



# LCLT

## LOPEZ COMMUNITY LAND TRUST

### *Building a Sustainable Island Community*

March 2009

## LCLT CELEBRATES 20 YEARS • 2008 ANNUAL REPORT

### 1989-2009

#### CELEBRATE, CREATE, CONNECT!

**L**opez Community Land Trust is celebrating its 20<sup>th</sup> year. When we started in 1989 we were a sincere, earnest group, but we didn't know what we were doing. We were passionate about creating affordable housing and sustaining a more diverse community.

Our first application for funding was written without including a budget because we didn't have experience with housing finance. Needless to say the application was rejected, but it shed light on our weakness and brought us the technical help we needed. From there, miracles unfolded, and we have been learning ever since.

During our first year Rod Morgan spent the last year of his young life teaching Sandy Bishop how to develop housing, and thus he became the namesake for *Morgantown*, LCLT's first seven-home neighborhood, completed in December, 1992.

Nick Gervasi, Pamela Pauly, Sue McCullough and Oscar Smaalders, among others, volunteered with Sandy on that first project. All of them are now involved in LCLT's fourth neighborhood, *Common Ground*. The first project cost \$500,000 on one acre with seven homes. The current project, our fourth, has a budget of \$3.5 million and includes seven acres, 11 homes, two rentals, an office complex with a resource room and a Class-A water system.

LCLT began its intern program with *Morgantown*, the success of which has exceeded our wildest dreams. The *Common Ground* project has included over 50 interns from around the world. The interns not only help LCLT build homes, establish gardens and install renewable energy systems, they also baked over 50 pies for Thanksgiving baskets, and chopped wood for those in need during the winter holidays. They play soccer, knit, help their host families, enjoy and contribute to the greater community. The most common feedback from interns is their awakening understanding of what it means to live in community. We are immensely

grateful to all those who have provided housing and supported our internship program.

Volunteers are the backbone of LCLT projects. A passing carpenter on vacation was intrigued by what he saw happening at *Morgantown*—so intrigued that he parked his van full of tools and volunteered for his entire vacation. Nancy McCoy's father, retired electrician, wired *Morgantown*. Amalia Driscoll and Pat Cunningham joined the grandmothers' brigade of shinglers and spent months shingling the houses to the five foot level. Mitch Hoyt and many others gave generously of their time and expertise to *Coho*. *Innisfree* garnered volunteers from Ameri-corps as well as the many Lopez residents. There are so many who have found a way to contribute to building the four neighborhoods.



International visitors with solar hot water at LCLT's new office

LCLT has had its challenges, including its rebirth in 2003 from severe financial difficulties. It continues to offer groundbreaking initiatives, all of which are focused on sustaining community. This current project is the first straw bale, zero net energy, affordable housing project in the country. We are hoping that our work

will provide both the inspiration and expertise in fostering earth-friendly, sustainable development.

In addition to housing, LCLT developed the Mobile Processing Unit (MPU), the first such unit to receive a USDA Grant of Inspection. The MPU allows local farmers in a five county region to supply their community with healthy and wholesome, locally grown meats. The MPU gained front-page coverage of the *Wall Street Journal* on September 5<sup>th</sup>, 2008. The Food Products Guide is published every two years. Lopez Fresh, a fresh food bank, was established and in 2004 was transferred to the Lopez Island Family Resource Center. LCLT co-founded the LIFE farm-to-school program, and purchased Nate Porter's property to provide housing for educators.

In celebrating our 20<sup>th</sup> Anniversary, we are planning a number of events. The first celebration will be the 20<sup>th</sup> Annual Meeting featuring guest speaker Ross Chapin. We plan to host an open house, solar electric workshops, Harvest Dinner and more throughout the year. We hope you will join us.

# FROM THE EXECUTIVE DIRECTOR

## SANDY BISHOP



Sandy Bishop & Pamela Pauly, problem solving as usual!

For those of us involved in starting LCLT, it is hard to believe that it has been 20 years! We are grateful for all those who have participated over the years—members, volunteers, staff, board members, and funders.

For all the challenges, there has been plenty of laughter and good times. One of the most onerous tasks at *Common Ground* was sifting over 150 yards of clay soils, sand and manure for the earthen plaster mix. Despite the initial groaning about the piles, people stated, “We have the best conversations while doing that endless sifting! It’s the one job where we have uninterrupted time to get to know one another better!” On the last day of sifting, Paul Henriksen walked up the road with a group of 20 girls from Camp Nor’wester on a community service day. Everyone cheered as they jumped right in and helped finish the task.

Our celebration of 20 years involves not only remembering our past, but planning our future as well. During our recent Board Retreat, we discovered a phrase that encapsulates our work towards a sustainable community: *Unleashing the Power of Community*.

Over fifty interns have helped construct the *Common Ground* homes while learning straw bale construction, natural plasters and sustainable building techniques. The next phase of this project will be to fund and build the photovoltaic component, bringing us closer to our goals of net zero energy use to inspire others and contribute to a Greener America.

During a recent exit interview, an intern said what surprised him most about his time on Lopez was the interrelatedness of the community. He knew he might never return to Lopez, but he would always carry a special connection to the island. He left for a 27-month tour with the Peace Corps. He wanted to know what advice we had for him on practical steps to build community. LCLT’s three keys to providing community based housing are: 1. a clear sense of vision, 2. to understand that relationships are most important, and 3. to share information abundantly.

Education and training has become an unexpected, exponentially growing component of our organization’s programs.

This past year representatives of LCLT have conducted speaking engagements throughout the northwest, Washington, D.C., and the Gulf Islands. Visitors seeking information and expertise have arrived from Thailand, New Zealand, and Japan. We have also received calls from around the world regarding the Mobile Processing Unit, particularly from the continent of Africa. Many of these contacts have involved young people, the stewards of our future on this planet.

Which brings me to my final comment: Our future will look different from our present. Our earth is telling us that business models need to change—away from a dependency on endless consumption. Careful understanding of natural laws and self-organizing systems will help us meet the environmental, economic, political, and resource challenges we are facing. Lopezians in every sector are doing an extraordinary job of facing these challenges. We hope you will join us in further unleashing our community vision.

*“The kind of hope I often think about I understand above all as a state of mind, not a state of the world. Either we have hope within us or we don’t; it is a dimension of the soul; it’s not essentially dependent on some particular observation of the world or estimate of the situation. Hope is no prognostication. It is an orientation of the spirit, an orientation of the heart; it transcends the world that is immediately experienced, and is anchored somewhere beyond its horizons.”*

—Vaclav Havel

## LOOKING AHEAD TO 2009-2010

The Board included in its 2009-2010 strategic plan exploration of: 1) development of a farmers’ equipment cooperative for small grain growers, 2) a broader renewable energy program, 3) educator housing on the Stevenson Reserve, and 4) a comprehensive intern training and leadership program. The latter could include national and international exchange programs and opportunities. Invitations have already been received from New Zealand, Bhutan, Thailand and Bolivia.



## A SPECIAL THANKS

A special thanks to Vita’s, who feeds us wildly delicious meals every Wednesday afternoon and also to Holly B., Linda Hudson, Rhea Miller, Jan Sundquist, Donna Hasbrouck, and others who have continuously brought us nourishing soups, pizza, breads and other delights that nourish us.



**Governor Christine Gregoire and Ernesto Miranda**

**AMAZING AND EMPOWERING EXPERIENCE  
 ON LOPEZ ISLAND!**

I am Ernesto Miranda and I have arrived from Bolivia, the heart of South America. My background is in Environmental Engineering and in Bolivia I worked with many environmental organizations. Starting in June 2008 I served as an international corps member of EarthCorps, a nonprofit based in Seattle which does environmental restoration in the Northwest.

My time in the United States has centered around learning, sharing and being both empowered and inspired. The first Lopezians I met were my home stay family: Carol Steckler and Al Lorenzen. I began to tell them about Bolivia, my culture, the type of socio-political scenario we are experiencing, and so on. Carol got very interested, and on my second day, she invited me to interview on her radio show.

The next morning I had the chance to meet with the Lopez Community Land Trust; I was received in such a way that it felt like home right away. I was a little nervous, but little by little I was introduced to the rest of this amazing crew. I could see they were pretty much like a big good family where everybody shares and cares about the others. We eat lunch together, spend some nights cooking or learning knitting or other crafts. Some nights the interns and other friends go to

the beach to watch shooting stars and philosophize about life, politics and how to be the change we want to see in this world.

If Lopez Community Land Trust is like a big family then, with all due respect, the big mom is the Executive Director: Sandy Bishop. When it comes to work, getting things done, motivating people, or caring about her team, Sandy is the right person. She not only assumes the duty of an ED, she works on the site with the rest of the interns and the big family of LCLT. I believe that is an amazing way of leadership and being a good role model.

Something I noticed about LCLT is that it is run pretty much by a female crew and staff. It is something really unusual in my own experience but something I have always dreamed of. I think this component makes LCLT a unique organization. Seeing more females in a leadership role gave me another way of seeing things and it made me realize how powerful women really are, and I dare to say that they seem to be more efficient.

When I began to write this article, I had no idea of how to condense all my feelings and express my happiness and gratefulness of being here on Lopez and being part of the LCLT family. Even if I had an opportunity to write a book I would still not be able to fully express how lucky and grateful I feel to all the American people who made this possible and touched my life. I know that there is no other place I would rather be at this moment of my journey. I am in the right place, with the right people in the right time.

**LCLT GIVES THANKS  
 TO OUR 2008 INTERNS**

- |                  |                  |
|------------------|------------------|
| Aaron Bini       | Katie Sandbom    |
| Adam Hurst       | Kylie Manson     |
| Benjamin Cobb    | Leila Pasco      |
| Bruce Coventry   | Levi Hanson      |
| Chaz Ott         | Levi Taylor      |
| Clara Carroll    | Lily So-Too      |
| Davey Bar-Shimon | Lucy Bignan      |
| David Rouse      | Marcus McCoy     |
| Emma Bernsohn    | Marlon Gil       |
| Ernesto Miranda  | Megeara Noland   |
| Evan Boyd        | Mik Turnbull     |
| Gino Turano      | Nathan Marsh     |
| Hilary Dahl      | Nathan Yaple     |
| Jaron Williams   | Nick Bryant      |
| Jesse Card       | Rachel E Medley  |
| Jessica Roundy   | Randal Stensness |
| Karl Swanson     | Ronni D Klompus  |
| Kate Shannon     | Saba Angel       |
| Katie Rains      | Shane Ashford    |
|                  | Stephen Flohr    |



**Bolivia meets the U.S. at LCLT's office**

# CELEBRATING & REMEMBERING CAM DEVORE



Cam DeVore died suddenly on Sunday night October 26, 2008 at the age of 76. The night before his death he spent the evening greeting the nearly 150 people who joined us for LCLT's Annual Harvest Dinner.

People who knew Cam spoke his name with a sense of awe and great respect. From 2003 until the night he died, Cam served on the Board of the Lopez Community

Land Trust. He was our vice chair and chief fundraiser. Cam lived by the words 'Yes We Can' long before they became the motto for Barack Obama's presidential campaign. Cam was a leader, a generous donor, a playful friend and a marvelous human being who called out to others and asked them to see the brighter side of life. He loved to cook and

he loved to eat. We all enjoyed going to Bobbie and Cam's house for meetings because Cam would serve his delicious black bean soup or some other specialty.

Those who worked with Cam know that they are better people for having known him. A force of good pulsed through Cam DeVore. We are grateful for his life and friendship, his love expressed so openly through his bountiful compliments given freely to people and his commitment to his immediate family and the greater community of Lopez Island.

Over 100 people gave contributions in memory of Cam. LCLT plans to create a memorial garden in his name, not because Cam loved to garden but because he loved to sit in beautiful places with friends and enjoy life to the fullest.

If you would like to contribute in Cam's memory please be sure to earmark your contribution.

## GIFTS IN MEMORY OF CAM DEVORE

Alan and Sarah Black  
 Alan Roosvarg  
 Andrew and Mariel Katz  
 Ann Buckner  
 Anne and Michael Karp  
 Anne Carlson Hallett  
 Arthur and Alice Siegal  
 Bruce Creps & Sheila Simpson-Creps  
 Carol and John Whetten  
 Catherine Hawley  
 Charles Davis  
 Christopher Forster  
 Daniel Ritter  
 David Forster  
 Davis Wright Tremaine LLP  
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 Douglass and Katherine Raff  
 Francis and Margaret Kareken  
 Frederick and Catherine Hayes  
 Gilbert and Mary Jane Anderson  
 Ginny Gilder and Lynn Slaughter

Gretchen and Samuel Feldman  
 Gretchen Hull  
 Harold and Margaret Newsom  
 Jane Harder  
 Jane Williams  
 Jean Bergersen  
 Jill Nishi and Howard Nakase  
 Jim and Nancy Caleshu  
 John Macleod & Kathleen Williams  
 John and Joann Nicon  
 John and Judy Williams  
 John and Mary Katharine Fitzgerald  
 John and Patsy Sangster  
 John and Virginia Tytus  
 John Moga and Barbarann  
 Monti-Moga  
 Jon and Carol Avent  
 Joseph DeMarco and Kunyoung Kim  
 Judd and Barbara Kirk  
 Kathleen Wright  
 Kip and Stanley Greenthal

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 Margaret Parker Salop  
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 Mary Beth Ballantyne  
 Mary Brucker  
 Mason Willrich  
 Michael and Shelly Brown Reiss  
 Michael Hensinger  
 Murray and Mariette Trelease  
 N.S. and Dorothy Penrose  
 Nicholas Epiotis and Linda Daniel  
 Pacific Denkmann Company  
 Pacific Trends, Tom Douglass  
 Patricia Zeisler

Peter Canfield and Laurel Lucey  
 Philip Buckner  
 Rachel Andres & Benjamin Curt Tysch  
 Raven Trust Fund  
 Read and Marianne Langenbach  
 Richard and Bonnie Robbins  
 Richard and Jeanna Carter  
 Richard and Margaret Singer  
 Richard Fagen and Deborah Bundy  
 Rip and Julie Van Camp  
 Robert Bertsche  
 Ronald Ralph  
 Stanley and Susan Carlson  
 Tessa Gorman  
 Todd A. Goldsmith & Diane M. Dear  
 Tom and Sally Reeve  
 Verla Cook  
 Wayne and Kiki Martin  
 Wilbert and Suzanne Anderson  
 William Warnekros  
 Wilma Footh



Saba Angel, intern

## WISH LIST

- Outdoor furniture for Cam's Garden
- Lots of rock for the wall in Cam's Garden
- Housing for interns: Spring, Summer, and Fall of 2009

(Interns work 32 hours per week with LCLT and additionally give up to 8 hours per week to their host family. If you can help, please contact Jan Scilipoti at 468-3723.)

Thank you for your support!



# ANNUAL MEETING PRESENTATION

## ROSS CHAPIN



Cottage homes by Ross Chapin

### DESIGNING FOR COMMUNITY

Ross Chapin coined the term “pocket neighborhood” to refer to small clusters of houses around a shared commons – a kind of neighborhood within a neighborhood designed to foster a sense of community among residents. How big are they? “Somewhere between six and sixteen households seems to be the sweet spot,” says Ross. “With any fewer, the sense of being part of a group is lost, and there is not enough diversity or activity to give the neighborhood vitality. Beyond sixteen or twenty households, there are too many people to know in any real depth.”

Most of his pocket neighborhoods slip into existing neighborhoods and consist of homes ranging from 700 square feet to 1,500 square feet. The central commons often includes a quiet lawn and pea patch, edged with a medley of perennial flowers. Cars are intentionally parked to the side, so that residents walk through the commons to their front doors, offering ample opportunity for casual interaction with their neighbors. Large porches support this neighborliness by offering a spot to engage a neighbor in an impromptu chat. With so much

focus on community, great attention is also given to preserving personal privacy.

The homes, perhaps more accurately described as cottages, have a familiar feel while leaning toward the future. Besides saving money and materials with their diminutive size, they are built beyond code to save energy.

Ross has designed more than 3-dozen such pocket neighborhoods, including six he’s built as a development partner. These projects have attracted national attention, including feature stories in the *New York Times*, the *Wall Street Journal*, HGTV, and several of Sarah Susanka’s *Not So Big House* books.

On Saturday, March 28<sup>th</sup>, at the LCLT Annual Meeting, Ross will share many images and stories of these pocket neighborhoods, as well as highlight the essential elements he’s discovered about designing for community. The presentation will be at 7pm at the Lopez Center for Community and the Arts.

### BOARD MEMBER ELECTIONS

Jamie Stephens and Bill Evans are both running for re-election.

Peggy Bill, Sue Roundy and Kay Keeler are up for first term elections.



Peggy Bill



Kay Keeler



Sue Roundy

### COMMON GROUND COOPERATIVE MEMBERS

Alison Risch and Henry Lundy

Chom Sangarasri, Chris Greacen, Ty and Sara

Clive, Abigail, and Iona Prout

Donna Hasbrouck

Faith Van De Putte

Juan Velasquez, Beth Samuel, Shaun and Juan Jr.

Karan Yvonne

Marjoe Davidson

Michelle McDarmont & Audrey Swanberg

Seth Morgan, Winter Dawn and Autumn Rain

Vicki Decant Corliss

### LAND OWNED AND LEASES GRANTED

Lopez Community Land Trust owns five parcels of land on Lopez—approximately 16 acres. The three housing cooperatives—*Morgantown*, *Coho* and *Innisfree*—each lease one parcel under the terms of a 99-year ground lease. A fourth cooperative, *Common Ground*, will be completed in spring of 2009, and will also lease a portion of one parcel through a ground lease agreement. The fifth parcel is held in trust for development of educator housing at a later date. In addition to owning land, LCLT owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative.

# FROM THE TREASURER

## TODD GOLDSMITH

LCLT completed the year with a net income of \$549,744. The majority of this income was utilized for the *Sustainable Community Homes* (SCH) project in 2008. \$108,000 will be utilized to construct the solar electric array and a small portion will provide some of the funding for the ongoing operations. \$1,721,240 was expended and capitalized in 2008 for SCH from funding secured from grants and donors. At year end, the LCLT had drawn \$702,932 on the construction loan from Islander's Bank (loan is approved for up to \$984,000). Construction expenditures provided for completion of the Class-A water system, utilities, sewer connection fees, most site grading, parking lot, completion of the office/resource room and two rental apartments, and completion of the majority of the construction work on the 11 homes.

### Key financial highlights of 2008 include:

#### Accounting Audit:

- Successfully completed the yearly accounting audit conducted by Sanders & Sanders for 2007 financial data.

#### Special Endowment Fund (SEF):

- At year end-the SEF had a book value of \$81,431. The fund advisor distributed \$8,226 to LCLT for 2008 general operating expenses.

#### Housing:

- LCLT's Revolving Loan Fund (part of current assets) had a year-end balance of \$42,827 and is available for use in affordable housing projects.
- The Len Kanzer Memorial Fund for Housing continues to grow. At year-end, the fund balance was \$30,140 (part of current assets). This fund was established in honor of Len Kanzer to facilitate low-interest loans for qualifying new families moving into existing and new LCLT homes or the remodeling and maintenance expenses of an existing LCLT home.

## MEMBERSHIP APPEAL—LCLT NEEDS YOU

This year LCLT celebrates 20 years of working to create a vital sustainable rural community, and we could not have done it without you.

Our success depends on your continued contributions. Gifts of all sizes are put to good use. Please renew your membership for 2009 in the enclosed envelope or through our web page: [www.lopezclt.org](http://www.lopezclt.org).

LCLT invests in initiatives aimed at sustaining a healthy community. Our four neighborhoods; the Mobile Processing Unit; Farm

Products Guide; collaboration for the farm-to-school program, and our intern program, benefit this entire community. In tough economic times, it is tempting to pull back, dig in, and cover our heads.

Instead, let's work together to expand our vision, build up and reach out to those around us. In reaching out, we can pull together and provide both expertise and inspiration for the challenges ahead. We ask you to join us with your memberships, whether for the first time or a renewal. *We are the ones we have been waiting for!*

### PRELIMINARY/UNAUDITED ABBREVIATED BALANCE SHEET\*

	Dec 31, '08	Dec 31, '07
<b>ASSETS</b>		
Total Current Assets	201,956	497,813
Fixed Assets		
Land	560,798	560,798
Sustainable Community		
Homes Project	2,751,565	1,030,325
Mobile Processing Unit	50,408	56,339
Office Equipment	4,996	2,200
Total Fixed Assets	3,367,766	1,649,662
Restricted Special Endowment	81,431	137,110
Revolving Loan Fund Receivable	431,265	438,465
<b>TOTAL ASSETS</b>	<b>4,082,419</b>	<b>2,723,051</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities	780,502	118,913
Long Term Liabilities	456,767	308,729
Total Liabilities	1,237,269	427,642
Total Equity	2,845,150	2,295,409
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,082,419</b>	<b>2,723,051</b>

### PRELIMINARY/UNAUDITED ABBREVIATED INCOME STATEMENT\*

	Jan-Dec '08	Jan-Dec '07
<b>INCOME</b>		
Lease fee	12,338	12,339
Rents and Fees	1,305	0
New Resident Fees	970	480
Sales, Merchandise-Taxable	66	170
Contributions	229,604	422,477
In-Kind Materials & Services	20,584	7,700
Asset Sales	-207	-607
Grants Income	382,895	768,376
Interest Income	7,247	6,658
Endowment	-49,360	22,197
<b>TOTAL INCOME</b>	<b>605,441</b>	<b>1,239,791</b>
<b>EXPENSE</b>		
Administration	20,051	15,101
Fundraising	4,408	6,395
Alliance	606	944
Housing	11,722	21,906
Sustainable Agriculture/Energy	18,910	44,400
Other	0	191
Sustainable Community		
Homes Project	1,721,240	878,016
Tranferred to Asset	-1,721,240	-875,951
<b>TOTAL EXPENSE</b>	<b>55,697</b>	<b>91,001</b>
<b>NET INCOME</b>	<b>549,744</b>	<b>1,148,790</b>

\*Items rounded to nearest dollar.



# THANK YOU!

We gratefully acknowledge members and contributors who donated to LCLT in 2008. Membership gifts of all sizes are deeply appreciated and put to good use. Thank you for your generous support!

**A**  
Al Lorenzen and Carol Steckler  
Alan and Sarah Black  
Alan and Lynn Roochvarg  
Amalia Driscoll  
Andrew and Mariel Katz  
Angie Lausch and Paul Christianson  
Ann Buckner  
Ann Goss  
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Anne Carlson Hallett  
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Barbara and Oswaldo Mino  
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Dorothy Bishop  
Doug and Lisa Cram  
Douglass and Katherine Raff

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Lisa Geddes and John Holding  
Liz Scranton and Teri Linneman  
Lopez Community Center Association  
Lopez Island Creamery  
Lopez Village Market  
Lorna Reese  
Lovel and Boyd Pratt  
Lucky Seven Foundation  
Lynn and Marlys Waller  
Lynne Keeley  
Margaret Djenohan-Sparkman  
and James Kurdy  
Margaret Parker Salop  
Marge and Dick Karpen  
Marilyn and Richard Fike  
Marjorie and Jack Conway  
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Gutkowski  
Marthas Mom School  
Mary Anne Thorbeck  
Mary Beth Ballantyne  
Mary Blackstone and Roger Collier  
Mary Brucker  
Mary Burki  
Mary Wondra and Glen Coye  
Mason Willrich  
Mat and Katherine Mottola  
Maureen Rogers  
Meg and Dennis Ryan  
Michael and Shelly Brown Reiss  
Michael Budnick and Laura Gibbons  
Michael Hensinger  
Mike and Judy Scilipoti  
Mike and Wendy Mickle  
Mike Halperin and Jodi Green  
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N.S. and Dorothy Penrose  
Nancy and Blake Rankin  
Nancy and Joe Greene  
Nancy McCoy  
Nancy S. Nordhoff  
Nicholas Epiotis and Linda Daniel  
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# LCLT

LOPEZ COMMUNITY  
LAND TRUST

*Building a Sustainable Island Community*

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www.lopezclt.org

## BOARD OF DIRECTORS

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## LOPEZ COMMUNITY LAND TRUST

# 20<sup>th</sup> Annual Meeting

**SATURDAY, MARCH 28, 2009 • 7:00 PM • LOPEZ CENTER FOR COMMUNITY AND THE ARTS**

with speaker Ross Chapin of Ross Chapin Architects

### *"Designing for Community"*

Please join LCLT for a dessert potluck – think local ingredients...



Ross Chapin

**R**oss is the principal of Ross Chapin Architects, a 6-person architecture and planning firm on Whidbey Island, and is nationally recognized for his award-winning small home designs and pioneering work with “pocket neighborhoods.” His work has been widely published in over 30 books such as the popular *Not So Big House* series, and in magazines, newspapers and online ranging from *Fine Homebuilding* to *Forbes*, *New York Times* and *WorldChanging.com*.

He is currently writing a book about Pocket Neighborhoods for Taunton Press. More on Ross’s work can be seen at [www.rosschapin.com](http://www.rosschapin.com). See article on page 5.

**7:00 PM DOORS OPEN FOR COFFEE, TEA AND DESSERT**

**7:15 PM VOTE! FIVE BOARD MEMBERS ARE UP FOR ELECTION**

**7:30 PM LCLT WELCOMES ROSS CHAPIN**