



LCLT

LOPEZ COMMUNITY LAND TRUST

Building a Sustainable Island Community

March 2010

LCLT CELEBRATES 21 YEARS • 2009 ANNUAL REPORT

LOPEZ COMMUNITY LAND TRUST WINS FIRST PLACE NATIONAL AWARD

LCLT has been awarded first prize in the new construction category by the National Association of State Community Services Programs (NASCSP). NASCSP members are state administrators of the U.S. Department of Health and Human Services Community Services Block Grant (CSBG) and the U.S. Department of Energy's Weatherization Assistance Program (DOE/WAP). Sandy Bishop and Rhea Miller accepted the award on behalf of LCLT in Washington, DC, on February 24 at an award ceremony held at the Hyatt Regency in Bethesda, Maryland. The award is for LCLT's fourth neighborhood, *Common Ground*, and due in part to LCLT's publication of the manual *Land, Water, Energy, Resource Use: A Systems Approach*. The manual is available for \$15.00 and can either be ordered on our web site or by contacting our office.

Common Ground is a net-zero energy neighborhood that uses rainwater catchment, solar hot water, a grid-tied solar electric system, and straw bale construction. See www.lopezclt.org for photos of *Common Ground*.



Josh Wolfe presents Sandy Bishop with a suitcase of electronic measuring devices as part of the 2009 Weatherization Award. The national awards recognize innovative efforts to help low-income families become energy efficient.



Common Ground and solar array

Governor Gregoire's communications director Laura Lockard, and chief of staff, Cindy Zehnder. We have just \$24,000 in outstanding expenses to complete the solar electric system for the office and two apartments, the rain water catchment system and landscaping.

MAJOR ACCOMPLISHMENT IN 2009

In 2009 LCLT completed its fourth neighborhood of permanently affordable housing, and the first net-zero energy neighborhood in the state of Washington. We could not have done this without the support of over 200 local contributors, 60 interns, thousands of hours contributed by the homeowners, their friends and family and a host of dedicated volunteers. On July 25, 2009, five hundred people (Lopez Island pop. 2,400), celebrated the Open House of *Common Ground*—a straw bale, earthen plaster, rainwater catchment, net-zero energy neighborhood developed by LCLT. Honored guests included Washington state legislators Rep. Jeff Morris and Rep. John McCoy,

2010 PROGRAMS

GRAIN PROJECT

LCLT has a commitment to sustainable agriculture. In 2002 we launched the first USDA inspected Mobile Processing Unit (MPU) in the nation. Now there are many units operating around the country, including some for reindeer and bison.

As we completed our fourth affordable housing neighborhood the board made a commitment to re-focus on sustainable agriculture. And that focus brought us to O.J. Loughheed.

O.J. started an internship with us in the fall of 2009. He literally grounded the LCLT Grain Project by working with twelve different farmers and gardeners on Lopez to plant approximately eight acres of grain, including three hard red wheats, one hard white wheat, and two soft winter wheats. A variety of a winter feed/malting barley was also



Grain harvest

sown. Most of these plots are doing well with the exception of one partial plot that flooded with the winter rains and one that is being mowed down by the deer!

The grain program and a seed library features front and center in food security for the island. Ten years ago when Henning Sehmsdorf brought the idea of the MPU to LCLT it was deemed an essential component of our local food system. After much research and discernment, LCLT believes that saving seed and growing grains utilizing sustainable farming practices will prove to be just as important now as the MPU proved to be ten years ago.

To help foster this effort, a temporary seed vault has been provided through a collaborative effort with Steve Lillestol and Peter Currie. David Zapalac designed a lighter weight cradle scythe for hand harvesting grain.

O.J. has sourced certified organic hard red spring bread wheat seed and a classy but rugged amber durum (Macaroni) wheat seed—all for spring planting. Parentage of the bread wheat includes 'Red Fife,' 'Hope,' and 'Turkey Red.' Parentage of the durum includes the Gold Medal winner from the 1900 Paris Exposition—which was from Algeria!

LCLT is looking for 'seed-ready' fields, gardens, or portions thereof for the spring plantings. We are also looking for 'raw fields', preferably those

which have been grazed with sheep, to prepare for field beans, peas, soybeans, garbanzos and lentils. Fencing is a must for grain fields, as the deer tend to ravage them.

O.J.'s research has revealed that much of the land on Lopez lacks adequate fertility. Farms will need to implement rotational plantings and grazing in order to sustain grain growing. This will take a coordinated effort, but thus far farmers and gardeners seem up to the task.

Beginning in the fall of 2010, O.J. plans to institute Lopez Milling and Baking Days, not to mention Tasting Days. Look for future mailings and updates.

LCLT is actively seeking funding for a seed-drying facility, a permanent seed library, and a modest grain mill. Our location in the bioregion is ideal for saving non-genetically modified and non-Plant Variety Protected seed. These could be an economic boon to the area. If you or someone you know is especially interested this project, please give us a call.

SUSTAINABLE AGRICULTURE & RURAL DEVELOPMENT (SARD) INTERN PROGRAM

Each year LCLT offers internships. This year the SARD program will host eight interns, with most arriving after the first of April into summer, hailing from the Seattle area, California, Hawaii, Pennsylvania and Kansas. Michael Cherveney, the first intern of 2010, arrived from Hawaii in February.

Some of the participating farms in this year's SARD program are: Horse Drawn Farm, Lopez Island Vineyard, T & D Farms, Arbutus, Local Harvest and Crowfoot Farm.

Interns typically stay six weeks and gather experience either in construction, agriculture or renewable energy programs. They come to LCLT's internship program because they understand the value of meaningful work, they want to connect with the earth and the outdoors, and they are all too aware of the trend to manufacture denatured food by multi-national corporations.

Learning about local sustainable farming practices is a big attractor. Perhaps the biggest eye opener for us is discovering who owns the seed. Visit the following website to confirm that Seminis, owned by Monsanto, not only owns your beef, but your vegetables as well! <http://www.ars-grin.gov/cgi-bin/npgs/html/pvplist.pl>



Michael Cherveney, intern



Susie Teague, Tim Clark and Denise McIntosh at the food charrette

FOOD CHARRETTE DRAWS CROWD

LCLT sponsored a second food charrette on January 30, 2010. The last food charrette was three years ago and spawned great interest in locally grown organic food in the community and the school system. This year over 50 people attended, spanning the spectrum of farmers, gardeners, students, food service workers, and customers. There was great interest in supporting the LIFE farm and garden program at the school, increased desire to utilize interns, a deepening understanding of the GMO crisis, and the possible formation of a grain CSA on Lopez. The inspiration for the event included a TED Talks “Cradle to Cradle” by Bill McDonough, whose work also inspired *Common Ground*, our latest net-zero energy affordable housing neighborhood. “Cradle to Cradle” vividly calls us to sustainability in all aspects of our lives, not just food. <http://www.videosift.com/video/TED-Talk-William-McDonough-Designing-Cradle-to-Cradle>.

As a result of the charrette, LCLT is building stronger collaborative relationships with others. Nancy Rankin is organizing a grain/legume Community Supported Agriculture (CSA) for the island. To that end Horse Drawn Farm, owned by Ken Akopiantz and Kathryn Thomas, will grow 40 shares of hard red winter wheat. Local Harvest owned by Christine Langley is growing 100 pounds of dried beans. Both operations will need members to help in harvesting and threshing. The 40 shares were sold within days of announcing the availability. LCLT will be involved in distributing information about the CSA for next year so if you are interested, please contact us. We will also help coordinate the harvest and threshing.



Denise McIntosh has started working on “Grow a Row” for Lopez Fresh. The concept is to grow a row of food to supply the fresh food bank operated by Lopez Island Family Resource Center.

Pamela Pauly is working with other contractors to do maintenance and repair for the LIFE farm and garden program at the school. Levi Taylor and Linda Bartolucci are gathering volunteers to help with maintenance of the school gardens.

SUPPORT LCLT PROGRAMS

Your membership contributions help us create and sustain the Lopez you love! In our 21-year history LCLT has made several important island contributions:

Affordable Housing

33 households have secure affordable housing in the four neighborhoods we have developed.

Of these 33 households, 17 own and operate small businesses.

More than 24 children are housed in a safe, supportive LCLT neighborhoods.

Two households now have access to secure affordable rentals.

Sustainable Agriculture and Rural Development (SARD)

The development of the mobile processing unit allows islanders to purchase USDA inspected meat from local farmers.

The *Farm Products Guide* allows islanders to locate local farms and purchase directly from the farmer.

The Lopez Island Farm Education (LIFE) program was co-founded with LCLT and helps local school children understand nutrition, learn to grow and cook fresh food from garden produce.

LCLT’s latest effort, the Grain Project, is aimed at enabling local families to grow grain and save seed for themselves and the community, helping to close the food loop.

Lopez Fresh, a fresh food bank, was established by LCLT and now operated by the Lopez Island Family Resource Center.

We recently built the largest solar electric system in the county and it is generating clean green energy for 11 LCLT households.

Through these and other LCLT programs our island character, diversity and community are being preserved.

Because of the support from our members we can develop programs like these that have far reaching effects—not just for our island but for other communities as well. When you are out and about on Lopez, visiting local businesses owned by residents of the homes developed by LCLT, or enjoying local meats, or visiting farms listed in the *Farm Products Guide*, think about us.

We can only continue our work if we have a supportive membership. Please make an annual membership contribution today by using the enclosed envelope or online by clicking on the **Donate Now** button at www.lopezclt.org.

THANK YOU!
GIFTS OF ALL SIZES
ARE PUT TO GOOD USE.

LCLT 21ST ANNUAL MEETING

WITH SPEAKER JOE GAYDOS



Joe Gaydos of the SeaDoc Society

MONDAY, MARCH 29, 2010 7:00 P.M. LOPEZ CENTER

SUSTAINABILITY AND THE SEA

Please join LCLT for a dessert potluck—we'll provide tea and coffee!

7 p.m. Doors open for coffee, tea and dessert potluck

7:15 LCLT Board update and plans

7:30 LCLT welcomes Joe Gaydos

Many of us know Joe's wife, Julie Brunner, who has been a consultant for each of our neighborhood cooperatives. Now it is Joe's turn. Joe has both a veterinary degree and a PhD and serves as regional director and chief scientist for the SeaDoc Society, a branch of the University of California Davis School of Veterinary Medicine and located on Orcas Island. Under his leadership the organization has developed ten principles for ecosystem design approach to protecting coastal waters of the Salish Sea. In their words, "we work to figure out what's happening to our local species, and why. And then we share that information by facilitating collaboration and networking among the different agencies, governments, and individuals who make the decisions about how the six million people living in Puget Sound can live in harmony with the marine environment." (www.seadocsociety.org).

Whether creating sustainable housing, agriculture, or renewable energy programs, there is a great connection between what we do on land and what happens in our coastal waters. Come and share the evening with us while we learn together about being better stewards of both the land and waters.



Scott, Spots and Brigit

SCOTT, SUSTAINABILITY & THE SEA

Leave it to the farmer to explain why sustainable agriculture is central to saving our marine environment! Scott Meyers and Brigit Waring and their daughters Lindsey and Jamie of Sweet Grass Farm offer our interns "walk through" education tours regarding livestock, runoff, and wetlands. In the heart of winter, on land full of wetlands, trumpeter swans and Canada geese, we found beautiful pristine wildlife co-existing with ninety head of prime beef cattle, with no mud and no runoff. How can this be? "With a lot of work and common sense," according to Scott. As our intern Michael Cherveney and the staff of LCLT walked with Scott, he showed how he confines his cattle in the wet season just enough to control their bedding and prevent mud. "Winter soil conditions make it necessary to hold our cattle off the pastures in the wet times. We put straw down daily and keep nearly 100 head mud free in the winter. The bedding makes beautiful compost," says Scott.

"Our cattle breed is Wagyu made famous by the Kobe region of Japan. We sell our beef directly to customers through our website. The cows can make it a challenge to get the bedding and feeding done. They love to get a good scratch on those hard-to-reach areas. Spots (see photo) is one of our mama cows born in 2002."

Scott reminded us that we have to keep the terrestrial landscape vibrant, because the latest research by Lopezians Russell Barsh and Madrona Murphy of Kwiaht demonstrates that our local salmon live off the insects from inland, the very insects that breed in our wetlands. Moreover, there is no contaminated runoff from his livestock entering the waterways that spill into the near shore environment during our wet seasons. Scott and Brigit demonstrate yet another example of John Muir's great quote: "When we try to pick out something by itself, we find it hitched to everything else in the universe." This is the essence of sustainability, whether on land or sea.

Read more about Scott and Brigit's farm at www.sgfbeef.com

MOBILE PROCESSING UNIT

LCLT played a major role in building the nation's first Mobile Processing Unit (MPU). The Island Grown Farmers Cooperative (IGFC) operated the MPU in conjunction with a processing facility in Bow, WA. It currently supports over 64 farms in 4 counties.

The continued success of the IGFC has inspired farming communities throughout the U.S. and Canada. This fall will mark the 10th anniversary of this amazing project. As a farm and co-op board member of the IGFC, I am very grateful for the continued support off the LCLT and the dedicated work of the IGFS members and staff. It makes our farm possible."

—Scott Meyers



Read Langenbach

ADIEU READ LANGENBACH, AND THANK YOU!

Read Langenbach has been involved with LCLT since 1990. When LCLT purchased its first piece of property from two of the Lopez Village Corporation founders, Jerry and Sarae Mae Eads, we were introduced to Read who was serving as their attorney.

The land purchase was fraught with complications that had made potential buyers flee. We were too naïve to be frightened off and Read was patient enough to work with us until the land was unencumbered and the deal could close. Thus began a 20-year relationship between those of us at LCLT and Read.

In large part Read is responsible for the success of LCLT. When LCLT went through its low point as an organization, it was Read who volunteered to work with Sandy Bishop to restore the organization to stable and fiscally viable ground. He has been key to our fundraising efforts, securing property, drafting ground leases, and placing the organization on a strong, stable foundation. As a community land trust we have a 198-year commitment to manage our property and Read's wealth of experience assures that LCLT is legally protected.

Read was elected to the LCLT Board in April 2004 and in March 2010 he will complete his second term and leave the board. Read is a partner in the Seattle law firm of Cable Langenbach Kinerk & Bauer, LLP, where his practice focuses on real estate and business law. He is a graduate of Dartmouth College and Harvard Law School. Read has served as chair of LCLT's board, and also gives his service to the Camp Nor'wester board and the Sea-Doc Society.

Read and his wife Marianne own Red Gate Farm just northeast of the village on Fisherman Bay Road, and often have offered this organization personal hospitality in their home. Read loves weather of all kinds and because he just bought a new tractor we think he'll spend more time on the farm and less time in Seattle. So as we bid him adieu, we know if we can't find him in his Seattle office, we'll find him on his tractor!

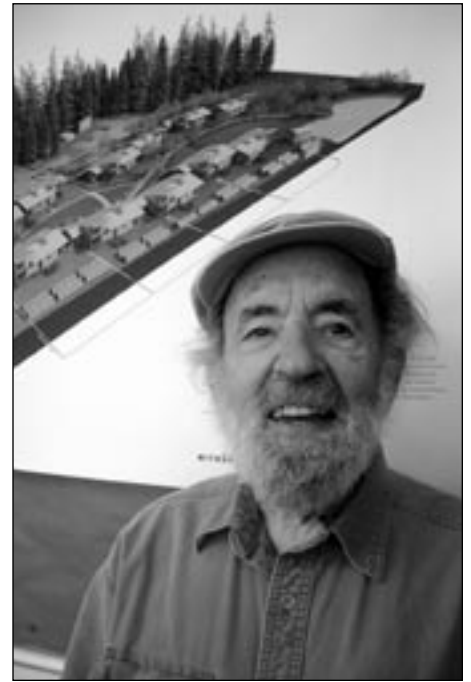
FAREWELL OSCAR, AND THANK YOU!

Oscar Smaalders has been involved with LCLT since its inception in 1989. He was a founding member and served on our first board of directors. In fact, Oscar testified for the Lopez Shelter group working with the State legislature to successfully restore the Owner/Builder Code that preceded LCLT housing efforts of 1989.

Originally a native of Holland, Oscar has been involved with justice work since surviving the Nazi invasion of his homeland. He immigrated to the States in 1947, eventually earning two master's degrees, one in economics and one in library science. Oscar married Alie, raised three children, and made his living as a librarian while living in California.

He has advocated on behalf of farm laborers, battled the John Birch Society, served as a draft counselor and vigilled for peace.

Besides his involvement in affordable housing, Oscar is an avid reader and stays abreast of current events. He distributes interesting radical emails to a wide circle of friends. Oscar has always stood with those who have less, and we are grateful for his steady support over our 21 years. This March marks Oscar's final term serving on our board. At 86 years old Oscar continues to freely state his mind and we thank him for that and for his support and years of service! Thank you Oscar!



Oscar Smaalders

LCLT GIVES THANKS TO OUR 2009 INTERNS

who worked on affordable housing, renewable energy, and sustainable agriculture programs!

- | | |
|----------------|----------------|
| Anne Slick | Jessica Roundy |
| Ben Redmond | Joy Goldberg |
| Benjamin Cobb | Kathy Kelley |
| Bill Nunn | Lucy Bignan |
| David Mondello | Nitsan Yomtov |
| Eric Huenefeld | O.J. Lougheed |
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LCLT
LOPEZ COMMUNITY
LAND TRUST

BOARD OF DIRECTORS

- Read Langenbach - Chair
- Bruce Creps - Vice Chair
- Jamie Stephens - Secretary
- Todd Goldsmith - Treasurer
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- Clive Prout • Sue Roundy
- Oscar Smaalders • Faith Van De Putte

STAFF

- Sandy Bishop – Executive Director
- Rhea Miller – Assistant Director
- Jan Scilipoti – Administrative Assistant
- O.J. Lougheed – Grain Researcher

FROM THE TREASURER

TODD GOLDSMITH

LCLT completed approximately 96% of the planned expenditures of the \$3.5 million Sustainable Community Homes Project (SCH) to-date. We had a net income for 2009 of \$153,288 before the final asset transfer of the 11 completed new homes to the *Common Ground* (CG) co-op. Funding of this asset came from a construction loan of \$1,010,000 and net income recorded during 2006-2009—principally from grants and donations—amounting to \$1,552,067. Some SCH tasks remaining from these net funds for 2010 include storm water improvements, a solar electric system for the office, additional landscaping, and some needed modifications for the rainwater catchment system. A small portion of these funds will help to carry-over operations in the first quarter of 2010.

We completed 2009 with \$44,780 in our checking account. However, we had an operating shortfall of -\$3,604 primarily due to lower than planned fund-raising income. This will have the effect of reducing our net equity for year-ending 2009.

Key financial highlights of 2009 include:

Community Sustainable Homes Project:

- Utilized \$45,000 of the Housing Trust Fund Revolving Loan Fund (HTF RLF) to assist the new CG residents in the purchase of their new homes at 3% interest, with payments deferred for 7 years.
- Utilized \$30,000 of the Len Kanzer Memorial Fund for CG resident down payment assistance at 3% interest.
- Transferred the balance of the Islanders Bank \$1,010,000 construction loan for the 11 CG homes to the CG co-op via a 30 year 5.875% mortgage. Islanders Bank granted this loan to LCLT with no points or fees.
- Established and funded first year for capital maintenance reserves for the water systems (\$1,366) and office/rental units (\$1,553) at SCH.
- Converted the promissory notes for \$150,000 for the office and rental units to amortized loans with a longer term and 3.25% interest rate. Balance of \$75,000 due in 10 years.

PRELIMINARY/UNAUDITED ABBREVIATED BALANCE SHEET*

	Dec 31, '09	Dec 31, '08
ASSETS		
Total Current Assets	77,915	201,956
Fixed Assets		
Land	560,798	560,798
Sustainable Community Homes Project	624,456	2,769,868
Mobile Processing Unit	44,477	50,408
Office Equipment	2,248	3,802
Total Fixed Assets	1,231,980	3,384,876
Restricted Special Endowment	94,994	81,431
Revolving Loan Notes Receivable	497,487	431,265
TOTAL ASSETS	1,902,376	4,099,529
LIABILITIES & EQUITY		
Liabilities		
Total Current Liabilities	13,982	812,178
Total Long Term Liabilities	456,588	456,767
Total Liabilities	470,570	1,268,945
Total Equity	1,431,806	2,830,584
TOTAL LIABILITIES & EQUITY	1,902,376	4,099,529

* Items rounded to nearest dollar

Special Endowment Fund (SEF):

- At year-end, the SEF had a book value of \$90,209. In 2009 the fund advisor distributed just under \$5,000 to LCLT. Since 2006 the fund has distributed \$20,580 to LCLT for use with our general operating expenses.
- (See income and balance sheet below)

PRELIMINARY/UNAUDITED ABBREVIATED INCOME STATEMENT*

	Jan-Dec '09	Jan-Dec '08
INCOME		
Lease fee	16,298	12,338
Rents and Fees	15,785	805
New Resident Fees	41,464	970
Sales	139	66
Contributions	132,487	220,504
In-Kind Materials & Services	781	20,584
Asset Sales	-67	-221
Grants Income	81,109	382,895
Interest Income	649	7,352
Endowment	18,450	-49,452
TOTAL INCOME	307,095	595,840
EXPENSE		
Administration	22,581	20,972
Fundraising	5,993	5,124
Alliance	215	605
Housing	70,605	14,289
Sustainable Agriculture/Energy Sustainable Community Homes Project	510,206	1,742,856
Transferred to Asset	-510,206	-1,742,856
TOTAL EXPENSE	153,806	60,650
NET INCOME	153,288	535,191
Capitalized Homes Transfer to CG	-1,552,067	0
Net Income after Housing Transfer	-1,398,778	535,191

* Items rounded to nearest dollar



Autumn Rain,
Common Ground resident

WISH LIST

- Trees and shrubs for landscaping
- Wire caging for keeping the deer away from trees
- Intern housing
- \$104 weekly sponsorships for interns who help the Lopez School garden program

If you can help, please contact our office.

ANNUAL REPORT—Content: Rhea Miller and Sandy Bishop;
Layout: Ruthie Thompson-Klein; **Linoleum Block Prints:** Diana Luhn Bower; **Photos:** staff and friends

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THANK YOU!

We gratefully acknowledge members and contributors who donated to LCLT in 2009. Your membership contributions help us create and sustain the Lopez you love! Thank you for your generous support.

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Building a Sustainable Island Community

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2009 ANNUAL REPORT



ANNUAL MEETING
MARCH 29 • 7PM • LOPEZ CENTER
JOE GAYDOS
"Sustainability and the Sea"

Membership Appeal—LCLT Needs You



Rhubarb

Diana Bower

Your membership contributions help us create and sustain the Lopez you love!

- Do you enjoy going to Vita's
- Having coffee at Isabel's
- Visiting the transfer station where Neil manages an award-winning recycling program, Buying books and gifts at Maud's
- Enjoying ice cream and fudge from the 'Lopez Fudge Ladies' and
- Shopping at Blossom Organic Grocery?

There are 17 small business establishments owned by people who live in the homes developed by LCLT. Those listed above are just a few examples of how those living in LCLT homes help create this island culture that we have all grown to love.

By becoming a member and supporting our programs you directly support the distinctive community of Lopez. Please join LCLT by returning your membership contribution in the enclosed envelope or visit: www.lopezclt.org and click on the *Donate Now* button.