

# SILVERADO

## PROPERTY OWNERS' ASSOCIATION

### SPRING NEWSLETTER 2013

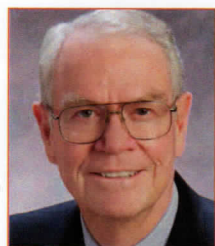
One could say it was a quiet winter in the Silverado community with many property owners enjoying life in warmer climes. However, in fact, much has been done these past few months to spruce up the community for spring and summer despite the cold and infrequent rainy weather. Weeds have been removed on Hillcrest, trees have been trimmed in most areas, lighting has been restored on many poles and poles have been painted. Speaking of lighting poles, they belong to PG&E and should not be utilized by residents for posters etc. The County Surveyor identified a traffic-visibility obstruction on Atlas Peak at Hillcrest. Our landscape-contractor removed the obstruction by reducing the height of the soil in one of the mounds and removing two rows of roses. Another traffic hazard to the safety of walkers was finally addressed by the County at our urging when it installed Delineators on the inside curve of the bend of Atlas Peak between Soda Springs and Westgate Drive. The Westgate bridge reconstruction was partially completed, and rough areas on Westgate Drive will be resurfaced. You can read about other landscape projects in the Landscape Committee article in this Newsletter.



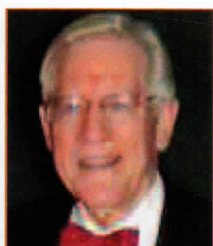
**Good News!** Once again, no new District Taxes! For the fiscal year 2011-2012, Revenue was \$126,745 and Expenses were \$126,763. This was within \$18 of a break-even year. For the current fiscal year, 2012-2013, Revenue is budgeted at \$126,369, with \$105,519 collected so far, and Expenses are budgeted at \$165,344, with \$102,744 expended. As you can see, we will be dipping into the District's Fund Balance this year to do the various landscaping projects. See, the Status of 2012-2013 Budget & Final 2011-2012 Budget Numbers in this Newsletter.



At the January SPOA Board Meeting, the Directors reelected all of the SPOA officers: Bill Trautman, President; Howard Wahl, Vice President; Harry Matthews, Treasurer and Vanessa Braun, Secretary. Likewise, SPOA members elected all incumbent directors up for reelection. We continue to receive great support from our property owners. While it is only March, 682 property owners have paid dues for 2013 which represents 66.5% of all 1025 property owners (1025 property owners own 1094 pieces



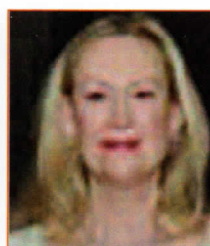
Bill Trautman



Howard Wahl

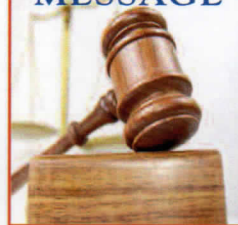


Harry Matthews



Vanessa Braun

#### President's MESSAGE



#### OUR PURPOSE:

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

#### Officers:

Bill Trautman	President
Howard Wahl	Vice-President
Harry Matthews	Treasurer
Vanessa Braun	Secretary

#### Board of Directors (alternates in *italics*)

A Cottages	Joe Russoniello <i>John Davis</i>
B/C Cottages	Veronica Faussner <i>Marlene Kniveton</i>
Creekside	Ella Gates <i>Eleanor Kimbrough</i>
D Cottages	Thomas Fine <i>Paula Schlutz</i>
Fairways	Bob Fisher <i>Mary Sandbulte</i>
Grove	Harry Matthews <i>Wayne Mohn</i>
Highlands	Jim Wilson <i>Peter Young</i>
OCE	Robert Andresen <i>Tony Marko</i>
SCC&R	John Evans
Silver Trail	Deenie Woodward <i>Dr. Glen Duncan</i>
Silverado Crest	Howard Wahl <i>Paul Roberts</i>
Silverado Oaks	Vanessa Braun <i>Don Russell</i>
Silverado Springs	Bob Butler <i>Don Peterson</i>
Unit 1	Linda Hewitt <i>Leandra Stewart</i>
Units 2ABC	Andy Kirmse <i>Christine Marek</i>
Unit 4 & Parcels	Bill Trautman <i>John Hagerty</i>
Units 5AB	Bill Jovick <i>Cathy Enfield</i>

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### General Manager's Report



SILVERADO  
Resort and Spa  
Napa

We have a team of managers and associates at the Silverado Resort that works with pride and conviction to accomplish our goals. I thank you for your support and recognition of those who work at the Silverado. Below you will find results for 2012, which we have recently shared with the SCC Board.

The revenue results of 2012 reported by Smith Travel Research (STR) showed Silverado's Occupancy Index at 84.8, our ADR index was at \$106.5 and our RevPar Index was at 90.3 with our room occupancy rising 5.7% over 2011. The interpretation is that we will continue to focus on driving more occupancy to the resort while we enjoy a rate premium.

We are delighted with the continued accolades and honors, which included the **AAA Four Diamond Award** for 2013. The Top Spa by **SpaFinder Wellness 2012 Readers' Choice Awards** in three categories, "Golf", "Affordability" and "Girl Friend Getaways and Bachelorettes" went to the Spa at Silverado. We were included in **Tennis Magazine's** Top 50 US Tennis Resorts; **Tennis Resorts Online** Top 75 Resorts; **ABC 7 "Bay Area A-List** for Top 5 Wedding Venues; **TheKnot.com's** Best of Weddings for 2013. Golf was awarded **Golf Week's 2012** and **2013** Best Courses You Can Play; 2012 Golf Week – Top 100 Resort Golf Course (#49); 2013 AGM Platinum Award Winner (top 100 golf shop).

2012 was about "polishing the silver" at Silverado including the announcement of the new Spa menu, new team members, Silverado Country Club memberships, and the revitalization of Silverado "traditions. The media highlights of the year along with 24 media visits and 14 Press Releases were:

- **Magazine: 19 articles** (*New York Resident magazine; DaySpa magazine; Recommend; California Meetings + Events; Smart Meetings; Wine Country Weddings*)
- **Newspaper: 8 articles** (*Santa Rosa Press Democrat; Napa Valley Register; Dallas Morning News*)
- **Radio: 4 segments** (*Martha Stewart Radio; KNBR "Hooked on Golf;" Hotel Interactive; Slow Living Radio*)
- **Television: 3 segments** (*"Inside Luxury with Varun Sharma" – UK Travel Channel; WGN-TV Chicago News; Endless Trip – Brazil TV*)
- **Internet: 101 placements** (*CBS Los Angeles; Golf California; LA Times; Huffington Post; Ciao Bambino; Condé Nast Traveler; Travel + Leisure; Departures; Bay Area Family Travel*)

We promoted the Silverado in 2012 by offering seasonal golf, spa and dining packages through the year to include the promotion of the Flavor! Napa Valley and the Napa Valley Film Festival. We promoted Silverado Resort on partner websites and launched a mobile booking engine for our website providing easier user functionality. We continue to post messages on social media channels such as Facebook, Twitter and Pinterest.

In short, there was much happening at the Resort and Spa in 2012.

Help us make 2013 even better!

John Evans

### President's Report – continued from Page 1

of property in Silverado.) For those 343 who have not joined for 2013, we enclose a Dues bill with this Newsletter. Let us get our participation closer to 100%!

Each quarter the Newsletter reaches out to our local first responders for a report on crime, fire and medical incidents and, to a local real estate broker for a report on real estate activity in Silverado, to the General Manager of the Resort for a report on the Resort operations, and finally, to our local Supervisor to report on Countywide matters. We appreciate the time and effort each expends to keep us better informed about what is happening in the Silverado community.

Finally, a long-overdue, special thank you to the Newsletter's long-time graphic designer and digital artist, Thomas Morris. He is responsible for the graphic assets, page layout and organization you see on these pages.



BILL TRAUTMAN

[trautman17@sbcglobal.net](mailto:trautman17@sbcglobal.net)

### SILVERADO COMMUNITY SERVICES DISTRICT Status of 2012-2013 Budget & Final 2011-12 Budget Numbers

R E V E N U E		2011-12 Approved Budget	2011-12 Final	2012-2013 Approved Budget	2012-2013 Current
	Interest	\$ 800	\$ 534	\$ 730	\$ 161
	Fine Forfeit Penalty		\$ 392	\$ 630	\$ 239
	Assessment Collections	#####	\$ 125,009	\$ 125,009	\$ 105,119
	(Car Accident Reimbursement)		\$ 810		
	<b>TOTAL REVENUE</b>	#####	#####	\$ 126,369	\$ 105,519
	% of increase (decrease)	\$ (0)	\$ -	\$ 0	
E X P E N S E	Communications	\$ 80	\$ 67	\$ 80	\$ 38
	Insurance: Liability	\$ 339	\$ 339	\$ 339	\$ 9
	Maintenance	\$ 500	\$ 504	\$ 530	\$ 190
	Office Expense	\$ 100	\$ -	\$ 100	\$ -
	Legal Expense	\$ 500	\$ 424	\$ 3,000	\$ 37
	Landscape Expense	\$ 40,000	\$ 37,404	\$ 40,000	\$ 34,080
	Administration	\$ 30,000	\$ 21,443	\$ 21,730	\$ 22,720
	Street Sweeping	\$ 9,141	\$ 8,700	\$ 9,060	\$ 6,040
	Publications/Notice	\$ 100		\$ 100	\$ -
	Mileage	\$ 100		\$ 100	\$ -
	Electricity	\$ 21,750	\$ 19,752	\$ 24,500	\$ 12,668
	Water	\$ 15,000	\$ 6,239	\$ 12,500	\$ 8,479
	<b>Total Service &amp; Supplies</b>	#####	\$94,872	\$ 112,039	\$ 84,261
	Building & Improvement Contingency	\$ 53,913	\$ 31,891	\$ 53,305	\$ 18,483
	<b>TOTAL EXPENSES</b>	#####	#####	\$ 165,344	\$ 102,744
	<b>SURPLUS/(DEFICIT)</b>	#####	\$ (18)	\$ (38,975)	\$ 2,775

		Approved Budget 2011-12	2011-12 Final	2013 Proposed Budget	FY 2012-2013 Current
B a l a n c e	Fund Balance	\$ 72,057	\$72,057	\$ 72,039	\$ 72,039
	Add: Project Revenue	#####	#####	\$ 126,369	\$ 105,519
	Less: Project Service/Supplies & Improvements	#####	#####	\$ 165,344	\$ 102,744
	Fund Balance Carryover	\$ 26,343	\$72,039	\$ 33,064	\$ 74,814



## A MESSAGE FROM OUR NAPA COUNTY SUPERVISOR BILL DODD

**S**POA President Bill Trautman asked me to give an update on the **Napa Pipe project** in south Napa. Many of you have been kept up to date from Napa Valley Register articles or perhaps have attended Planning Commission or Board of Supervisors hearings on the subject. Others have a pretty modest understanding of the issues and so hopefully my update will be valuable to both groups.

Some seven years ago, Napa Redevelopment Partners put in an application for a General Plan and Zoning change on the Napa Pipe property which for decades had been the home of Napa Pipe and Kaiser Steel. The original plan responding to State housing requirements included 3200 housing units, hotels and commercial uses. As the developers presented their case to the Planning Commission over all these years and public meetings, nearly everything was considered. Traffic, water, housing types and toxic cleanup to mention a few were discussed and in the end the Planning Commission approved the General Plan Amendment and zoning on a project that would not exceed 950 units.

In mid-January the Planning Commission recommendation was brought before the Board of Supervisors and the Board certified the Environmental Impact Report (EIR). The Board delayed the zoning change for 120 days to allow the City and County to negotiate an agreement for city water for the development and other issues of concern for the City and County regarding Napa Pipe.

The 2x2 negotiation committee consists of Mayor Jill Techel and Councilmember Juliana Inman and staff for the City and Supervisors Keith Caldwell and yours truly and staff for the County. To date we have had four meetings and although many issues have been identified, it probably would be no surprises to learn that we are far from agreement. It is my feeling that two of the areas of concern, revenue sharing from the property and the use of City of Napa water for the development could result in some announcement before the next issue of the SPOA Newsletter.

As an editorial note, Silverado property owners might be wondering, why is this important to us? Simply put, the County's Housing Element has to identify affordable housing sites throughout the County. In 2002, the County actually included affordable housing sites at the corner of Atlas Peak and Monticello Rd. and over 200 units across from the Monticello Deli next to the Huether Art Gallery. This created quite a stir with Silverado property owners and in the last Housing Element; we were successful in getting those units removed. The Napa Pipe units listed in the most recent Housing Element mirror the former number of units around Silverado, therefore this issue is very important to Silverado Property owners.

I apologize that we are not further along so that I could give you a clear, concise message on this issue, but rest assured I will keep you updated as events unfold. As always, do not hesitate to contact me at [bill.dodd@countyofnapa.org](mailto:bill.dodd@countyofnapa.org) or by calling **707-253-4386**.

Bill Dodd  
Napa County Supervisor, District #4



## UPDATE SILVERADO REAL ESTATE UPDATE

**A**s economic conditions in general continue to improve, the real estate market in Napa County and Silverado will benefit. Property values have stabilized. In addition, a shortage of inventory should have a positive effect on prices. Well-maintained homes with desirable floor plans are in demand; therefore preparing your home "market ready" is vital to attracting buyers.

### SILVERADO PROPERTY SALES

2011	2012	2013 as of March 11th
Homes SOLD . . . . 31	Homes SOLD . . . . 19	Homes SOLD . . . . 4
Condos SOLD . . . . 11	Condos SOLD . . . 16	Condos SOLD . . . 5

### SILVERADO ACTIVE CONDOMINIUM LISTINGS

Clubside . . . . .	10
Cottage . . . . .	6*
Oak Creek . . . . .	7**
Creekside . . . . .	1
Fairways . . . . .	0
Silverado Oaks . . . . .	0
Grove . . . . .	2
<b>TOTAL . . . . .</b>	<b>26</b>

\* One Pending Sale  
\*\* One Contingent Sale

### SILVERADO ACTIVE HOME LISTINGS

Silverado Homes . . . .	4*
Silverado Crest . . . .	0
Silverado Highlands . .	3**
Silverado Springs . . .	3***
The Ridge at Silverado .	1
<b>TOTAL . . . . .</b>	<b>11</b>

\* One Pending Sale  
\*\* One Contingent Sale  
\*\*\* Two Contingent Sale

### NAPA COUNTY STATISTICS

	FOR SALE	NEW	SOLD	PENDING
Feb 2013	275	105	83	124
Feb 2012	453	167	104	145

**Source:** Information provided by Bay Area Real Estate Information Services (BAREIS). Non-Multiple Listing Service properties included. Information has not been verified and is subject to change. 03/11/13.

**Teresa Davis**  
Pacific Union International



**WASHINGTON** – U.S. home prices rose 9.7% in January from a year earlier, the biggest increase since 2006, a real estate data analysis firm reported Tuesday. Southern California was among the best performing regions in the country, according to Irvine-based CoreLogic.

Prices were up 12.2% in the Los Angeles-Long Beach-Glendale market and 12.1% in the Riverside-San Bernardino-Ontario market. The only area of the country where prices of single-family homes, including foreclosure sales, rose more was Phoenix, where prices were up 22.7%, CoreLogic said. The data add to recent reports showing a housing rebound.

"With these gains, the housing market is poised to enter the spring selling season on sound footing," said Mark Fleming, CoreLogic's chief economist.

The January price increase was the 11th straight and the largest year-over-year increase since April 2006, before the housing market crashed. Prices in January were up 0.7% from the previous month.

California Association of Realtors source: Los Angeles Times Business, March 5, 2013





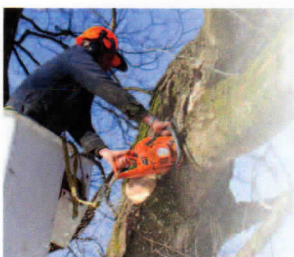
The Napa County Groundwater Resources Advisory Committee (GRAC) held its tenth meeting on February 28, 2013, at which the Updated Hydrogeologic Conceptualization and Characterization of Conditions Report was presented. The regional geology; surficial, structural and subsurface geology; and the hydrogeology were discussed in detail to demonstrate the increased understanding of the geology and of the groundwater and surface water interaction in the county. Phil Miller, Napa County, presented the updated Groundwater Monitoring Data Management and Disclosure Guidance document and Jeffrey Sharp, Napa County, provided an update on data management efforts currently underway. The Committee unanimously approved the document.

To prepare for well owner outreach, Committee members organized themselves into provisional Volunteer Outreach Teams for the 18 areas of interest. The Committee agreed to hold two or three briefings for groups that have common interests, and then host a meeting for the general public at a joint meeting of the GRAC and WICC Board on July 25, 2013. Steve Lederer and Patrick Lowe, Napa County, reviewed items proposed for inclusion in the presentation that Peter McCrea, the Committee Chair, will make to the Board of Supervisors on April 2, 2013. The outreach discussion will be continued at the next Committee meeting. The Committee's next meeting will be held on April 25, 2013.



Please see the GRAC's webpage ([www.countyofnapa.org/bos/grac](http://www.countyofnapa.org/bos/grac)) for copies of the February 28, 2013, presentations and handouts.

### Landscape Committee Report

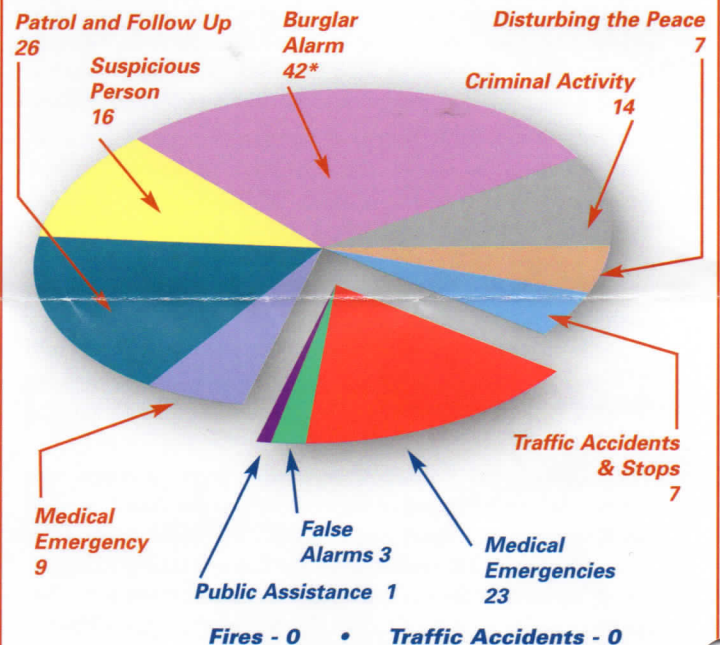


As we welcome spring, the beauty of the transforming season is showing everywhere. SPOA and the SCSD have been hard at work maintaining and renewing the landscaping around the Silverado community for both the enjoyment of the Silverado residents and guests and the health of the landscaping. Some of you may have noticed the extensive tree pruning and tree removal and the planting of Dogwoods and Madrones. We will replace the top soil and irrigation at multiple locations later in 2013. Healthy plants and trees will thrive and continue to blossom as a symbol of the pride we have for this amazing community.

Tom Fine, Chairman

### Incident Reports in the Silverado Community September 16, 2012 through March 1, 2013

From the Napa County Sheriff's Department



### From our Local Cal Fire Station

\*Note the volume of Burglar Alarm calls to the Sheriff's Department

**Our local fire station reminds us that smoke alarm batteries should be checked at least every 6 months.**

### Tennis Player's Prayer ...

Please don't let me be so nervous  
When I toss the ball for service.

Give me speed and strength unshaking,  
Aces and no double-faulting.

Instill in me the skill and dash of  
Agassie, Williams, Roddick and Ashe.

When a high lob starts to fall,  
Must I always miss the ball?

Lord, I know you could, I'm sure,  
Find me a Tennis Elbow cure.

With the guidance from above,  
Never let me fall in 'love.'

And, Lord, while on matters of this sort  
**Please let me find an open court!!**

*The serve was invented so the  
net could play.*

Bill Cosby



Newsletter Editor - Bob Andresen