

the SAN JUAN
PRESERVATION
TRUST

Box 327
Lopez Island, WA 98261
360.468.3202
www.sjpt.org

UPCOMING EVENTS

- July 28** – Summer Social at Ellis Farm (Shaw Island)
- August 11** – SJPT at Orcas Library Fair
- September 15** – Hike SJPT's Beecher Preserve and Beyond (Lopez Island)
- September 22** – Venturing to Vendovi #3
- October 18** – Greenfire: Aldo Leopold and a Land Ethic for Our Time film screening at Orcas Island Public Library

Visit www.sjpt.org for details about these events.

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Land & Legacy

SUMMER 2012

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A DECADE OF DIRT

EARLY IN MY TENURE AT THE PRESERVATION TRUST, I convened a meeting at Camp Orkila on Orcas Island that included our board of trustees, staff, and land counselors (our former trustees). Frankly, I was confused. I couldn't put my finger on our priorities or goals, and I shared numbers and charts that illustrated my concerns. This group of smart people patiently listened, then summed up my problem in one simple question: "When do we say no?"

This summer marks my 10-year anniversary as executive director of the San Juan Preservation Trust and, as I look back on the past decade of saving island dirt, I can see that this simple little question has triggered profound and lasting change.

The initial outcome from that fateful meeting was the creation of SJPT's first strategic Conservation Plan. This document, updated continuously, overlays scientific data and cultural values onto one big map that we use to establish priorities and select projects. We now target and pursue projects that are essential to our goals, and we turn away opportunities that don't fit. We've not only learned when to say "no", we've also learned that we must be aggressive – and even accept some risk – if we're going to realize our vision for the islands.

This approach has led to changes that we didn't anticipate. We've reinvented our programs and personnel. We're buying more land and accepting fewer conservation easements, and we're handling the many stewardship challenges – and opportunities – that come with being the largest private landowner in the archipelago. We're taking advantage of this depressed real estate market by acquiring properties we've long dreamed of conserving, and – for the first time in our history – we're financing some of our purchases. Vendovi Island, Red Mill Farm, and (should we proceed) our dream of connecting Turtleback to Turtlehead could never be realized without borrowed funds.

Ten years on this job have given me some wisdom and perspective, but I'm not yet immune to occasional bouts of confusion. Land prices today are enticing, but fundraising has never been more difficult. We must accept risk, but not if it jeopardizes the strength and future of the organization. Solutions are rarely simple, but I'm very pleased with the pace and quality of our work, and I take great comfort knowing that the decisions we're making today are based on a sound and cohesive plan. I really do like where this organization is going.

TIM SEIFERT
Executive Director



New caretakers Chad Foley (Vendovi Island) and Tony Scruton (Waldron Island).

TAKING CARE

THE SAN JUAN PRESERVATION TRUST
WELCOMES OUR RESIDENT CARETAKERS:

Chad Foley started in Summer 2011 as the seasonal resident caretaker on Vendovi Island and is back again for another year. Chad, often accompanied by his son Evan, welcomes visitors, orients them to the island, and ensures that the natural values of the island are respected by all.

Tony Scruton is the Preservation Trust's newest resident caretaker, but he's been doing this job for the past 19 years. When The Nature Conservancy transferred their Waldron preserves to the San Juan Preservation Trust in March, one of the best parts of the deal was that Tony came with them. (Tony claims he feels somewhat like a serf, bound to and sold with the land!) You can find Tony at the caretaker's cabin along the shore of Cowlitz Bay.



You and your guests are warmly invited to the SAN JUAN PRESERVATION TRUST SUMMER SOCIAL

A CELEBRATION OF CONSERVATION IN THE ISLANDS.
IN COLLABORATION WITH CROW VALLEY POTTERY AND GALLERY
AND THE ARTISTS OF PLEIN AIR WASHINGTON.

Saturday, July 28th, 4:00 – 7:00 pm
At the Ellis Farm on Shaw Island

Art Show and Auction • Exceptional Experience Auction
On-Site Plein Air Painting • San Juan Island Vineyards Wine • Children's Activities
Music by JP and the OK Rhythm Boys

THE FOOD FOR THIS EVENT WAS GENEROUSLY
DONATED BY GERE-A-DELI IN ANACORTES.



For further information or to pre-bid on items in the Exceptional Experience Auction,
please visit www.sjpt.org under "Events" or call **360.468.3202**.

\$20 suggested donation per adult

- From the Shaw ferry terminal, proceed up the hill to the right and follow Blind Bay Road for 1.2 miles.
 - Turn left onto Squaw Bay Road (at the Shaw Community Center) and continue on Squaw Bay Road for 1.8 miles.
 - Turn right onto Hoffman Cove Road and continue for .4 miles.
 - Turn left at the SJPT sign into the Ellis driveway.
- Limited transportation provided — please carpool or bike if possible.



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SAN JUAN VALLEY'S RED MILL FARM PROTECTED FOREVER

THE SAN JUAN PRESERVATION TRUST has acquired the 687-acre Red Mill Farm on San Juan Island, the largest working farm in the San Juan archipelago.

Red Mill Farm is located in the heart of San Juan Valley, which contains perhaps the most fertile agricultural land in the San Juan Islands. The property was purchased in the 1960's by Dodie Gann and her late husband, the author Ernest Gann. The Ganns originally donated a 40-acre parcel to the Preservation Trust in 1980 (the very first land transaction in the organization's 33-year history) and, in 1991, followed up by donating a conservation easement on their Red Mill Farm property to restrict future development to only 13 home sites.

The couple's long commitment to land conservation was spurred to action as they saw important farmland in the valley being carved into small residential parcels. "If you watch it being destroyed, you get protective," says Dodie. "It gives me a very warm feeling to know that long after I'm gone, this will still be here."

Upon Ernie Gann's death in 1991, the property's ownership was divided in two, with one half-interest going to Dodie Gann and the other half-interest going into a trust that benefited Ernie's family from a previous marriage. In a series of transactions that concluded on May 18, Dodie Gann donated her half-interest in the property to the Preservation Trust, which then purchased the other half-interest from the beneficiaries of Ernie's trust for \$1.0 million.

"After years of worrying about the future of our farm, it feels like a heavy weight has been lifted from my shoulders," said Dodie as she was honored at the Preservation Trust's annual meeting on May 19.



While this represents a significant investment in the future of local food production in the San Juan Islands, there will be no noticeable changes in the foreseeable future. Dodie Gann has retained a life estate that allows her to live on the property through her lifetime, and Greg Black, who currently manages Red Mill Farm and its cattle operation, will continue in his current role for as long as he wishes. The Preservation Trust assumes landowner responsibilities, including paying property taxes.

The Preservation Trust intends to establish its headquarters on the Red Mill Farm property. "We've conserved hundreds of properties and over 15,000 acres since we received that very first donation of land in 1980 from Dodie and Ernie," said Tim Seifert. "Their vision and generosity are integral to the identity of this organization, so the symbolism of converting our original benefactors' home into our permanent headquarters is not lost on any of us."

When combined with adjacent and nearby farm properties under Preservation Trust ownership, it now owns approximately 825 acres in San Juan Valley. With

the addition of our conservation easements on private land in the valley, the Preservation Trust has protected almost 1,000 acres of farmland in this scenic and productive landscape.

For a short video of Dodie Gann describing her motivation for conserving Red Mill Farm, go to our web site www.sjpt.org and click on the "YouTube" logo on the bottom left corner of the home page.



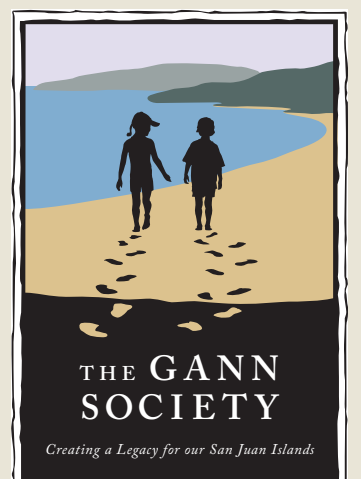
Tim Seifert honors Dodie Gann at the SJPT Annual Meeting on May 19.

GIFTS OF LAND AND LIFE ESTATES

LEAVING YOUR HOME OR LAND to the San Juan Preservation Trust through your will may offer you a tremendous opportunity to make a much larger contribution to land preservation in the San Juans than would otherwise be possible. When a bequest of real property is received, the Preservation Trust immediately identifies and permanently protects its important natural values with a perpetual conservation easement. Then we decide how your gift can best serve the mission of the Preservation Trust. We may retain ownership of the land as a preserve, or sell it (with the permanent conservation restrictions in place) and use the proceeds to protect and care for other island land.

Dodie Gann chose to give her home and land to the Preservation Trust during her lifetime rather than as a bequest upon her death. Doing so established a "life estate," which allows Dodie to enjoy Red Mill Farm for the rest of her life while ensuring that her final wishes for the land are realized. The term of a life estate may also extend through the life of a specified heir, or for a specific term of years. When the term of a life estate has ended, the Preservation Trust will protect any important natural values on the property with a conservation easement before deciding whether to retain ownership of the property or sell it, just as it would with a bequest of real property.

Donors contemplating such a gift are encouraged to discuss their plans with us so that they may be assured we will fulfill their ultimate wishes for the property. For more information or to discuss a possible gift of real property or a life estate, please contact us at 360/468-3202 or legacy@sjpt.org.



THE GANN SOCIETY
Creating a Legacy for our San Juan Islands

The Gann Society is comprised of supporters who have indicated that they have provided for the Preservation Trust in their estate plans.



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CONSERVING IMPORTANT ISLAND PLACES

ORCAS SALMON HABITAT *Orcas Island*

With its historic lime kiln, salmon habitat and proximity to other protected lands along the rugged and undeveloped western coastline of Orcas Island, this 20-acre property has long been identified as an acquisition priority in our Conservation Plan. In partnership with the San Juan County Land Bank and the Washington State Salmon Recovery Funding Board (SRFB), we combined a \$250,000 grant with \$400,000 in anonymous private donations to purchase this important property in June. The Land Bank now owns the land, SRFB holds a "Deed of Right" that ensures it will be managed for salmon habitat, and the Preservation Trust holds a conservation easement that permanently prohibits development.

OTTO PRESERVE *Lummi Island*

For many years, the San Juan Preservation Trust has enjoyed a productive partnership with the Lummi Island Heritage Trust (LIHT), a land trust that operates exclusively on Lummi Island. Working together, this partnership has protected over 460 acres on this large island in Whatcom County. In April we added 34 acres to the conservation easement that the Preservation Trust has held since 2000 on LIHT's 104-acre Otto Preserve.

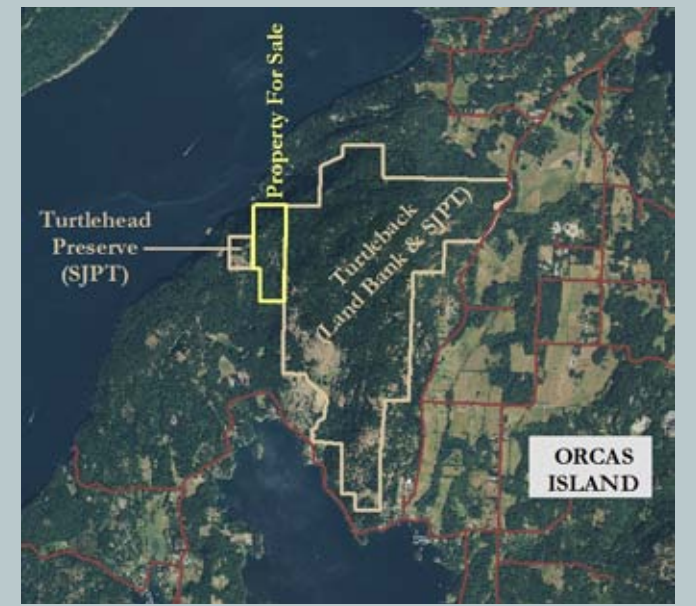


COFFELT FARM
Orcas Island

In another transaction involving our partners at the San Juan County Land Bank, the Preservation Trust has acquired a 189-acre conservation easement on this historic working farm, pictured above, in Orcas Island's Crow Valley. In May, the Land Bank purchased this property, adjacent to the Turtleback Mountain Preserve, from Vern and Sidney Coffelt. The Coffelts have retained a life estate that allows them to live on the property for as long as they wish. In the meantime, another non-profit organization, Coffelt Farm Stewards (www.coffeltfarm.org), has been assembled to ensure the farm remains in productive and sustainable agricultural use.

NORBERG-HANSON CONSERVATION EASEMENT *Blakely Island*

One of the San Juan Preservation Trust's strategic priority areas for permanent protection is the land and shoreline on Blakely Island. The Norberg and Hanson families have donated a restrictive conservation easement on a 5-acre waterfront parcel (below) which they own in common on the southwestern coast of Blakely. This property is very visible from the ferry as it travels through Thatcher Pass. Over half of this 4,400-acre island is already under Preservation Trust conservation, and with this addition, the Preservation Trust has permanently protected over 20,000 feet of shoreline on Blakely.



COMPLETING TURTLEBACK: FEASIBILITY STUDY UNDERWAY *Orcas Island*

With the overwhelming success of our 2006 Campaign to Save Turtleback Mountain, many are surprised to learn that the entire turtle-shaped ridgeline is not protected. In fact there is a 111-acre saddle of privately-owned land that separates Turtleback Mountain from SJPT's Turtlehead Preserve (the "head" in the turtle's profile). The family that owns the land that separates these two preserves is selling, and they have already built a road to the ridgeline and cleared home sites to make the property more marketable.

With \$600,000 already committed towards the \$1.0 million purchase price, we are conducting an urgent feasibility study to determine if we can raise the additional \$400,000 we will need to purchase this property. If successful, we will fold all of these properties into the Turtleback Mountain Preserve and build a public trail to the spectacular views and wildflower displays on Turtlehead.

Should you wish to learn more about this project or make a financial commitment to the feasibility effort, please visit our web site or contact Barbara Courtney at barbara@sjpt.org.

STEWARDSHIP AND TRAIL-BUILDING ON VENDОВI ISLAND



A COMMON DILEMMA in the world of land conservation is this: How do you strike the balance between maintaining the ecological integrity of a place and providing opportunities for its enjoyment by people?

Vendovi Island continues to amaze us with its natural splendors. One of our primary objectives is to allow the public to experience this magical island with as little impact as possible on its precious natural qualities. To achieve this goal, we knew we needed a little help from the experts, so we called in the Washington Trails Association (WTA), a well-respected leader in trail-building and managing human impact on the land.

For one rainy, windy week in March, twelve volunteers from WTA, under the guidance of WTA's Arlen Bogaards and assisted for a few days by Preservation Trust fieldwork volunteers, re-routed several sections of trail on the island to make them more hiker-friendly. A previously steep and slippery section leading to the west-facing Sunset Beach was replaced with gentle switchbacks, and an overgrown section of trail that hugs the high bank shoreline on the island's northernmost point was opened up and cleared.

These improvements are the first in a series of planned trail projects on Vendovi. We invite you to come walk the new trails and experience the magic of Vendovi. To learn more, please visit www.sjpt.org and click on the "Campaign to Save Vendovi Island" page.

THE SAN JUAN ISLANDS HAVE LOST ONE OF THEIR HEROES

On June 21, Rachel Adams, 86, passed away peacefully in her Orcas Island home. A longtime resident of the islands, Rachel and her dear friend Marilyn Anderson lived for many years on Crane Island before moving to Orcas Island. Following a childhood in Maine and a career in the U.S. Army, Rachel settled in the San Juans and quickly committed herself to conserving the beauty of her new island home. With steady hand and gentle humor, she served as both trustee and land counselor for the San Juan Preservation Trust for almost 20 years, shaping the organization as chair of the trustee nominating committee and member of both the Crow Valley and Turtleback Mountain campaign steering committees. In 1997 she also donated a permanent conservation easement to the Preservation Trust on land she owned near Olga (Orcas Island).



Rachel's radiant smile, reassuring hugs and generous spirit have touched so many of us. As a friend and champion of the many community institutions we cherish, she has made a profound and lasting contribution to these islands, and her legacy at the San Juan Preservation Trust will stand in perpetuity.

PARTNERS IN PRESERVATION

We encourage you to patronize our 2012 Preservation Partners, the businesses who are helping to preserve our San Juan Islands.

PRESERVATION CHAMPIONS

- Crow Valley Pottery
- Gere-A-Deli
- Rozewood Environmental Services, Inc.

PRESERVATION PARTNERS

- Blossom Grocery
- Doe Bay Cafe
- Kris King Design
- Lopez Village Market
- Outdoor Odysseys Kayak Tours

PRESERVATION GUARDIANS

- Executive Conversation
- Islanders Insurance
- San Juan Vineyards

Preservation Protectors

Advanced Building Consultants, Inc., Beach Haven Resort, Brown463, Cypress Island Lumber, The Delta Company, Duck Soup Inn, Friday Harbor Dentistry, Island Market, Islanders Bank, Nest, Olympic Lights B&B, Orcas Landing Hotel, LLC, Pacific Cascade Services, Pawki's Pet Boutique, PP Holdings LLC, Robert Edson Swain, Royaland, Sea Quest Kayak Expeditions, Skagit Gardens, Turtleback Farm Inn, White Construction Company

Preservation Advocates

Acanthus, Anderson Design, Camp Indralaya, Child and Adult Therapy, Inc., Equine Affaire, Inc., Gilles Consulting, Griffin Bay Books, Healing Arts Center, Kestrel Enterprises, Laird Norton Company, Mancuso Design & Construction, Midnight's Farm, MK Designs, Salamander Forge, Inc., Skagit Wild Bird Supply, Thirsty Goose Farm