

# SPOA NEWSLETTER

SUMMER 2017

## President's Report July 2017

By William A. Kirmse

I am pleased to report, that between June 13th and July 13th 2017, our website experienced 15 - 18 unique users per day, and about 35 page views per day. This is a wonderful resource for our members and we would like you to promote the site at every opportunity: [silveradopropertyowners.org](http://silveradopropertyowners.org)

We have been receiving numerous complaints about people encountering blind spots when driving South on Atlas Peak and turning onto Hillcrest Drive, and when driving North to turn into The Jessel Gallery. This problem was due to the height of the flower beds on the islands. To solve this issue, we worked with the County to trim back the flowers in those two areas.

While on the topic, Landscaping is working diligently to continue to enhance the beautification of our neighborhoods, stay tuned for further landscaping updates.

In my last report, I brought up the County's findings that they were paying for a watering station that in part serviced areas within the Silverado Springs confines. We investigated installing a separate meter, but the cost was prohibitive. To resolve this issue, we are negotiating a cost sharing plan with the Springs board.

One of our SPOA Members called to my attention that some residents were leaving their garbage cans out long after the collection date had passed. I contacted the households in question and they have corrected the problem. In the interest of keeping our neighborhoods visually attractive, garbage cans should be put away soon after pick up.

Bill Jovick has taken the lead to resolve a concern regarding the entity responsible to maintain the area between wall on the right as you exit Hillcrest onto Atlas Peak, and the trimming of the cyprus trees behind the fence. The area in question also includes the bushes along the fence, and most of the plants in front of the walls as they are located on a homeowner's property. In a meeting with the County, we have agreed to a solution and the County will be presenting a *Right of Entry Agreement* to the property owner.



**Andy Kirmse**  
SPOA Board President

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

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

## OFFICERS

President	<b>Andy Kirmse</b>
Vice-President	<b>Jim Wilson</b>
Treasurer	<b>Jim Tidgewell</b>
Secretary	<b>Cathy Enfield</b>

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

A Cottages	<b>Joe Russoniello</b> <i>Marge Hagen</i>
B/C Cottages	<b>Veronica Faussner</b> <i>Marge Hagen</i>
Creekside	<b>Eleanor Kimbrough</b>
D Cottages	<b>Thomas Fine</b> <i>Moira Russoniello</i>
Fairways	<b>Mary Sandbulte</b> <i>Marc Samrick</i>
Grove	<b>Roseanne Aliota</b> <i>Harry Matthews</i>
Highlands	<b>Jim Wilson</b> <i>Tom Anyos</i>
Oak Creek	<b>Sharon Bobrow</b> <i>Bob Andresen</i>
SCC&R	<b>John Evans</b>
Silver Trail	<b>Deenie Woodward</b> <i>Dr. Glen Duncan</i>
Silverado Crest	<b>Paul Roberts</b> <i>Joel Lewis</i>
Silverado Oaks	<b>Robert Fox</b> <i>Vanessa Braun</i>
Silverado Springs	<b>Mike Bellanca</b>
Unit 1	<b>Con Hewitt</b> <i>Leandra Stewart</i>
Units 2ABC	<b>Andy Kirmse</b> <i>Tammy Smith</i>
Unit 4 & Parcels	<b>Ed Ulshafer</b> <i>John Hagerty</i>
Units 5AB	<b>Bill Jovick</b> <i>Cathy Enfield</i>

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All Directors and Board Members are to be elected at our October meeting, and their terms will become effective on January 1, 2018. Directors are elected for a two year term. Joe Russoniello will be starting the process.

Respectfully,  
**Andy Kirmse**  
 President, SPOA

## County remains fiscally healthy

*Funds for roads, housing crisis*



**Alfredo Pedroza**  
 Napa County Board of  
 Supervisors, District 4

Neighbors -

It has been a busy time in the county since my last SPOA update, so thank you for the opportunity to, again, provide you an update of what is happening in our community and share some great news. We have accomplished a lot and have a lot to look forward to, which gets me excited about our future. We are beginning a new fiscal year with, yet, another healthy,

prudent budget, more funds for roads, and many good developments that will help tackle the housing crisis in Napa.

I am happy to announce that the county remains fiscally healthy. At our June 12th, 2017 regular board meeting we passed the Fiscal Year 2017-18 recommended budget of \$512 million. The services we provide are contingent on strong budgeting and planning. Thank you to the staff that works hard year-round to keep us fiscally prudent.

Last, I wrote, I mentioned that, thanks to your vote, we have new funds coming in from Measure T to provide funding to repair our 446 miles of roads across the county. In April, the Governor signed SB 1, which, beginning Fiscal Year 2017-18, will add millions of dollars to our roads budget in Napa County. Specifically, we are increasing roads budget from \$6.3 million in FY16-17 to \$11.7 million in FY17-18. It gets better, however, by FY 19-20 our roads budget will increase to \$16 – 18.7 million.

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## SILVERADO REAL ESTATE UPDATE

Fellow members,

The 2017 Silverado real estate market continues to be strong. This spring, we experienced another uptick in home prices. Inventory continues to be low within Silverado, with this comes a demand for new listings and buyers will pay more to get what they want. We are optimistic this trend will continue and hope to see new inventory. Currently, there are only 6 single family homes and 2 condos listed as active for sale in all of Silverado!

### SILVERADO PROPERTY SALES

SOLD 2017 YTD	AVERAGE PRICE	
	2016	2017 YTD
<b>HOMES - 22</b>	<b>\$1,304,000</b>	<b>\$1,439,000</b>
<b>CONDO - 7</b>	<b>\$660,000</b>	<b>\$ 660,000</b>

The volume of sales this year in Silverado is on track to be higher than 2016. There has been a stream of new inventory which has arrived and sold! Prices of the single family homes have increased. Prices have remained level in the condos. There has been a few more clubhouse sales this year vs. last year, which are on the lower end of condo pricing. We believe the market will remain strong as there are still buyers waiting for more new inventory. We look forward to a great 2nd half of 2017 and the continued improvement and growth of Silverado and Safeway Open.

Source: Information provided by Bay Area Real Estate Information Services (BAREIS).  
 Information has not been verified and is subject to change. 6/21/2017



### The Keller Family

**Bill, Dottie, Jim & Bill**

BKeller@CBNapaValley.com

www.BillKeller.com

Coldwell Banker Brokers of the Valley

## Call-for-Photography

We'd love to see our community through your eyes. Send your "portraits of the neighborhood" to Andy Kirmse at wakirmse@flash.net. They may appear in the next newsletter or on the website.

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There are many great things happening with housing. As you know, the high cost of living in Napa County is pushing our workforce out of Napa and one of the ways we can address this issue is by increasing housing that is affordable. Since my last update we have: worked towards developing Old Sonoma Road – while we are not done, I look forward to seeing housing there in the near future; broke ground for the Turley Flats project in St. Helena (8 units); a planned groundbreaking for the Valley View project in American Canyon (70 units of affordable senior housing); and committed funds to two new projects, a 50 unit development by the Gassar Foundation in South Napa and a 34 unit development on Redwood Road.

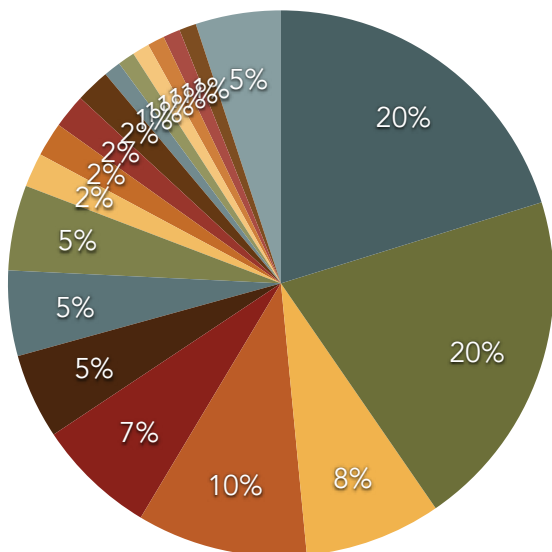
Finally, I cannot end this without focusing a little on the recent accomplishments around farmworker housing. In

June Governor Brown signed into law the state budget that included \$250,000 of matching funds to help keep open our three-farmworker centers. Due to growing operational costs, the three centers have long-term fiscal challenges that required us to go to the state and advocate for more funding. Thanks to State Senator Bill Dodd, Assembly Member Cecilia Aguiar-Curry, and our partners, vintners and vineyard owners, we will continue to have these highly demanded centers, open.

As always, I am available to discuss these or any other issues with you, please don't hesitate to contact me at 707-253-8278 or [Alfredo.Pedroza@countyofnapa.org](mailto:Alfredo.Pedroza@countyofnapa.org).

**Alfredo Pedroza**  
*Napa County Board of Supervisors, District 4*

### County of Napa Sheriff's Department Incident Report-Service Calls Silverado Community For the calendar year 2016



Number : Type

- 112 : Alarms
- 111 : 911 calls
- 49 : Health related (chest pains, breathing)
- 45 : Patrol check & follow up
- 41 : Animal control callout
- 28 : Suspicious person
- 26 : Traffic stop/reckless driver
- 25 : Disturbance of the peace
- 14 : Traffic collision
- 13 : Fraud/Grand theft
- 10 : Shots fired
- 10 : Drunk driver/drunken subject
- 9 : Burglary/Prowler
- 8 : Assault
- 7 : Mail tampering/theft
- 7 : Welfare check
- 7 : Found missing person
- 5 : Stolen vehicle
- 30 : Miscellaneous

Footnote : Miscellaneous includes 27 different categories such as rape, traffic hazard, harassment, trespassing, etc.

## Silverado Resort Update Dear Neighbors,

We are thrilled to be able to share some great news and updates of what is happening in and around the Silverado Resort.

The following are some of the exciting projects in our Capital Plan for 2017:

- The new Silverado Mansion Gardens, a 40,000 sq. ft. area ideal for weddings and corporate events is anticipated to open on June 20th. It is a naturally landscaped beauty with a vineyard as a backdrop.

- The Milliken Creek Bridge project; a collaboration between Napa County and our good neighbors in the Kaanapali area has begun on the 1st of June and will continue with construction beginning on August 1st and then the schedule reopening on October 1st.

- As you have probably noticed our South Course Maintenance work is already underway. The completion of this project will provide us two outstanding eighteen golf courses and a competitive advantage over any Resort in Napa and many in Northern California.

- Installation of new antennas in the Cottage Drive area for improved WIFI.

- If you haven't had the opportunity to stop by our Spa, now is a great time to do so. We have recently renovate and renamed the Spa Café. Come by and check out the new Boost Café. In addition to the renovation of the Spa Café, our fitness center has al

- While you are at the Boost Café, stick your head in and check out our New "Techno Gym" Equipment at the Spa- modern, user friendly and very "smart"! Guests and Spa members are raving about it.

- Earlier in the year we painted the entire exterior of the Members Clubhouse.

- Just in the last few weeks we have wrapped up the completion of Phase 7 of the guest room renovations where approximately 60 additional guest rooms were updated.

- All of our tennis courts are in the process of being resurfaced starting with the courts at the Spa and then moving over to the courts near the mansion.

With all the recent additions and upgrades we are starting to offer great events and gatherings for the community. This year we had our 1st *Silverado Resort* Car show that featured live music, food and wine

tasting. The event was well received and we anticipate this being an annual event, drawing even more people out than before.

It's hard to believe, but we are 4 months from the start date of the Safeway Open. The **PGA Tour will return to Silverado October 2 - 8**, leading the FedEx Cup Schedule. Within the Safeway Open, the tournament will once again feature a concert series with three consecutive nights of music after golf. The first concert was just announced with Multi-platinum singer-songwriter Gavin Degraw kicking things off on Thursday, October 5. If you had the chance to attend Bottlerock, you might recognize him as he played in front of thousands of fans that Sunday afternoon. The other two concerts will be announced in the coming weeks.

Finally, we are proud to be recognized with the following achievements so far in 2017:

- 2017 Top 50 Tennis Resort in the World by Tennis Resorts Online

- 2017 Recycling Leader in Napa

- AAA 2017 4 Diamond Rated Resort

- 2017 Top 500 Business by North Bay Biz Magazine

- 2017 Best of Napa Valley by Napa Valley Life Magazine-Best Resort, Best Golf Course, Best Spa, Best Wedding Location

- John Evans receiving a National Award from the American Hotel and Lodging Association as General Manager of the Year for the United States.

This is turning out to be one of our best year's yet and we thank you all for your continued support.

Warm Regards,

**John Evans**

*General Manager, Silverado Resort & Spa*

