

SILVERADO

PROPERTY OWNERS' ASSOCIATION

SPRING NEWSLETTER 2014

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.

OUR PURPOSE:

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

Officers:

Con Hewitt	<i>President</i>
Howard Wahl	<i>Vice-President</i>
Harry Matthews	<i>Treasurer</i>
Marlene Rosenberg	<i>Secretary</i>

Board of Directors *(alternates in italics)*

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

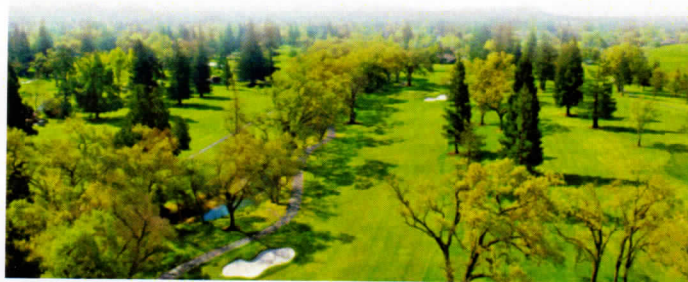
John Evans

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.

FRYS.COM
OPEN

THE PGA TOUR RETURNS TO NAPA
OCTOBER 6-12, 2014



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.

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 administering 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 it's successful operation, and has been for a number for years.

UPDATE SILVERADO REAL ESTATE UPDATE

2/25/2014

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

2011	2012	2013 as of Aug 25th
Homes SOLD 31	Homes SOLD 25	Homes SOLD 34
Condos SOLD 11	Condos SOLD 31	Condos SOLD 34

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
^ One Pending Sale
** Two Pending Sale
+ One Contingent 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



SILVERADO
Resort and Spa
Napa

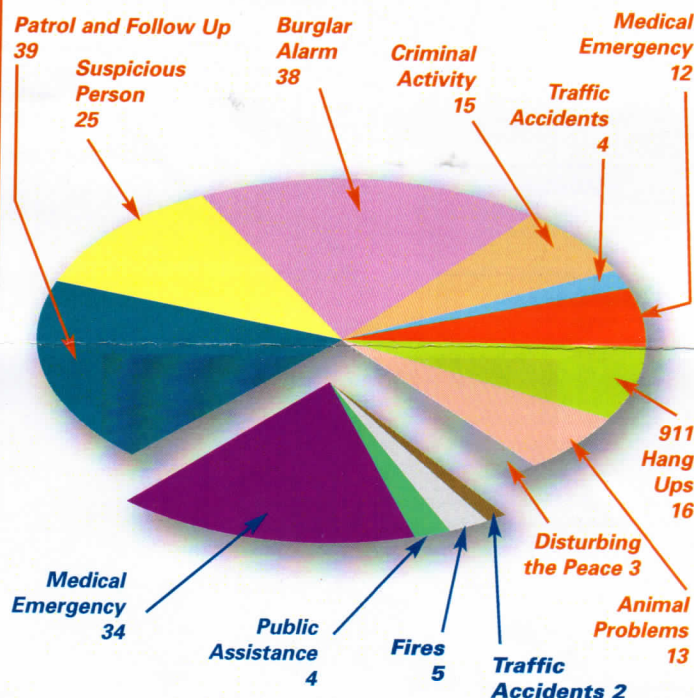
Welcome rain has brought some green to the Valley, but much more is needed. A "March Miracle" would be most welcome. New landscape projects include renovation of the island on Hillcrest at St. Andrews. We removed the deteriorating landscape and the old, rocky soil, and replaced it with compost and topsoil.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

Incident Reports in the Silverado Community September 2013 through January 2014

From the Napa County Sheriff's Department



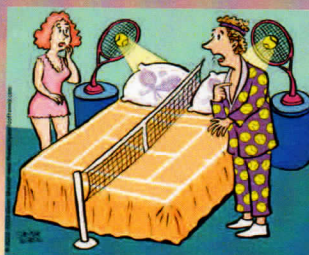
From our Local Cal Fire Station

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

Tennis Thoughts ...

Q: How many tennis players does it take to screw in a light bulb?

A: "What do you mean it was out, it was in!!!"



"So what makes you say that I am obsessed with tennis?"

Q: Where is the first tennis match mentioned in the Bible?

A: When Joseph served in Pharaoh's court!



Silverado Index

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

