

AUTUMN 2021

President's Report - NOVEMBER, 2021

By Bill Foureman, SPOA President



Bill Foureman
President

Greetings to everyone. As you may know I took over as SPOA President in April of this year following Paul Roberts' move off site. For those who don't know me, I'm a 14-year full time resident of Silverado, in both a single-family house and a condo in Silverado Oaks as well as in several rental units. I welcome feedback from any of you either by phone/text (707-738-0431), email (dcjwcf@aol.com) or in

person. I can often be found in the Country Club Members Clubhouse.

I believe we will look back on 2021 as the year when both our citizens and our governmental bodies got truly serious about addressing the threat of wildfires, which are endemic to large stretches of California. The state neglected the unchecked buildup of flammable brush throughout our wildlands for more than half a century, resulting in the devastating series of blazes we have witnessed over the past several years.

The growing effort to address this problem culminated in 2021 in a veritable gusher of money from our State and Napa County governments to help address this issue head on. Most important locally, Silverado was the recipient of \$850,000 in grants from Napa County and CalFire to clear a 100–200-foot corridor along the north and east boundaries of Silverado, where the threat of wildfire is most salient. This work is ongoing. While by no means a panacea this cleared corridor should provide at least a temporary halt to advancing flames, and it also will serve as a means for firefighters and their equipment to access this rugged terrain to take a stand against advancing fire.

Additionally, it can serve as a space where firefighting aircraft, including the County's helicopter, can operate safely at low altitudes.

Much of the success in addressing this issue is attributable

to the efforts of the Napa Communities Firewise Foundation and its local affiliate, the Silverado Fire Safe Council (one of 17 throughout Napa County). SPOA works in close conjunction with Fire Safe, and in 2021 we continued to make the SPOA website fully available to them and we funded their informational mailing to all 1091 households within Silverado. Like many nonprofits Fire Safe faces a continuing struggle to develop a reliable ongoing revenue stream sufficient to fund their needed programs and activities. I have made it a personal priority to help them in this endeavor. The truth of the matter is that for an affluent community such as Silverado, a few hundred dollars per household could fund much or most of the necessary ongoing work. I think all owners should expect to receive appeals to help fund this effort in the future.

Within the interior of Silverado several HOAs have sponsored brush-clearing projects. The residents of upper Westgate Drive spearheaded the successful effort to clean up the unsightly and dangerously overgrown two large median islands toward the top of Westgate Drive. SPOA funded this effort, which was administered by the Silverado Community Services District, the arm of Napa County Public Works which maintains Silverado's streets, lights, sidewalks and other municipal services.

This upper Westgate cleanup was completed well under budget, which enabled SPOA to add a significant amount of funding for the long-awaited effort to replant the long, narrow island on Westgate Drive where the north and southbound lanes split. The first phase of replanting should commence in the near future, and we hope to complete this effort before the end of 2022.

We have continued to struggle with ensuring that the contractor responsible for maintaining the landscaping on our 27 median islands completes the work diligently. Both the SPOA Landscaping Committee and the SCSD have been on the case despite challenges like the theft of an entire sprinkler controller from one of the Atlas Peak Road islands. SPOA has put a lot of time and money into assuring that these plantings present a positive face for our community and we will continue to do so.

The pace of rebuilding on lots where houses were destroyed by the 2017 fire quickened in 2021. Highlights have included a string of new houses along the north end of Westgate Drive, substantial new construction in the Silverado Crest and tremendous progress in rebuilding the 22 destroyed condominium units in Silverado Oaks. While taste is always subjective, in my opinion all this new construction contributes to providing a more contemporary, and much improved, appearance in these prominent locations. SPOA has made at least a small contribution to this trend in that Napa County's building permit process contains a required sign-off from SPOA's Architectural Review Committee before any new permits are issued in Silverado.

Finally, I am keeping a wary eye on SB9, the legislation signed in September by the Governor which purports to override local single family zoning ordinances and permits

breaking single lots into up to four housing units. The statute contains exceptions for properties in very high-risk fire zones, which covers some but not all Silverado properties, but there appear to be loopholes to get around that exception. I predict we'll be hearing much more about SB9 in the future after it goes into effect on 1/1/22.

With the Covid-19 pandemic receding into just one more infectious disease we must learn to live with, I have every expectation that life will be better in 2022 than in 2021. I do know that due to the efforts of too many people to adequately thank, Silverado is now dramatically better prepared to face the threat of wildfire than we were in 2017. For that I give thanks during this Thanksgiving season.

Thank you,
Bill Foureman, SPOA President

Letter from John Evans

By John Evans, Managing Director/General Manager

Accolades continue to roll in for the Silverado Resort – the most recent includes not one, but three of the “best” awards from Napa Valley Life magazine. We are pleased to share that we are this year's winner of the Best Resort, the Best Golf Course and Best Day Spa in the Napa Valley. And, it doesn't end there...we are also proud to announce that Katie Dellich, our Director of Tennis was just awarded the United States Professional Tennis Association's Instructor of the Year for Northern California. These awards don't happen by accident, it has taken years of hard work, dedication and commitment by everyone involved from the community, to our members, to our associates and guests, bringing the Silverado Resort back to the glory it deserves. We thank you all for your support year after year. And if you are out and about by our tennis courts, be sure and say hello and congratulations to Katie.

We continue to collaborate with our HOA's and look for ways in which to improve the appearance and enhance the experience of those units within our community. Together we are looking at areas such as the beautification of the landscaping, updating of the Ice machine vending areas, appearance of the swimming pool areas, bringing more uniformity and safety to each area around the Resorts walking paths. Additionally, guest room renovations are ongoing and we are in our 12th Phase, meaning that almost every one of our condos has been updated in one way or another.

With the Spring-like temperatures upon us for many days this winter, it brought people outside. While we know we could use some rain, we were pleased to see people out golfing, playing tennis and enjoying new events like our

Brunch on the Green – which I must say is one event you should attend. With bottomless mimosas, live music and our breathtaking view of the golf course, this brunch is gaining popularity and sells out quickly. And remember, even if you are not a member, Silverado is still here for you to enjoy as well. We encourage you to come and enjoy, not only Brunch on the Green, but our winery dinners, holiday buffets and more. Be sure to check out our website under “explore” for more information on our special events throughout the year.

And finally, we are just about 6 months out from the 2020 Safeway Open! As you know, the work never stops with the tournament and our Grounds team is busy making sure the course will be in world-class tournament condition while the rest of our team is beginning preparations for this year's tournament. We are eager to host this wonderful event once again with this year's dates changing slightly to September 16 – 20th. More announcements to come.

Thank you for doing your part to make the Silverado Community one of the finest communities in the world.

Warm regards,
John Evans,
Managing Director/General Manager

Letter from your Supervisor

by Alfredo Pedroza, District 4 Supervisor, Napa County

Friends and Neighbors,

The end of the year is quickly approaching and the County has been hard at work – on multiple levels – so I want to take this opportunity to provide an update on recent road and wildfire prevention work.

Roads

Roads

The primary source of funding to maintain roads has always been the gas tax. For over two decades, since 1993, the gas tax remained unchanged resulting in hundreds of millions of deferred maintenance and reduced road quality. However, thanks to the voters that supported passage of SB 1 (gas tax increase) in 2017 and Measure T (local sales tax) in 2018 as well as funding from the County's General Fund, Napa County has been able to generate over \$11 million annually to improve and sustain our local road quality. This year alone, approximately \$7 million in Measure T and SB 1 funds and \$4 million in PG&E settlement funds were invested near the Silverado area. Below is the list of roads that have been paved in 2021:

- Silverado Trail (from Trancas to Yountville)
- Maui Way and Pinnacle Peak Street
- Hillcrest Drive and Westgate Drive
- Atlas Peak (from just north of Hardman Avenue to Westgate Drive)
- Soda Canyon Road (from Silverado Trail to Loma Vista)

Wildfire Prevention: Vegetation Management

In the spring, the Board of Supervisors adopted the Napa Community Wildfire Protection Plan (CWPP), a five-year plan to reduce fire fuels and enhance vegetation management, and fully funded projects in the first year, a \$5.4M investment. And thanks to Senator Dodd, who secured millions from the State General Fund for wildfire safety and drinking water infrastructure improvements, \$2.6M will go towards years two and three of the CWPP. Here are a few projects in and around Silverado:

- Old Soda Springs Roadside Treatment (completed)
- Extending defensible space perimeter of Silverado Country Club (in progress)
- Removal of eucalyptus below Bubbling Springs in canyons (in progress)
- Modify fuels around the perimeter of homes South of Atlas Peak (in progress)
- Reduce fire hazard on watershed land – Atlas Peak (in progress)
- Develop containment lines (planned)

You can learn more about the CWPP and status of projects by visiting, napafirewise.org.

Thank you for your continued support as your District 4 Supervisor and for this opportunity to provide you with some information about Napa County. If you have any questions please don't hesitate to contact me on my cell, 707-225-2019, or to schedule an appointment email

Nelson.Cortez@countyofnapa.org.

Best,

Alfredo Pedroza, District 4 Supervisor, Napa County



SILVERADO REAL ESTATE UPDATE

Dear Fellow Members

2021 has been a good year for Silverado real estate. Buyers from the Bay Area and more populated areas see value in Silverado and have been purchasing homes. Members with condos have been selling and purchasing larger homes to live in Silverado full time. The average sales price has increased this year as newer homes have been sold from fire rebuilds. Although condo prices have slightly decreased, actual prices have increased. The increase in sales of smaller Silverado Mansion area condos has pulled the average down. In 2020, 4 vacant lots sold. In 2021, 4 lots have sold and one is in contract. There are only 3 available lots for sale.

SILVERADO PROPERTY SALES

SOLD 2021 YTD HOMES - 32 CONDO - 32	AVERAGE PRICE	
	2020	2021
	\$1,628,000	\$2,031,000
	\$792,000	\$ 755,000

In 2021, there are 64 sales in Silverado compared to 59 in 2020. We are on track for quite a few more transactions this year. Prices of single-family homes have dramatically increased. There were 3 homes which sold for over 3 million and one sale close to 5 million; an all-time high in Silverado! We believe the market will remain strong as there is still a shortage in inventory. Silverado membership is at an all-time high and it is good to see an influx of younger members joining the club.

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



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SPOA EXECUTIVES

BILL FOUERMAN	PRESIDENT
JOE RUSSONIELLO	VICE PRESIDENT
JIM TIDGEWELL	TREASURER
DEDE MONETTE	SECRETARY
CON HEWITT	PAST PRESIDENT EX-OFFICIO MEMBER

SPOA BOARD DIRECTORS, ALTERNATES & OTHER REPRESENTATIVES

ZONE	AREA	REPRESENTATIVE	ALTERNATE
A	Silverado Unit A Cottages	Joseph Russoniello * Vice President, Chair Election Committee	Marge Hagen
B C	Silverado Unit B & C Cottages	Veronica Faussner *Election Committee	Leslie Manzone
D	Silverado Unit D Cottages	Frank Schultz	Brant Morowski
E	Oak Creek East Units 1 & 2	Sharon Bobrow *Membership & Dues Chair	Roseann Berhenne
F	The Fairways	Mary Sandbulte	Ted Hersh
G	Creekside – Milliken Creek Cluster	Janet Bollier	Scott Lambert
H	Silverado Oaks	Carolyn Adducci *Chair Architectural Review	Vanessa Braun
J	Silverado Crest	Vicky Hamilton	
K	Unit 1 Kaanapali	Con Hewitt	Leandra Stewart
L M N	Units 2A, 2B, 2C	Tammy Smith	Julia Smith
I O X	Silverado Unit 4	Tom Christianson	Buzz Beattie
P Q	Silverado Units 5A & 5B	Joel Bloomer	Cathy Enfield
R	The Springs - Silverado Springs	Ron Ryan	Don Hutchins
T	Silverado Highlands	Nancy Pollacek	Ron Jacobs
U	The Grove at Silverado	Steve Massocca	Jay Levy
W	Silver Trail	Deenie Woodward	Don Winter

SCSD ADVISORY COMMITTEE

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