

SPOA NEWSLETTER

WINTER/SPRING 2020

President's Annual Report - JANUARY, 2020

By Andy Kirmse, SPOA President



Andy Kirmse

SPOA Board President

I am pleased to provide you with this year's annual report for SPOA which is required per section 12.5 of our bylaws.

SPOA is comprised of 16 Directors and Alternates, including 4 Officers, representing 17 geographic areas (units) of Silverado, who are all volunteers.

SPOA also has five committees:

Architectural Review Committee - chaired by Paul Roberts

Election & Nominating Committee - chaired by Joe Russoniello

Landscaping Committee - chaired by Nancy Pollachek

Membership, website & email committee - chaired by Sharon Bobrow

Online Newsletter - acting chair - Andy Kirmse

In the fall of 2019 we were certified as a firewise community due to the excellent leadership of Bill Senske and Susan Deringer.

This has opened the door for us to apply for grant monies to upgrade our community to firewise standards. This has already resulted in USAA Insurance offering their home owner policy holders a 5% discount. We are hopeful that other insurance companies will follow their lead.

Now that all of the new caps have been changed out on the PG&E light poles, we should start experiencing a savings on our monthly PG&E bills. Also, the enhanced security the new lamps provide, is already paying dividends.

Landscaping continues to be a priority of SPOA. In addition to refurbishing Merion Circle, Island #23 & 27, as well as St. Michaels Circle, our plans are to address the large island on Westgate. We have applied for a firewise grant for this work as well as for cleaning up the junipers throughout our community.

Starting with the January meeting, we are asking the Board of Directors, Alternates, and ex-officio members to download the Agenda and Minutes applicable to the upcoming meetings from our website. In this way, we hope to become 'greener' and more ecologically sensitive.

Lastly, I would like to announce that effective February 1, 2020, I have resigned my position as President of SPOA. It has been a pleasure and honor to serve as your President for the past three years. I will still remain on the Board as the Director for Areas 2 A, B, & C, in addition, as a past president, will serve on the Executive Committee. At the same time, I am very pleased to announce that Paul Roberts has volunteered and was approved by the Board to take over as President. He will make an excellent leader for SPOA.

Letter from your Supervisor

by Alfredo Pedroza,
District 4 Supervisor, Napa County

Neighbors –

I would like to express my sincere appreciation and thank you for your support, for giving me the opportunity to serve you as your Supervisor for another 4-year term. Below is an update on COVID-19.

The current worldwide pandemic is hurting all aspects of our way of life. The County is doing all it can to prevent the spread of COVID-19, locally, working with regional, state, and federal partners. Below is an update on the current situation, what you can do, and how to get more information.

Latest Information

As of 8:30AM, 3/26/20, Napa County has confirmed six local cases of coronavirus (COVID-19). This is not unexpected and we

should all be ready for reports of more cases, especially as testing continues to increase.

After a positive case, Napa County Public Health Officials immediately conduct investigations to determine when the patient began experiencing symptoms and trace all possible exposures - where they've been and with who. The patient is placed under a legal isolation order and family members and those who were in close contact with the patient, in self-quarantine.

TESTING

- 138 Tested in Napa County
- 88 by private/other providers
- 50 by Napa County Public Health
- 6 Confirmed Positives in Napa County
- 47 Patients with Pending Test Results
- 32 Active Contacts Under Investigation
(Had contact with someone that tested positive)

Although testing continues to increase, testing supplies are still

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SILVERADO REAL ESTATE UPDATE

Fellow members,

During this unprecedented time, we hope everyone is safe and healthy. The real estate industry has stalled; as normal business operations have been closed do to the “shelter in place.” Hopefully, the market comes back strong when the order has been lifted.

The number of sales in 2019 was slightly higher than 2018, likely from an increase in inventory. Condo sales slightly increased as fire victims decided to downsize or relocate.

In 2019, there were 11 lots sold. In 2018, there were only 6 vacant lots sold in Silverado.

SILVERADO PROPERTY SALES

SOLD	AVERAGE PRICE	
	2018	2019
HOMES - 20	\$1,750,000	\$1,684,000
CONDO - 25	\$726,000	\$ 769,000

The number of sales at Silverado in 2019 was 45 compared to 39 in 2018. Prices in the luxury market above 2 million have staggered, but properties are still selling. Silverado condos are in high demand as there is a lack of inventory and demand to downsize instead of rebuilding. The Silverado resort visitor and rental activity remains strong, but the COVID-19 virus will hurt 2020 numbers. The Safeway open, golf courses and resort amenities are amazing and the owners continue to grow and improve Silverado Resort & Spa.

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

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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, Andy Kirmse
Secretary	Vacant

BOARD OF DIRECTORS *(alternates in italics)*

A Cottages - Northgate

Joe Russoniello
Marge Hagen

Unit B & C Cottages

Veronica Faussner
Leslie Manzone

Unit D Cottages

Art Boni
Romana Bracco

Oak Creek East Units 1 & 2

Sharon Bobrow
Roseann Burhenne

The Fairways

Mary Sandbulte
Marc Samrick

Creekside - Milliken Creek

Janet Bollier
Scott Lambert

Silverado Oaks

Carolyn Adducci
Vanessa Braun

Silverado Crest

Paul Roberts

Unit 1 Kaanapali

Con Hewitt
Leandra Stewart
**Landscape Committee*

Units 2A, 2B, 2C

Andy Kirmse
Tammy Smith

Unit 4

Buzz Beattie

Units 5A & 5B

Joel Bloomer
Cathy Enfield

Silverado Springs

Ron Ryan
Mike Bellanca

Highlands Estates

Bob Doyle

The Grove at Silverado

Steve Massocca

Silver Trail

Deenie Woodward
Don Winter

Other Representatives

Silverado Resort & Spa

John Evans
General Manager

President, Silverado Resort & Spa Board of Directors

Peter Stephens

County of Napa

Michael Karath,
SCSD Representative

County of Napa Board of Supervisors

Alfredo Pedroza
Sarah

SPOA / SCSD Landscape Committee

Nancy Pollacek, Chair
Leandra Stewart

Silverado Property Owners Association Statements 2019 (unaudited)

STATEMENT OF FINANCIAL POSITION			
Beginning Cash - January 1, 2019			\$ 99,562
<i>Excess of Expenses over Revenues</i>			(7,144)
<i>Return of Funds Advanced to Kannanpali Drive HOA</i>			5,000
Ending Cash - December 31, 2019			<u>\$ 97,418</u>
STATEMENT OF REVENUE AND EXPENSES			
Revenues:			
<i>Dues</i>		\$ 34,400	
<i>Other Revenue</i>		<u>23</u>	
Total Revenue			\$ 34,423
Expenses:			
<i>Landscaping</i>		\$ 28,589	
<i>D & O Insurance</i>		5,043	
<i>Website Maintenance</i>		3,379	
<i>Newsletter</i>		1,535	
<i>Legal</i>		1,499	
<i>Supplies, Meeting Expenses, etc</i>		<u>1,522</u>	
Total Expenses			<u>(41,567)</u>
EXCESS OF EXPENSES OVER REVENUES			<u>\$ (7,144)</u>

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limited not only in California, but across the United States. This means that testing must be prioritized based on high priority areas such as hospitals and long-term care facilities, both to protect our healthcare workforce and community members at highest risk. Currently, there is no approved treatment for COVID-19, so guidance for those with mild to moderate illness will not change based on laboratory test results.

What To Do When Sick

Those with symptoms of fever, cough, shortness of breath, and sore throat should isolate themselves at home and stay away from others at home as much as possible. If symptoms are severe enough that the individual requires medical attention, they should call ahead before visiting the doctor and follow their instructions to prevent exposing others. Do not go the Emergency Department unless you are having a medical emergency.

Those who have been exposed to a confirmed or suspected COVID-19 case should stay in self-quarantine for 14 days after the sick person has recovered to avoid further spread of the virus in the community.

Social Distancing & Compliance

California residents should continue to comply with the Shelter-At-Home Order and practice social distancing of at least 6 feet when out seeking essential services or getting fresh air or exercise. There are many concerns being raised about people not following the stay at home order and not following social distancing guidelines. In response, some cities have closed their parks. Staying at home and

social distancing are critical to flattening the curve of infections and keeping our health care system from being overwhelmed. In response to complaints, the County and Sheriff's department have created an email to register complaints: COVID19compliance@countyofnapa.org.

More Information & Communication

- Most Up-to-date Information: countyofnapa.org/coronavirus
- Napa County COVID-19 Testing Data: <https://www.countyofnapa.org/2776/COVID-19-Testing>
- Daily Updates: [facebook.com/napacounty](https://www.facebook.com/napacounty)
- Nixle: Sign-up for Nixle by texting your zip code to 888777.
- General Information Line: 707-253-4540 (Monday – Friday, from 9am to 12pm and 1pm to 5pm)
- Compliance Task Force: There are many concerns being raised about people not following the stay at home order, except for essential activities, and not following social distancing guidelines. email COVID19compliance@countyofnapa.org to register complaints.
- Virtual Local Assistance Center: One stop shop (website) for resources from local, state and federal agencies: readynapacounty.org

As always, I am available on my cell, if you have any questions or would like to raise a concern with me – 707-225-2015.

Take care, Alfredo Pedroza, District 4 Supervisor, Napa County