

# SILVERADO PROPERTY OWNERS ASSOCIATION

ANNUAL REPORT TO MEMBERS OF THE  
SILVERADO PROPERTY OWNERS ASSOCIATION  
(SPOA) FOR THE YEAR 2017

FINAL COPY

JANUARY 26, 2018

BY ANDY KIRMSE, 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: MARY ELLEN WILSON
- MEMEBERSHIP, 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.

2017 WAS A YEAR THAT WAS OVER SHADOWED 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 PEDROSA 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 [WWW.SILVERADOPROPERTYOWNERSASSOCIATION .ORG](http://WWW.SILVERADOPROPERTYOWNERSASSOCIATION.ORG) TO STAY UP TODATE ON THESE POSTS.

SOME OF THE SPOA PROJECTS THAT WERE ADDRESSED THIS PAST YEAR AS WELL AS THOSE WE WILL BE FOCUSING ON THIS YEAR 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/. CONTIUNED 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 THIS MONTH AND A DESIGN PLAN WILL BE APPROVED FOR IMPLEMENTATION AT SOMETIME 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. UNFORTUNATLEY 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 IN FEBRUARY. IT WILL REQUIRE THE BUY IN OF ALL IN OUR COMMUNITY TO IMPLEMENT IT.

7/. CON HEWETTT AND I MET WITH SUPERVISOR PEDROSA 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 PEDROSA, FOR THE TREMENDOUS HELP 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. THESE ADDITONAL 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 THIS MONTH.

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