

AUTUMN 2023

President's Report – OCTOBER 2023

By Bill Foureman, SPOA President



As I write this, we are fast approaching the sixth anniversary of the October 8, 2017 Atlas Fire which devastated substantial swaths of Silverado. Wildfire prevention and suppression remain SPOA's highest priority, and the last six months have seen some significant developments.

On the downside, the Napa County Board of Supervisors decided to leave Napa County Firewise several

million dollars short of the full funding they had requested for the 2023-24 fiscal year. Firewise has no immediate prospects to find the money to continue to execute its well-thought-out five-year Community Wildfire Protection Plan for at least the next year. However, as Supervisor Pedroza notes elsewhere in this newsletter, FEMA has awarded the County a grant amounting to \$50 million to fund new wildfire protection projects. While this is very good news, the money will not go directly to Firewise, which will have to fight for its share against other claimants with competing priorities. In addition, the money will be spent over an indefinite number of years, it applies only to new rather than maintenance projects, and will not begin to become available until late 2024 at the earliest.

The shortfall of money from the Supervisors left the Silverado Fire Safe Council without public funds to execute the planned clearance of the new growth in the wild areas north and west of Silverado after the area was last cleared in 2021-22 (i.e. it's a "maintenance project"). In response, the Fire Safe Council quickly began soliciting private donations, and in short order they raised more than \$84,000 in new donations from Silverado residents, including a \$10,000 contribution from SPOA. Combined with some money left over from prior fundraising and from previous grants this has made it possible for Fire Safe to move the essential brush clearance project forward.

By the time this reaches you a sizable herd of goats and some sheep should be contentedly munching on up to 95 acres of dry grass and brush which has sprung up there

over the last two years. Should you doubt how crucial it is to accomplish this, just think of the historic town of Lahaina on Maui, which was recently obliterated by wind-driven wildfire that spread through many acres of dry grasses neglected for a number of years.

This year's funding shortfall once again underscores the need for Silverado to take care of ourselves, since it's pretty clear we can't really count on anyone else to do it for us. To this end, in August SPOA initiated the process of holding a special election for Silverado property owners (only) to vote on a modest property tax increase (about \$200 per household per year). This is a long and involved process- simply to add fire protection to the Silverado Community Services District's enumerated powers requires ten steps and will require six to nine months (welcome to the Hotel California!). After the SCSD obtains this power, it will then take six months or so more to actually hold an election, and it will be some time after that before Firewise starts to see any money from a (we hope) positive vote. That's why we're starting the process now.

Apart from fire funding issues, the biggest news in Silverado over the last several months has been a series of initiatives by the Resort which have caused consternation among a substantial segment of owners. I will pass over the decision to take half the South Course out of play for a week in order to serve as a parking lot for the Fortinet Open, since that primarily affected golfers and thus is more a concern for the Country Club's Board of Directors. The most significant issue for Silverado owners was the Blue Note Jazz Festival on July 28-30. This event was held on the Resort's practice range and featured very loud amplified music starting in the early morning (for sound checks) and lasting until 10 P.M. for three days. It is fair to say that this event disrupted the quiet enjoyment of their property for a large number of Silverado owners. Nearby residents in areas such as the Cottages had their windows rattled, and owners as far north as Westgate Drive near The Fairways reported being driven inside by the din.

The extreme noise for three full days was far and away the worst disruption caused by the Jazz Festival. Some owners had feared traffic jams, rowdy crowds, public intoxication, vandalism and the like. Some widely-reported comments by Silverado residents at a public hearing left

the impression that Silverado is populated by snobbish racists. In actual fact the festival was tightly managed, traffic disruption was minimal, the middle- and upper-middle class crowd (just look at the ticket prices!) was well-behaved, and other than the noise, none of the predicted parade of horrors came to pass. The Resort has stated that while they would like for the Jazz Festival to become a yearly occurrence, they have no plans to increase the number of musical events in the future.

I think the heart of the noise problem was the location of the festival, where nearby residents are unaccustomed to hearing loud amplified music. Well-attended past concerts on the practice range by the likes of Willie Nelson and John Denver could hardly have been as noisily disruptive. The subsequent one-day Sabor y Ritmo festival staged in the same location as the Fortinet Open concerts was equally ear-splitting but not nearly as disruptive.

Owners of properties in The Grove and nearby locations know when they buy that they will regularly hear nearby loud amplified music. I think the Resort and Blue Note could well give some consideration to whether using this location for future Festivals might be feasible.

It is an unavoidable fact that the Resort owns the public areas of Silverado, and as long as they comply with the County's numerous regulations, they have the right to state whatever events they see fit. It is in every owner's interest for the Resort to succeed as a business proposition.

SPOA will continue to push back on any Resort activity which negatively impacts some or all of our owners. Because the General Manager of the Resort is an ex officio member of SPOA we will always be able to keep a dialogue going about issues of concern. We have already had some pointed discussions about improving the quality of the Resort's communications with property owners. We will continue to do so in the future.

We are now into the harvest season, one of the great times to live in this magnificent area. I want to wish everyone the best of health and good fortune now and in the future.

Thank you,
Bill Foureman, SPOA President



Silverado Resort Update

By Todd Shalan, Vice President/Managing Director

As we near the end of the year, we reflect on 2023 a nod to accomplishment. We have worked very hard to make changes and upgrades to the Resort. On the people side, we have put together a fantastic team, dedicated to improving the service and quality offered in the resort. Our new culinary team has revamped menus in all of our restaurants, offering incredible quality food and beverages in the Grill, Market and Mansion Bar. I highly recommend that you come and taste our new food options if you have not yet done so.

Next year, for those of you who are members with access to the main pool, we will be offering a variety of new options for service and seating, with a new food venue based in an Airstream trailer, new cabanas and other offerings. As I mentioned before, with this new team, our goal is to raise the level of quality in product and service throughout the food and beverage areas in the resort.

Our Director of Agronomy, David Walter, and his team have been hard at work improving the golf experience. We have invested substantially in the course this year and will continue to invest in and upgrade the golf experience for our members and guests in future years. Feedback from some of the world's best golfers through our hosting of the 2023 Fortinet Championship has been incredibly positive, and the players have told us that the course conditions are some of the best on Tour, and certainly the best that Silverado has offered in years. We are very proud of David and his team.

From the beginning of its ownership of the resort, KSL has been committed to upgrading the member, guest and employee experiences at Silverado to date, we've invested

over \$11.0 million of capital for the property. Some highlights of projects completed in 2023 are:

- New banquet chairs, tables, bars and guest equipment
- New golf carts with GPS kits (arrived January 3rd)
- Repair of ponds and fountains
- New golf course maintenance equipment
- Improved golf course maintenance compound – primarily for safety of our team members
- Bridge replacement 17 North
- Bridge repairs on 8 North and 15 South
- Well pump replacement on South Course
- New tee facility on south tee of driving range
- Completed phase 1 of cart path replacements
- Completed Grill restaurant refurbishment
- All new outdoor furniture
- Completed Roofing and A/C work on Mansion building and conference center.
- New Golf course signage

In late 2023 and into 2024 we will embark on the following projects:

- Remodel of conference center (carpet, paint, lighting wallcovering)
- New walking bridge between #9 and #10 on North Course
- New Pool cabana experiences
- New equipment for fitness and spa
- Additional cart path investments
- Tree work on and around golf courses and FireWise work on creek around resort's core

As we move forward, we continue to emphasize our focus on quality and improvement and will continue to offer new items such as music on the Terrace each week, enhancements to our Holiday programming, wine and food experiences in our new Chef's Garden and many others.

Silverado is a special place, and we know that our community is made up of a great variety of owners, renters, members, and guests. We are excited to be a part of the community and take our stewardship of the resort with great pride and will continue to invest to make the resort an even better place for all to enjoy.

Sincerely,

Todd Shalan
Vice President & Managing Director

Napa County Update

by Alfredo Pedroza, District 4 Supervisor, Napa County

Friends and Neighbors,

I am happy to share some County updates focused on roads, transportation, fire efforts and climate. Thank you for your support and for allowing me to serve as your District 4 County Supervisor.

Roads

D4 Roadwork

Expect to see roadwork in District 4 in the coming days and weeks! For example, beginning on September 25th curb, gutter work will occur to be able to pour new concrete. By October 2nd we should expect to see the new paving begin and this is estimated to finalize by October 20th. Areas to be worked on include, Kanapali, Silverado Trail, Prestwick and Inverness.

State Route 37

The State Route 37 corridor recently received a significant boost in federal funding (\$155 million) for the long-term resiliency of this corridor. The California Transportation Commission allocated the funds to elevate a key section of SR-37 to guard against future flooding on a vital regional corridor that connects Marin, Sonoma, Napa and Solano counties and enhance habitat connectivity for San Pablo Bay. The \$180 million project will raise the roadway by 30 feet over Novato Creek by 2029, well above the projected year 2130 sea-level rise. The funding builds on a partnership agreement forged earlier this year among state and local agencies on a suite of commitments to implement near-term improvements to SR- 37 while pursuing a long-term climate-resilient corridor that reestablishes habitat connectivity across San Pablo Bay.

Fire

\$37.5M Grant for Comprehensive Wildfire Mitigation Efforts

FEMA recently selected Napa County as a recipient of a \$37.5 million Building Resilient Infrastructure and Communities (BRIC) grant. As a condition of the grant, Napa County has committed to an additional 25 percent or \$12.5 million match. These funds will help us do the key wildfire prevention work mapped out in the Community Wildfire Protection Plan (CWPP). BRIC grant dollars will support new projects (e.g. new fuel breaks, or vegetation management) but not maintenance.

So, the County will need to find ways to fund ongoing maintenance work (e.g. roadside clearing, or mowing and grading of existing dozer lines) which is so critical in keeping our communities safer. But the BRIC grant is very good news for our county because it will allow for new, large-scale, wildfire risk reduction work in the years ahead. The County is still getting more details on the BRIC funding, and we expect that the permitting process for the grant projects will begin in late 2024. Funds will be spent over a multi-year timeline.

Wildfire Fuel Mapper Tool

Napa County Fire recently unveiled a new innovative tool, the Napa County Wildfire Fuel Mapper, meant to assist residents in prioritizing defensible space maintenance projects on their property. The tool provides a complimentary report, complete with detailed maps and informative summaries of critical landscape factors, including vegetation and fuel assessments.

More information and the tool itself, is available at wildfirefuelmapper.org

Regional Climate Action Plan

Over the past year, the Climate Action Committee (CAC) has prepared and completed an updated Greenhouse Gas (GHG) emissions inventory for the unincorporated area and the five cities/town.

This enabled the CAC to better understand the current sources and levels of emissions, as well as estimates for future emission through 2030. Next step is to develop a Regional Climate Action Plan to set goals, timelines and measurable actions to be taken by the six jurisdictions to reduce both current and future GHG emissions. The Board has unanimously expressed its commitment to preparing such a plan, and therefore directed staff to issue a Request for Proposals (RFP) in order to move forward.

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 please email ximena.espinosa@countyofnapa.org

Best,

Alfredo Pedroza,
District 4 Supervisor, Napa County



History Corner

By Don Winter, Silverado Historian

What a Difference an Hour Makes!

Pat Markovich became the godfather of the Silverado Country Club and Resort in 1953, when he and his wife took title to the 1,082 acres of the Silverado Lands from Vesta Peak Maxwell¹. Vesta was the gifted and illustrious prior owner since 1932. Pat Markovich was the golf pro at the Richmond Country Club, and he also had an investment interest in another golf club. He and his financial backers² saw the enormous potential of the Silverado Lands as a golf resort and they created the Silverado Land Company to guide the development of our renowned golf club and resort.

However... *but for a brief timing difference... the birth of Silverado might never have come to be...*

Vesta Peak Maxwell, having twice materially altered the appearance of the Mansion in the 1930's, and having run a successful ranch with myriad entrepreneurial facets, decided in 1953 to sell her holdings and retire.

Lou Ezettie, a local realtor and prominent Napa historian, brought Vesta an offer from Tom Ferro, a successful dairyman who owned the Mission Land and Cattle Company, located off of the Silverado Trail. Ferro recognized the extraordinary potential for cattle and dairying of the Silverado Lands and also the important water rights, but his offer was a little below Vesta's asking price³.

Ezettie urged Tom Ferro to meet Vesta's price, but Ferro delayed. When Ferro finally authorized Lou to make the full offer, Ezettie raced over to the Mansion, only to see Vesta sitting at the window with two gentlemen. They stood up, shook hands with Vesta, and as they exited the Mansion, Ezettie learned from Vesta that Pat Markovich was the new owner of what was to become Silverado Country Club and Resort. **Timing!!**

Pat and his backers then went on to develop the Silverado Lands and operate the club and resort.

Against all odds, by 1965, under the reign of Pat and his partners, they had created a tournament quality 18-hole golf course, restaurants, an impressive clubhouse in the Mansion, transient lodging facilities, tennis courts, a pro shop, and, most impressively, 300 dues-paying members!

However, early Silverado, beautiful and dramatic, was always financially strapped. And that's when experienced developer, Ed Westgate, backed by the financial behemoth

Amfac Corporation, stepped in to further expand and develop Silverado Resort & Country Club.

But.... if Tom Ferro had not lingered over a second cup of coffee, our Silverado Lands might today be the destination for thousands of Napa school children on their annual school trip pilgrimage to "The Silverado Dairy."

Don Winter
Silverado Historian
Napa County Lodging Historian



¹ Vesta Peak, and the chilling story of her new husband, R.C. Maxwell, is worthy of an entire Gatsby-era western novel. Unbeknownst to Vesta, and the "swells" of Napa, R.C. was once a member of a notorious horse thievery ring in Montana, and he served several terms in the state penitentiary.

² Pat Markovich and the Investors in the Silverado Land Company are the subject of a forthcoming SPOA article.

³ The City of Napa earlier lost the rights to acquire the Silverado Lands from Dora Clover, for water rights, over the difference of a few thousand dollars!

Silverado Real Estate Update

Dear Fellow members,

The 2023 Silverado real estate market continues to remain solid. The average sales price of single-family homes was slightly down from 2022, approximately 5%. The volume of sales was significantly down, approximately 39%. This is consistent with the general real estate market. The lack of inventory within Silverado is partially because of the interest rate hike to over 7%. This causes homeowners to stay in place and hold onto their interest rate in the 3% area. Interest in Silverado is still high and there are many buyers waiting for new inventory to arrive.

Silverado Property Sales

Sold	Average Price	
	2022	2023
Homes - 18	\$2,031,000	\$1,929,000
Condos - 11	\$ 755,000	\$1,008,000

The largest increase in value is seen within the condo sales in Silverado, rising approximately 25%. The demand for a condo with a golf course location is pushing these prices. Also, income from the Silverado rental program and nightly rentals has dramatically increased. It appears the improvements the new ownership has implemented are working and everyone enjoyed the PGA Tour Fortinet tournament. Feel free to contact the Kellers with any real estate questions. We wish you a great finish to the 2023 year!



The Keller Family

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

SPOA EXECUTIVES

JANUARY 2023

BILL FOUREMAN	PRESIDENT
JOE RUSSONIELLO	VICE PRESIDENT
JIM TIDGEWELL	TREASURER
SUSAN DERINGER	SECRETARY
CON HEWITT	PAST PRESIDENT EX-OFFICIO MEMBER

SPOA BOARD DIRECTORS, ALTERNATES & OTHER REPRESENTATIVES JANUARY 2023

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 Fausner *Election Committee	Leslie Manzone
D	Silverado Unit D Cottages	Brant Morowski	Mike McCook
E	Oak Creek East Units 1 & 2	Sharon Bobrow *Membership & Dues Chair	Roseann Burhenne
F	The Fairways	Mary Sandbulte	Sheryl Barden
G	Creekside – Milliken Creek Cluster	Janet Bollier	Scott Lambert
H	Silverado Oaks	Roy Yared	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	Mark Coleman	Greg James
R	The Springs - Silverado Springs	Ron Ryan	Don Hutchins
T	Silverado Highlands	Nancy Pollacek	Ron Jacobs
U	The Grove at Silverado	Jody Levy	Steve Massocca
W	Silver Trail	Deenie Woodward	Don Winter

SCSD ADVISORY COMMITTEE

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