The passing of our long-term President, Bill Trautman, has saddened everyone on the SPOA Board. His insight, experience, expertise and communication skills will be sorely missed. He served several years as President of the Silverado Country Club Board of Directors and four years as President of SPOA. During the sale of the Resort, he was particularly effective in protecting the rights of existing members. Our thoughts go out to Dorothy and all his family.

At the January meeting of the SPOA Board, Con Hewitt was unanimously elected President of the Board. Along with Con’s election as our President, the Board also elected Marlene Rosenberg as Secretary; Andy Kirmse, Chair of the Architectural Control Committee; Earl “Bud” Alexander, delegate for Unit 4 and alternate delegate, John Casey, for Oak Creek. Con thanks the outgoing officers and chairman, Vanessa Braun and Tony Marko for their excellent and dedicated services to SPOA and the continuing officers and boards.

Con has had a multi-private and public career. He spent 33 years in public accounting with Ernst and Young. Then, he spent four years with the State of California as the first Commissioner, Department of Financial Institutions and most recently as the Chief Accountant, US Securities & Exchange Commission, Washington DC during the financial crisis. He has served on many private and public company Boards of Directors. His experience with homeowners associations includes President, 2100 Pacific Avenue Co-op Homeowners Association, San Francisco.

With your help, Con’s goal is to continually improve the quality of life in our Silverado Community.

This issue of the Newsletter includes answers to a question we are often asked: “What is SPOA and what does it do”. We encourage you to review this information. Should you have any questions contact your SPOA representative.

The Silverado Property Owners Association, Inc., (SPOA) is a non-profit, public benefit corporation organized to promote the social welfare of property owners within the District, and to bring about civic betterments and improvements, protect property rights, privileges and values for all owners.

Continued on Page 2
John Evans  
Managing Partner at Silverado Resort & Spa

In the event you've not heard the news, we are tremendously excited to host the Frys.com Open FedEx Cup in October. To have a PGA Tour event return to the Napa Valley and to Silverado is a milestone. Preparations are well underway and we're committed to hosting a memorable event for both the players and the spectators. What is good for Silverado is good for the entire community. We hope that you will all participate in some way and enjoy the tournament.

What is SPOA – continued from Page 1

The Board of SPOA also serves as the Advisory Committee for the Silverado Community Services District (SCDC), and is under the supervision of the Napa County Board of Supervisors. The SCDC was established to maintain our common property including landscaping, streets, utilities, and beautification projects, and has taxing authority to provide these services through the Napa County Public Works Department.

While SPOA is a volunteer organization, it plays a critical role in administrating our SCDC budget as well as managing the approximately $16,000 in owner dues received each year, and used to fund landscape projects and other improvements for our community.

All property owners are encouraged to join SPOA. It will be the best $20 you spend this year.

What can we say about Mary?

Mary Belli that is. She is the women who keeps our financial records in order, bills and banks our annual dues, prepares and assembles our Newsletters, and keeps meticulous records of ownership changes.

While the editor is gathering articles for the Newsletter she is already busy checking address changes in her computer, and preparing envelopes and any enclosures the SPOA Board wants to include with the mailing.

When the Newsletter is ready (we send about 1,000 each issue) – she has everything prepared and in a couple of days for your editor to pick them up (neatly boxed) and deliver to the Post Office.

Mary will often attend SPOA meetings and will report on dues collection, and membership changes.

Though she is not a member of the SPOA Board she is a most valuable part of its successful operation, and has been for a number of years.

MEMBER INFORMATION

The tournament begins Monday Oct.6 (practice rounds and Frys & Friends tournament.)

- Tuesday: Practice rounds all day (members and guests only).
- Wednesday: Johnny Miller official Pro-Am  
  (north course)
  and a secondary
- Pro-Am in the South Course.
- Thursday through Sunday: Tournament play  
  (open to the public).
- Golf Channel will carry all four days of the Tournament.

A number of ticket options are available for Members and their guests. You can review them at SilveradoMembers.com.
Property values within the Silverado Residential Community continue to improve as homeowners regain lost equity. I anticipate this trend to last throughout 2014 due to a shortage of properties on the market. The number of "active" Silverado home and condominium listings is lower than it has been for several years.

Silverado condo-hotel prices have stabilized and values are improving. Thirty Silverado condo-hotels sold in 2013.

Napa County home prices escalated in 2013 increasing 27.7% from 2012 price levels.

**SILVERADO PROPERTY SALES**

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013 as of Aug 25th</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes</td>
<td>31</td>
<td>25</td>
<td>34</td>
</tr>
<tr>
<td>Condos</td>
<td>11</td>
<td>31</td>
<td>34</td>
</tr>
</tbody>
</table>

**SILVERADO ACTIVE CONDOMINIUM LISTINGS**

- Clubside: 3*
- Cottage: 0
- Oak Creek: 4*
- Creekside: 1*
- Fairways: 0
- Silverado Oaks: 2
- Grove: 1
- TOTAL: 11

* One Contingent Sale

**SILVERADO ACTIVE HOME LISTINGS**

- Silverado Homes: 7*
- Silverado Crest: 0
- Silverado Highlands: 5/**
- Silverado Springs: 1*
- TOTAL: 13

* Three Contingent Sale
** Two Pendiing Sale
+ One Pendiing Sale

**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. 08/25/13.

Bill Trautman worked tirelessly to improve our Silverado Community. He was actively involved in real estate related issues and helped make Silverado a better place to live. He will be missed!

*Teresa Davis
Pacific Union International

**LANDSCAPE COMMITTEE REPORT**

Welcome rain has brought some green to the Valley, but much more is needed. A "March Miracle" would be most welcome. New landscape projects include renovation of the island on Hillcrest at St. Andrews. We removed the deteriorating landscape and the old, rocky soil, and replaced it with compost and topsoil. One hundred and fifty new plants were added.

Along the walking path on Hillcrest we are planting drought tolerant, deer resistant plants, accompanied by a weed barrier and decorative river rock of various sizes. This project will stretch nearly one mile and be completed by the end of March.

Tom Fine, Landscape Co-ordinator