

# SILVERADO

PROPERTY OWNERS' ASSOCIATION

## NEWSLETTER

SUMMER 2015

### President's Report

Welcome to our new SPOA Director, **Bob Creamer** for Creekside, and Alternates **Sharon Bobrow** for Oak Creek, **Joel Lewis** for Silverado Crest, **Tammy Smith** for St. Andrews Drive, **Roseanne Alioto** for Grove and **Marc Samrick** for the Fairways.

Marc was born and raised in Michigan. He says that he is still a huge Michigan State fan. Marc relocated to the Bay Area in 1968 and lived in Danville for 27 years prior to moving to Napa. He worked for State Farm Insurance for 37 years as both an agent and in sales management. Marc decided to retire in 2013 and moved full-time to Napa. He has been married for 47 years to his wife, Sylvia. They have two boys and five grandchildren. Marc and Sylvia live in Silverado Springs and love being a part of the Silverado Community.

**Sharon Bobrow** is the Oak Creek alternate. A Texas native, Sharon moved to California in 1987 with her son, Benjamin. They spent their first California Christmas with their cousins, Major General Robert Smith and his wife Gladys and have been enjoying Silverado ever since, most recently with her sister and brother-in-law Marlene and Stan Rosenberg. In 2014 Sharon and her husband Morrie purchased their condo at Oak Creek.

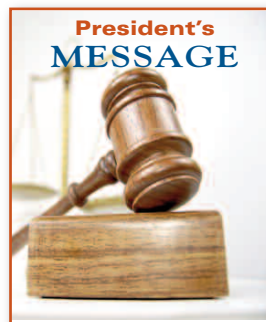
Sharon retired three years ago but continues to work occasionally for Kevin Stone, MD, an orthopaedic surgeon in San Francisco. She is an administrator and an x-ray and MRI technician. Sharon's favorite Silverado activity is jogging around the community with her 3 year old, 5 pound Havanese puppy, Yogi.

**Joel Lewis** is the Alternate for Silverado Crest. Joel and his wife Susan have been members of SCC for 28 years and built a home in the Crest in 1996. Joel started his career in 1958 in New York where he worked in the advertising business for 18 years advising major consumer accounts.

He finished his career in San Francisco as founder and CEO of Lewis & Partners advertising. He retired in 2005. Joel spent 5 years serving on the Silverado CC board. He is a director of Prologistics Distribution in the Bay Area. Joel has a BSBA degree from the University of Florida.

**Tammy Smith** is the Alternate for Units 2A, B, & C (St. Andrews Drive). An Oklahoma native, Tammy attended Oklahoma College for Women on an athletic scholarship playing basketball and tennis. She received her Bachelor's degree in Health and Physical Education and received her Master's in Health and Physical Education and continued Doctoral studies at Oklahoma State University. Then she taught for 28 years as a coach, athletic director and district athletic director.

Since moving to Silverado in 2011, Tammy teaches for the University of Phoenix in the areas of health and wellness nutrition. She is a volunteer for the Napa Police



### OUR PURPOSE:

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

#### Officers:

<b>Con Hewitt</b>	<i>President</i>
<b>Andy Kirmse</b>	<i>Vice-President</i>
<b>Harry Matthews</b>	<i>Treasurer</i>
<b>Marlene Rosenberg</b>	<i>Secretary</i>

#### Board of Directors *(alternates in italics)*

<i>A Cottages</i>	<b>Joe Russoniello</b> <i>Marge Hagen</i>
<i>B/C Cottages</i>	<b>Veronica Faussner</b> <i>Marlene Kniveton</i>
<i>Creekside</i>	<b>Bob Creamer</b> <i>Eleanor Kimbrough</i>
<i>D Cottages</i>	<b>Thomas Fine</b> <i>Paula Schlutz</i>
<i>Fairways</i>	<b>Mary Sandbulte</b> <i>Marc Samrick</i>
<i>Grove</i>	<b>Harry Matthews</b> <i>Roseanne Alioto</i>
<i>Highlands</i>	<b>Jim Wilson</b> <i>Peter Young</i>
<i>Oak Creek</i>	<b>Robert Andresen</b> <i>Sharon Bobrow</i>
<i>SCC&amp;R</i>	<b>John Evans</b> <i>Paul Roberts</i>
<i>Silver Trail</i>	<b>Deenie Woodward</b> <i>Dr. Glen Duncan</i>
<i>Silverado Crest</i>	<b>Paul Roberts</b> <i>Joel Lewis</i>
<i>Silverado Oaks</i>	<b>Don Russell</b> <i>Vanessa Braun</i>
<i>Silverado Springs</i>	<b>Bob Butler</b> <i>Don Peterson</i>
<i>Unit 1</i>	<b>Con Hewitt</b> <i>Leandra Stewart</i>
<i>Units 2ABC</i>	<b>Andy Kirmse</b> <i>Tammy Smith</i>
<i>Unit 4 &amp; Parcels</i>	<b>Bud Alexander</b> <i>John Hagerty</i>
<i>Units 5AB</i>	<b>Bill Jovick</b> <i>Cathy Enfield</i>

*Continued on Page 2*

*President's Report – continued from Page 1*

Department and the Boys and Girls Club. When Tammy is not playing golf, she and Julia enjoy their Silverado family and friends with a nice walk with their dog Belle. Tammy also refines her painting skills during the winter months.

**Carlos Solorio**, our County of Napa liaison, has taken another position with the County, and we thank him for all he has done for us. **Julie Kirk** has replaced him and we welcome her to our Silverado neighborhood. Her e-mail address is: [julie.kirk@countyofnapa.org](mailto:julie.kirk@countyofnapa.org).

Special thanks to **Andy Kirmse**, our Vice-President and Chairman of our Architectural Control Committee, who has revised our Architectural Guidelines recently passed by the Board (photo next column).

To view these guidelines go to [www.Silveradopropertyowners.org](http://www.Silveradopropertyowners.org) and scroll down to “member” where you will find the new guidelines. Andy Kirmse’s e-mail: [wakirmse@flash.net](mailto:wakirmse@flash.net), or 707-738-4143.

We are currently revising our SPOA by-laws. No major changes except for the creation of an Executive Committee to function between Board meetings. I will notify members when approved by the Board.

### Special thanks to the following Board Members

- **Veronica Faussner** for taking minutes of the January meeting
- **Bob Andresen** and **Mary Belli** for their fine work on the Newsletter
- **Mary Belli** for processing our annual dues

And thanks to B/C Cottages, D Cottages and Creekside for joining with most other associations to pay annual dues in bulk. This saves a tremendous amount of time in processing and follow-up billing, and provides for more dependable budgeting. We encourage the remaining four associations to consider paying dues in bulk. They are The Springs, Silverado Oaks, The Crest, and Silver Trail.

Our Treasurer, **Harry Matthews**, told me that he wishes retire by the end of the year.

We will be looking for a replacement that he can train. Please call me if you, or someone you know would be interested,

*Have a Great Summer.*

Thanks,

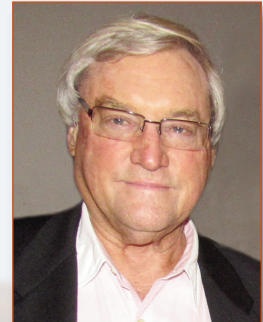
CON HEWITT

[Hewcon36@yahoo.com](mailto:Hewcon36@yahoo.com)



## Architectural Controls Committee Report

A gentle reminder from Andy Kirmse, Vice President and Chairman of the Architectural Controls Committee.



The new Architectural Guidelines were approved by your Board last month. Significant changes include:

1. **If you are making outside improvements on your property and you do not belong to a homeowners association, then you are subject to SPOA's Architectural Guidelines. You should contact Andy Kirmse, Chairman of the Architectural Controls Committee, at [wakirmse@flash.net](mailto:wakirmse@flash.net) or 707-738-4143.**
2. **You need to contact Andy Kirmse first before submitting your plans to the County of Napa for your permit.**
3. **A major change in the Architectural Guidelines was the addition of guidelines for installing solar panels.**
4. **Please review the revised SPOA Architectural Guidelines at the SPOA website: [Silveradopropertyowners.org](http://Silveradopropertyowners.org) then click on the heading “members” and scroll down to Committee Reports and you will find the revised Architectural Guidelines**

**UPDATE SILVERADO REAL ESTATE UPDA**

05-2015

**S**pring has sprung and the real estate selling season has started. The market for Napa properties priced around \$700,000 or less is very active and considered a "hot" market. Many sellers with well-priced properties or highly desirable properties are receiving multiple offers.

2015 year-to-date Silverado property sales were fewer compared to the same period in 2014. This can be attributed to lower inventories and a smaller number of buyers interested in purchasing at Silverado.

**SILVERADO PROPERTY SALES**

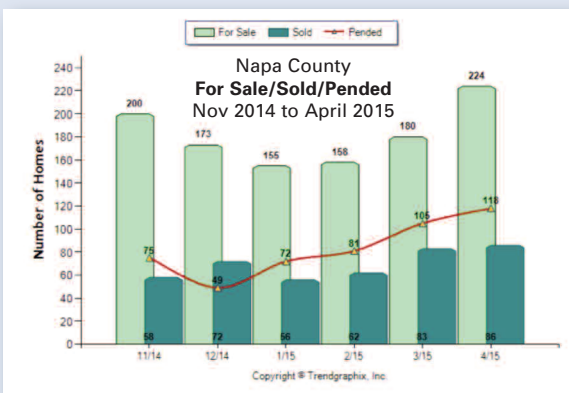
<b>Jan 15 to May 19, 2015</b> . . . . . <b>SOLD</b>	
Homes . . . . . 8	Condos . . . . . 6
<b>Jan 15 to May 19, 2014</b> . . . . . <b>SOLD</b>	
Homes . . . . . 10	Condos . . . . . 10

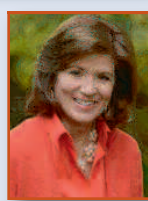
2012 SOLD	2013 SOLD	2014 SOLD
Homes . . . . 25	Homes . . . . 34	Homes . . . . 28
Condos . . . 31	Condos . . . 30	Condos . . . 19

SILVERADO ACTIVE CONDOMINIUM LISTINGS	SILVERADO ACTIVE HOME LISTINGS
Clubside . . . . . 5	Silverado Homes . . . 11*
Cottage . . . . . 2*	Silverado Crest . . . . 2
Oak Creek . . . . . 2	Silverado Highlands . . 5**
Creekside . . . . . 3*	Silverado Springs . . . . 2
Fairways . . . . . 0	Ridge at Silverado . . . 1
Silverado Oaks . . . . . 1	<b>TOTAL . . . . . 21</b>
Grove . . . . . 2	
<b>TOTAL . . . . . 15</b>	<i>* One Contingent</i>
<i>*One Contingent</i>	<i>** One Pending</i>

**Source:** Information provided by Bay Area Real Estate Information Services (BAREIS). Information has not been verified and is subject to change. 05/19/15. MLS exempt listings included.



**Teresa Davis**  
[Teresa@TeresaDavis.com](mailto:Teresa@TeresaDavis.com)  
 Pacific Union International



**Please Welcome Alfredo Pedroza our New Napa County Supervisor, 4th District**

Alfredo and his wife have moved into Silverado Springs. We are pleased to have them as our new Silverado neighbors.

Alfredo Pedroza is a lifelong Napa resident and was appointed to the Board of Supervisors by Governor Jerry Brown on December 29, 2014. Alfredo was elected to the Napa City Council in 2012, becoming Napa's youngest and first Latino Council member ever elected.



Professionally, Alfredo has worked in the financial services industry for more than 10 years, having careers with credit unions and community banks. Alfredo's many years of experience in the financial services industry have helped countless local families and businesses improve their finances and thoughtfully manage and sustain growth. His broad-based community leadership roles encompassing commerce, educational and social service organizations have helped facilitate job growth and economic development, provide aid for local schools, and lend support to individuals and families most in need.

Alfredo is active with service clubs and nonprofit organizations. His passion for public and community service stems from his commitment to working to create a Napa County where his children and future generations of Napa citizens will live, seek jobs, start businesses, and raise their families.

Alfredo is a graduate of Sonoma State University, where he holds a Bachelor's degree in Business Administration and a minor in Economics. He and his wife, Brenda, also a Napa native, attended local schools, volunteer locally, and plan to start their family in Napa.



## Neighborhood Watch Program

**Is your neighborhood safe?**

Please look at the pie chart at the right that graphically demonstrates the criminal and other suspicious activities over the past six months.



You can form a neighborhood watch program with just a few of your neighbors. As a result you will be more vigilant and observant about criminal activity and help protect your property and that of your neighbors.

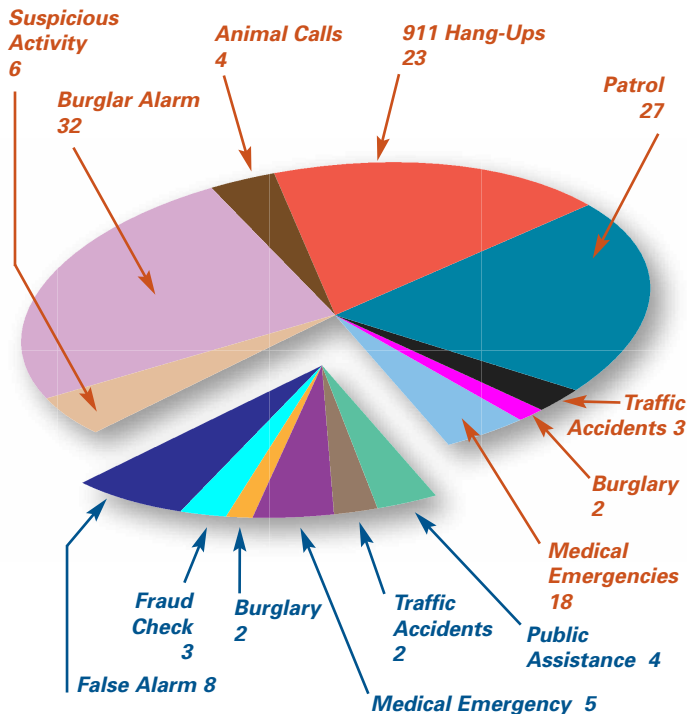
Deputy Sheriff, Mark Warrington, of the County of Napa Sheriff's Department can meet with you and your neighbors to organize your neighborhood watch program. He will provide you with information and assistance to implement this safety program.



You can reach Deputy Sheriff, Mark Warrington, at 707-299-1507 or email: [mark.warrington@countyofnapa.org](mailto:mark.warrington@countyofnapa.org)

## Incident Reports in the Silverado Community January 1 through May 26, 2015

### From the Napa County Sheriff's Department



### From our Local Cal Fire Station

**Our local fire station reminds us that smoke alarm batteries should be checked at least every 6 months.**

## More Golf Quotes

- Golf is not and has never has been a fair game. I think I fail just a bit less than everyone else.  
**Jack Nicklaus**
- Competitive golf is played mainly on a five-and-a-half-inch course, the space between your ears.  
**Bobby Jones**
- Golf is the hardest game in the world to play, and the easiest to cheat at.  
**Dave Hill**
- I'm not saying my golf game went bad, but if I grew tomatoes they would have come up sliced.  
**Lee Trevino**
- Golf is a game in which you yell 'fore', shoot six and write down five.  
**Paul Harvey**