

Madison-Morgan Conservancy

Protecting Farms, Forests, and Front Porches for Future Generations

Newsletter
Spring, 2023



Letter from the President

The Long Game

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JUNIOR CONSERVANCY

If you've planted trees recently, you've probably pondered whether you'll ever sit under their shady branches or reap the financial rewards of the forest's first thinning. You may have even Googled, "How long does it take to grow a tree." This is the long game (the tree planting, not the Googling) – what we do now to lay the groundwork for the future, and it's an exercise in planning and action for a cause greater than ourselves.

Private land conservation is a long game. Not only does the act of conserving land take a while, it requires thinking long-term about your future, your family's future, your legacy, and how that all fits into nature and what you would like this world to look like after you're gone. Aldo Leopold wrote in *A Sand County Almanac*, "When the land does well for its owner, and the owner does well by his land; when both end up better by reason of their partnership, we have conservation."

This is what we are after, here at the Conservancy: common-sense conservation initiatives and policies that benefit the land, the landowner and the community. Through our work on conservation easements, transferable development rights, educational forums, keeping working lands in working hands, Greenprinting, and the Junior Conservancy, we are facilitating conservation that is mutually beneficial for the long haul.

Over twenty years ago, when the Conservancy's mission was written by our eight founders, we had no idea where this organization would go or take us, but we knew it was the long game.

Our thought: you can grow by chance or by choice. We knew growing by choice was the wiser of the options, and so we began working toward that goal. Education was always the highest priority, and as we grew in our knowledge, we began the process of conserving and preserving Morgan County's important places and resources with the help of Morgan County landowners for the benefit of the whole Morgan County community.

Today, 5,550 acres of Morgan County's 227,000 acres have been permanently protected by landowners through conservation easements. That's a chunk, but it's only two and a half percent, and we need to increase the pace of conservation, if we want to control our future and grow by choice. This year, the Conservancy will focus on increasing that pace of conservation, and we invite you to join us in that effort. Let us

not take for granted this idyllic landscape we have inherited. It can be gone in the blink of an eye.

This long game is complex. It is time consuming. But it is filled with joy, and it is an honor to do the work with you. Thank you for your support of the Conservancy. It is because of you and for you that this conservancy, GA's only countywide conservancy, works.

Sincerely,

Robert Trulock
President



Revolving Fund At Work: Fairplay School



The Conservancy has stabilized the Fairplay School and hosted two volunteer days. Boy, does it look great! We cut back trees, removed a barn, and returned the interior to its original layout. The non-historic materials which were added during the building's adaptation into a residence in 1953 were removed. What was found underneath was nothing short of spectacular! The original beaded board walls with original green-blue paint color, outlines of the where the school chalkboards used to hang, as well as pencil scribbles and doodles all over the walls. What amazing finds!

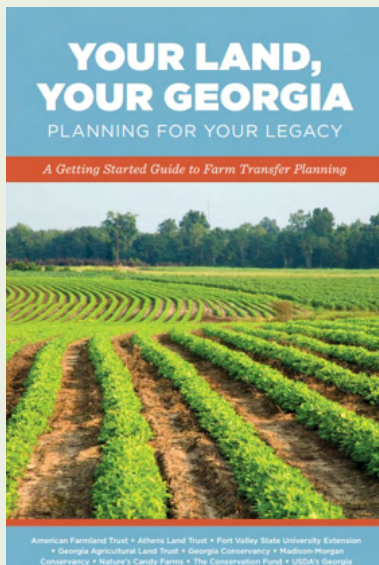


During the first clean-up, twenty-five people spent their Saturday, picking up debris and recyclables, and hauling limbs and leaves to a burn pile. Crepe myrtles were given a much-needed pruning, and a large planting which was impacting the front facade of the building was removed. After breaking for lunch, board member and former City Manager, David Nunn, led a Q & A session with Dr. Bill Hanson, who attended Fairplay School during his first-grade year in 1937-1938, the last year the school was in operation. Dr. Hanson happily shared his memories about going to school at Fairplay School and about growing up in Morgan County. It was a treat to hear him talk about it, and we recorded the interview. The second clean-up day focused on the building's interior. Volunteers washed windows and hardwood floors. The building is now ready to sell!

The Conservancy plans to list the property in coming weeks for \$285,000 and is seeking a preservation buyer. Like in the sale of the Foster-Thomason-Miller House, the Conservancy will require the buyer to sign a preservation agreement that will require rehabilitation the building to a certain standard by a certain time. If you know anyone interested in purchasing the building, please contact us.



Farm & Estate Transition



There are many things to consider when the time comes to transition the family farm, or the family forest, or the family homestead to the next owner. You may have real estate assets, a business operation, and/or equipment to sell, as well as family members, neighbors, and business partners to consider. It can be daunting.

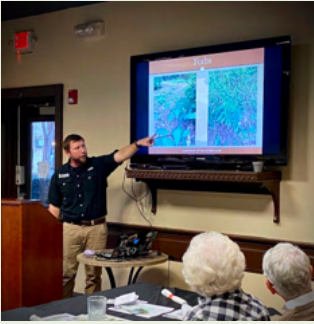
You may also be considering your legacy on that land - what you've invested, what you've created, and how it is an important part of your community. You may be interested in protecting your legacy. If so, this newly published guide is for you.

In partnership with a group of conservationists, farm organizations, and legal advisors, the American Farmland Trust has published "Your Land, Your Georgia: Planning for your Legacy."

If you would like a copy of the publication, please let us know or go to:

<https://farmlandinfo.org/publications/>.

Land Stewardship Workshop Series III



The Conservancy began 2023 with their third Land Stewardship Workshop Series. Over the course of three Thursdays, attendees learned innovative management techniques to promote healthy wildlife and forests, and how to plan the transition of their farm/estate/assets from one generation to the next. The Chophouse Grille graciously hosted our group of 35+ guests and provided us with impeccable food and service.

During the Wildlife Habitat Management workshop, wildlife biologists Matthew Goode, Kara Nitschke, and Emily Rushton from the Georgia Department of Natural Resources gave insightful presentations on deer, waterfowl and dove, and turkey habitat. The speakers for the Forest Management workshop were Jeff Kastle and Devon Dartnell from the Georgia Forestry Commission, who shared information about

private lands forest management as well as the latest news on emerging timber markets like mass timber, pellet production, and carbon credits.

Last but not least, was the Farm & Estate Transition workshop. Mallory O'Steen of the American Farmland Trust presented on transitioning farms from one generation to the next, Justin Merrifield and Johanna Willingham of the Athens Land Trust provided their insight on conservation incentives in estate planning, and Krisztian Varsa from the Conservation Fund discussed the objectives and goals of the Working Farms Fund.



A big thank you to all of the speakers who donated their time throughout the series, to Devon Dartnell for moderating the event, and to Jasmine, Tracy, and Alex of Madison Chophouse Grille, for hosting our large group.

Membership Supper



On Friday, March 24, 2023, the Conservancy will host its Annual Membership Supper at Malcom Crossroads!

After a three-year hiatus, we will gather for a casual chili supper in a historic barn at one of Morgan County's most pristine rural crossroads to celebrate the year past and look forward to the what's in store for the Conservancy and its members.

"Find your place on the planet.
Dig in, and take responsibility from there."
- Gary Snyder

Farm Friday



What is it? - Part of the FARMeander, Farm Friday is a public education initiative that highlights local farms and farmers which aims to bring awareness to their importance in the community.

What does it consist of? - A fieldwork session, which typically lasts 45 minutes to an hour and includes ground & aerial photography and a short questionnaire.

How is it promoted? - In addition to social media and email blasts, it will be promoted through our website. Each farm will have a profile on our webpage that includes the information obtained through the fieldwork session and links to the farmer's online platforms.

How do I participate?

Email Sandra Hall at shall@mmcGeorgia.org if you would like your farm featured in Farm Friday.

Meet the Conservancy's New Board Members



Bruce Gilbert, a Morgan County native, graduated from Morgan County Schools and the University of Georgia with a degree in Agriculture. Working in his family hardware store for years, Bruce bought Madison Hardware in 1978. He restored the old livery stable and moved Madison Hardware to that location. He served on the City Council for 35 years, serving as the Mayor of the City of Madison for 20 of those years. Bruce has served as President of Morgan Historical Society and remains on the Board. He also served as the director of the Board of United Bank for 14 years. Bruce and his wife, Judy, have three children, Chris Hodges, Lee Gilbert, and Dr. Curt Gilbert.

Lisa Brandon and her husband Chris and have lived in Morgan County for 22 years. For 42 years she has worked in the field of clinical Microbiology, the majority of her career being with Quest Diagnostics and Emory Healthcare. Lisa recently retired from Emory and is enjoying her time horseback riding, hiking, reading, and sitting on the porch watching wildlife with a good glass of wine.



Mary Mack Hall moved to Morgan County in 1995, after having lived most of her life in Atlanta. She graduated from Emory University and worked in education, teaching sixth grade prior to starting her career in decorating in 1970. Currently, Mary Mack divides her time between Athens and Madison, where her farm is located. In her free time she enjoys riding her horse, Lucky.

Join or Renew Your Membership Today!

Madison-Morgan Conservancy

P.O. Box 752, Madison, GA 30650

706-818-8046 | www.mmcGeorgia.org | info@mmcGeorgia.org

- | | |
|---|--|
| <input type="checkbox"/> Daniel Morgan Society - \$5,000 +
(Watershed Donor Level) | <input type="checkbox"/> Supporter - \$500 |
| <input type="checkbox"/> Sustainer - \$2,500 +
(Watershed Donor Level) | <input type="checkbox"/> Donor - \$250 |
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(Watershed Donor Level) | <input type="checkbox"/> Preservationist - \$100 |
| <input type="checkbox"/> I would like to contribute an additional: \$ _____
to the Endangered Properties Revolving Fund. | <input type="checkbox"/> Conservationist - \$50 |
| <input type="checkbox"/> My Company has a matching gift program. Please send me information about matching gifts. | <input type="checkbox"/> Naturalist - \$25 |
| <input type="checkbox"/> Please send me information about including the Madison-Morgan Conservancy in my will. | |
| <input type="checkbox"/> I would like to volunteer. | |

Name(s) as it should appear on the Membership list:

Address: _____

City: _____ State: _____ Zip: _____

Phone 1: _____ Phone 2: _____

Email 1: _____

Email 2: _____

Monthly Giving:

It's all about cash flow. If you would prefer to give monthly, it's easy to do online. Just go to the Membership page on our website, www.mmcGeorgia.org/membership and click the "Monthly Giving" button, and fill in the monthly amount you'd like to contribute. Monthly giving is a win-win:

- You can spread your contribution out over 12 months
- Monthly membership income helps the Conservancy budget for the year

Daniel Morgan Society \$5,000+ | Monthly = \$417

Sustainer \$2,500+ | Monthly = \$209

Benefactor \$1,000+ | Monthly = \$84

Supporter \$500+ | Monthly = \$42

Donor \$250+ | Monthly = \$21



Boys & Girls Club Partnership



This school year, members of the Junior Conservancy have helped foster a working relationship with the Madison Boys and Girls Club. In September, the kids met Club Director Sarah Swope and board member David Burbach at the Boys and Girls Club. The Club is located at Historic Pearl High School and currently serves more than 60 members.

The first meeting consisted of introductions to the Club and the area planned for a trail. David Burbach explained to the group that he provides bikes for Boys and Girls Club members to ride during their after-school programming. The bikes are an opportunity for the kids to practice riding bikes in a fun and safe environment. Mr. Burbach expressed his goal to create a trail behind the Club building for students to practice mountain biking skills and expand their recreational area. With this knowledge, the Junior Conservancy got to work. Over the next few months, our students worked to clear the trail using everything from rakes to hand saws!

At the halfway point in the school year, we pivoted to focus on ways to further enhance the trail. The group noticed that a variety of debris littered the trail area and decided to create unique works of art with discarded materials from the trail. Chinese privet and wisteria were identified as invasive species that require removal. Finally, a group brainstormed topics for informational signs to mark spots along the trail.

In February, members from the Conservancy Board and the Boys and Girls Club Board joined our monthly meeting to learn about the kids' progress. The students each spoke about their contributions to the project and how it has impacted them. Then, they led the board members on a walk through the .66 mile trail. Moving forward, the students will make progress on their project area. This collaboration has strengthened our community partnerships and provided a chance to leave a positive, lasting impact on the community.



JC Alumni Holiday Party



2022 marked five years of the Junior Conservancy. In this time, more than forty Morgan County high schoolers have participated in the Junior Conservancy program. Each year, students work to learn about and further conservation in Morgan County.

In December, we hosted our first Junior Conservancy alumni event. While our busy alumni were home for the holidays, we invited them to the Seed House for refreshments and conversation. Alumni had the opportunity to hear what current members are doing and share their own accomplishments.

The event was a chance to reconnect and have alumni share how their time in the Junior Conservancy impacted them after high school.

Schedule for 2023

The Spring has lots in store for the Junior Conservancy!

- April 3rd: Junior Conservancy members attend Conservancy "Big" Board meeting.
- April 14th and 15th: Stop by the Seed House during Madison's Tour of Homes.
- April 22nd: See us at the Conservancy's booth at Madison Fest!
- May 6th: Derby Day! A tradition within a tradition, Junior Conservancy members will sell raffle tickets leading up to the race.
- May 19th: JC Scholarship recipients will be honored at Morgan County High School's awards night.
- May 21st: Each year the last Junior Conservancy meeting of the year is hosted at Dan Rather's Lake Malcom. This meeting is the passing of the baton from senior members to new members.
- September 10th: First Junior Conservancy meeting of the school year!

Conservancy Members

February 2022 - February 2023

THE 1772 FOUNDATION BEVERLY & BILL ABBOTT SUMMER & LEE ABNEY DANA ALLING DIANE ALLMOND ANONYMOUS JEFF ANDRISE KAY ARGROVES JANE & JACK ARMISTEAD KATHRYN & DARREN ASH VALLE & STAN ASHLEY CARL BACHMANN *KATHY BAKANE CANDACE CARLSON & KEVIN BAKER SUE BALDWIN CAROL MARTIN-BALDWIN & SCOTT BALDWIN MARY & CHAD BALICKI SARAH & SAM BALL * JANET & BOB BEAUCHAMP LACY & ROB BEAUCHAMP LAURIE & MIKE BECKER HANK BELL THERESA & DAVE BELTON LEONA & TOM BENKOSKI DAVID BENTLEY ANNE & ALEX BERNHARDT BERRY'S TREE FARM CATHY & RICHARD BEST ROBERTA & IRA BLOCK REBECCA BONE *JANE C. BOSTWICK **MAGNOLIA BOSTWICK BARBARA & GLEN BOTTOMLEY RICK BOULIS EMMA & RON BOULWARE **WILL BOULWARE KATHY BOYD PHYLLIS BOYD *RUTH & MIKE BRACEWELL ELIZABETH & JAMES BRANCH * LISA & CHRISTOPHER BRANDON JUDY & TOMMY BREEDLOVE REGINA & WILSON BROACH THE VERY REVEREND DANN BROWN CECILLE & PAUL BROWN RACHEL & ED BROYLES	BRYANS FAMILY FOUNDATION **POPPY-GRACE BUCK **HARRISON BUCK NANCY A. BUSH ROSEMARY BUTTERMORE ANDREA & TERRY BYER, BYER REALTY SCOTT CAMPBELL KATHRYN & JOE CARDWELL SUE & JAMES E. CARTER PAM & CHARLES T. CATHEY RUFUS CHAMBERS NATALIE & GEORGE CHASE HILDA & JAMES CHILTON NANCY CLARK ANN & ESTON CLARKE BRENDA & JEFF CLOTFELTER MARY KAY & FLYNN CLYBURN SARAH & JOE COLEMAN SHERRI-AYNN & BRIAN COLLINS CARLA & CARL COLQUETT CONRAD'S FAMILY FOUNDATION ROBYN & CHRIS COOK BONNIE & GEORGE COOKE MISSY CRAVER DEBORAH CROWE JULIE DAVIE DIANE DAVIES KAYE & STAN DEJARNETT RITA & LANE DENNARD MARY & JIM DEVANE **HENRY DICKINSON * FLOSSIE & DAVID DODGE ANN & DEMETRIE DODYS * ALICE KOHN & ARTHUR DOMBY BETH DUVAL TERRY EMBRY LEE ANN & BRIAN EMERSON FAYE & MORT EWING DENNY & DOUG EWING HOLLY & KELLY FARMER ELIZABETH & ROBERT FEARS ANGIE FETCH EMILY & TOM FOLLOWILL PENNY FOOTE NICOLE & BRANDON FORDE VIRGINIA PAYNE & CLARENCE FOREMAN **BRENNAN GARRETT	ERIN & JOHN GARRETT KAREN & MIKE GARRETT JUDY & BRUCE GILBERT VICKI GILLESPIE LEIGH GOFF DENA & BRAD GOOD JUDY GOODCHILD MELISSA GORZ ZEB C. GRANT, ZEB GRANT DESIGN SHELLIE & GERALD GRAY NANCY GREENE **MARY PATRICK GREENFIELD KAY HALBERT MARY MACK HALL PAMELA HALL SANDRA HALL DIANE & JIM HALLORAN BETH & CHARLES HANEY LOUISE HANNAH BARBARA & KEVIN HANVILLE *FAMILY OF LCDR ALBERT HARPER JUNE HARRELL MARTHA HARRELL PATSY HARRIS SANDRA & LEE HARRIS SARAH BALDWIN HARRIS & J.D. HARRIS FOUNDATION BONNIE & STRATTON HICKY MEG & RAY HIGGINBOTHAM KRISTEN HIGGINS *MARIAN HILL MOLLY LESNIKOWSKI & ED HOGAN, THE CABOOSE SALLY & ARNOLD HOGE KEBBY & REG HOLDEN HOLLAND & KNIGHT RENA & GEORGE HOLT ANNE HORSTMAN MELISA HOWE LAUREN HOWIE STEPHANIE HUDAK BEN HUDSON CYNTHIA & GREG HUGER LINDA & STEVE HUGGINS BONNIE & LYNN HULL ANNITA & CANDLER HUNT ASHLEY & WEYMAN HUNT LYN & WHITEY HUNT **SEAGER HUNT	DEBORAH & JON HUNTER * MARY & JOHN HUNTZ KATIE & JARED HYATT ANNE SYMMES & STEPHEN IVES JACK'S CREEK FARM KIM JACKSON MARY ANN & RICHARD JACOB *JULIE JENKINS KAREN & FELTON JENKINS KIM JENSON, AMELIA'S APPAREL TRACI & STEWART JOHNS CRYSTAL & ELLIS JOHNSON *MARGARET & KEVIN JOHNSON SAVANNAH & RYAN JOHNSON SYLVIA JOHNSON *DRS. BABS & HIRAM JOHNSTON BRITTANY & TOBIE JOHNSTON JIM JONES KRISTIN & BRYAN JONES JUDI PERAZZO & ERIC JOYCE KATHY & ED KARPINSKI **CARSON KEENER STEPHANIE & MICHAEL KEENER PAM & KEITH KELLY BILL KILLMER AL KIMSEY, MADISON RENTALS RACHEL & JASON KINSAUL FRED KITCHENS MONICA & KEN KOCHER DAN BELMAN & RANDY KORANDO BROMLEY & MIKE KREIKEMEIER SANDRA & WALTER KRUGER NANCY & KEN KUPERBERG **LADY KUPERBERG SUSAN & BILL KURTZ NANCY CLAIR LAIRD DEBI & WILLIAM LAMB * CHRIS LAMBERT * SHANDON & DAVID LAND *DR. DON LANE NANCY & GEORGE LAUNIUS PATRICIA & FRANK LAYSON *CATHY & BRIAN LEHMAN ANGELA & KEN LEWIS DR. KEN LEWIS
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New Members (green)

Conservancy Members

February 2022 - February 2023

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* Charter Members

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New Members (green)



MADISON-MORGAN
CONSERVANCY

Need to Renew? Check Your Mailing Label:

The date printed above your name on the mailing label is the last date on which you paid your annual membership dues. Please renew your membership annually to support the Conservancy's work and to expand our programming.

Madison-Morgan Conservancy
P.O. Box 752
Madison, GA 30650

(706) 818-8046

www.mmcGeorgia.org



Return Service Requested

Spring, 2023

This newsletter is printed on 100% post-consumer waste recycled paper

Derby Day May 6, 2023: SOLD OUT

This year Derby Day will be held at the Foster-Thomason-Miller-Minnix House! We send a BIG THANK YOU to homeowners Elizabeth and David Minnix for hosting us this year and for their spectacular rehabilitation of Madison's Masterpiece on Main. The property is the first to be saved by the Conservancy's Endangered Properties Revolving Fund, and Derby Day guests will be among the first to see the final result.

Derby Day Guests will also enjoy live viewing of the Kentucky Derby, a Run for the Roses raffle, a delicious Derby supper, open bar, a live auction, and the return of Stan DeJarnett's big band, the Atlanta Seventeen! Proceeds from the event go toward protecting Morgan County's farms, forests, and front porches for future generations.

Thank you to all the sponsors who have made this event possible and to Sarah Ball and Ashley Johns for co-chairing and to Zeb Grant for serving as decor chair!



Z E B G R A N T
D E S I G N

