



Annual Report to Members of Silverado Property Owners Association (SPOA)

January 22, 2016

Submitted by Conrad Hewitt, President

I am pleased to provide you with this annual report for SPOA for 2015. This report is required by Section 12.5 of our bylaws.

First, I want to thank your officers, directors, alternates, and committee chairs for their leadership and participation this past year. I enjoyed working with them, and they made my job easier.

SPOA has two new committee chairs-Landscape committee, Mary Ellen Wilson and Leandra Stewart; Newsletter committee-Mary Sandbulte. Thomas Fine had chaired the Landscape committee and Bob Andresen had chaired the Newsletter Committee, both for many years. I thank them for their outstanding dedication and results. Also, we have two new directors-Bob Cremer-Creekside and Ed Ulshafer, Unit 4 Westgate.

One of the important projects that we accomplished last year was the design and implementation of our first website-WWW.silveradoproertyowners.org. The website was created for better communications and transparency with our members. You will find the minutes of SPOA and the Silverado Community Services District, bylaws, officers, directors, committee chairs, a new map of the Silverado District and other useful information. Please visit the SPOA website. www.silveradoproertyowners.org

Other SPOA projects accomplished this year included:

1. The Hillcrest Drive sidewalk was repaired from Atlas Peak Road to Westgate.
2. Two solar-powered radar speed warning signs were installed on Hillcrest Drive.
3. New architectural control guidelines were adopted by the board. Please note that any outside construction or remodeling, etc. needs the advance approval of the Architectural Control Review Committee before any plans are submitted the County of Napa for a permit. Andy Kirmse, Chairman of the Committee, 707-738-4143 or wakirmse@flash.net can help you.
4. The bylaws were revised. The main change was the creation of an executive committee to act on behalf of the board between meetings. Before, the President had this authority.
5. New, beautiful landscaping replaced the old ivy and birch trees on Kaanapali Dr. This is the second, oldest development in Silverado. Drip irrigation replaced the old sprinklers which wasted a large quantity of water.
6. New landscaping and lighting were installed for the "Silverado" sign as you turn off of Monticello Road onto Atlas Peak Road.

Many of our projects and activities are generated by safety concerns. Because of a County Napa Board of Supervisors Ordinance T-1, 19, 1997, limits our Silverado Community Services District (SCSD) to only three services for our residents:

- a. Street cleaning
- b. Street lighting
- c. Landscape maintenance

The original Board of Supervisors Resolution in 1967 was very broad and contained several types of services for our residents. Our District could provide such services as water supply, fire protection, police equipment and protection. Currently, our SCSD cannot provide us with any public safety protection. Sometime in the future, we may want to change the current SCSD limitations to provide our residents safety projects.

We work closely with the County of Napa because of the Silverado Community Services District. Carlos Solorio left us for another position within the County and was replaced by Julie Kirk as our district manager. Also, Supervisor Alfredo Pedroza is new to us since he succeeded Bill Dodd who became a State Assembly member. Alfredo has provided us valuable help to our many requests and needs. He lives in Silverado. If you need any help with a street lighting issue or landscaping, please contact Julie Kirk at 707-259-8603 or Julie.kirk@countyofnapa.org.

Please see the attached unaudited financial statement prepared by our Treasurer Harry Matthews. If you have any questions please call Harry. Just a friendly reminder, SPOA annual dues of \$20.00 are due now. Please send your dues to Mary Belli at 230 Kaanapali Dr. Napa, CA 94558.

My goal for 2016 as your President is to keep improving our residential area to maintain a good, neighborly environment and maintain a high value for our homes. I look forward to serving you in 2016.

Thanks,
Con Hewitt