

# SPOA NEWSLETTER

SPRING 2019

Visit us on the web at  
**[silveradopropertyowners.org](http://silveradopropertyowners.org)**  
to discover what is going on  
in our community.

## Annual Report - 2019

*By Andy Kirmse, SPOA 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 comprised of 16 directors and alternates, including 4 officers, representing 17 geographical areas (units) of Silverado. These individuals are all volunteers.

SPOA also has five committees: • Architectural Review Committee – Chair: Paul Roberts • Election and Nominating Committee – Chair: Joe Russoniello • Landscaping Committee – Chair: Nancy Pollacek • Membership, Website and Email – Chair: Sharon Bobrow • Newsletter – Acting Chair: Andy Kirmse

In January 2018, we announced that SPOA was forming an Exporatory Committee, lead by Bill Senske, to look into setting up a Firewise program for Silverado. After several meetings we determined that this effort would be of value to our community. The County Firewise Council hired a consultant, Carol Rice, and she has since



**Andy Kirmse**

SPOA Board President

issued a report describing the evaluation she made of the SPOA community and neighborhoods. This document will now serve as the building block for a Community Protection Plan. At the end of Carol's report is a list of suggested projects. This subject will be an agenda items in our February 22nd Board Meeting and a presentation will be made by Tom Vreeland, a representative of the County Firewise Council. Our next step will be to select a Leadership Board Chair representing Silverado to the council.

Last fall we announced that PG&E would be replacing all of the light pole caps and they were to be installed late last year; however, the wrong parts had been shipped to PG&E causing a delay. We have now been informed the fixtures are in stock and that they could start installing them by as early as the end of February or by March 3rd. As you may recall these new lamp fixtures will provide brighter light coverage for security and save as

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## SILVERADO RESORT UPDATE

### Dear Neighbors,

Happy 2019 from all of us at Silverado Resort & Spa and Silverado Country Club who serve you as members of the Silverado Community. With the New Year comes our renewed commitment to fulfilling our role as the hub of our neighborhood, both geographically and socially. We are never content to sit idly by, rather we are continually pushing forward, step by step, improvement by improvement, toward making Silverado the absolute best place to live and play in the Napa Valley.

As Silverado has evolved with its' Ownership group and Management team over the past 9 years we are incredibly gratified to see that our vision has produced a new and improved quality of experience for both our Country Club and Spa members. In 2019 we will be embarking on and investing in enhancements to how we communicate more effectively with our Country Club Members. Increasing Member engagement and satisfaction in the wide variety of golf, tennis and junior programs we currently offer in addition to those programs

now in development, is foremost in our minds.

Of course, along with the intangible aspects of Member satisfaction, are the tangible, physical improvements we are constantly making to the property and hope that you've noticed. Just to mention a few...

- A new sidewalk is currently being constructed that will lead from the Market and Bakery, west toward Atlas Peak Road and The Spa, creating a safe and attractive pathway to go back and forth.

- We are also in the midst of renovations to the Main Mansion Bar and surrounding meeting rooms which we think you'll like a lot. This work should be completed in early April so, we're hoping you'll stop by for a libation and check out the new bar then. Stay tuned for more information on this.

- We have promoted our inimitable Chef Michael Cairns to Director of Food & Beverage and we've been lucky enough to have been able to hire two heavy hitters in the kitchen, Ricardo Jarquin as our Executive Chef de Cuisine and Rodrigo Cuadra as our Sous Chef. You will feel the influence of these stars in every bite you take anywhere here at Silverado from The Grill to the Market & Bakery to the Spa Boost Café.

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much as \$5000 a year in electricity costs. We will keep you updated on the progress.

The SPOA Architectural Review Guidelines require a minimum of 10' in property line set backs and that all construction plans be reviewed by our Chair, Paul Roberts, before being sent to the County Planning Department. Unfortunately, there were two incidents where construction plans were not submitted per our review requirement before being sent on for approval to the County. As a consequence, Paul and I met with the County Planning Director, their lawyer and our District 4 Representative, Supervisor Alfredo Pedroza, to discuss the matter. At the meeting, it was mutually agreed that in the future, all parties would try to insure that the SPOA guidelines be followed. A letter to this effect will also be sent out to the County Planning Department to a list of all the contractors they have on file advising them of this policy.

Our landscaping activities are in full swing and we are beautifying the main entrance at Hillcrest by removing certain plants, replacing them and adding new ones. Also, on the first two islands as you travel south on Atlas Peak before turning onto Monticello, we are filling in the bare spots with drought resistant and fire safe planting. This will provide a much more aesthetically pleasing look. In addition, SPOA had allocated \$30,000 last year towards upgrading some of the islands to meet Firewise standards. The first island we are working on is #23, which runs along Hillcrest just before you turn onto Westgate. All of the highly flammable junipers are being ripped out and replaced with coleonema sunset gold. We have received several inquiries about the large island on Westgate that was destroyed in the fire. Our plan was to first remove all of the dead plantings, which has been completed. The Board then decided to wait to address this area until most of the ongoing home reconstruction is completed. The reasoning is that with all the construction traffic on Westgate, we wanted to insure that this activity would not be detrimental to any refurbishment efforts.

In addition to the landscaping activities, we found that it was necessary to upgrade our irrigation systems on 10 of our planter bed areas, as many plants were dying either due to inadequate or non-functioning drip line and sprinklers.

Lastly, we continue to explore ways to implement and early emergency warning system for Silverado. Con Hewitt is working with Supervisor Pedroza to find a solution to this proposal.

I continue to enjoy serving as your SPOA President. Please feel free to contact me with any and all concerns and suggestions as they would be most welcome.

Sincerely submitted,

**Andy Kirmse**

President, SPOA

## SPOA MISSION

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

## SPOA EXECUTIVE COMMITTEE & OFFICERS

President	<b>Andy Kirmse</b>
Vice-President	<b>Joe Russoniello</b>
Treasurer	<b>Jim Tidgewell</b>
Past President	<b>Con Hewitt</b>
Secretary	<b>Cathy Enfield</b>

## BOARD OF DIRECTORS *(alternates in italics)*

### **A Cottages - Northgate**

Joe Russoniello  
*Marge Hagen*

### **Unit 1 Kaanapali**

Con Hewitt  
*Leandra Stewart*

### **Unit B & C Cottages**

Veronica Faussner  
*Amy McNamara*

### **Units 2A, 2B, 2C**

Andy Kirmse  
*Tammy Smith*

### **Unit D Cottages**

Art Boni  
*Romana Bracco*

### **Unit 4**

Ed Ulshafer  
*Barclay "Buzz" Beattie*

### **Oak Creek East Units 1 & 2**

Sharon Bobrow  
*Roseann Burhenne*

### **Units 5A & 5B**

Joel Bloomer  
*Cathy Enfield*

### **The Fairways**

Mary Sandbulte  
*Marc Samrick*

### **Silverado Springs**

Doug Walker  
*Mike Bellanca*

### **Creekside - Milliken Creek**

Janet Bollier  
*Scott Lambert*

### **Highlands Estates**

Bob Doyle

### **The Grove at Silverado**

Steve Massocca

### **Silverado Oaks**

Carolyn Adducci  
*Vanessa Braun*

### **Silver Trail**

Deenie Woodward  
*Don Winter*

### **Silverado Crest**

Paul Roberts

## OTHER REPRESENTATIVES

### **Silverado Resort & Spa**

John Evans  
*General Manager*

### **County of Napa**

Michael Karath,  
SCSD Representative

### **SPOA / SCSD Landscape Committee**

Nancy Pollacek, Chair  
*Leandra Stewart*

### **County of Napa Board of Supervisors**

Alfredo Pedroza  
*Sarah*



## Neighbors –

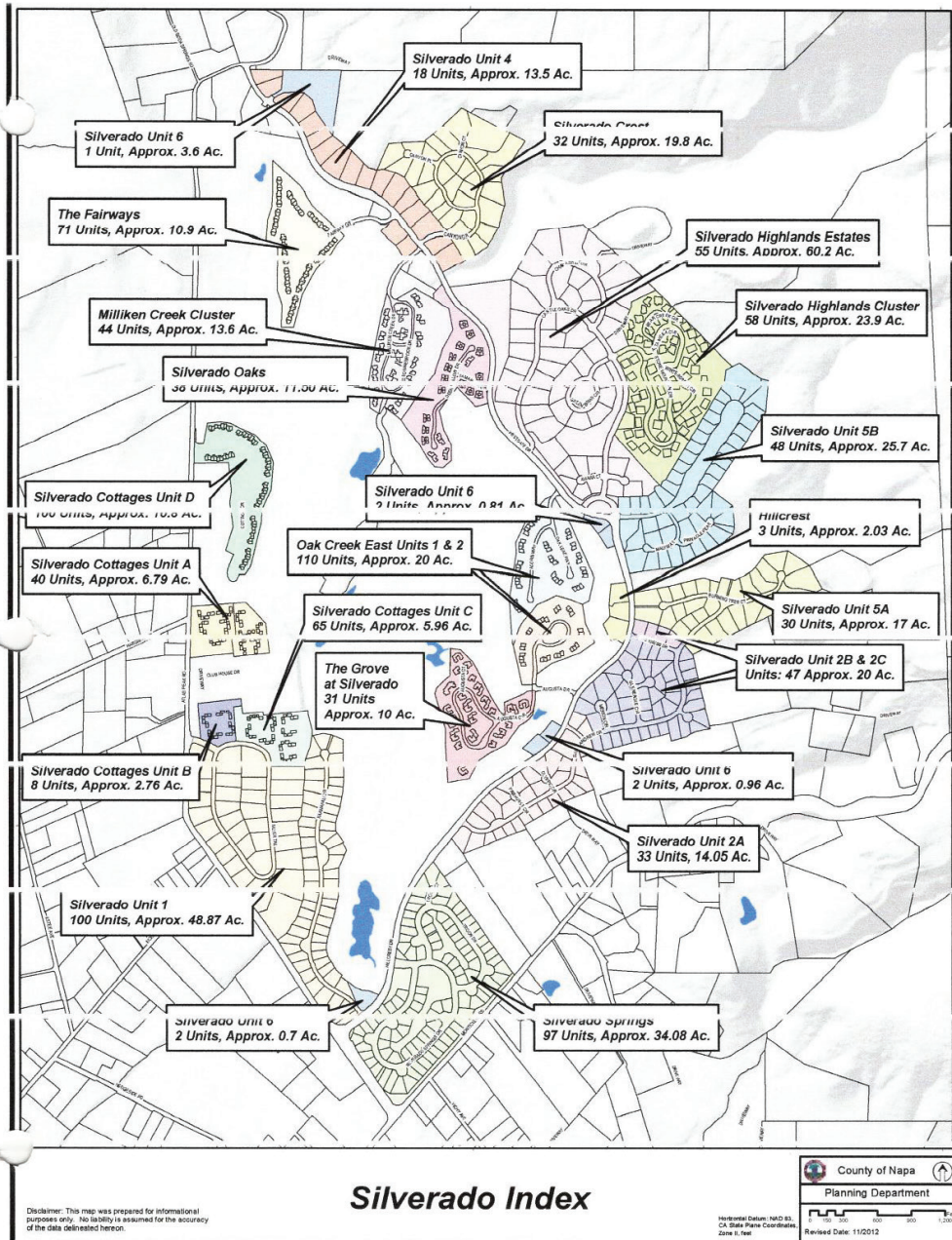
Thank you for your continued support as your District 4 Supervisor and for this opportunity to provide you some information about the County. As a Banker, I often find presentations about our economy and workforce exciting, even the in-depth charts and analysis. Last month, we had an opportunity to hear from experts about our local economy, trends, projections, and considerations for the coming years. I was especially excited because one of the presenters was a past college professor of mine, Dr. Robert Eyler from Sonoma State University. As we begin 2019, I wanted to focus this update on some highlights from what we heard.

Dr. Eyler's presentation suggested no signs at the national level of a general recession happening until at least 2020, possibly 2021. For Napa County, there is likely to be a slower movement towards recession that would take place after a California and US slowdown. Tourism is likely to continue growing for 9 – 12 months after a Bay Area slowdown. Since 2016 in Napa, the hospitality industry has created 600 jobs (4.7% growth) and the wine industry 700 jobs (6.5% growth). Napa is the slowest growing region in California since 2016 – at a 1.3% growth rate. Other key highlights:

- Wine buying likely to continue growth through 2020
- Real estate prices likely to hold until 2019
- Personal income per capita in Napa is 7th highest in CA (\$71K in 2018 – 31% increase since 2010, after inflation).

We also received a great presentation from the Workforce Alliance of the North Bay, of which I am a member. This report by Executive Director Bruce Wilson was a stark reminder of the challenges we face now, and will continue to face, with our labor and workforce. Noteworthy, in 2016, millennials became the largest generation in the workforce, representing 35%

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## SPOA Financial Statements 2018 (unaudited)

### STATEMENT OF FINANCIAL POSITION

Balancing Cash - January 1, 2018	\$74,428
Excess of Revenues over Expenses	25,134
Ending Cash - December 31, 2018	\$99,562

### STATEMENT OF REVENUES AND EXPENSES

Revenues:	
Dues	\$35,130
Other Revenue	24
Total Revenues	35,154
Expenses:	
D&O Insurance	3,941
Newsletter	1,578
Website maintenance	2,510
Supplies, meeting expenses, etc.	1,991
Total expenses	10,020
Excess of Revenues over Expenses:	\$25,134

Prepared by James E. Tidgewell, Treasurer

of current workers. It is reported that by the year 2030, demand for highly educated workers will far exceed supply – an imbalance similar to what is already impacting some of our farmworker employers. The labor shortage will only continue to grow. Amplifying these challenges is the fact that 35.2% of Napa County residents possess a high school diploma or less.

We have our work cut out as we continue to recover from the wildfires, prepare for future ones, and try to fix the housing and transportation crisis in our County. I am optimistic that, with the newly adopted Napa County 3-year Strategic Plan, we will be able to cohesively and efficiently address some of these issues. While there doesn't seem to be a recession coming in the near future, we must remain fiscally responsible with our taxpayer

money and be creative in our approach to providing an exceptional quality of life for everyone.

If you are interested in learning more about the two presentations, please reach out to Nelson Cortez, 707-299-1478 or [nelson.cortez@countyofnapa.org](mailto:nelson.cortez@countyofnapa.org). As always, I am always available to talk about anything, feel free to call my cell –707-225-2019. For appointments, please contact Nelson Cortez.

**Alfredo Pedroza**

Napa County Board of Supervisors, District 4



Andy Kirmse  
254 St. Andrews Drive  
Napa, California 94558

- Our golf courses are in the best shape ever thanks to the advanced agronomy practices employed by our visionary Course Superintendent, Mat Dunmyer and his team. As a golfer you will love them for playability. As a neighbor, you can simply marvel at how beautiful they are!
- Similarly, our 10 Tennis Courts are in great shape as we continue to close pay attention to how they look and play. The new shade structures on the courts have made a great difference in the comfort of players.

Much of what's been accomplished has most directly impacted our Club members, whom we value highly. However, as good stewards of our community we also look outward, outside our perimeter to you, our

neighbors. We hope that you've noticed our efforts to make improvements on our property that impact the view from homes that surround our golf courses. ...And speaking of perimeter views, we are very pleased to have been able cultivate new healthy green grass (sans fences) along the roadsides on Hillcrest and Westgate Drives. Along that same route we've endeavored to clean up and maintain healthy trees for an overall neatened street side landscape.

Warm Regards,

**John Evans**

General Manager, Silverado Resort & Spa