

SPOA NEWSLETTER

Visit us on the web at
silveradopropertyowners.org
to discover what is going
on in our community.

AUTUMN/WINTER 2020

President's Annual Report - OCTOBER 2020

By Paul Roberts, SPOA President

In addition to the Covid-19 threat, our year has been impacted by evacuation warnings, smoke and hazardous air, concerns about public safety power shutdowns (PSPS) and water leaks. As information became available, SPOA sent out numerous email notices to over 900 email addresses in coordination with County and City officials, and PG&E.

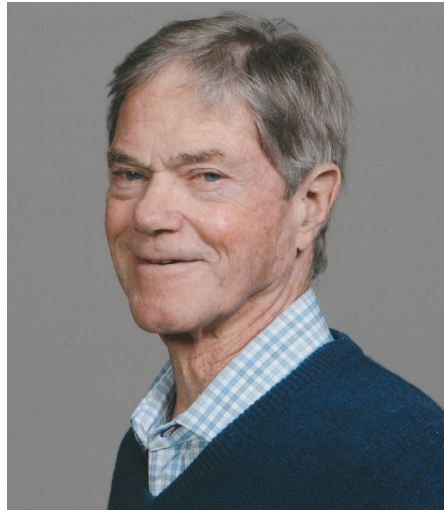
SPOA serves as the advisory board for the Silverado Community Special District (SCSD), which maintains our landscaping and weed abatement. With 28 islands and circles and sidewalks scattered over the community streets there is an enormous amount of landscaping to be maintained. Nancy Pollacek, who chairs the Landscape Committee, coordinates much of this work.

Re-landscaping the median and islands to remove the highly flammable junipers has been a priority of SPOA. With the help of a \$12,000 fire protection grant from Fire Wise, the Gleneagle, Olympia and Colonial circles were cleared of Juniper and diseased trees and replanted with drought tolerant plants. The replanting efforts were guided with input from the residents in the neighborhoods around the circles. The Burning Tree circle is currently being reworked in a similar fashion.

A major remaining task will be to address the very large island on Westgate, which is unsightly and remains bare from the 2017 fires. Landscape designers are being consulted to create a design that is drought resistant and adds to the beauty of our community.

We received good news from PG&E that the installation of equipment has been completed that will allow

power to be switched to the Big Ranch substation from the high fire risk Atlas Peak/Soda Canyon substation during PSPS events. The Crest, Highlands and houses and condos along portions of Westgate are normally connected to the electrical power infrastructure that comes from the Atlas Peak/Soda Canyon substation. This installation should reduce the frequency of power shutdowns for these areas during PSPS events.



Paul Roberts, SPOA President

After establishing the Silverado Fire Wise Council and obtaining the National Fire Protection Association recognition, which enabled us to seek grant money for fire prevention, Bill Senske has decided to step down from the chair position. On behalf of the SPOA, I would like to thank Bill for his many contributions and hard work. Succeeding Bill, we welcome Susan Deringer and Renée Acosta as co-chairs of the Silverado Fire Wise council. Both Susan and Renée have been active members of the council.

A major administrative task was completed with the revision of the SPOA by laws and the subsequent approval by the Board. The revision clarifies SPOA's lack of authority for enforcing the CC&R's on properties that do not have a homeowner's associations. The Architectural Review will be revised accordingly. Another important change in the by-laws clarifies the process and the dates for the nomination and election of SPOA directors.

Finally, on behalf of the SPOA Directors, I would like to thank Andy Kirmse for his leadership as SPOA President over the last three years. Andy and his family are moving to Austin this fall and we will greatly miss them and wish them well in their new home.

Thank you,
Paul Roberts, SPOA President

Silverado Fire Wise Council

September 2020

The Silverado Fire Wise Council was established shortly after the 2017 Fires that devastated our community. The Council is comprised of residents of our community who are volunteering their time and talent to research needs, guide our efforts and inform our residents of fire mitigation benefits and activities. The Council is currently developing the Silverado Community Wildfire Protection Plan, Second Edition. This report enables the Silverado Fire Wise Council to seek grant funding for its fire mitigation projects. A copy of the protection plan will be available to our 1,000 plus homeowners via a download from the SPOA website.

Homeowner Associations (HOA) play an important role in fire mitigation undergoing annual activities of brush clearing, clearing creek beds and removing dead vegetation. The forthcoming plan will emphasize working with the HOA's.

A requirement for funding eligibility is the level of commitment demonstrated by Silverado HOAs and residents. We must demonstrate a value of \$27,744 per

year and this can be calculated with volunteer hours, certain Fire Wise home and landscape changes and financial commitment. Some specific examples include one homeowner who has replaced wood siding with stucco, removing flammable plants, and incorporating more hardscape into the landscape. The homeowner's cost can be used to demonstrate value toward reaching the monetary target.

Susan Deringer and Renée Acosta co-chair the Silverado Fire Wise Council supported by a volunteer committee comprised of Conrad Hewitt, Keith Himmelman, Paul Roberts, Phil Husby, Ronald Ryan and Ron Jacobs.

Separately, if you have a concern about overgrown properties, that present a fire hazard, the proper course of action is to contact Erick Hernandez, Code Compliance Officer at (707) 299 - 1461 or erick.hernandez@countyofnapa.org and report your concern.

Thank you,
Susan Deringer and Renée Costa Co-Chairs
Silverado Fire Wise Council

Letter from your Supervisor

*by Alfredo Pedroza, District 4 Supervisor,
Napa County
October, 2020*

Friends and Neighbors,
Thank you for the opportunity to provide you with an update during some very challenging times that have affected us all in different ways. This has been a challenging year. We are still in peak fire season, with an ongoing wildfire, flu season is here, and COVID-19 is still impacting our daily lives. This newsletter has the latest information about COVID, Hennessey Fire Recovery, and the Glass Fire, which we fear will have grave impacts to our workforce.

PG&E Power Shut Offs

Since the aftermath of the 2017 fires that impacted our



*Alfredo Pedroza,
District 4 Supervisor*

neighborhood, we have been working with PG&E to minimize the impacts of Public Safety Power Shutoffs (PSPS). PSPS are a proactive measure targeted at reducing fire risk, however, they were impacting Silverado neighborhoods, in particular the Crest and Highlands among other areas, due to connected transmission lines coming from high fire risk areas like Atlas Peak and Soda Canyon. In studying how the entire Silverado community is powered, working with PG&E, we were able to advocate for a different solution that will minimize PSPS impacts in the normally affected areas in Silverado. In summary, PG&E installed a "power switch" that will essentially power

all Silverado from different power sources that are not connected to high fire risk areas. This was an important priority for me as your Supervisor and we accomplished a project that is among the first in the State.

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Letter from your Supervisor (CONTINUED)

by Alfredo Pedroza, District 4 Supervisor, Napa County

Hennessey Fire Recovery (LNU Lightning Complex)

The Hennessey Fire, part of the LNU Lightning Complex, which burned over 363,000 acres and destroyed 321 residences, is wrapping up phase 1 of the recovery/rebuilding process – hazardous waste removal. We continue to wait for the State to release the details, protocols, and standards for the debris and ash removal – Phase 2. Many of you remember this long process from the 2017 fires. Similarly, there will be a public and private option

available with CalOES/FEMA paying for the public option. I encourage anyone impacted by the Hennessey Fire, whether you lost a home, shed, or job, to sign up for the special

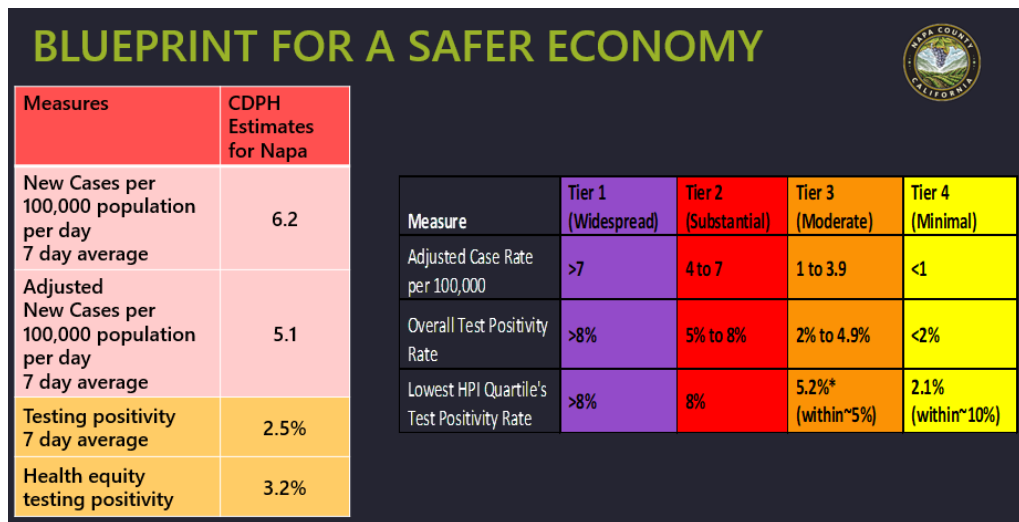
Nixle group dedicated to this recovery by texting 'hennrecovery' to 888-777.

Glass Fire Recovery

The Glass Fire has burned 66,840 acres and is 50% contained. Different from the 2017 fires - where most of the damage was to residential buildings - the Glass Fire has destroyed more commercial buildings, and we fear that this will cause an even greater displacement of jobs, in the middle of an already hard-hit economy due to COVID-19. The Glass Fire has destroyed 290 residences and 321 commercial structures and the assessment is on-going. The impact to our agricultural and hospitality industry will be big, especially to the workers. We have a lot of work to do to ensure that people and businesses recover fully, and as fast as possible. Similar to the Hennessey Fire, we created a special Nixle group for anyone who was impacted by the Glass Fire: text "glass" to 888-777 to join.

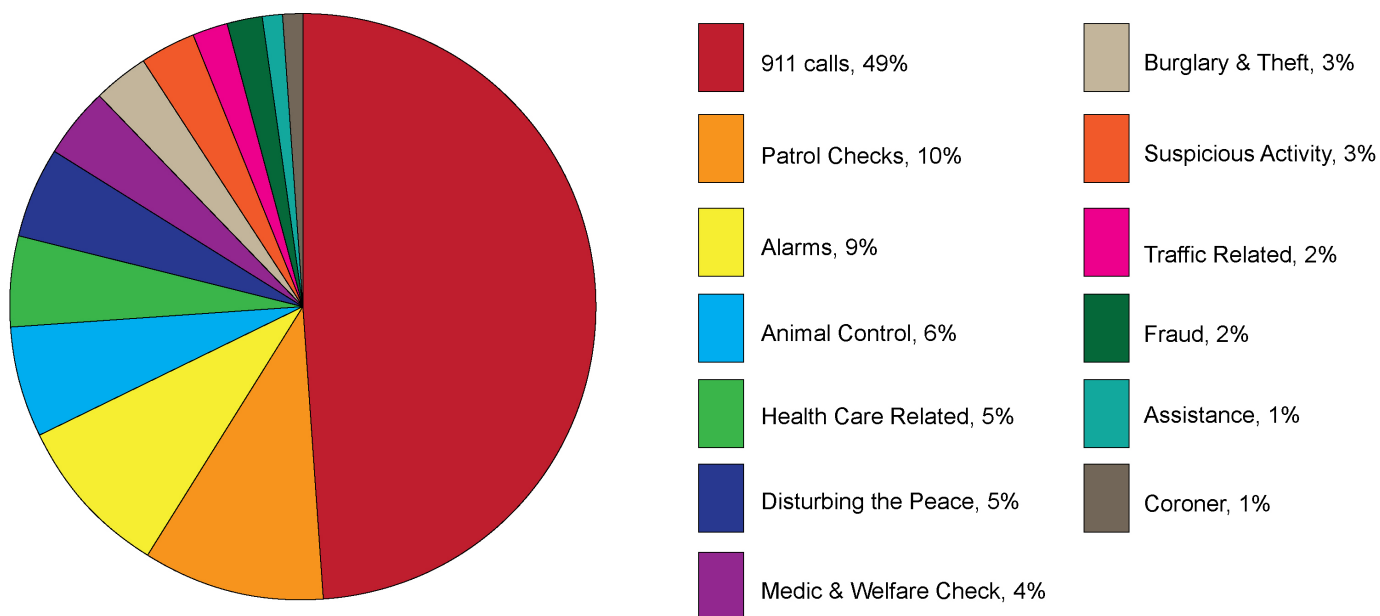
COVID-19

Doubling time, the time it takes to double our positive case count, continues to improve, moving from 58 days to 70 days. We are seeing a slight uptick on two of our CDPH metrics shown in the first graphic below as of October 6th, are shown in the graphic below. New cases per 100k population per day (7-day average) and testing positivity rate (7-day average). The State has also informed the County of a third and new metric related to health equity that will be considered to move forward through the State's tier system. This metric is meant to ensure that test positivity rates in most disadvantaged



neighborhoods do not significantly lag behind the overall county test positivity rate. This also allows us to move faster through the tier system if we meet certain thresholds. The County remains in tier 2 (red). For the County to move forward to the next tier (orange), we need to decrease that rate below threshold of 3.9 and stay there for two consecutive weeks while also maintaining the other two metrics within the tier 3 threshold. To view the latest data, numbers, and new metrics visit: countyofnapa.org/coronavirus.

Thank you all for this opportunity, again, if there is anything I can do to help you during these times, please give me a call at 707-225-2019 or email **Nelson.Cortez@countyofnapa.org** to schedule an appointment with me.



COUNTY OF SHERIFF'S INCIDENT REPORT
 Sheriffs Incident Report for Silverado Community
 For the year 2019

<i>Description of Incident</i>	Number
911 Calls	277
Patrol Checks- Note 1	56
Alarms	52
Animal Control Callouts	32
Health Care Related- Note 2	30
Disturbing the Peace- Note 3	27
Medic & Welfare Check	25
Burglary & Theft	15
Suspicious Activity	14
Traffic Related- Note 4	13
Fraud	11
Assistance	7
Coroner	4
TOTAL	563

The total number of incidents is similar to previous years.
 911 call dominate the number of incidents along with patrol
 Checks and alarms.

Note 1 - Patrol checks include assaults (4) and missing persons (4). **Note 2** - Health care related includes unconscious (7); overdose (4); diabetes (4); bleeding problems (3); breathing problems (7) trauma(3); and abdominal pain (2) **Note 3** - Disturbing the peace includes disturbing the peace (11) Civil (6); barking dog (4); drunk (3); and telephone harassment (3) **Note 4** - Traffic related includes collisions (4); traffic stops (4); Vehicle Checks (3); reckless driving (1); and hazard (1)

A special thanks to Sheriff John Robertson and his staff in providing and assisting with the incident report and for keeping our Community safe.

Silverado News Updates

John Evans, Managing Director/General Manager
October, 2020

Dear Silverado Community Members,

First off, we hope you and your families are safe and well. Since our last newsletter back in March, things have changed quite a bit in a way none of us could have anticipated with the COVID-19 pandemic. And, as we all know, it's been quite a year since. The Resort had almost come to a standstill by the end of March with orders from the State on no gatherings, and the shelter in place. By the end of May we were able to bring back many of our associates and started the process of deep cleaning the Resort and welcomed guests back the first week of June.

As you can imagine, many people were anxious to get out of their houses and enjoy a bit of time away from home, but also wanted to make sure that their travels would be safe. With the reopening we instituted our own *NapaPURE commitment to health* and sanitization for our guests.

- P: Purification of air with enhanced filters**
- U: Uniform disinfection standards to meet strict CDC and CHLA (California Hotel and Lodging Association) guidelines**
- R: Room re-rental on a 24 hour hold to ensure deep clean & sanitization**
- E: Entrance ready inspection by our Housekeeping leaders verified with seal for your protection**

We are thankful to have so much open and outdoor space for our guests to wander while being able to stay socially distant from other guests. It makes Silverado the perfect destination to get away, and stay safe.

We received news a couple of weeks ago that we are able to finally open up indoor dining operations on a limited basis. You will find that the team has enriched your dining experience by adding new menu items, easy to go take out and now Kids Eat Free (Mon – Thurs) in the Grill. If you haven't had a chance to experience our wood-fired pizzas at our pizza oven, Forno, then I suggest you do. Located right behind the Market and Bakery, the pizzas are cooked to perfection in just 90 seconds. The Chef has also just added a meatball sandwich, a seasonal calzone and a couple new dessert items that are definite crowd pleasers. And by the way, take a look the latest issue of Napa Valley Life magazine where you will get to know our wonderful Executive Chef, Rodrigo Cuadra and also even find a recipe for his Pasta with Lamb Ragout.

Anxieties have been high this past month with the unfortunate LNU fires happening a little too close for comfort. I wanted to let you know that we have a committed group of associates on property that have volunteered and have been prepared in the event that our area would receive an evacuation notice. This team was on top of all news reports, fire maps, doing fire watches throughout the night and in contact with Cal Fire and the Napa County Sheriff's office. Much of the information that we sent out to our members and associates were because of their efforts and communications. Like the calmness you would see in a seasoned first responder, you can take comfort in the fact this group of associates is ready to protect our guests, members, associates and community should they need to jump into action. I would like to thank our wonderful Silverado community as I have seen and heard about many actions taken

to assist those in need, whether it be a place to stay for evacuees or pulling together to help out a family in need who just lost their home, I am proud to be working with all of you. Our thoughts remain with our First Responders and all of those affected with the fires throughout the west coast.

You may have seen a recent news articles in the Napa Register with regard to a couple of lawsuits that have been made public and I would like to take the time to share with you excerpts from a letter that Tim Wall, one of the owners, sent to the Silverado Country Club members.

First, on the dispute amongst the business partners, you may have heard of a lawsuit filed in August by Silverado Napa Holding (an entity controlled by one of the Silverado partners, Roger Kent). I know some members have expressed concerns about the lawsuit's potential financial impact on Silverado, but the lawsuit is what is known, for the most part, as a "derivative" suit, where the claims are supposedly to recover for Silverado, not from Silverado. The suit is primarily against me, Johnny Miller, and to a lesser degree Ken Leister. I am sure that you can appreciate that while many allegations have been made in the case, that does not mean that any of them are valid and the matter will be vigorously defended.

On the subject of the possible sale of Silverado, none of the rumors about various individuals buying Silverado are true and the Resort is not for sale. I speak for Johnny and myself in saying we have no desire to sell our interests. If someone approaches all three primary Silverado partners with a serious offer, of course we would give it due consideration; but it would take all three of us – Johnny, Roger and me – to agree to such a decision, and there has been no decision to do so.

Lastly, in regards to the lawsuit filed over the tragic death of Michaela Hannifin in a car accident in front of Silverado, our hearts go out to the family and friends of the young woman. The Napa County District Attorney charged her sister Finnuala, who was driving the car in which her sister was killed, with multiple charges and Finnuala has pled no contest to the charge of vehicular manslaughter while intoxicated.

We want you to know the Resort, its partners, management company Dolce/Wyndham, and our general manager John Evans have acted responsibly and that we deny the allegations against us. Unfortunately, the nature of litigation in tragedies such as this is that the plaintiffs' attorneys attempt to blame anyone with deep pockets – even if the individuals or companies have no actual fault. Our insurance defense counsel is defending the claims, and there will not be any impact on the Resort's finances because of this lawsuit. We also want to assure you that we hold ourselves to the highest standards, and that we take immediate steps to remedy any issues like those that have been alleged against us if there is any truth to them.

And finally, I would like to end this update on a positive note. This past Sunday we recently concluded the 7th year of the PGA coming to Silverado and while it definitely looked different than it has in the past, it was one of our most successful tournaments to date. This year's tournament was exciting from beginning to end and Stewart Cink's win after 11 years was incredible to watch and I know many fans were pleased with the outcome. On stage for the world to see, Silverado shone brightly and we can all be proud of our accomplishments.

SILVERADO REAL ESTATE UPDATE

Fellow members,

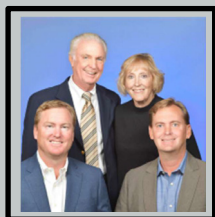
The 2020 Silverado real estate market activity started slow because of Covid. Over the past few months, it has picked up. Buyers from the Bay Area and more populated areas see value here and have been purchasing homes. The average sales price has gone down this year, likely from Covid, fire threats and smoke. Condo prices have decreased, mainly because the amount of 1 bedroom sales bringing the average price down. As expected, vacant lot inventory is high with 16 lots for sale in Silverado. In 2020, there were only 4 lots sold. In 2019, there were 7 vacant lots sold.

SILVERADO PROPERTY SALES

SOLD 2019 YTD	AVERAGE PRICE	
	2018	2019
HOMES - 19	\$1,678,000	\$1,630,000
CONDO - 21	\$884,000	\$ 762,000

The number of sales at Silverado in 2019 was 45. We are on track in 2020 for a higher sales volume. Prices have dipped as there is more inventory which creates a less demand. We believe the market will remain good as new fall inventory has started to arrive. The influx of motivated, out of the area buyers are positively pushing the market. Although we could not watch the Safeway open in person, feedback from the players was great and Silverado memberships continue to increase.

Source: Information provided by Bay Area Real Estate Information Services (BAREIS).
Information has not been verified and is subject to change. 8/15/2019.



The Keller Family

Bill, Dottie, Jim & Bill

707-337-6693

BKeller@CBNapaValley.com

www.BillKeller.com

Coldwell Banker Brokers of the Valley

SPOA Mission

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

SPOA Executive Committee & Officers

President	Paul Roberts
Vice-President	Joe Russoniello
Treasurer	Jim Tidgewell
Past Presidents & Ex-Officio Members	Con Hewitt
Secretary	Leandra Stewart

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 Leslie Manzone	Units 2A, 2B, 2C Tammy Smith Julia Smith
Unit D Cottages Art Boni Romana Bracco	Unit 4 Buzz Beattie
Oak Creek East Units 1 & 2 Sharon Bobrow Roseann Burhenne	Units 5A & 5B Joel Bloomer Cathy Enfield
The Fairways Mary Sandbulte Ted Hersh	Silverado Springs Ron Ryan Mike Bellanca
Creekside - Milliken Creek Janet Bollier Scott Lambert	Highlands Ron Jacobs
Silverado Oaks Carolyn Adducci Vanessa Braun	The Grove at Silverado Steve Massocca Jay Levy
Silverado Crest Paul Roberts	Silver Trail Deenie Woodward Don Winter

Other Representatives

Silverado Resort & Spa John Evans General Manager	County of Napa Board of Supervisors Alfredo Pedroza
Silverado Country Club Peter Stephens President	SPOA / SCSD Landscape Committee Nancy Pollacek, Chair Leandra Stewart
County of Napa Michael Karath, SCSD Representative	