

# SILVERADO

PROPERTY OWNERS' ASSOCIATION

## NEWSLETTER

SPRING 2016

### Annual Report to Members of Silverado Property Owners Association (SPOA)

January 22, 2016

I am pleased to provide you with this annual report for SPOA for 2015. This report is required by Section 12.5 of our bylaws.

First, I want to thank your officers, directors, alternates, and committee chairs for their leadership and participation this past year. I enjoyed working with them, and they made my job easier.

SPOA has two new committee chairs-Landscape committee, Mary Ellen Wilson and Leandra Stewart; Newsletter committee - Mary Sandbulte. Thomas Fine had chaired the Landscape committee and Bob Andresen had chaired the Newsletter Committee, both for many years. I thank them for their outstanding dedication and results. Also, we have two new directors-Bob Cremer-Creekside and Ed Ulshafer, Unit 4 Westgate.

One of the important projects that we accomplished last year was the design and implementation of our first website-[WWW.silverpropertyowners.org](http://WWW.silverpropertyowners.org). The website was created for better communications and transparency with our members. You will find the minutes of SPOA and the Silverado Community Services District, bylaws, officers, directors, committee chairs, a new map of the Silverado District and other useful information. Please visit the SPOA website. [www.silveradoproertyowners.org](http://www.silveradoproertyowners.org)

#### Other SPOA projects accomplished this year included:

1. *The Hillcrest Drive sidewalk was repaired from Atlas Peak Road to Westgate.*
2. *Two solar-powered radar speed warning signs were installed on Hillcrest Drive.*
3. *New architectural control guidelines were adopted by the board. Please note that any outside construction or remodeling, etc. needs the advance approval of the Architectural Control Review Committee before any plans are submitted the County of Napa for a permit. Andy Kirmse, Chairman of the Committee, can help you at 707-738-4143 or [wakirmse@flash.net](mailto:wakirmse@flash.net)*
4. *The bylaws were revised. The main change was the creation of an executive committee to act on behalf of the board between meetings. Before, the President had this authority.*
5. *New, beautiful landscaping replaced the old ivy and birch trees on Kaanapali Dr. This is the second, oldest development in Silverado. Drip irrigation replaced the old sprinklers which wasted a large quantity of water.*
6. *New landscaping and lighting were installed for the "Silverado" sign as you turn off of Monticello Road onto Atlas Peak Road.*



Con Hewitt

#### OUR PURPOSE:

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

#### Officers:

<b>Con Hewitt</b>	<i>President</i>
<b>Andy Kirmse</b>	<i>Vice-President</i>
<b>Jim Tidgewell</b>	<i>Treasurer</i>
<b>Marlene Rosenberg</b>	<i>Secretary</i>

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

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

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*President's Report – continued from Page 1*

Many of our projects and activities are generated by safety concerns. Because of a County Napa Board of Supervisors Ordinance T-1, 19, 1997, limits our Silverado Community Services District (SCSD) to only three services for our residents:

- a. **Street cleaning**
- b. **Street lighting**
- c. **Landscape maintenance**



The original Board of Supervisors Resolution in 1967 was very broad and contained several types of services for our residents. Our District could provide such services as water supply, fire protection, police equipment and protection. Currently, our SCSD cannot provide us with any public safety protection. Sometime in the future, we may want to change the current SCSD limitations to provide our residents safety projects.

We work closely with the County of Napa because of the Silverado Community Services District. Carlos Solorio left us for another position within the County and was replaced by Julie Kirk as our district manager. Also, Supervisor Alfredo Pedroza is new to us since he succeeded Bill Dodd who became a State Assembly member. Alfredo has provided us valuable help to our many requests and needs. He lives in Silverado. If you need any help with a street lighting issue or landscaping, please contact Julie Kirk at 707-259-8603 or [Julie.kirk@countyofnapa.org](mailto:Julie.kirk@countyofnapa.org).

Please see the unaudited financial statement prepared by our Treasurer Harry Matthews in this issue. If you have any questions please call Harry. Just a friendly reminder, SPOA annual dues of \$20.00 are due now. Please send your dues to Mary Belli at 230 Kaanapali Dr. Napa, CA 94558.

My goal for 2016 as your President is to keep improving our residential area to maintain a good, neighborly environment and maintain a high value for our homes.

**I look forward to serving you in 2016.**

Thanks,

CON HEWITT

[Hewcon36@yahoo.com](mailto:Hewcon36@yahoo.com)

<b>SILVERADO PROPERTY OWNERS ASSOCIATION</b>	
<i>Financial Statements (unaudited) for the year 2015</i>	
Prepared by Harry G. Matthews, Treasurer	
 STATEMENT OF FINANCIAL POSITION	
Beginning cash, January 1, 2015	\$60,500
Less excess of expenses over revenues	600
Ending cash, December 31, 2015	<u>\$59,900</u>
 STATEMENT OF REVENUES AND EXPENSES	
Revenues-dues	\$18,100
Expenses:	
D & O insurance	\$3,600
Newsletter	3,600
Legal fees, website, etc	4,700
Speed warning signs	<u>6,800</u>
	<u>18,700</u>
Excess of expenses over revenues	<u>\$ 600</u>

### LANDSCAPE COMMITTEE REPORT



SILVERADO

The Committee's first priority is a unified planting scheme for the entire 21 islands. The plants to be used should be frost and draught tolerant and neutral colors. They prefer no lavender, society garlic or annuals. They will be meeting with the County to come up with plan. They will present an island by island recommendation to the SPOA Board at the next SPOA meeting on April 22.

Refurbishing Belli Gardens is also on the list. A plan will be drawn up and submitted to the County. There has been no decision made regarding the plantings on Westgate.

Mary Ellen Wilson/Leandra Stewart/Nancy Pollacek

**Landscape Committee**

### 2016 PRIVATE GOLF CART REGISTRATION

#### AN IMPORTANT REMINDER FROM SILVERADO RESORT

Please remember that all privately owned golf carts belonging to all members and non-members alike, driven on Silverado grounds, whether or not you are golfing, must be properly registered and display a current registration sticker.

must provide a credit card for payment of the fees.

To register or cancel your cart privilege please contact Membership Coordinator, Vanessa Braun by calling 707-257-5424 or email [Vanessa.Braun@SilveradoResort.com](mailto:Vanessa.Braun@SilveradoResort.com)

2016 Registration stickers are available now to pick up from the Starter once your cart is registered.

Cart registration is an annual privilege. Once a

All carts registered in 2015 are automatically renewed in 2016 unless the Membership Coordinator is advised that the cart has been sold.

registration sticker is obtained for the year the registration may not be stopped unless the cart is sold.

Club members will be automatically billed on their membership account. Non-Club members



**Annual Private Cart Registration Fee - \$618**

**Annual Private Cart Inspection Fee - \$100**

**UPDATE SILVERADO REAL ESTATE UPDATES**

01-2016

**S**hort supply and high demand in specific price ranges continue to be significant factors in the real estate market, both in Napa and statewide. Homes in Napa in good condition and competitively priced under \$700K are in short supply, and are selling quickly, often with multiple offers. Homes priced over \$2 million are taking longer to sell. Inventory should improve as the spring selling season nears.

Home sellers started adjusting their listing prices late in 2015 to meet buyers' expectations. Many economists expect home values in most markets to experience modest gains in 2016.

Last year, January 2015, thirteen Silverado homes and eight Silverado condominiums were on the market. Surprisingly, the numbers are the same in January 2016.

**SILVERADO PROPERTY SALES**

<b>2015</b> .....	<b>SOLD</b>	
Homes . . . . . 27	Condos . . . . . 25	
<b>2014</b> .....	<b>SOLD</b>	
Homes . . . . . 28	Condos . . . . . 19	
<b>2013</b> .....	<b>SOLD</b>	
Homes . . . . . 34	Condos . . . . . 30	

**SILVERADO ACTIVE CONDOMINIUM LISTINGS**

Clubside . . . . .	2
Cottage . . . . .	1*
Oak Creek . . . . .	2
Creekside . . . . .	1*
Fairways . . . . .	2
Silverado Oaks . . . . .	1*
Grove . . . . .	1
<b>TOTAL</b> .....	<b>8</b>

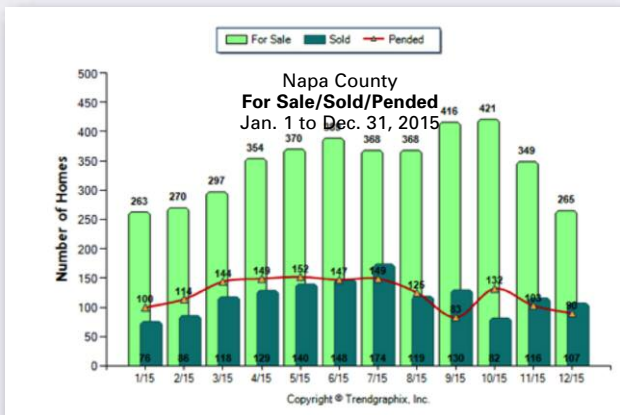
\*Contingent

**SILVERADO ACTIVE HOME LISTINGS**

Silverado Homes . . . . .	4
Silverado Crest . . . . .	2
Silverado Highlands . . . . .	5*
Silverado Springs . . . . .	2
<b>TOTAL</b> .....	<b>13*</b>

\*Contingent

**Source:** Information provided by Bay Area Real Estate Information Services (BAREIS). Information has not been verified and is subject to change. 01/22/15. MLS exempt listings included.



**Teresa Davis**

Teresa@TeresaDavis.com  
Pacific Union International



**Water Conservation at Silverado Resort**

by John Evans

**I** think we all share in a collective sigh of some relief as the



rain has come down this winter season. Despite recent rains, we recognize the drought as a long term challenge. As a member of the Silverado Community we want to keep you informed about our continuing efforts to address the important issue of drought conservation at our resort. Silverado Resort, as the entire California golf industry, is keenly aware of the perception of golf and large turf area water use during drought. We understand our need to be a part of the solution to mandated conservation goals and have established ongoing dialog with Napa Valley policymakers in regards to the drought. We have put strategies into effect and are working to develop further long term strategies to deal with current and future water circumstances.

Here are some highlights of our accomplishments and goals. We encourage you to share this information with those who might not know of our efforts and results.

- In 2014 Silverado started our own water conservation efforts and reduced our water consumption in 2014 by 9%. This was achieved, in part, by installing over 3,200 water efficient sprinklers heads throughout both golf courses.
- In 2015 we eliminated the watering of an initial forty acres of land that was once irrigated and has now been allowed to go dry. We have also automated our watering system by adding a computer

controlled system for improved water savings.

- We have been installing the more efficient drip irrigation in our landscaped areas and will continue to install more each year.
- Silverado has an internal goal of reducing our water consumption by an additional 15% this year and we now believe that goal will be exceeded. Some of our current conservation practices include:
  - Use of wetting agents on fairways, tees and greens to maximize consumption
  - Deep and infrequent watering practices
  - Preventive maintenance programs on all pump stations to ensure that no water is lost due to breaks or leaks
  - Constant monitoring and adjusting of all on course sprinklers, to ensure the water is being placed only where needed
  - A watering window from 8pm to 8am, to minimize water loss due to evapotranspiration
  - The establishment of hand watering in substitute of running the irrigation system
  - The use of organic fertilizers to aid in water retention

As one of the top ten employers in the Napa Valley, Silverado is an integral part of the community. We are steadfast in our commitment to being a good partner with our Napa neighbors and to working side by side, collaboratively on issues of mutual concern such as water conservation.

You've undoubtedly observed the construction of



Continued on Back Page

John Evans, continued

our new Silverado Market & Bakery over the past months. We are pleased to announce that the opening will be February 15th. The wonderful new structure housing the Market is located on the right as you approach the Resort circle drive.

The Market & Bakery was conceived as a spot for everyone



to enjoy. The building itself features an outdoor, heated patio with fireplace. There will be comfy seating, music and a showcase view back to the historic Mansion...all that and plenty of convenient parking.

At the Market & Bakery you'll be able to enjoy Starbucks coffee drinks and a variety of delicious grab-and-go sandwiches, salads, charcuterie and cheese selections.

We'll also offer an array of locally sourced artisan products - small batch wines and beers by the glass and by the bottle, honey from family beekeepers, handmade pastas and tempting baked goods as well as nostalgic sodas and spirits, all produced in Northern California.

For your convenience, you'll also be able to pick up a selection of those missing staples for your pantry. You can even shop for that last minute hostess gift, perhaps a Silverado Market & Bakery logoed apron or set of tea towels.

It's very exciting to roll out this wonderful new addition to Silverado. We hope that this quickly becomes your go-to spot for great eats, a nice quaff and some good old-fashioned community camaraderie. We'll see you there!

**Silverado Market and Bakery will be Open Daily 6:30 AM - 7:00 PM 707.257.0200**

MEMBERSHIP NEWS

2016 marked our first full year of communicating on-line with many of our residents. It has been quite a transition! Thank you to Con Hewitt for always pushing us forward, and to our website guru Dewey for his patience and expertise!

There are 1093 properties in the Silverado residential area, which are owned by 1018 people. 831 owners paid dues to SPOA in 2015, which is 81.6%.....the highest membership ever. We thank all of you who have joined SPOA this past year!

Of the sixteen separate "units" in the residential areas, thirteen units have their own homeowners' associations. Eight of the thirteen HOA's have voted to pay SPOA dues each year for all properties in that unit, which amounts to 641 whose dues are paid automatically.

Therefore, we must appeal to the remaining 452 property owners who are asked to become 2016 members by sending their \$20 dues to: SPOA, c/o Membership Coordinator, 220 Kaanapali Drive, Napa 94558.

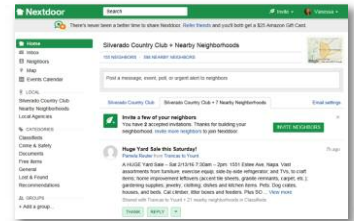
If you own property in the following areas, you are asked to write a check to SPOA for your 2016 dues: Silverado Oaks, The Crest, Kaanapali Drive, St. Andrews area properties, Westgate area properties, The Springs, Silver Trail.

Thank you to all our members. We truly appreciate your support of SPOA.

Our Neighborhood - Vanessa Braun

Wikipedia defines Nextdoor as "a social networking service for neighborhoods in the U.S. that allows users to connect with people who live in their neighborhood and nearby neighborhoods. It differentiates itself from other social networks such Facebook by limiting access to posts to the people in each neighborhood or those nearby. It has been characterized by The Washington Post as part of a wave of community focus in the United States."

Did you know that 155 friends and neighbors at Silverado have already joined Nextdoor? It is a terrific vehicle for building neighborhood connections, sharing information and keeping up with immediate neighborhood and nearby neighborhood goings on. There are so many possibilities -



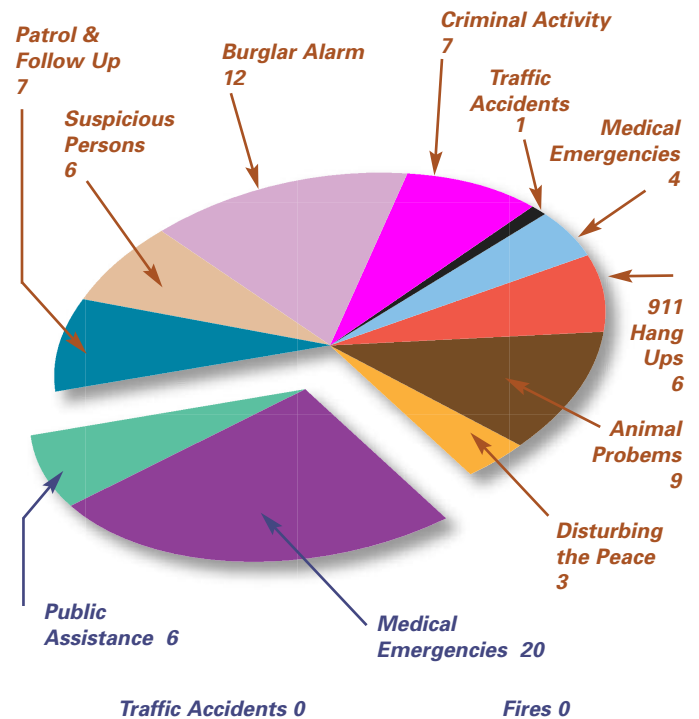
post news of upcoming events, sell items, seek recommendations and references for service providers, discuss neighborhood issues, etc...

I'd encourage all Silverado property owners to join Nextdoor. It's as simple as going to Nextdoor.com and choosing the Silverado Country Club neighborhood. I think you'll be happy with this new tool for valuable, local communication.

See you online neighbors!

Incident Reports in the Silverado Community October through December 2015

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.

Newsletter Editor - Mary Sandbulte: mary.sandbulte@gmail.com