

SILVERADO

PROPERTY OWNERS' ASSOCIATION

NEWSLETTER

WINTER 2015

Another year of many activities for SPOA. Our beautification and maintenance of our residential properties continue to improve and remain our #1 priority. Thanks to the County of Napa and **Carlos Solorio**, our county representative, **Thomas Fine**, Chair of our landscaping committee, and our Silverado Community Services District, we were able to replace lighting outages; cleanup of weeds on Atlas Peak; renovate Atlas Peak Islands; eliminate water runoff problems at upper Westgate; updated Burning Tree Circle, Merion Circle, Olympic islands, Westgate at the Fairways; Hillcrest at Westgate; finish landscaping on Hillcrest sidewalks, and several safety concerns were

addressed. Also, with help from **Bob Butler** and Thomas Fine, we landscaped and obtained lightening for the Silverado signage as you come in from Monticello Blvd onto Atlas Peak road. Our 2015 landscaping priorities can be seen on our new SPOA website shown at left - www.silveradopropertyowners.org.

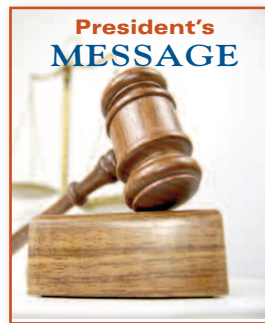
During 2014 with help from Bud Alexander, Mary Belli and Bob Andresen, SPOA launched a new website and email communications including our newsletter. The SPOA website at www.silveradopropertyowners.org has much information available for our residents. The website is receiving many hits daily indicating that people are viewing the information. Also, with **Mary Belli's** assistance, we were able to launch our newsletter electronically via your email address. She also spends considerable time collecting our annual dues. I must recognize the efforts of **Bob Andresen** and **Mary Sanbulte** who gathers and organizes the information for our newsletter.

I initiated the Election Committee as provided in our by-laws. The Committee is ably chaired by **Joe Russoniello** assisted by **Veronica Faussner** and **Bill Jovick**. Thanks to Joe, Veronica and Bill for volunteering to help recruit the best officers, directors, and alternates for SPOA.

Andy Kirmse, Chair of the Architectural Controls Committee, has been busy reviewing and approving plans for many improvements, remodeling, and solar panels for our residents in accordance with our Covenants, Conditions and Restrictions (CC&RS). Thanks Andy for your extra efforts.



Andy Kirmse



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>
Andy Kirmse	<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>	Mary Sandbulte <i>Mark Samrick</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>SCC&R</i>	John Evans <i>Bob Sheehan</i>
<i>Silver Trail</i>	Deenie Woodward <i>Dr. Glen Duncan</i>
<i>Silverado Crest</i>	Paul Roberts —
<i>Silverado Oaks</i>	Don Russell <i>Vanessa 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>Tammy Smith</i>
<i>Unit 4 & Parcels</i>	Bud Alexander <i>John Hagerty</i>
<i>Units 5AB</i>	Bill Jovick <i>Cathy Enfield</i>

Continued on Page 2

President's Report – continued from Page 1



Marlene Rosenberg

According to **Harry Matthew**, our long-time Treasurer, our finances are in good condition at December 31st with \$60,500 of cash in the bank. Harry also has to file many reports with the State and Federal governments. Harry is reminding everyone that SPOA's annual dues of \$20.00 should be sent to Mary Belli before January 31st – **what a bargain!**

Special thanks to **Marlene Rosenberg**, our Secretary, who takes our minutes and have the drafts of the minutes published soon after our meetings. She also handles the agendas and SPOA roster. **Not an easy job.**

On the topic of finances, our Silverado Community Services District for FY 2013-2014 had revenues of \$117,730 and expenditures of \$117,204 providing us with a net surplus of \$526.00. Our FY 2014-2015 budget is projected to provide a small deficit of \$900.

As most of you know, **Bill Dodd** who represented us for many years in the 4th District as our County of Napa Supervisor moved to greater heights as our State of California Assemblyman. Thank you Bill for your help over many years and congratulations on your election. We look forward to working with Bill's replacement, Alfredo Pedroza.



Bill Dodd

Finally, I thank you all for helping me through my first year as your President. I enjoyed it and look forward to serving you this year. My goals will continue to maintain the beauty and value of our Silverado neighborhoods. Also, I want to change our by-laws for some minor items such as providing an Executive Committee to function between board meetings. Also, I want to continue to improve our website and emails capabilities to provide more transparency and provide better communications to you.

Thanks,

CON HEWITT

Hewcon36@yahoo.com

John Evans

From Silverado Managing Director

Happy 2015 to all!

We are looking forward to a great year as we continue to build on our successful momentum. All indicators point to an even better year ahead with increased business coming to us from a variety of sectors as word of the enhancements we've made spreads. For you, our Members in 2015, we will redouble our efforts to bring you the best experience possible. We will be working closely with the Board of Directors to develop new strategies and institute appealing new programs designed for your satisfaction and enjoyment.

As we next see you in the Grill, you'll see that we have made some changes to the Grill menu for the winter season. Chef Pablo has created some new menu items and replaced some of the less popular fare. This was not a complete menu change as we wanted to keep some of the items which we know are loved by membership, but at the same time offer some variety and new things to try. The new Grill menus can be viewed on the Member's website at www.silveradomembers.com

Swing into Spring with Country Club Membership

*You may have heard the buzz –
Silverado Country Club is doing exciting things!*



We are pleased to announce that, for spring 2015, we will be offering Country Club Memberships on a trial basis. For those of you who have been hesitant to make the commitment to Club membership, this will be a great opportunity to get a firsthand feel for all that Silverado has to offer. You'll be able to enjoy all the benefits and amenities of Club

Continued on Back Page

UPDATE SILVERADO REAL ESTATE UPDATE

01.2015

The California real estate market continues to steadily improve. Most economists believe the trend that occurred in 2014 will continue through 2015. The market may be even better due to lower interest rates and loosening lending standards. If you have been considering refinancing your home, now is an excellent time to do so.

The supply of available properties and demand continue to be significant factors at Silverado. The number of homes and condominiums currently on the market is limited. Even though buyers have fewer properties to select from they are still cautious and looking for value. Properties that are competitively priced and well maintained are attracting interest.

As always, if you are considering selling, early spring is an excellent time to list your home. Be sure your home is market ready and priced fairly so it will sell quickly!

SILVERADO PROPERTY SALES

2014 SOLD

Homes 28
Condos . . . 19

2013 SOLD

Homes 34
Condos . . . 30

2012 SOLD

Homes 25
Condos . . . 31

2011 SOLD

Homes 31
Condos . . . 11

SILVERADO ACTIVE CONDOMINIUM LISTINGS

Clubside 4
Cottage 0
Oak Creek 2
Creskide 0
Fairways 0
Silverado Oaks 0
Grove 2*

TOTAL 8

* One Sale Pending

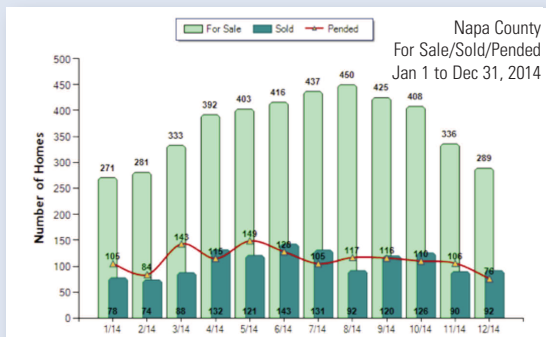
SILVERADO ACTIVE HOME LISTINGS

Silverado Homes . . . 6*
Silverado Crest 2
Silverado Highlands . . 2
Silverado Springs . . . 2
Ridge at Silverado . . . 1

TOTAL 13

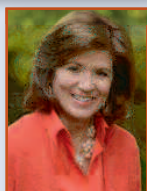
* One Sale Contingent

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



Teresa Davis

Teresa@TeresaDavis.com
Pacific Union International



Silverado Community Services District

District Manager's Report

I. Lighting:

- a. Light Outages Reported to PG&E for Repair:
 - i. Hillcrest: S10, S15, S22.
 - ii. Westgate: S106, S107, S133.

II. Maintenance:

- a. Upcoming Seasonal Yearly Maintenance Items Schedule:
 - i. Pruning is being completed this week.
 - ii. Fertilizing will be completed the end of the next week.
 - iii. Annual plant replacement will commence in February (subject to plant availability).
 - iv. Compost application will be completed in April.
- b. For suggestions on regular/seasonal maintenance or to report any landscape issues, please contact the District Administration's Analyst, **Carlos Solorio** at 259-8603 or by email at Carlos.solorio@countyofnapa.org. You may also contact **Thomas Fine**, the district's landscape committee representative.

III. Quarterly Projects:

1. The renovation of the will be the focus for the remainder of the fiscal year.
 - a. Tom and Carlos are wrapping up a plan/design for the islands and will be meeting with the contractor(s) for pricing and scheduling.
2. Addition of bark to all islands:
This item has been rolled over to the next fiscal year.

John Evans, continued from Page 2

membership including golf, tennis and pool access during your trial period as well as taking part in Club events and enjoying the camaraderie in the Member's Clubhouse.

Don't miss out on this wonderful opportunity!

Privately Owned Golf Carts Driven on Silverado Grounds



Please remember that all privately owned golf carts must be registered with Silverado Country Club and a permit fee paid in order to be allowed to be driven anywhere on the grounds of Silverado Resort. Your cart must be registered whether or not you are an active Country Club. Our Marshalls will be checking for current 2015 registration stickers on carts and will advise you accordingly if none is found.

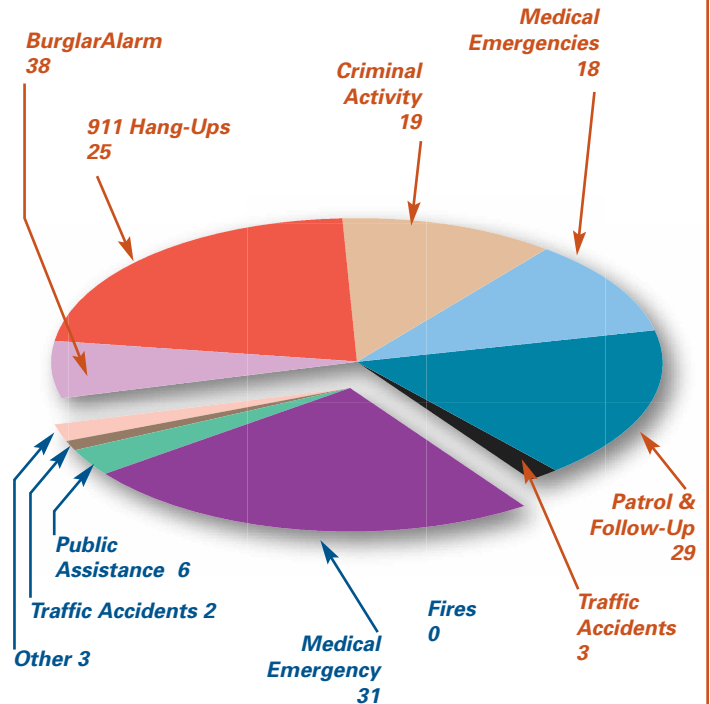


Registration of a privately owned golf cart allows your cart to be driven on the grounds but, does not allow you to utilize either the golf courses or driving range without active Country Club membership.

To register your golf cart please call Vanessa Braun, Membership Coordinator, at 707-257-5424 or email her at Vanessa.Braun@silverardoresort.com

Incident Reports in the Silverado Community August 2014 through December 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.

More Golf Truths

- Nobody ever coughs on your follow through.
- Lagging a putt from three feet means you've got the yips.
- Keeping your head down means you'll be looking at a very large divot.
- No successive swings are ever the same except when you hit consecutive shots out of bounds.
- Out-of-bounds fences are located a foot the wrong side of your ball.

And then...

A friend of Henry's dies suddenly. A week later, he comes back to tell his friend how great Heaven is.

"Henry," he says, "you won't believe it, but there is golf in Heaven."

"That is wonderful!" Henry replies.

"Don't be so thrilled," his friend tells him. "You have a -tee-off time scheduled for Saturday."