



COMMUNITY LAND TRUST

**Meadow Farm Community Land Trust
Policy Document
by the Leadership Circle
And Residents
Revised 2022**

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Meadow Farm Community Land Trust Policy

Introduction:

This policy document is intended as a guide to our continuing co-creation of a safe and thriving community. They are meant to facilitate the implementation of the Vision, Mission, and Aims (VMAs) of Meadow Farm Community Land Trust MFCLT. They are divided into pertinent categories for clarity and easy reference. These are in addition to the Resident's Agreements document.

Given that Climate Change is the greatest challenge humans collectively have been known to face, Meadow Farm CLT is dedicated to reducing the negative impacts from this threat to our local and global community. We understand that the ability to meet these challenges successfully are increased in healthy communities. Therefore, all our actions flow from this realization and dedication to supportive action.

Basic Farm Structure:

MFCLT is comprised of Resident Farm Managers, Residents and a Leadership Circle LC (Board of Directors). By-Laws state that the LC will be composed of 50% resident and 50% non-resident members. Other people who may share the farm occasionally will be travelers and local volunteers, guests and visitors. A notebook in the community house contains the Articles of Incorporation, The By-laws and other relevant information.

MFCLT Vision, Mission and Aims

Vision

("A vision is a description of the future as the circle desires it to be. It's like a dream of how wonderful the world would become if the organization could fulfill its aims: (Pg 77 "We the People".)

Our community is a place of peace, beauty and creative life-enhancing opportunities. We live in harmony with each other, the environment, our neighbors and the wider community. We support, nourish and are grateful to all beings and our planet. Our work and play reflects love in action.

Mission

(A mission is a statement of the circle's overall approach to realizing its vision. It is what motivates the members of the circle...(pg 78 "We The People")

Our community recognizes the climate change emergency. We strive to reduce the potential suffering and other negative impacts of climate disasters. Our farm community allows for a diversity of people to develop and practice their talents, share their gifts and uses compassionate communication for living together safely and harmoniously. Meadow Farm provides an opportunity for enriching lives through affordable accommodations, permaculture, organic farming, education and other creative endeavors. We co-create via a dynamic and collaborative decision-making model.

Aims

("An aim describes an intended result, a product or service. It is tangible and can be delivered and received" (pg 78 "We The People:).)

Meadow Farm Vision and Mission seeks to create a healthy resiliency through the manifestation of these Aims as stated below:

MFCLT collaborates with neighbors and community agencies to prepare for disasters and to provide relief through medical, food, clean water and shelter as possible.

MFCLT supplies residents of the farm and the wider community with organic garden produce and products.

MFCLT promotes carbon sequestering through cultivation of healthy soils, forests, meadow and wildlife interface on our land through conscientious environmental study and practices.

MFCLT offers affordable living that more easily allows people to thrive using their skills and gifts in creating sustainable lifestyles.

MFCLT promotes resident's involvement through diverse meaningful volunteer service opportunities via its own non-profit, wider community programs and monetary donations.

MFCLT provides enriching educational offerings to residents and the wider community with workshops such as: permaculture, natural building, solar and wind energy, bicycle maintenance, trail building and navigation, forestry, healthy vegan food preparation and preservation, water conservation, NVC, yoga, meditation, homesteading and other self-sufficiency skills.

Residency

Meadow Farm resident population may be comprised of these stages: Full Residents FR, Provisional Residents PR and Temporary Residents TR as described in the following sections.

All residents agree to a shared commitment to serve and manifest the stated Vision, Mission and Aims VMAs of the Meadow Farm Community Land Trust MFCLT and abide by their agreements and the policies. All residents are encouraged to actively participate in community discussions. All residents have the right to be heard and

acknowledged for their contributions.

As in the “Resident’s Agreement” (separate document) each member sets their intention to actively and peacefully participate in the group process, to share in the labor, and add equitable financial contributions to support the farm.

It is hoped that anyone choosing to reside at MF will be here because they embrace the Vision and will be supportive of its policies. It is further hoped that anyone residing at MF is doing so in anticipation of eventually becoming a Full Resident. All residents and the LC will meet monthly to ensure that everyone’s needs are being met, the MFCLT VMAs are being realized and agreements honored.

Residents can expect from MFCTL: a curtilage (private space), personal use of community assets such as: common house, water, garden, greenhouse, undeveloped areas, roads, utilities, out-buildings, tools, equipment, produce from garden & orchard and the support, joy and growth inherent in living in community and contributing to manifesting our VMAs,

Step One: New or Temporary Resident NR

TRs may live at MF on a month-to-month basis after visiting and becoming acquainted with the farm and current residents, reading the policy, meeting with the LC and signing the resident’s agreement. The level of interaction, financial contribution and work participation will be determined on a case-by-case basis depending on the needs involved.

Step Two: Provisional Resident PR

PRs have an expressed intention of seriously exploring, with current Full Residents and the LC, the possibility of becoming Full Residents. They have lived at MF for at least 6 months as TR. The PR has become familiar with the Articles of Incorporation, The By-Laws, Financial aspects, the practices of Nonviolent Communication NVC and the Sociocratic or dynamic self-governance model practiced in group decision making. They have demonstrated a collaborative, kind and cooperative spirit in participation at meetings and farm projects.

Due to housing shortage at MF consideration may be given to PRs living off premise while engaging regularly with farm residents, projects. They will be expected to have the same understanding of the policies and commitment to the VMAs as those living on the farm.

Step Three: Full Resident (FR)

FR candidates have lived and worked at Meadow Farm, first as TRs for 6 months, then as PRs for at least 1 year during which they have demonstrated: a willingness to achieve the VMAs, a through understanding of the organization, and express themselves positively as

MF representatives in the wider community. PRs have been meeting monthly with the LC to ensure that needs are being met and all residents are mutually enhancing each other's well being. Wholehearted commitment to the Vision, Mission and Aims is essential.

Full Residency will be granted by the MFCLT Leadership Circle and the current Full Residents after all agree that the candidate is *wholeheartedly* engaged in positive interactions, demonstrates collaborative ability to work toward the progression of the goals of MFCLT and enhancing the well-being of the community in general.

Candidates for full residency shall apply to the MFCLT LC and current FRs. Upon acceptance, they shall be asked to contribute a financial "buy-in" of 15K per resident to pay for past and future infrastructure and improvements. FRs shall have discussed to lease or complete a Ground Lease if planning on building a dwelling.

Agreement by all Residents:

To honor the VMAs and provide clarity the following guidelines are offered:

- ❖ To know and uphold the Vision, Mission and Aims of MFCLT
- ❖ To initiate, organize and or participate in MFCLT activities (i.e. visitor days, fundraisers, meetings, potlucks)
- ❖ To contribute time and energy to projects on the land
- ❖ To engage in volunteer service to the wider community.
- ❖ To peacefully and directly share with others regarding needs or issues.
- ❖ Unless otherwise negotiated with the LC, the residents contribute funds via a monthly land support fee plus a negotiable fee for use of existing accommodations. Minimum 20 hours monthly in MF projects is appreciated.
- ❖ Security deposit is to be decided based on individual's property. Grid-power charges are the responsibility of the user.
- ❖ All fees shall be deposited in account # 60005780 at the Community First Credit Union upon the first of the month.
- ❖ To be willing to learn and practice compassionate communication (NVC) principles on a regular basis and understand and use the sociocratic method of self-governance in meetings.
- ❖ To live a sustainable lifestyle with attention to conservation of all resources and respect to the environment, residents and neighbors.
- ❖ To observe a day of quiet on Sundays with no use of motors, as much as possible.

It is the privilege and responsibility of the LC and all residents to support and uphold the VMAs and Policies of MFCLT. Working together toward a consciousness of inclusivity, and nurturance of one another, will help to create a thriving community and farm. Self-awareness, assessment of one's own contribution, beliefs, and willingness to grow with

other community members will help us achieve the vision that supports us all.

Conflict Resolutions:

Conflicts are a normal aspect of living in relationship with others. Though uncomfortable, they deepen our connections as we respectfully work through them to a new level of understanding each other's perspective.

Conflict issues may be resolved by first speaking directly to the other person involved using compassionate communication. If feeling physically unsafe or experiencing continued frustration with unresolved issues please seek counsel on how to proceed.

The LC and residents encourage each other to "keep it on the farm" and to share difficult or unresolved issues at our weekly meetings or in a special mediation session.

Resolving even small conflicts compassionately will help us all to meet the larger conflicts and create more ease in all of our group decision-making. It is each person's responsibility to resolve issues before they manifest in avoidance, resentment, gossip or other negative outcomes.

Join in the learning and practice of compassionate communication and remember: "We are All in this Together"!

Common Areas:

Common areas include roads, parking areas, gardens, orchards, community buildings greenhouses, garden/tool sheds, transfer station, campground and forest trails. Everyone accessing these common areas is asked to respect the shared nature of these valuable resources.

Plant-based food preparation and eating is encouraged at the MF community for self-sufficiency, sustainability and conscious treatment of Earth and her creatures. *Please bring only plant-based foods into the common areas of the farm. (Rather than animal based food.)* This will be requested for potlucks and other events. Please inform guests and volunteers of this policy.

Removal of plants and trees need to be approved by Farm Caretakers, as well as off-site use of MFCLT vehicles and tools.

Mind-altering substances are discouraged and restricted due to community needs for safety, health and clarity of mind among all members. Confine occasional use to individual curtilages or away from the farm common areas. Behavior disruptive to the community will call for a special counsel by all to understand the issue and help to prevent future occurrences. Tobacco smoking/vaping in personal vehicle or home only.

Practice decluttering, waste management and beautifying in private, as well as common

areas. Picking up all, even small bits of trash (MOOP Matter Out Of Place), is appreciated. All this effort goes toward elevating the comfort, health, order, efficiency and natural beauty of the land.

Vehicles:

Non-farm vehicles are to be parked at owner's curtilage or in designated parking areas unless transporting bulky, heavy materials or passengers with mobility issues. A 5-10 mph limit is for the safety of all life, dust reduction, a relaxed atmosphere, as well as care of the land and road. Please consider the same for the sake of our neighbors on Country Road.

Bikes or walking are encouraged for travel around the farm. As part of our VMAs we aim to limit fossil fuel use, protect the land, promote safety and a more peaceful safe, environment. Vehicles in the agricultural areas shall be limited to those necessary for farm activities and then with great care taken to protect sensitive areas.

Owners of non-operational vehicles will be charged \$50 a month after the first month of non-op, after 3 months they will be considered abandoned.

MF Tools, Equipment, Supplies:

Tools are available for farm use and need respectful treatment. Everyone appreciates them being returned and clean to where they belong. Check out use of major power tools with Farm Manager prior to use. Report anything that needs repair, attention or replenishing to Farm Managers. Help to fix or replace what you have broken or lost. Ask Farm Managers if you are unclear about your use of something. Ask permission of the owner for use of other tools or equipment if not belonging to the farm community for general use.

Guests:

Residents may accommodate, in their home, 2 guests for 2 consecutive nights without recompense. As a courtesy, please let Farm Managers and others know of your guest plans at the weekly meetings or other communication methods.

Please introduce your guests to others as possible. Those hosting guests are responsible for orienting their guests to MF and for assuring all MF policies are complied with, including supervising the guests' labor donation if extended stay.

Beyond 2 days each guest will be asked to donate to MF with either one hour of labor or \$25 a night towards incurred expenses of road maintenance, utilities, water & use of common spaces, etc. Guests using campground are asked to pay a daily camp fee: \$25 and 1 hour of community contribution as assigned by resident caretakers. A 5-day limit applies for guest stays without first consulting with the LC and residents

Pets:

Pets can quickly become a nuisance and a “bone-of-contention” and are discouraged from unattended roaming. Pet caregivers are responsible and liable for their pets. A well-behaved dog is supervised at all times, comes when called, unaggressive towards humans or other animals, does not wander off property, bark excessively, jump on people, chase vehicles, or otherwise be allowed to become a nuisance. Dog owners are asked to clean up after their dogs, fill holes they dig, and repair any damage to property. Guests’ dogs are required to meet the same criteria, but need to be approved in advance by Farm Caretakers prior to arrival.

Miscellaneous:

The discharge of firearms on the property is prohibited except to defend one’s life. Owners of firearms or other weapons are required to disclose to Farm Managers what firearms are in their possession. All firearms are to be locked and empty of ammunition. Responsible weapon ownership requires training. No children are safe around unlocked and loaded guns.

Fires must be handled with extreme caution: contained, attended to at all times by 2 people with careful examination of possible flammable materials...grasses, sawdust, brush or tree limbs. Fires will be extinguished thoroughly before leaving the site. Shovels, rakes, McLeod and water are to be present at all fires. Burning of slash to be approved by Farm Caretakers. Permits must be renewed yearly. Air quality control must be consulted same day to know if it is an acceptable “burn day”. Campfires are not allowed during summer and fall months. With the hose at ready a fire can be made in the concrete fire ring near the camp kitchen area if attended to while active..

Everyone is responsible for the timely disposal of personal trash and recycle as much as possible. Careful consideration should be made with everything brought onto the property. Working to decrease our plastic and other waste is a part of the VMAs. Remember the Rs of plastic and materials: Rethink, Refuse, Re-use, Repair, Recycle.

The use of any chemicals of a toxic or non-biodegradable nature is prohibited including but not limited to, poisons, pesticides, paints, stains, chemical and commercial fertilizers, any chemical soap, detergent, cleaner. If you are unsure of the chemical, or believe it is necessary, discuss first with the Farm Caretakers and/or LC at a regular meeting. Residents, volunteers and guests are requested to use unscented products. Personal care products without fragrance are requested by all. Fragrance additives are toxic chemicals and may negatively affect the user and those around them.

During times of pandemic all residents, volunteers and guests will be expected to follow federal, state and county recommendations for decreasing the spread and severity of the disease. Meadow Farm residents, volunteers and guests will commit to solidarity on this issue for the peace safety and well-being of those living and working here on a regular basis.

In Closing:

Policies will be reviewed annually and open to input from all involved.

These policies are intended to provide for smooth, peaceful and joyful living at Meadow Farm. Realizing our Vision, Mission and Aims depends on the willingness of all concerned to be responsible for knowing and honoring them.