

ANNUAL REPORT TO MEMBERS OF THE SILVERADO PROPERTY OWNERS
ASSOCIATION (SPOA) FOR THE YEAR 2016

January, 2017

By

Conrad W. Hewitt, President (2013-2016)

I am pleased to provide you with this year's annual report for SPOA. This report is required Section 12.5 of our SPOA by-laws.

You are represented by 16 directors and alternates who represents the 16 geographical area (units) of Silverado. These directors and alternates are volunteers for SPOA.

First, I want to thank your officers, directors, alternates, committee chairs, and committee members for their leadership, hard work, volunteering and participation this past year. They were very supportive and helpful of me for the past three years as your President.

SPOA has five committees:

- Architectural Controls Review-Andy Kirmse
- Election and Nominating-Joe Russoniello
- Landscaping-Mary Ellen Wilson
- Membership, website, and Email-Mary Belli
- Newsletter-Mary Sandbulte

Marlene Rosenberg, Secretary, and Mary Belli, Chair of the Membership, Website and Email Committee, who have served many outstanding years of service, are retiring as well as myself after three years. Your SPOA board has elected Andy Kirmse as President, Jim Wilson as Vice President, Jim Tidgewell as Treasurer and Cathy Enfield as Secretary. Also, Tammy Smith will be the Chair of the Membership, Website, and Email Committee. Please support these wonderful volunteers.

Some of the SPOA projects which were completed this year include:

1. The two islands on Hillcrest Drive as you enter Silverado off of Atlas Peak Road were refurbished. Also the two walls and the monument in the center of the island were painted.
2. Continued maintenance on our 22 islands which are 30-50 years old and need to be refurbished.
3. Monitored the Jessel Galley permit because of the impact of traffic and the possible removal of the Atlas Peak Road beautiful islands to accommodate new left turn lanes.
4. Made a transition to a new landscape contractor-New Image Landscape Company.
5. Nine (9) trees with fire bright disease along Hillcrest Drive were removed.
6. Additional repair to the Hillcrest Drive asphalt sidewalk was necessary.

One of the ongoing problems we have is the light outages on our light poles. If you see one that is out, please note the pole # and street and contact Julie Kirk, our County District Manager, at 707-259-8603 or Julie.kirk@countyofnapa.org

We are fortunate to have Supervisor Alfredo Pedroza as our District Supervisor to assist us with our many needs and requests. Supervisor Alfredo lives in the Springs and has a keen interest in our mission of beautification.

Because of our landscaping projects which have been delayed and the old age of our islands we have not been able to keep the islands beautiful and attractive. As a result, your board voted unanimously to increase our annual assessment by \$26,000. For those of you who belong to a home owners association, your increase will be approximately \$13 annually. For those of you not in a HOA, such as myself, the annual increase will be approximately \$26 annually. We need to begin to establish a maintenance reserve, which we presently do not have, to keep improving the landscaping of our 22 islands.

For the SPOA financial statements for the year 2016, please review the statements below prepared by our Treasurer, Jim Tidgewell.

In speaking about our financial statements and this a friendly reminder, your SPOA annual dues of \$20 are now due. If you own property in the following areas, you are asked to write a check for \$20:

Simmons Property; The Silverado Crest; Kaanapali Drive; St. Andrew area properties; Westgate area properties; The Springs and Silver Trail.

Please send your dues to: Tammy Smith at 237 St. Andrews Drive, Napa, Ca 94558. Thank you to all our members. We truly appreciate your support of SPOA.

It has been my privilege and honor to serve as your SPOA President for the past three years. I am sure that your new President Andy Kirmse will continue the mission of SPOA. SPOA mission is to maintain the beauty of our properties and improve where possible to enhance the values.

In closing, please use our SPOA website at www.silveradopropertyowners.org to get the latest information such as our board minutes.

Sincerely submitted,

Con Hewitt

SPOA (Silverado Property Owners Association)

FINANCIAL STATEMENTS
(UNAUDITED) 2016

STATEMENT OF FINANCIAL POSITION 2016

Beginning Cash, January 1, 2016	\$59,900.00
Excess of Revenues Over Expenses	<u>\$ 8,057.00</u>
Ending Cash, December 31, 2016	<u>\$67,957.00</u>

STATEMENT OF REVENUES AND EXPENSES

Revenues:

DUES	\$15,480.00
OTHER REVENUE	<u>\$ 55.00</u>
TOTAL REVENUES	<u>\$15,535.00</u>

Expenses:

D&O INSURANCE	\$ 3,642.00
NEWSLETTER	\$ 1,693.00
WEBSITE, SUPPLIES, ETC.	\$ 1,159.00
LANDSCAPE CONSULTANT	<u>\$ 984.00</u>
TOTAL EXPENSES	<u>\$ 7,478.00</u>

Excess of Revenues Over Expenses	<u>\$ 8,057.00</u>
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Prepared by James E. Tidgewell, Treasurer