



LCLT

LOPEZ COMMUNITY LAND TRUST

NEWSLETTER FALL 2019 — CELEBRATING 30 YEARS!

From the Director: Lopez Rentals



San Juan County and Seattle often vie for first place in cost of housing, and currently Seattle has the second highest cost of housing in the country, second only to the San Francisco Bay Area. In order to attract essential successive members of our community, we need housing that is affordable.

Long-term rentals are being turned into vacation rentals at an increasing rate. The biggest complaint against vacation rentals is that some neighborhoods are now a majority of short-term rentals and full time residents tend to carry the burden that comes with that. It is reported that 1 out of every 11 homes on Lopez is for short term rental. Infrastructure, whether garbage/recycle, roads, water, or septic is also stressed. The neighborhood loses its sense of community, and Lopez residents no longer feels safe knowing there is a neighbor nearby to help when needed. However, if the landowner of the vacation rental is present on the property, the cohesiveness of the neighborhood tends to remain.

Thanks to two generous donors, LCLT is able to offer long term rental housing to three new households.

Pamela McCabe gifted LCLT the two apartments behind Lopez Fit. The division of property between Lopez Fit/LIFRC and the apartments required the access road receive a name. A lone pear tree remained on the property and provided the road name—Pear Tree Lane, which led to the name Pear Tree Apartments.

These three bedroom and two bath apartments have great views, lots of light, and are conveniently located in the Village. Barry Hastings and Tanya Mathis-Youde did a beautiful remodel of the 20 year old building. Siding was added, along with a new covered entry area, deep red exterior paint and the interiors gutted and outfitted with new appliances, paint, and flooring that should last well beyond another 20 years.

On August 31, LCLT hosted an Open House from 1-3 p.m. 60 visitors did a walk-through and enjoyed refreshments, the company of others and the new remodel both inside and out. Much gratitude was expressed towards Pamela. The apartments were ready for occupancy in September.

An additional gift was made to LCLT by Rick Strachan. Rick donated a 5 acre parcel on Westpark Lane, near Spencer Spit State Park. LCLT is in the process of creating a two bedroom home on the site. Septic, water, and power are installed and foundation work is started. This home will also be ideal for a family. We are hoping to attract someone in the trades who is looking for a long-term rental next spring.

LCLT is grateful to these generous donors, and all those who care for fellow Lopezians in need of home.

*"The person who says it
cannot be done should not
interrupt the person doing
it."*

— Chinese proverb



*Above, Pear Tree Apartments, before and after the remodel.
Below, Westpark property, awaiting site work.*



Meet the Stratils, The Newest Members of Common Ground

by Chom Greacen

Stephanie and Matthias Stratil joined the Common Ground neighborhood and have happily welcomed their first-born son Oscar Helmut Stratil to the world this June. At three months old, Oscar is officially the youngest member of LCLT housing.

Since she was a year old, Stephanie visited her grandparents, Gordy and Barbara here on Lopez Island. Matthias only needed to visit Lopez two times to fall in love with it. The couple decided to move to the island from where they were living in Germany, initially living with Stephanie's grandmother. Stephanie was a Ph.D. marine biologist in Kiel before moving to the Island. She now works as a program coordinator for the Lopez Island Family Resource Center (LIFRC); and while Oscar is young he sometimes accompanies Stephanie to work.

Matthias has had a more adventurous career path, starting as a trained paramedic for five years. He then worked as a zookeeper and technician for the aquarium at the Munich zoo. He later trained as an electronics technician. This skill proved useful when he landed a job on Lopez Island with Rock Island Communications, working diligently to connect community members around the island with the internet, including his lucky

neighbors, sometimes tending to them as late as 9pm.

"When we moved to Lopez, we didn't have anything lined up and wanted to give it a try for a year. We were lucky to have found good jobs and now a home in Common Ground. It's our first home. We feel very settled here," says Stephanie. "We love our home and our neighborhood. It is wonderful living with neighbors, offering and receiving help, sharing fruits. I love the balance of having our own home that we take care of and sharing collective responsibility with neighbors, making community decisions together. We also appreciate the concept of land being held in trust to ensure permanent affordability while the house price stays affordable and out of the real estate market," Stephanie added.

The Stratils also appreciate how well their home is built and functions, as well as the green features such as the solar hot water system, solar electricity and three different water systems (potable from the ground, rain water for toilet and laundry and pond water for the garden).

"Our home makes us think more about conservation and using resources more consciously."



Matthias, Stephanie and Oscar at Common Ground.

"There is no power for change greater than a community discovering what it cares about."

— Meg Wheatley



Salish Way Green Build — Award Winning!

LCLT received the 2019 Built Green Hammer Awards in the "Judges' Choice" category. These awards recognize Built Green members for their outstanding projects and participation. LCLT teamed up with SAGE Building Solutions, Vandervort Architects and Balderston Associates to build three new cottages that received the 5 Star Green Build Certification and are featured on the Built Green website, as well as presenting in this year's Green Build Conference. Each net-zero energy cottage located on Salish Way is 480 square feet. Salish Way's Open House on May 11 was attended by many curious Lopezians. All three households displayed their 5 Star Built Green Certificates. Each homeowner welcomed visitors with refreshments, a tour and tales of the long hard season of building together.

LCLT continues its ongoing commitment to building homes that ensure affordability both at initial purchase and ongoing operating cost while practicing environmental responsibility. LCLT's award-winning focus is on small is beautiful,

comfortable and affordable. The model is proven and LCLT is celebrating 30 years of service to Lopez this year.

"Working with knowledgeable, experienced people is a joy. We continue to learn and refine our approach to affordable, environmentally appropriate housing options. Big thanks to those in the trades who dedicate themselves to a more environmentally responsible way of building," states Sandy Bishop, LCLT Executive Director. We are grateful for the dedicated work of the builders Barry and Tanya, and interns, including Lisa Collandar, who dedicated her summer to LCLT and spent endless hours and intense attention on air-sealing details. Her dedication enabled the project to meet the highest standards.

The three cottages are now home to islanders, Kristen Ryan, Valentino Tijerina and Stina Soderlind. Kristen is the STEM and Wood Shop Instructor at Lopez School. Stina is a local caregiver and jewelry maker and Valentino works washing windows and other jobs.



Camp Nor'wester



There are many who, when confronted with 20 high school students landing on their doorstep for community service, would flee. Not our intrepid Executive Director, Sandy Bishop. Each summer 20-30 Camp Nor'wester girls and a similar number of Camp Nor'wester boys arrive on different days to do projects with LCLT. Sandy first introduces them to the work of LCLT, and then offers them the various tasks that need to be done and campers self-select their projects. This summer the boys cleared a trail behind Salish Way for walkers to enjoy "forest-bathing." They loved it so much that one camper's mother called to find out about the LCLT intern program because her son wanted to return next summer.

The girls engaged in more forest trail blazing, mulching trees, sign painting and weeding around the office. They too were excited about their experience and a chance to give to the local community. Sandy always makes sure there is some kind of treat for the campers, whether watermelon or fruit popsicles.

A third group of Camp Nor'wester campers worked at Stonecrest Farm. The farmers were delighted to see them and worked with them to pick up rocks from the orchard, remove old plastic landscaping fabric, and also help spread gravel in the barn farm stand zone. "Many hands and blaring music really made the work go by quickly, and we had a lot of good discussions and questions about agriculture and farming in today's world," said Stonecrest farmer, Meike Meissner.

And to top off the summer, a group arrived via boat from the French Camp and made the trek by foot from the dock to LCLT. More sign painting, weeding, mulching, and much fruit picking and sampling the different pears, apples and grapes on the site. They thoroughly enjoyed themselves. The youngest campers were 9 years old and the entire group worked diligently.

"Nothing happens unless first a dream."

— Carl Sandburg



Tanya Mathis-Youde, a profile

Tanya Mathis-Youde is a powerhouse of talent compacted into a lean, muscular, small frame. Whether building Salish Way II, remodeling the Pear Tree apartments, or doing necessary maintenance for LCLT, she gets the job done. Tanya was raised in New Mexico with the Gila Mountains and forests as her back yard. She has always loved hands-on work, and her Dad was her first mentor. She volunteered for a work team in the forest while in Kindergarten, went fishing with her Dad, and befriended the family bull. One time her Dad found her stuck under the chicken coop, singing to herself, confident that a way out would come sooner or later.

Like many of us, she has had a variety of jobs after getting her degree in Commercial Art Illustration. After many different jobs she finally entered the trades, and found her talent initially in painting. She admitted that it is tough being in the trades as a woman, and even now, 25 years later, there have been few changes. "I always have to prove myself as a woman, rather than be judged on my work experience."

Tanya has always been drawn to help people, so when offered a job at LCLT, she said it was her dream come true. She could do the work she loves, and be helping folks at the same time. Her mentors include her Dad and carpentry partner Barry Hastings, and her inspiration includes "Don Quixote" and "Forest Gump." "Both did anything they wanted without fear because it was the right thing to do. They were always learning so much, and yet doing great things for Love, remaining loyal and devoted to others."

When not on the job, she loves caring for her chickens, hiking and camping, and home projects. Tanya's wife, Allison works at the school and is the daughter of Nancy Wallace and Rich Youde, already well known members of the Lopez community. "I am eternally grateful for where I am, and love being a part of this community."

Harvest Dinner – October 26th! Farmers Feed our Future

This year's Harvest Dinner features local 4th generation Lopezian, Faith Van De Putte. Faith and her husband David Bill own and operate Midnight's Farm. They raise grass-fed, rotationally grazed Murray Grey beef, heritage pork, a bit of produce and sell compost made in the only Department of Ecology certified compost operation in the county. Values of stewardship, community, education and climate resilience guide their management decisions.

Faith grew up working with her family in the commercial fishing industry in Alaska and never imagined she would return to Lopez and become a farmer. After graduating from Fairhaven College in Bellingham with a self-designed major entitled "The Ecology of Health" she moved to Seattle to attend massage school. After 14 years of private practice and teaching massage in the city, she returned to Lopez in 2008 and built a home in the Common Ground neighborhood.

Her interest in agriculture grew in part from serving on the LCLT board and recognizing the importance of farming in our island culture. In 2018 she took a position with San Juan County as the Agricultural Resource Committee (ARC) Coordinator. The ARC advises the County Council and government on agricultural policy, advocates for farmers and works to preserve farmland.

Come join in the "world's best potluck" featuring locally grown food. Prizes are given for the best use of local foods and best presentation. Everyone is welcome. Please bring your potluck dish and your own place settings. Help minimize waste. For more information, call 360.468.3723 or email

*"Whatever you can do or dream you can,
begin it. Boldness has genius, power and
magic in it."*

— Goethe

The 2019 Harvest of Interns

by Rhea Miller

Each year LCLT eagerly awaits the arrival of interns. This summer's interns were assigned to various sites where they can learn about sustainable agriculture through hands-on training and experience. This year's list of sites included: Arbordoun, Horse Drawn Farm, Lopez Harvest, Lopez Island Vineyards, Midnight's Farm, Sunnyfield Farm, LIFE school garden program, and Watmough Farm. Interns included Maggie O'Shea, Marie Holzer, Indigo Olson, Natalie Quek, Aria Bowden, Izzy Tils and Maya Garfinkel. We couldn't undertake this life-changing program without the interns' hosts who provided them with housing. This year's hosts include: Jane Albrecht, Terri Drahn, Sunnyfield Farm, Anne and Dave Hall, Charles and Clarissa Mish, Alex Nellie, Suzanne Berry and Pamela Pauly.

The interns were mostly college students from Scripps, Barnard, Middlebury, Bates, and Colorado College. One intern was a college graduate from Belmont in Nashville and came with experience working on a farm there with refugees from various countries around the world. We were blessed with a great crew and always miss them when they go. Here are some of their responses to their time on Lopez:

Learning from really knowledgeable and wonderful people has definitely been the best part. I have learned so much and I got to use my hands as I did which is definitely the way I prefer to learn.

I think what has stuck with me the most and what I did not expect necessarily is how far-reaching the effects of a strong community are. Through working with Faith, David, and Susan I have seen them help other farmers and other residents in so many aspects of life. People on Lopez are beyond neighborly, in my experience this summer. I have seen the community go far beyond the call of just being a good neighbor to caring for one another, and it makes for a truly wonderful place to live.

I cannot understate how much I have learned from plant identification to concrete ways in which people are really thinking globally and acting locally. That has been a really wonderful outcome of a very fun summer!

Lopez is a very special place. It functions in a way that I have never seen in any of the countries or cities I have been in. There is something very magical about it, and it has been an absolute treat bearing witness to it.

The way I think about food has really changed—how much work it takes! It is a labor of love. The food here on Lopez is magical, really beautiful food. I find myself shopping at the farm stands more than the grocery store.

*I've started reading *The Third Plate* and am loving it. Before the internship, I don't think I would have read it. I plan to stay in touch with several of the people I have met, and I definitely am carrying away the values here.*



Sustainable Agriculture Intern Maggie O'Shea



Sheep and cows enjoying life on Stonecrest Farm. Chickens, below.



An Update on Stonecrest Farm

by Meike Meissner

It must be fall: the blackberries are ripe, the calves and lambs are ready to be weaned, the new piglets have discovered the windfall apples in the old orchard, and the kids are back in school. Here at Stonecrest Farm we are taking a moment to assess our first full year on island and noting the difference in climate and weather, once again. While summer of 2018 was hot and dry, with only 1.25 inches of cumulative rain recorded for June, July, August, this year also seems drier than normal, but cooler, with a garden full of green tomatoes backing up this observation. But even though 2019 seemed equally dry, the 40-year rainfall recorded for Lopez Island shows 1.5 inches cumulative average for June, July and August and 2019 brought us 2.56 inches of rain - an inch above average. Thanks for Scott Rosenbaum and Jack Girard for keeping these valuable records.

We had a successful calving season and our pairs (one cow and her calf are called a pair) have been moved daily on to new grass in some lovely pastures along Mud Bay Road for the entire summer. We will bring them back to the high hill of Stonecrest later this fall where they will continue to build soil with their manure, and where they will be protected during our windy storm cycles in our newly built Heavy Use Area. The sheep and their lambs have also been grazing on neighboring fields, and they too will return soon, fat and happy and ready to graze our well-rested lower meadow. Our three sows farrowed over the 4th of July and their additional 20 piglets will be helping to clear a back section of rose and blackberry thickets in the months ahead, "making bacon" and earning their keep at the same time. The chicken flock, on the other hand, is still recovering from some heavy eagle predation and egg production has dropped off accordingly. There are few sights more frustrating and sad to a farmer than watching a beautiful raptor making off with a young laying hen.

We have received numerous inquiries as to when we will have meat ready to sell, and the answer remains: soon! Look for the Stonecrest Farm & Graziers table at The Little Winter Market where we will have 100% grass-fed beef and lamb for sale, and next summer we will be at the Lopez Farmers Market every Saturday during the season. We will also be selling directly off of the farm starting in the spring. And if you're concerned about eating meat and whether or not this nutrient dense food is bad for the planet, please come and talk to us. Eating local food, especially meat from animals that regenerate the soil and land with little input aside from water, grass, and some essential minerals, has a positive impact on our changing world.

Here on Lopez we are fortunate to be in the company of many talented farmers grazing animals and growing local food with very small carbon footprints; we will be joining many of them as part of the 2019 Lopez Island Farm Tour on the weekend of October 5th and 6th. We look forward to welcoming everyone on that Sunday and sharing our work at Stonecrest with you.



ANNUAL HARVEST DINNER

SATURDAY • OCTOBER 26, 2019 • 5PM

Special Guest Speaker: Faith Van De Putte
"Farmers Feed Our Future"

Lopez Center for Community and the Arts

Doors open at 5 p.m.

Judging of dishes ends at 6:10 & Dinner begins soon after.

Presentation at 7:30 by Faith Van De Putte

Everyone is Welcome.

Please bring your own place setting and a potluck dish featuring local foods.
Prizes Awarded for Best Presentation, Best Dessert and Best Use of Local Foods.



Graphic by Moira McDonough

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