

UPCOMING 2012: Tierra Verde



New homeowners finish thier picnic table

Plans for Tierra Verde, our fifth housing cooperative, reflect the best parts of Common Ground design and changes based on lessons learned. The four houses, to be built in a small clearing to the northeast of Common Ground on the same parcel, will be snug, efficient, light-filled, beautiful and affordable. LCLT had received numerous inquiries for housing from young families and felt that, despite today's tight economy, we could manage funding for four homes. These young families reflect a changing demographic served by LCLT.

It's people who make the homes, and Tierra Verde will be home to six adults and nine children. Two of the families with newborn babies will experience an extra challenge of time and energy during building. Imagine all those little feet running down the path when everyone is settled, excited voices filling the air, as they play and grow in the security of home and community.

Sunset Builders generously offered each new homeowner \$200 worth of tools. The new residents meet regularly and have already used their tool training to build a community picnic table.

The United Nations has declared 2012 as the International Year of Cooperatives. The U.S. Senate has also recognized this declaration, stating that coopera-

tives are a "major economic force in developed countries and a powerful business model in developing countries." The 2012 National CLT Conference will be held in Burlington, Vermont, and we hope to feature our work in cooperative housing at the conference. In the U.S. alone, there are over 30,000 cooperatives with over 100 million members, and worldwide more than one billion people belong to cooperatives. It's a great year to begin our fifth housing cooperative, and we have several returning interns who will move from sustainable agriculture to construction for this project.

News from the Seed Library

by Ken Akopiantz

Spring is just around the corner. Grass is starting to grow, and gardeners and farmers are beginning to start the first of their transplants indoors, maybe even preparing some beds for early peas and greens. For gardeners this is a time of planning, buying seeds, soil mix and supplies, and dreaming of the abundance our gardens will provide in the coming months. Every year



Ken Akopiantz, Seed Librarian

brings new planting schemes and constant tweaking of plant quantities, trying to get just the right amount. New varieties listed in seed catalogs also beg to be tried. They all sound so good; it's hard not to order just a little too much.

This spring also brings something else new, our new LCLT Seed Library. Its purpose is to provide our community with island-appropriate, open-source seeds in the spirit of fostering community resilience, self-reliance, and a culture of sharing.

Since this is our library's first year, we expect selections to be limited. But our potential is unlimited. As our name suggests, this is a community seed library, and its success is tied to involvement by our wonderful farmers and gardeners here on Lopez Island. In talking with community members, I've been amazed at

2011 IN REVIEW

Late last March, LCLT was asked to present at the University of Idaho's (U of I) President's Sustainability Symposium. Not only were we able to present LCLT's story, but Sandy and Rhea were able to spend time with Bill McKibben, both at his presentation and at a reception preceding it. McKibben is renowned author of a dozen books about the environment, the most recent being *Eaarth*, and founded 350.org. Ron Walters, fellow Lopezian who has been teaching a U of I course called Design Thinking Unlimited, introduced us to U of I. We continue to explore sustainable student housing ideas with the U of I.

Housing Trust Fund, the Len Kanzer Memorial Fund, The Norcliffe Foundation, and an anonymous grant for \$84,000 for solar panels and other renewable energy components. The four families, selected after advertising, chose the name Tierra Verde (or Green Land) for their neighborhood.

In August, we received a grant from the Catholic Campaign for Human Development to help further our planning efforts and maintain staff in carrying out the work of unleashing the power of community.

The National Conference of Community Land Trusts



New homeowners surveying the building site

Lopez Community Land Trust began fundraising for its fifth neighborhood in April. Financing for four homes includes a thirty-year mortgage, other short-term loans, generous donations from private individuals, HUD's Self-Help (SHOP) funds, the Washington State (CLTs) held its annual gathering in Seattle last October. During a pre-conference tour, 52 people from around the country visited Common Ground. Local islanders lined up in vans to transport them to and from the boat docked in Shoal Bay. Many confer-



Hoop house at Lopez School

ence participants said it was the highlight of their week.

Later in October the LCLT Harvest Dinner featured an inspired presentation by Percy Schmeiser, the canola farmer whose fields were contaminated by the behemoth Monsanto. He believes and advocates that all farmers have the right to save and re-use their own seed, and it was during his visit that our seed library took on more significance. Board member David Zapalac finished the seed library by installing custom shelving and LCLT arranged for Ana Malinoff to follow up in November with her seed saving workshop.

With support from LCLT, the LIFE Garden and Farm program was able to hire two part-time gardeners to keep the flow of produce coming to the school lunch program. Although students regularly work in the program, more labor is required than class time allows. Last fall, the school grew record numbers of produce, including 700 pounds of tomatoes and 100 pounds of carrots. David Zapalac has joined the LIFE committee and will be growing about 75 pounds of dried beans for the school lunch program next year.

Finally, LCLT has been published internationally with an article in a Japanese softcover called *BIOCITY 2011*. Unfortunately for us, except for the recognizable photos, the article is entirely in kanji (Japanese characters).



Winning dish at Harvest Dinner

News from the Seed Library

(continued)

the variety of seed already being saved, and the growers' willingness to share these seeds through the seed library. I encourage both new and old growers to consider growing some seed for themselves and the library this year. It's really not that hard and rewards are plentiful.

This is just one more step in local selfreliance and community-building. It was not that long ago that seeds planted in our gardens were produced in the surrounding community and not by big seed companies. There are many benefits to this. As each generation of seeds is saved, subsequent generations of plants become more adapted to the unique climate and growing conditions we have on Lopez. In time we can have open pollinated varieties of herbs, flowers and vegetables that

NEW BOARD MEMBER SCOTT FINLEY

Scott Finley grew up in Whatcom County where he helped in the family grocery store which also served as the local community center. He and his wife Ande had dreamed of moving to Lopez since they first camped at Spencer Spit thirty years ago. The dream was finally realized in 2009 when they built a home and planted a garden at Cape St. Mary. Their four daughters and three grandchildren also love the island and visit often.

After earning his BA in anthropology from Western Washington University, Scott has worked on Indian reservations; with a mental health facility; in television and photo-journalism; public housing, community development and building science. He founded Atmosphere, Inc., an energy retrofit contracting company, in 1984 and, since then, with his integrated approach to energy, indoor environment, comfort and durability in green building retrofit and design, has become a nationallyrecognized leader in the industry. He served on the Governor's Task Force on excel here. As a community, we can create the heirlooms of tomorrow.

Growers both new and old are encouraged to participate. If you have seeds to donate, are planning to grow seeds out for the library or need some seed-saving advice, contact Ken at seedlclt@rockisland.com. If you wish to schedule time in the seed library, call Rhea at 468-3723 or email lcltda@rockisland.com.

SEED LIBRARIAN

LCLT hired Ken Akopiantz as our seed librarian and had our Grand Opening of the seed library at our February 2012 Food Charrette. Ken brings extensive experience, not only as a market gardener through Horse Drawn Farms, but by having worked two years as the seed garden manager for



Ana Malinoff teaching seed saving workshop

Abundant Life Seeds in Port Townsend. He also credits Percy Schmeiser as a great inspiration for his efforts to keep Lopez free of genetically-modified seed.



Rural Development and was one of the architects of Seattle's Healthy Homes Initiative and the Mayor's Green Building Task Force. Since coming to Lopez, Scott has done volunteer work for the Historical Society, Locavores and Community Trails Network. "Wherever I've lived, community has been a vital part of my life," Scott says. "The work of LCLT to preserve land for housing and agriculture is at the core of a healthy community. I'm excited to have a part in this important work."

Changes on the Board

LCLT is privileged to have exemplary board members. This year our Chair Sue Roundy and board member Clive Prout fulfilled their terms and will move off the Board. Sue, who will concentrate on her own work and the Lopez Locavores, assures us she will stay involved and keep sending her great photos! Clive steps into his new role as a member of the Lopez School Board. We thank them both for their service.

Kay Keeler as a public representative and Faith Van de Putte as a leaseholder representative are up for re-election. Read Langenbach also returns to the board and stands for election as a public representative. Scott Finley runs as a general representative. We are fortunate to have such dedicated, knowledgeable and generous people to carry on with our vision. In the spring of 2011, I became Treasurer, replacing out-going Treasurer Todd Goldsmith. As per the resolution at the 2011 Annual Meeting, the successful sale of Nate Porter's Center Road property and retirement of the approximately \$80,000 debt obligation was concluded. The majority (about \$40,000) of LCLT's net income for 2011 is the result of this sale. But it is in the form of a 5-year note, not cash. When the funds are eventually received, they will be used for construction of affordable housing.

Other financial highlights include:

- To achieve better service and rates, we transferred the balance of two Morgan Stanley Smith Barney accounts, holding the Len Kanzer Memorial Fund and LCLT's Revolving Loan Fund and operations and capital cash, to new Islanders Bank accounts.
- Created and funded a budget for the new housing project, Tierra Verde.
- Completed 2011 with \$128,209 in available cash. However, we had an operating shortfall of -\$13,000 primarily due to lower than planned income from membership and unrestricted contributions. This will have the effect of reducing our working capital and net equity.
- Special Endowment Fund (SEF): at year end, the SEF had a book value of \$87,959.97. The fund distributed \$5,942 to LCLT in 2011. Since 2006 the fund has distributed \$32,227 to LCLT for general operating expenses. We are grateful to Jamie Stephens, for his continued management of the SEF brokerage account.

Despite the tough economic times we paid all our bills and the lights are still on in the office (thanks in large part to the sun). We are fortunate to have paid for most of our assets with the equity we have built over the years. Thus our debt is low. But, because we have not yet amassed adequate working capital it is always a struggle to manage the budget and keep our great programs funded. Your membership contributions are an investment in our community and are as crucial and as appreciated now as ever before.

Preliminary/unaudited abbreviated Balance Sheet statement*-

	Jan - Dec '11	Jan - Dec '10
ASSETS		
Total Current Assets	168,850	110,485
Fixed Assets		
Land	481,700	571,082
Buildings Lopez Rd	607,094	626,192
Water System	308,841	317,274
Mobile Processing Unit	32,615	38,546
Office Equipment	5,155	4,885
Total Fixed Assets	1,435,405	1,557,979
Restricted Special Endowment	87,960	98,511
Notes & Revolving Loan Receivable	539,055	490,943
TOTAL ASSETS	2,231,270	2,257,918
LIABILITIES & EQUITY		
Liabilities		
Total Current Liabilities	13,714	16,271
Total Long Term Liabilities	366,881	453,342
Total Liabilities	380,595	469,613
Total Equity	1,850,675	1,788,305
TOTAL LIABILITIES & EQUITY	2,231,270	2,257,918

Message From the Treasurer: Chom Greacen

Preliminary/unaudited abbreviated Income statement*

	Jan - Dec '11	Jan - Dec '10
Income		
Lease fee	20,258	20,258
Rents and Fees	17,956	13,039
New Resident Fees	590	90
Sales, Misc. Income	59	74
Contributions	85,860	86,847
In-Kind Materials & Services	276	742
Fund Raising Events	17,126	3,370
Asset Sales	46,711	-1,294
Grants Income	119,500	99,691
Interest Income	1,566.26	796.13
Endowment	-4,609	9,221
Total Income	305,293	232,835
Expense		
Administration	18,499	22,772
Fundraising	6,955	6,831
Alliance	129	137
Housing	67,443	92,471
Sustainable Agriculture/Energy	73,256	58,105
Sustainable Community Housing Projects	62,688	3,161
Stevenson Trust	189	2,854
Grain Project	13,592	18,475
Restricted Assets	173	0
Total Expense	242,923	204,807
Net Income	62,370	28,028

* Items rounded to nearest dollar

IS MEMBERSHIP IN LCLT IMPORTANT? YES! Here's why:

Our members are the heart and soul of our organization. Public and private funding grants to LCLT always want us to demonstrate strong local backing through membership and membership contributions. The more comprehensive our membership, the more likely we are to be funded. About 10% of Lopezians currently are members.

As an LCLT member, you have access to our new Seed Library. And because the Harvest Dinner is becoming so popular, you will be given first choice for seating at the event. All members are welcome to apply to join a committee. Also you are entitled to vote at our annual membership meetings, nominate board members, receive annual reports, periodic newsletters and updates, and receive invitations to meetings and special events.

One of our 2012 goals is to increase our membership from 210 supporters to over 300. To become a member, just return the envelope with your chosen level of support. Or click on the following link: http://www.lopezclt.org/donate/ to fill out the form and send in your contribution. We invite you to join us today!

LCLT is a registered 501 (c) (3) nonprofit corporation with an open membership and a democratically-elected board of directors.

THRIVING COMMUNITY

While LCLT as an organization is growing older, Lopez Island is growing younger again! For years our interns had only one complaint-there weren't enough young people living year-round on the island to form a peer group. It was simply too lonely and isolated for them during the winter. The times are a'changin', and thank goodness for all of us. There is now a growing population of Lopezians under 35 years of age, and they believe in sustainability! They are exploring the idea of a folk school, youth hostel, community kitchen, keeping Lopez GMO (genetically modified organism) free, and learning all they can about sustainable living. Many from this age group are already familiar with growing food locally.

Last month LCLT was invited to attend the first annual Thriving Communities Conference at the Whidbey Institute. This conference focused on food systems and "Cultivating Community in Challenging Times." We were asked to explore with them: how do we meet the growing critical needs of individuals, families, and communities? How do we nurture a sense of



Thriving Communities Conference at Whidbey Institute

community, capacity for resilience and ability to thrive with one another?

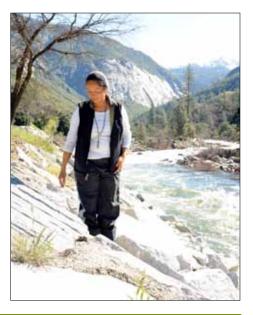
Faith Van De Putte, Jennell Kvistad, Rhea Miller and Sandy Bishop attended the conference, along with Nancy Nordhoff and many others from South Whidbey, Port Townsend, Evergreen, Colorado, and Toledo, Ohio. LCLT's efforts in food security were recognized by several participants interested in our 2012 Food Charette. Each of us was inspired by what Faith called the "underlying economy of compassion" that we witnessed. Some conference observations: "Everyone has something to give;" "Where would the world be if people didn't like to feel good;" and "It's not just what they do, but who they are. You have to be in your heart to do it." Each of us returned re-energized, ready to join with others to keep Lopez a thriving community.

SUSTAINABILITY AND INDIGENOUS CULTURE

We are honored to have Enek Hi Šak (Woman Who Is Like The Turtle), also known as Jeanette Acosta, as our guest speaker for this year's Annual Meeting. Jeanette lives on Orcas Island. She was raised in a Chumash household visited by traditional Indigenous healers who imbued in her the respect of their sacred traditions involving culture and sustainability. A canoe people, the Chumash inhabited a series of islands off the West Coast, including Lemu Island, now known as Santa Cruz Island in the Channel Islands. She and her family have applied their shared experience to preserve culture and to teach sustainability to local communities. She is a Certified Teacher and Designer

for Permaculture and Principles.

Jeannette will share her expertise with cultural immersion, specifically as it relates to an Indigenous maritime landuse system, including ethno-ecology, such as herbalism, ethno-botany and biodynamic principles. Her sessions introduce what she learned through her ancestry about the knowledge, materials, and resources that exist in our natural environment. Among her other talents, Jeanette is a spiritual counselor to her people and a certified Kundalini Teacher Trainer. She is also a keyboard musician and wrote the music for the CD *Standing Brave*.



2011 Donors: We Thank You So Much...

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LCLT Home Owners Give Back to the Community Lopez Emergency Medical Services (EMS) • Lopez Fire Department • Islands Energy Coalition • Neil's Mall • Teaching science, math, culture, energy and after-school Lego at Lopez Elementary Lopez School



Lopez Emergency Medical Services (EMS) • Lopez Fire Department • Islands Energy Coalition • Neil's Mall • Teaching science, math, culture, energy and after-school Lego at Lopez Elementary Lopez School
Juggle Fest • Baking pies for Thanksgiving baskets • Greens Are Us
• Soccer instructor at Lopez Elementary School • Member Owned Renewable Energy (MORE) advisory committee, OPALCO • Lopez Island Family Resource Center • "Read to a Dog" - Lopez Island
Library • Summit Dog Assistance • Lopez Fresh • San Juan County Parks Monitor • Lopez Thrift Store • Lopez Community Land Trust
• S.J. Islands National Conservation Area • BLM lands monitor • Trumpeter Swan survey counter • Patos Island Lighthouse beach clean up • Turn Point Lighthouse volunteer • Lopez Historical Museum • Lopez Artist Guild • Hospice Home Support, Lopez Senior Center • Community Shakespeare Company • Lopez Cooperative Preschool
Board • Lopez library desk volunteer • Board of Fisherman Bay Water

Association • Lopez Community Center (LCCA)

Lopez Community Land Trust 23rd Annual Meeting Monday, March 26th, 2012, 7 P.M. Lopez Center

Agenda

7:00 p.m. Sweet and savory goodies made with Lopez grown grain, coffee and tea

7:15 p.m. Updates, approval of minutes and vote on board members 7:30 p.m. Keynote address - Special Guest Speaker Enek Hi Šak (Woman Who Is Like The Turtle)

Join us for an inspiring evening. Everyone is Welcome.

Board of Directors 2011

Sue Roundy - Chair Faith Van De Putte – Vice Chair Cynthia Moffitt – Secretary Chom Greacen – Treasurer Kay Keeler David Zapalac Clive Prout Read Langenbach Scott Finley

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"Unleashing the Power of Community"

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