

Conservation Easement Landowner Newsletter



- a newsletter for owners of land protected with a conservation easement - Spring 2006

Two Lakes Meadow Farm

Charlevoix County The Hendrix Family

an interview with Eunice Hendrix and two of her children, Dan Hendrix and Anne Fitzgerald

How did your parents acquire their property and what did it mean to you and your family?

Our family has ties in Northern Michigan. Mom and Dad (Eunice and Bob Hendrix) met at the University of Michigan Biological Station on Douglas Lake. The U of M Camp Michigania is within walking distance and the camp leads horseback trips across the

property. Our family has always vacationed in Northern Michigan. Grandpa Gillespie used to hunt in the Upper Peninsula between approximately 1910 and 1930. The farmhouse and barn were purchased after an extensive search in the late 1970s as a future retirement home for my parents. They restored the farmhouse, but never got to live there. The 80-acre property was purchased a few years later. The house is now used as an occasional retreat and we are currently restoring the old post and beam hay barn. Hay from the 80-acre property is stored in the barn and is sold to Camp Michigania for their horses.

From where do you attribute your family's conservation ethic? Can you explain a bit about what you feel about future development in the region? **Love of out-of-doors was inherited from Great Grandma Julia Chamberlain who loved to have the many cousins (including Eunice Hendrix) visit her fruit farm in Goodison, MI. Also**



An aerial view of the 80-acre "Two Lakes Meadow" farm, with Walloon Lake in the background.

Grandpa Glenn Gillespie, who loved to hunt, and used to take his wife Leola Chamberlain Gillespie with him (these were Eunice's parents). Eunice attended Interlochen Camp near Traverse City, which was a rustic, outdoor girl's camp at that time. It is now Interlochen Arts Academy. Eunice attended Michigan State University with a MS in botany and became a teacher and career environmental educator. She won several awards for conservation education, including two for Conservation Educator of the Year from the Michigan United Conservation Clubs. She was active with the Washtenaw Land Conservancy and a member of numerous conservation organizations and helped to establish many of the nature preserves and natural parks in Ann Arbor. Robert attended U of Texas and U of M and was a Professor of pathology at the U of M Medical School. They travelled a lot and never really retired, so they ran out of time and health before they could complete their move to the farmhouse.

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STEWARDSHIP

CARING FOR YOUR PROPERTY page two

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A conservation easement is forever. How has the family felt about your parents' decision to protect the land forever. Any regrets? Any words of advice for others who are considering a conservation easement for their own land? **No regrets. A good feeling of stewardship knowing the land is preserved. Good tax benefit too. Over the years we have seen a patchwork of homes, mini-farms and mini-ranches going up in the area. We are glad that we are able to preserve Two Lakes meadows in its natural state. We are also glad that others in our area are taking conservation easements on their farmland.**

Also, we are thankful that our parents kept a good business eye on the merits of an easement. In order to support the property within the terms of the easement, my parents retained the right for farming and forestry. Establishing an easement requires long range planning and a vision of what you want the land to be long after you are gone.

Your family has placed bird boxes and planted trees on the property. What other things have you done to nurture the land and its inhabitants?

Improvements to the property include many bluebird houses, trees planted, and alfalfa hay production by the neighbor who uses the barn to store the hay. The neighbors who sold the property to Bob and Eunice Hendrix have now protected their own adjacent 80 acres with a conservation easement (through Walloon Lake Conservancy). Trail maintenance and erosion control have been done for hiking and horseback riding trails.

Some of the thing we like about the property include good neighbors, closeness of the U of M alumni camp, wild strawberries, milkweed and other wildflowers, Monarch butterflies, bluebirds, wood thrush, hermit thrush, deer, tobogganing, view of two lakes (Eunice and Bob named the land



The beauty of "Two Lakes Meadow" farm from the meadow.

"Two Lakes Meadow" because you can see Lake Charlevoix and Walloon Lake from the top of the hill), the memorial to Bob at the top of the hill, walking with family dogs Teddy and Belle, kite flying, using a telescope in the open field at night, deer sightings, peacefulness.

Currently, the land is preserved as follows :

- 20 acres: Farming of hay and alfalfa
- 15 acres: open field, ancient farm and barn site (both gone), evergreen plantings
- 5 acres: old pine plantation (needs to be thinned)
- 40 acres: mixed hardwood forest with a core area of mature beech-maple forest

2006 Monitoring Schedule

GROUND MONITORING

Charlevoix County	April 17-28 (excluding weekends) May 1-12 (excluding weekends)
Cheboygan County	May 1-19 (excluding weekends)
Mackinac County	July/August (more specific dates will be available in the pre-monitoring notification letters)
Chippewa County	September 5-29, October 2-6 (excluding weekends)
Emmet County	September 5-29, October 2-6 (excluding weekends)

AIR MONITORING

(for larger and more remote conservation easement properties) All counties:
April 10-May 12 (target dates: April 18 - 20)

Notification letters will be sent to landowners 2-4 weeks prior to monitoring their property. Landowners are encouraged and welcome to accompany staff during the monitoring visit. If the dates above do not work for a landowner, alternative arrangements can be made. If any landowner has questions regarding conservation easement monitoring or stewardship, please contact the Conservancy.



The 17-acre Bloomer conservation easement in Chippewa County.



The 50-acre Ward & Eis conservation easement in Emmet County.



160-acre Childs conservation easement in Cheboygan County.

Selling Your Conservation Easement Property?

A critical component for ensuring protection of easement properties is making sure buyers of conservation easement properties are aware of and understand the easement. Little Traverse Conservancy strives to contact new easement landowners as soon as possible to discuss the easement and explain the Conservancy's stewardship program. As a conservation easement owner, you can help smooth the transition in ownership and understanding of the easement when a sale occurs, helping to perpetuate the long-term protection of the property.

Planning Changes to Your Property?

For those easements with rights to renovate or build a structure, conduct forestry activities, or carry out other permitted activities on your property, please remember to check the provisions of your conservation easement and contact the Conservancy if prior approval is required. Ensuring that activities are allowed and in-line with the conservation easement helps ensure protection of the property as intended and minimizes violations.

Conservation Easements by County

	# Easements	Acres
Charlevoix County	34	2,438
Cheboygan County	23	2,482
Chippewa County	7	718
Emmet County	83	3,625
<u>Mackinaw County</u>	<u>9</u>	<u>211,2</u>
TOTAL	156	11,375

Invasive Plants – Let's Nip 'Em In The Bud!

The Bad News

Purple Loosestrife, Spotted Knapweed, Emerald Ash Borer, Beech Bark Disease, Zebra Mussels.... certainly you've heard some, if not all, of these names. In many cases, invasive plants, animals, and insects like these have gotten so far out of control that it's not likely we will ever reclaim the territory they have staked out.

The Good News

For the most part, northern Michigan is in great shape regarding invasive plants. Many plants that are terrible problems in other parts of the country or state have not yet appeared here. Others are here, but they are not yet widespread and we may still be able to prevent their proliferation because their spread may still be manageable. With appropriate management, small populations of invasive plants can be contained. And if we are aware of potential problem plants, and learn to recognize them before they become established, we stand a much better chance of keeping them under control. See The Rogues Gallery below for photos of a few plants to watch out for.

What you can do

- Learn how to identify the invasive plants that are in our area.
- Learn how to identify invasive plants that we don't have yet, so that you can recognize them if they do appear.
- Don't plant invasive species on your land. Find native or non-invasive alternative species to plant instead. Ask your local nursery to stock native plant species.
- Consider keeping your farm equipment, mowers, ORVs, and other vehicles clean of dirt and mud to prevent the spread of invasive plant seeds. Ask landscapers, loggers, or anyone else who visits or works on your land to consider doing the same as much as possible.
- If you find invasive plants on your conservation easement land, a list of resources for dealing with them is available on our web site at www.landtrust.org/Stewardship/stewlinks. A call to our office notifying us of your finding would be helpful.

"The Rogues" Gallery Seven Outlaw Plants



Beth Chatto Gardens, Essex, UK

Baby's Breath *Gypsophila paniculata*



British Columbia Ministry of Agriculture and Lands



Richard Old - www.xidsservices.com

Japanese Knotweed
Polygonum cuspidatum



David Fenwick - www.aphotoflora.com

Swamp Thistle
Cirsium palustre



Wisconsin DNR



Gary Fewless

Autumn Olive shrub & berry
Elaeagnus umbellata



www.fungocheva.it

Garlic Mustard
Alliaria petiolata



Gary Fewless

Glossy Buckthorn shrub
Rhamnus frangula



Gary Fewless

Common Buckthorn shrub
Rhamnus cathartica L.