effort, please do contact Linda Cantey, head of the Silverado Fire Safe Council.)

Another possibility you might want to start thinking about is that the homeowners within the Silverado Community Services District could vote for a modest increase to our property taxes to specifically fund fire suppression in and around Silverado. Under California law Silverado can constitute itself as a special voting district for this purpose. This would be an involved process, requiring permission from LAFCO (the California agency which parcels out jurisdiction), care in arranging for the nonprofit recipient of the funds (probably Silverado Fire Safe) and a two-thirds majority, but a tax of an extra \$200 a year or so would probably scarcely be noticeable on our already huge property tax bills. Importantly, it would be our own money with no strings attached.

No need to worry about this for now- a well-connected Napa County official has suggested that some funding will likely be available to cover this year. However, sometime in the future I suspect we'll be coming to you with a proposal along these lines.

Otherwise, I'm happy to report that all the specters that were troubling us last year have turned out to be damp squibs. Pacaso has disclaimed interest in acquiring property in Silverado, there will be no rezoning for high-density/low- income housing in our vicinity for at least the next eight years (George Altamura withdrew his Monticello-Atlas

Peak property from consideration and the Supervisors dropped the Hedgeside lot), and there has to date been no reported interest in subdividing any of our lots under SB9.

On this St. Patrick's Day my wish for the rest of the year is summed up in the old Irish proverb: "May there be no new things under the sun". Have a happy Spring everyone!

Bill Foureman, President SPOA

Don Winter, a resident of Silver Trail, is an historian of Napa Valley with a special interest in historical hotels and resorts. He's currently finishing a book on the history of Silverado. I've asked him to contribute a series of essays on Silverado's back story, and this is his first contribution. Sorry we missed out on the polo field and the Roman plunge! BF

Lavergne vs. Silverado

By Don Winter, Silverado Historian

Had not the best laid plans gone astray, we would now be celebrating our 99th Anniversary, not as Silverado Country Club & Resort, but as Lavergne Country Club!

Yes, in 1924, 3 astute developers from Southern California purchased the Clover Ranch¹ from Mary Eudora Miller Clover, granddaughter of Senator John Franklin Miller, with the intent of transforming our 1,000+ acres into a glorious golfing country club and resort!

Their instincts were dead on – Napa County had always been a thriving resort destination area, since the creation of the White Sulphur Springs resort in 1852. In fact, by 1924, when the offer was made, there were 76 resorts and hotels operating in Napa County.

The Napa Daily Register of September 19, 1924, had this to say: "In speaking of the improvements that they proposed to make immediately Mr. Fairbank said: We propose to expend \$200,000 at least in improvements. We will build a Roman plunge on the

lawn to the west of the manor house where the sunlight always plays; we will construct four tennis courts on a site nearby deemed especially suitable for the purpose; we will lay off a rifle range, a trap shooting grounds, an archery range, polo grounds and a children's playgrounds. To the east of the residence and along the road leading to Foss Valley we will convert 150 acres of land that has been used for pasture in recent years into a golf course of eighteen holes. Along the fairways of this golf course will be cabin sites for those of our members who may wish to construct them. We have unlimited water, and can provide a lake for boating, while through the uplands and hills trails are already beckoning the horseback rider and the hiker."

"It is of course the purpose of these gentlemen to interest Napa people in "Lavergne Country Club" but it is their plan to draw most of their membership from the east bay cities, only a two-hour auto drive distant."

Had not the financing for this venture ultimately fallen through, we would now all be sporting regalia with a great big "L," for Lavergne Country Club! Instead, thankfully, we will now be celebrating our 70th anniversary this year as the renowned Silverado Country Club and Resort!

- Don Winter
Silverado Historian

Napa County Lodging Historian

1. Our priceless lands have been known successively, since 1840, as the Salvador Vallejo Tract, Lavergne, Clover Ranch, and Maxwell Ranch; and Silverado, since 1953.

Silverado Resort Update

By Todd Shallen Vice President & Managing Director

As we begin this new year, we reflect on 2022 with much to celebrate. On February 1st, the resort was acquired by KSL Capital Partners and Arcade Capital, and since that time we have worked very hard to make changes and upgrades to the Resort. On the people side, we have hired nearly 200 staff members, including managers. Upon acquisition of the resort, there were 22 open management positions and since then, we have successfully hired 25 new managers throughout all areas of the Resort and Club. All these staff members go through an extensive talent interview, which has allowed us to find great quality within a very challenging hiring climate.

As we work to enhance resort, a main focus is the Silverado food and beverage experience. Key hires we made this year include a new Executive Chef, Executive Sous Chef, Pastry Chef, and management in the Mansion, Grill and Pool/Room Service departments. With this new team, our goal is to raise the level of quality in product and service throughout the food and beverage areas in the resort.

In addition, we've hired a new Director of Agronomy, South Course Superintendent and Golf Teaching Professional. In 2023 we will be adding an additional team member to the membership office to support Chris and Kirby, who many of you interact with as members of the Club.

We recently signed a two-year extension with Troon to manage our golf and club operations. We appreciate their continued support for our team, best practices, and reciprocal program for our members to enjoy in their travels near and far.

From the beginning of its ownership of the resort, KSL has been committed to upgrading the member, guest and employee experiences at Silverado and in 2022 we invested over \$5.0 million of capital for the property. These projects are either completed or underway, and include, but are not limited to, the following:

- Upgrades to the Market and pizza oven
- New banquet service and kitchen equipment
- New golf carts with GPS kits (arrived January 3rd)
- Repair of ponds and fountains
- New maintenance equipment (some received, bulk to arrive Q2 2023)

- Bridge replacement 17 North (January/February)
- Resurface all tennis courts and new windscreens along with 3 new pickleball courts
- Resurfacing main pool, replace spa pool coping
- All new outdoor furniture
- Spa building upgrades
- Roofing and A/C work
- Resurface cart paths (to occur mid-January) and resurfacing of main resort parking lots

In 2023 we plan to invest an additional \$8 million, and some examples include:

- Golf course signage and Resort wayfinding signage
- New room décor package
- Remodel of conference center
- New Pool cabana experiences
- New carpet, wallcovering, and furniture in Grill (Q1)
- Upgrade project for the Grove (end of 2023)
- New equipment for fitness and spa
- Additional cart path investments
- Roofing and HVAC repairs in other buildings
- Tree work on and around golf courses and Firewise work on creek around resort core

As we move forward there is a strong focus on quality; new staff training programs, food and beverage menus, and enhanced programming and activities that will continue our mission of elevated service and experiences. We have brought back food service to the mansion bar, upgraded items in the Market, enhanced our retail offerings throughout the resort, and many more items that are too numerous to mention in this short article. The team is committed to bringing new enhancements consistently throughout the resort.

Silverado is a special place, and we know that our community is made up of a great variety of owners, renters, members, and guests. We are excited to be a part of the community and take our stewardship of the resort with great pride and will continue to invest to make the resort an even better place for all to enjoy. Sincerely,

Todd Shallen
Vice President & Managing Director

THE KELLER FAMILY SILVERADO REAL ESTATE UPDATE

Fellow members,

The 2022 Silverado Real Estate Market experienced another solid year. Owners have settled in post covid which resulted in a decline in sales and inventory, but prices were up. In addition, the interest rate hike in the 2nd half of 2022 stalled buyer motivation. The average sales price of home sales increased this year by approximately 7.5% confirming home sales are still strong. The largest increase in the average sales price this year is seen in the Condo Market. The increase can be attributed to a few trends. Rental income remains strong and demand for condos with overnight rental capability is high. The stunning 3 bedroom condos in Oak Creek East are in high demand and the sales increased the average price of Silverado condos. There were 9 vacant lots sold in 2022 and there are only 2 lots currently for sale.

SILVERADO PROPERTY SALES

SOLD 2022	AVERAGE PRICE	
	2020	2021
HOMES - 27	\$1,628,000	\$2,031,000
CONDO - 18	\$ 792,000	\$ 755,000

In 2022, there were 45 sales in Silverado compared to 68 in 2021. There is a high demand for condos and homes in Silverado and we predict another good year in 2023. Although other Napa markets have slowed, Silverado Real Estate remains strong and in high demand. Interest rates, which have settled in the 5.75% range, have more of an affect outside of Napa. Silverado membership is at an all-time high and it is good to see the new ownership investing in long term improvements to the resort and golf course. Feel free to contact the Kellers with any of your real estate questions. We wish you the best in 2023!



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Source: Information provided by Bay Area Real Estate Information Services (BAREIS), information has not been verified and is subject to change.

SPOA EXECUTIVES JANUARY 2023

BILL FOUREMAN	PRESIDENT
JOE RUSSONIELLO	VICE PRESIDENT
JIM TIDGEWELL	TREASURER
OPEN	SECRETARY
CON HEWITT	PAST PRESIDENT EX-OFFICIO MEMBER

SPOA BOARD DIRECTORS, ALTERNATES & OTHER REPRESENTATIVES JANUARY 2023

ZONE	AREA	REPRESENTATIVE	ALTERNATE
A	Silverado Unit A Cottages	Joseph Russoniello * Vice President, Chair Election Committee	Marge Hagen
B C	Silverado Unit B & C Cottages	Veronica Faussner *Election Committee	Leslie Manzone
D	Silverado Unit D Cottages	Brant Morowski	Mike McCook
E	Oak Creek East Units 1 & 2	Sharon Bobrow *Membership & Dues Chair	Roseann Burhenne
F	The Fairways	Mary Sandbulte	Sheryl Barden
G	Creekside – Milliken Creek Cluster	Janet Bollier	Scott Lambert
H	Silverado Oaks	Roy Yared	Vanessa Braun
J	Silverado Crest	Vicky Hamilton	
K	Unit 1 Kaanapali	Con Hewitt	Leandra Stewart
L M N	Units 2A, 2B, 2C	Tammy Smith	Julia Smith
I O X	Silverado Unit 4	Tom Christianson	Buzz Beattie
P Q	Silverado Units 5A & 5B	Mark Coleman	Greg James
R	The Springs - Silverado Springs	Ron Ryan	Don Hutchins
T	Silverado Highlands	Nancy Pollacek	Ron Jacobs
U	The Grove at Silverado	Jody Levy	Steve Massocca
W	Silver Trail	Deenie Woodward	Don Winter



Napa County Update - Alfredo Pedroza, Napa County Supervisor

New Fire Safe Regulations in effect Jan 2023 –
to read regulations:
<https://www.countyofnapa.org/1895/Engineering-Division>

FAQ's:
<https://files.constantcontact.com/a2e2bb0b601/fe5871ab-58dc-4897-8f1e-8c77c2c34798.pdf?rdr=true>

County set aside 7M for Skyline Park:

- Project Timeline: Jan.2022 Appraisal Start, Feb. 2022 On-site Park visit, Jun. 2022 Appraisal due, Oct. 2022 Appraisal received by the County and discussion of next steps with the general services dept of CA.
- Survey to be done to determine the final boundaries to finalize pricing; this action carried out to 2023.

Planning, Building & Environmental Services:

- Approx. 2,098 building permits were issued in 2022.
- 75 fire rebuilds permits were issued in 2022

Roads 2022 & 5-Year Road Plan 2023:

- Paved total of 24.3mi (2022) – Public Works Dept. at the County
- \$13,760,869 invested in completing pavement rehabilitation
- Partnership between the Napa Forward Initiative and Metropolitan Transportation Commission (MTC) and the Napa Valley Transportation Authority (NVTA)
- Locations include, Silverado Country Club, Berryessa Highlands etc.

- Construction Map:
<https://www.arcgis.com/apps/webappviewer/index.html?id=78e865e4f1d844f896b2adc3fbf73691&extent=-13636546.4015%2C4611101.8679%2C-13584339.9112%2C4634682.6911%2C102100>
- Full list of project locations:
<https://files.constantcontact.com/a2e2bb0b601/87a7515e-8d64-4a25-a82a-ffc7ca8ea482.pdf?rdr=true>

Lake Berryessa Concessions:

- Reached an agreement and are making significant progress to allow sustainable and vibrant business investments at the lake we can all enjoy. Community outreach is expected.
- Napa and Solano County are collaborating on the Mussel Inspection Program for the Lake

Napa County Budget 2022-2023

General Administration & Finance: \$156M

- Projects: Economic Recovery-Child Care, Affordable Housing Programs, Broadband Expansion Community Resources & Infrastructure: \$107M
- Projects: Climate Action, Drought and Water Shortage, Capital Improvements, Code Compliance Law & Justice: \$50M
Public Safety: \$92M
- Projects: Monarch Justice Center, Fire Prevention, Elder Abuse/Fraud Response Unit

Health and Human Services: \$143M

- Mental Health, Child-welfare services, Mobil response team

Health & Human Services:

In-Home Supportive Services (IHSS) Program served 1,412 recipients in their homes

- Over \$2 million in Cal Fresh benefits were issued each month in Napa County, and over \$23 million through November 2022.
- Over 4,600 households and over 7,800 individuals received Cal Fresh benefits: monthly basis.

Alfredo Pedroza, District 4 Supervisor, Napa County