

SPRING 2024

President's Report – APRIL 2024

By Bill Foureman, SPOA President



Garrison Keillor used to begin his weekly radio monologues on Prairie Home Companion with the words, "Well, it's been a quiet week in Lake Wobegon, my home town..." Well, it's also been a quite last several months in Silverado, my home. After last summer's fireworks things have been pretty settled over the past several months- no fires or threatened fires, weeks of near-constant rain with everyone hunkered down, no

disruptions to our settled patterns- it's enough to make me wonder what's lurking over the horizon.

One change definitely in the cards is that for the first time since the year 2000, there is no resident of Silverado on the Napa County Board of Supervisors. First Bill Dodd and then Alfredo Pedroza have assured that Silverado owners would have one of our own to respond to our concerns with a sympathetic ear. Though Supervisor Pedroza's term runs until the end of the year, he will be supplanted by the newly-elected Amber Manfree. Ms. Manfree is actually a bit of a neighbor, living in Soda Canyon, but time will tell whether she can deliver the type of constituent service we have come to expect from Messrs. Dodd and Pedroza.

We and Fire Safe continue to search to find an ongoing funding steam for the Silverado Fuel Break, i.e. clearance of flammable brush every year on the north and east perimeter of Silverado. Recall we have taken initial steps to place a modest property tax increase on the ballot for a vote of Silverado owners. This being California it of course entails seemingly endless procedural requirements, and we are nowhere close to a vote. We're beginning the process of obtaining easements which will permit the work to be performed on property belonging to neighbors of Silverado.

Some owners have other ideas as to how Fire Safe can secure ongoing funding for this work. One group hopes to persuade the Napa County Supervisors to force the 12 adjacent landowners to pay for this effort. Others want us

to raise the money by a substantial increase of our \$40 annual SPOA dues. I'm not persuaded either proposal is realistic but I'm sure we'll be hearing more along these lines over the next several months.

Meanwhile the heavy rains this winter have led to significant deterioration of portions of our sidewalks on Hillcrest and Westgate, and there are a few spots that raise a truly alarming risk of injury. The SCSD (the County agency responsible for maintaining our sidewalks) is soliciting proposals for patching the worst areas in the near future. The problem, as it is so often, is money. When SCSD was given the responsibility for sidewalks in 2009 it was given almost no funds to accomplish this. Moreover, any such work done under County auspices must pay union wages to the workers, which would considerably increase the cost of the work. To avoid this added expense the work may have to be contracted for by SPOA and paid out of SPOA funds. We can afford to pay to repair some of the worst spots, but sidewalk replacement is expensive (the bill for installing concrete cart paths on the two golf courses is well over \$2 million). Short of voting a substantial tax increase for this purpose, all we can do at present is to try to keep the problem from getting any further out of hand and hope SCSD can find enough money to move the project forward over the next few years.

On the bright side, Spring is here, the rains are coming to an end for now, things are green and lush, we're seeing more and more sunshine, the golfers have wonderful new cart paths, and we continue to live in one of the most fabulous locations on earth. Let's count our blessings.

Thank you,
Bill Foureman, SPOA President

Silverado Resort Update

By Todd Shallan, Vice President/Managing Director

Dear Silverado Property Owners:

As we have recently moved into 2024, we are excited to celebrate the 2nd anniversary of the acquisition of the resort by KSL and Arcade Capital on February 1st. We have much to celebrate, and since that time we have worked very hard to make changes and upgrades to the Resort. During the year, we completed many of those projects, and continue to work on enhancing the resort as we committed to do when we acquired the resort.

Most consequentially, ownership chose to accelerate the replacement of cart paths on both golf courses. Originally, we planned to do this project over a 5 year period, but after considerable lobbying by the resort team, ownership agreed that the best plan was to complete the project all at once. As of this writing in mid-March, we have completed the replacement of paths on the North Course and have completed 4 holes on the South Course. It has been a difficult go of it lately with the storms that have affected all of us recently, but we are still on schedule to complete the project by early May. The courses have never looked better, and I hope you agree that it is a huge improvement to the Club.

We also had severe storm damage to the golf courses from an early-February storm and have just recently reopened both courses and the driving range. We lost over 60 trees from both golf courses, and it took our tree vendor over 5 weeks to complete the clean-up.

Wildfire management and mitigation has been a very important topic for all of us. The resort is well aware of the reduction in funding to the local area chapters of FireWise, and we will continue to support the organization as best we can. Our team attends the frequent meetings if the Silverado FireWise chapter, and we are supportive of SPOA's efforts to find alternative ways to increase ongoing funding. We recently completed a very large project of our own by removing a great deal of wildfire fuel from the long length of Milliken Creek that runs through the resort core. That project, valued at nearly \$300,000, was completed in January. It will greatly assist in our fuel mitigation efforts around the resort and will be maintained far more frequently than it was in the past.

As all of you are aware, we hosted the Blue Note Jazz Festival at the resort last July. It was a very successful Festival from the standpoint of ticket sales, room occupancy and helping the resort reach new and diverse audiences. We certainly recognize the impact that it had on our neighbors and residents as well. We received mixed feedback from our residents, some very much enjoyed the ability to attend and be a part of such a diverse community of musicians and entertainers, and others were

very much against the entirety of the event. While it was a successful business venture for the resort, we will not be hosting it again this year. We simply could not agree on dates with the producer, and based on the feedback we received, we needed the event to be less impactful on our residents and neighbors. The only way to do that was reduce the size and scope, as well as dates, and we could not come to an agreement on how to do that. Blue Note has announced that the festival will be held on Labor Day Weekend this year at the Meritage Resort.

We continue to work hard to improve the facilities at Silverado Resort and have many projects in the works to follow that mission in 2024. Silverado is a special place, and we know that our community is made up of a great variety of owners, renters, members, and guests. We appreciate the opportunity to be a part of this thriving community.

Sincerely,

Todd Shallan
Vice President & Managing Director

History Corner

By Don Winter, Silverado Historian

From Riches to “Rags” to Riches Again (Part 1)

The Lands of Silverado have been home to many illustrious owners and visitors, including *all members of SPOA*.... This is the story of one of the more unique owners, Dora Clover, who owned the Mansion and the Lands of Silverado for 12 years, from 1920 to 1932.

Dora Clover, born Mary Eudora Clover in Washington, D.C. in 1890, was the granddaughter of famed General and U.S. Senator John F. Miller and Mary Chess Miller, early owners of the Silverado Lands and the builders of the Mansion in 1870.

Dora's mother, Mary Eudora Miller Clover, the only child of the Millers, married a naval officer, Richardson Clover, who rose to the rank of Admiral. Together, they dominated the social scene in Washington D.C., and were also social elites in the Napa Valley. Over the years, Lavergne¹ increasingly became known as the Clover Estate or Ranch.

Their first daughter, Dora was one of the original babies to test the invention of the incubator and she attended kindergarten in the White House with Grover Cleveland's children. Summers were often spent at the Mansion in Napa.

Dora had a younger sister, Beatrice², who was beautiful and vivacious. Dora was not. (Dora developed a thyroid condition, became morbidly obese, and was destined to never marry.)

Dora and Beatrice divided their early years between the Mansion on the Lands of Silverado in the Napa Valley and her parents' elegant mansion on New Hampshire Avenue in D.C., scene of countless high level social events.

As young ladies, Dora and Beatrice led a storied life, traveling the world, hobnobbing with Presidents and royalty, and gracing the social life in the Napa Valley

Dora's parents passed in 1919 and 1920 and are buried in Arlington National Cemetery, leaving the Mansion, the Lands of Silverado, and other holdings to Dora. (More about those “other holdings” in the next installment.)

Dora's original intention was to manage the Lands of Silverado herself, as this article in the Register suggests:

¹ General Miller had named the Lands of Silverado “Lavergne,” after a famed Civil War battle in which the General was severely wounded.

² Beatrice married the man who would eventually become the then highest-ranking officer in the United States Marine Corps, General Thomas Holcomb



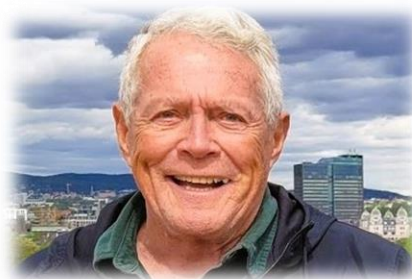
“A Farmerette – Miss Eudora Clover, daughter of the late Admiral Richardson B. Clover, who recently completed a short course at the Davis Farm School³, and who is an heir to the General Miller estate, now known as the Lavergne ranch, has taken over the management of this beautiful homestead and will devote her personal attention to its upkeep in the future. In the summer after the crops have been harvested, Miss Clover will go east for a vacation.”⁴

For a brief period, Dora was enamored with the farming and ranching life and decided to make Napa her year ‘round permanent home:

“Miss Eudora Clover has decided to give up her house in Washington and make her home all the year at her ranch near Napa. She will sell the Clover residence in Washington. The house is one of the old places of the city {Washington, D.C.} and has always been noted for its hospitality. Since the death of Admiral and Mrs. Clover, Miss Clover has seldom occupied it, and has spent most of the time at her California ranch.”⁵

But ranching and farming were hard work and not very lucrative and Dora soon grew weary of the realities of the agrarian lifestyle. She began planning the next phases of her life...

Stay tuned for the next installment of the strange fate of **Dora and the Lands of Silverado**



Don Winter
Silverado Historian
Napa County Lodging Historian

Don Winter has been a global Hotel and Restaurant Consultant for the past 51 years and was first engaged by Silverado in 1973. He has been a member since 2000.

³ Now U.C. Davis

⁴ Napa Valley Register, January 19, 1921

⁵ S.F. Examiner, October 14, 1922

Silverado Real Estate Update

Dear Fellow members,

The 2024 Silverado real estate market has recently improved. After a slow January and February, new inventory and sunshine have incentivized buyers & sellers to make a move. We hope this trend continues throughout 2024! Silverado sales were down 27% in 2023, likely from the interest rate hikes and lack of inventory. This is consistent with the general real estate market. There are still many buyers looking to move to Silverado and waiting for new inventory to arrive.

Silverado Property Sales

Sold	Average Price	
	2022	2023
Homes - 22	\$2,031,000	\$1,933,000
Condos - 11	\$ 755,000	\$1,042,000

The largest increase in value is seen within the condo sales in Silverado, rising approximately 28%. The excellent demand for a condo with a golf course location is pushing these prices up! The Silverado membership is at an all-time high and we have seen many new faces. Feel free to contact the Kellers with any real estate questions. We wish you a great finish to the 2024 year!



The Keller Family

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 Coldwell Banker, Brokers of the Valley

Source: Information provided by Bay Area Real Estate Information Services (BAREIS), information has not been verified and is subject to change.

SPOA EXECUTIVES

January 2024

BILL FOUREMAN	PRESIDENT
JOE RUSSONIELLO	VICE PRESIDENT
JIM TIDGEWELL	TREASURER
SUSAN DERINGER	SECRETARY
CON HEWITT	PAST PRESIDENT EX-OFFICIO MEMBER

SPOA BOARD DIRECTORS, ALTERNATES & OTHER REPRESENTATIVES January 2024

ZONE	AREA	REPRESENTATIVE	ALTERNATE
A	Silverado Unit A Cottages	Joseph Russoniello * Vice President, Chair Election Committee	Marge Hagen
B C	Silverado Unit B & C Cottages	Veronica Fausner * Election Committee	Leslie Manzone
D	Silverado Unit D Cottages	Brant Morowski	Mike McCook
E	Oak Creek East Units 1 & 2	Sharon Bobrow * Membership & Dues Chair	Roseann Burhenne
F	The Fairways	Mary Sandbulte	Sheryl Barden
G	Creekside – Milliken Creek Cluster	Janet Bollier	Scott Lambert
H	Silverado Oaks	Roy Yared	Vanessa Braun
J	Silverado Crest	Vicky Hamilton	
K	Unit 1 Kaanapali	Con Hewitt	Leandra Stewart
L M N	Units 2A, 2B, 2C	Tammy Smith	Julia Smith
I O X	Silverado Unit 4	Tom Christianson	Buzz Beattie
P Q	Silverado Units 5A & 5B	Mark Coleman	Greg James
R	The Springs - Silverado Springs	Ron Ryan	Don Hutchins
T	Silverado Highlands	Nancy Pollacok	Ron Jacobs
U	The Grove at Silverado	Jody Levy	Steve Massocca
W	Silver Trail	Deenie Woodward	Don Winter

SCSD ADVISORY COMMITTEE

Silverado Resort	Todd Shallen, KSL 1600 Atlas Peak Drive Napa, CA 94558 todd.shallen@silveradoresort.com (707) 257-0200
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County Board of Supervisors	Alfredo Pedroza 1195 Third Street, Room 10 Napa, California 94559 (707) 225-2019 c (707) 253-4386 office alfredo.pedroza@countyofnapa.org
Staff Assistant Board of Supervisors	Michael Karath Napa County (707) 299-1477 (707) 637-7890 c michael.karath@countyofnapa.org

FIREWISE ALERT - Please consider taking advantage of this worthwhile opportunity



RECEIVE UP TO
\$3,500
TO MAKE YOUR HOME
SAFER FROM **WILDFIRES**

Napa Communities Firewise Foundation (Napa Firewise), through a grant from CAL FIRE, is pleased to offer cost sharing reimbursement for defensible space work around homes throughout Napa County.

If you live in Napa County and your home is in or close to a HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE you should APPLY before funding runs out!



IT'S EASY TO APPLY!

- 1 Go to our website (<https://napafirewise.org/dspace> or use the QR code to the right) for details.
- 2 Fill out an automated self-assessment that will help you understand what clearing work should be done around your home.
- 3 You will schedule and receive, at no cost to you, a courtesy assessment of your property's vulnerabilities and recommendations to reduce your wildfire risk which will easily enable you to file your application.
- 4 If your application is accepted, you will receive a 50% reimbursement up to \$3,500, for money you spend on new defensible space clearing work.



SCAN ME

If you participated in this program last year, you are eligible this year for up to an additional \$1,500 for new work.

THE #1 MOST IMPORTANT PROJECT TO MAKE YOUR HOME WILDFIRE SAFE IS CREATING AND MAINTAINING DEFENSIBLE SPACE – AND IT'S THE LAW.

**YOU HAVE NOTHING TO LOSE (EXCEPT YOUR HOME TO WILDFIRE)
SO APPLY NOW TO ACCESS THIS GRANT OPPORTUNITY through the link or QR code**

To apply, visit:
<https://napafirewise.org/dspace>

Dspace@NapaFirewise.org

Endorsed by:

