

# CountryViews



THE NEWSLETTER OF THE COUNTRYSIDE CONSERVANCY

## From Easement to Preserve: New Ownership for a Protected Parcel

In December 1999 Dr. Walter Fordham and his wife, Doris Fordham, donated to the Countryside Conservancy a conservation easement on 22.5 acres of their property in Benton Township, Lackawanna County. This was the second conservation easement ever taken on by the Conservancy.



The land under easement is dominated by a beaver-dammed wetland, and also includes small areas of forest, vernal pools, successional pasture and abandoned orchard. The conservation easement restricts such things as subdivision, commercial and industrial activities, excavation, dumping, and construction. The purpose of the restrictions is to protect this land forever, including its scenic values, wildlife habitat, wetlands and waters that feed the South Branch of the Tunkhannock Creek.

An easement is a “partial interest” in land; it gives the easement holder only some of the rights associated with a piece of land. A conservation easement involves some or all of the subdivision, development and resource-extraction rights associated with a property, and these rights are considered to be permanently extinguished upon their grant to a conservation organization. The easement restrictions are binding upon all future owners of the land.

In taking a conservation easement on the Fordhams’ land, the Conservancy became responsible for regular monitoring of the property, to ensure that the easement restrictions were respected. Such monitoring typically becomes more important as the land changes ownership over time, as later landowners may not be fully aware of the easement restrictions. In the Fordhams’ case, the original owners retained ownership and, of course, respected the terms of the easement they had created.

In October 2005, Dr. Walter Fordham donated to the Conservancy his remainder interest in the 22.5 acres under easement. The Conservancy is now the owner of the property, not just of the easement. Thanks to the way the deed was drafted, the conservation easement on the land will not merge with the title to the property, and the land is now in effect doubly protected.

In becoming the owner of this land, the Conservancy looks forward to establishing and maintaining regular contact with our neighbors around the Fordham Preserve. Meanwhile, our obligations will increase proportionately to our increased interest in the property. From now on, we will be responsible for the proper stewardship and management of the property.

We thank Dr. Fordham for his care for the land, and for this generous gift.

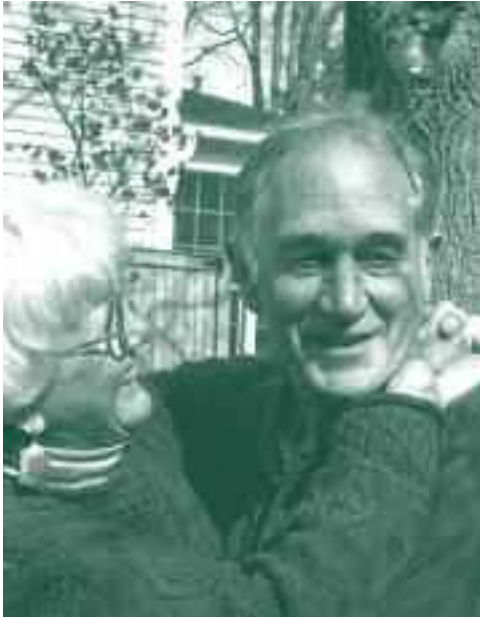
## Inside: Our 2005 Annual Report.

Read about the Conservancy’s recent achievements, including new lands we have protected! We’re accomplishing great things with your support.

## Auction Alert: Save the Date!

Our Seventh Annual Auction is coming up on **Saturday, July 15!** See page 3 for details.

## Remembering Jim Peck



We are saddened to report the passing of a great friend of the Countryside Conservancy, Attorney James K. Peck.

Jim Peck was an avid outdoorsman who hiked New England's White Mountains from his youth, and also a keen sailor. He loved the land and the outdoors, a love he shared with his wife Roz.

His daughter Abby describes him as a philosopher by nature, with a quiet energy that was curiously complementary to his wife's strong outward-directed energy. He was in a way the catalyst for Roz's activities, providing the emotional and spiritual backing that made it possible for her to go out and do so much. Among the many things Roz went out and did was

help create the Countryside Conservancy; without her active work and her husband's quiet support, our organization would not exist today.

The Conservancy's Trolley Trail project was close to the hearts of both Jim and Roz Peck. The Peck family owned part of the right-of-way of the former Northern Electric Railway, inspiring Roz with the vision of a non-motorized trail connecting communities from Clarks Summit to Lake Winola. Jim carried that vision a vital step forward by donating some 2,200 linear feet of right-of-way to the Conservancy in Glenburn Township. This section of future Trolley Trail abuts lands owned by the Abington Little League, where the Conservancy has already done extensive clean-up and landscaping work. This area will be an initial focus for Trolley Trail development.

As we noted in the Winter newsletter, Jim Peck was a true gentleman and a gentle spirit who will be missed by all who knew him. We extend our sincere condolences to his family and friends. As an organization and as individuals, we are inspired by the example of Jim and Roz Peck, and will continue striving to do work that embodies their love of the land, drawing on the quiet strength and the boundless energy that they channeled.

The Peck family generously designated the Countryside Conservancy as a recipient of gifts in memory of Jim Peck. We wish to thank the following individuals for their gifts to the Conservancy in his memory:



*Photographs courtesy of the Peck family.*

Ms. Janet Arnold  
Mr. and Mrs. Herbert Axford  
Susan and Dorrance Belin  
Mr. and Mrs. Henry Belin, IV  
Ms. Nancy Bill  
Ms. Marjorie Black  
Mr. Curt Bogart  
Mr. and Mrs. Peter Bohlin  
Mr. and Mrs. Norm Brauer  
Mr. Warren Breig, Jr.  
Ms. Amy Broadbent  
Ms. Jeanne Bryant  
Ms. Mardy Burgess  
Ms. Jane Christian  
Mr. and Mrs. Wellington Colombo  
Mrs. Elizabeth Cooper  
Mr. and Mrs. Phil Degozzaldi  
Ms. Sally Degozzaldi  
Mr. and Mrs. Donald Dembert  
Mr. and Mrs. Eugene Gallagher  
Mr. and Mrs. Phil Graff  
Jo-Ellen and Michael Greene  
Mr. and Mrs. Dan Harrison  
Mr. and Mrs. Dave Jennings  
The Jones Family  
The Lackawanna Bar Association  
Kathryn LeSoine and Will Chamberlin, Jr.  
Sharon Meagher and Gail McGrew  
Ms. Carla Menago  
Dr. and Mrs. P. Christopher Metzger  
Ms. Carol Miller  
Dr. and Mrs. Eugene Monick  
Mr. and Mrs. Andrew Morris  
Mr. and Mrs. John Niles III  
Mr. and Mrs. R. Mark Patterson  
Ms. Rebecca Peterson  
Mrs. Mary Rhodes  
Ms. Arlene Richter  
Ms. Barbara Rodes  
Ms. Marilyn Stewart  
Ms. Susanna Waterman  
Mr. Bill Welles  
Atty. and Mrs. Charles Welles

*In memory of Roz:*

Ms. Cecilia Dee

*In memory of both Jim and Roz Peck:*

Ms. Linda Hennessey

Leigh Strimbeck and Joseph Jurchak

Gifts made in memory of Jim and Roz Peck will be placed in the Peck Memorial Trail Fund, established by the family, to advance public-access trail projects undertaken by the Conservancy.

## See You at the Auction!

The Countryside Conservancy's Seventh Annual Auction will be held on **Saturday, July 15** on the green at Keystone College, La Plume. You are cordially invited to join us for this great event! The evening starts at 6 pm, with cocktails and dinner. Live music will be featured, and we are honored to have Curt and Phil Stevens returning once again as our Masters of Ceremonies. The first part of the evening will be given over to the extensive Silent Auction, where over a hundred offerings generously donated by local merchants, artists and craftsmen will tempt bidders. Then Auctioneer Ken Rivenburg will lead the exciting Live Auction bidding on an exciting and memorable array of items. This year's Live Auction specialties range from your own private antique car show of classic rides from a bygone era, to vacation getaways from Bainbridge Island to the Jersey Shore, to unique, one-of-a-kind art and jewelry by local artisans. If memories are your fancy, you'll be tempted by a Magical Christmas complete with a horse-drawn carriage ride to cut your Christmas tree from Hull's Farm, followed by boxed lunches from The Epicurean Delight by a blazing fire. Or spoil your palate and those of some close friends with an intimate wine tasting complete with delectable hors d'oeuvres. There is something for everyone, and all for the Conservancy, at this wonderful summer gathering.

We thank 2006 Auction Chairs Ann and Malcolm MacGregor for their energy and leadership! We'd also like to extend our



*Committee members gathered at Keystone College (l-r): Liz Horchos, Kristie McMahon, Ann MacGregor, Maureen Walker, Penny Davis, Chrissy Gilhooley, Tricia Cummings, Karen Barren, Meg Dempsey, Margi Cowley, Mary Gromelski, Regina Boehm, Elaine Shepard, Ellen Burkey, and Kathleen Graff. Not pictured: Amy Broadbent, Nancy Brown, Mari Byron, Eleanore and George Ginader, Lisa Hall, Erin Kane, Amy Kazmierski, Malcolm MacGregor, Polly Metzger, Carol Nelson Dembert, Wendy Wilson.*

sincere appreciation to all the inventive and hard-working members of the Auction Committee.

Keystone College is the host sponsor of the 2006 Auction. Sanctuary Society sponsors are Marworth and Wright and Reihner, PC. Steward sponsors include the Foley Law Firm, Gentex Corporation, Henkelman Appraisal Company, Mansions and Estates International, Penn Security Bank & Trust Company, and Peoples National Bank. Protector sponsors include the Erickson/Greco Group of Merrill Lynch, Knowles Associates Insurance, and Oliver, Price & Rhodes. To become an Auction sponsor, please contact the office.

Donations of items for the Silent or Live Auction are still welcomed; please contact the office to find out more. The Auction is the Conservancy's main annual fundraising event; proceeds from the event promote the Conservancy's mission of protecting lands and waters in and around the Tunkhannock Creek Watershed for the public benefit.

Please plan to join us and bring your friends! Call our office at (570) 945-6995 now or email [cconserv@epix.net](mailto:cconserv@epix.net) to request an invitation or to reserve your ticket. Tickets are \$50 per person (\$75 for Patron listing in the program).

## Northern Electric Book Available

**The Northern Electric**, Norm Brauer's history of the trolley line that once served communities from Scranton to Lake Winola and Montrose, is available through the Countryside Conservancy. This 209-page book, filled with photos, maps and historical documents, is the second edition of the 1987 original. The Conservancy is making it available to the public once again to promote awareness of local history and foster interest in turning parts of the old trolley right-of-way into a non-motorized recreational trail.

The book sells for \$33.39 including sales tax (\$36.04 including shipping and handling). Order your copy from the office today at (570) 945-6995! Proceeds support Conservancy operations, including planning and development of the Trolley Trail.

The Conservancy is grateful to the Lackawanna Heritage Valley Authority, which has supported the re-publication of this book in partnership with the National Park Service and the Pennsylvania Department of Conservation and Natural Resources.



## Stewardship Awards Announced

The Countryside Conservancy announced the winners of its 2006 Stewardship Awards at its Annual Meeting on April 26 at Keystone College. Nine property owners in our region were recognized as outstanding stewards of their farms, homes, buildings and lands at this year's Awards.

Awards went to two working farms: to the Brace family for Brace's Orchard in Luzerne County (slightly outside our usual focus area, but as the judges said, too worthy to pass up!), and to Mary and John Parks for Bel Park dairy farm in Great Bend, Susquehanna County.

Awards for residential properties were given to Ron and Christina Boyd of Gibson Township, Susquehanna County; to Mario and Dorothy Fitzgerald for their home in Thompson, Susquehanna County; to Mary and James Ketterer for Beaver Meadow Farm in Harford Township, Susquehanna County; and to Maureen and John Walker for Glenverly in Waverly, Lackawanna County.

Awards for special-use properties went to the proprietors of Stony Meadow Pottery in Clifford Township, Susquehanna County; to the Endless Mountains Council of the Arts for their exhibition space in Tunkhannock; and to the Harford Fair Committee for their new Waterfowl House.

All award winners received certificates of appreciation, framed photographs of their properties, and a free one-year membership in the Conservancy. Our thanks to Jo-Ellen Greene and Susan Scranton Dawson, co-chairs of this year's Stewardship Award Committee; to Susan for her beautiful photographs of the winning properties, to committee members Sandra Boyle, Lydia Coulter, Jim Garner, Wayne Harley, Margaret Hull, Cheryl Kaiser, Ernie Keller, Gerald Kenjorski, Mary Rhodes, Joanne Smith and Ed Zygmunt and to others for their time, effort, nominations and photographs.

Most of all, our thanks to the award winners, whose achievements are manifest in the beauty of what they care for. As they spoke from the podium, simply and from the heart, each told the same story in different words: "We all care about the same things. We do this purely for the love of our land."



*Home of Ron and Christina Boyd*

## Thanks to Landowners

At its 2006 Annual Meeting, the Conservancy recognized landowners who have worked with the Countryside Conservancy over the past year to protect more lands and waters in our region. Four projects were finalized in the past twelve months: a bargain sale fee-simple acquisition from Nathaniel Messimer in North Abington Township (see Fall 2005 *CountryViews*), a fee-simple donation from Dr. Walter Fordham in Benton Township (see page 1 of this newsletter), the bargain sale of an easement by Gayle and Jack Muller in North Abington and Benton Townships (see Winter 2006 *CountryViews*), and a fee-simple donation by Sally and Peter Bohlin in Abington Township.

In expressing our thanks to these individuals, we can't do better than to repeat the words of Sandra Boyle, chair of the Land and Water Protection Committee:

"It is difficult to express an appropriate thank-you to you, the landowners and contributors—only to say that the thank-you extended to you this evening by the Conservancy is just the first thank-you that you will receive for your tribute to the preservation of open space.

"You see, there will be no end to those who will enjoy your gifts. It has been my experience that those who appreciate and respect our natural and good earth also tend to be quietly polite and grateful. Someday, a hundred years from now, there will be such a person—walking along the banks of the South Branch or exploring a wetland—who will quietly thank you for your vision and generosity. And consider all those of like mind between now and then who will walk the same way. Thank you."

Our thanks too to Annual Meeting chair Penny Davis for organizing a beautiful and smoothly-run event!



*View over Bel Park Farm toward the Susquehanna River*

## Thank You to Our Members!

We welcome all the new and renewing members who have supported our Annual Campaign 2006 since the date of our last newsletter! We thank the following individuals whose contributions are helping to keep the Conservancy healthy and active this year:

Mr. and Mrs. William Alaimo  
Dr. Barbara Androski  
Anonymous donor  
Mr. and Mrs. Raymond Ardan  
Dr. and Mrs. John Baildon  
Hon. and Dr. Michael and Linda Barrasse  
Dr. and Mrs. Eric Barren  
Mr. and Mrs. Paul Beane  
Mr. John Beemer  
Ms. Leslie Belles  
Mr. and Mrs. Derry Bird  
Mr. and Mrs. William Booth  
Ms. Julia Ann Brennan  
Mr. Joel Broadbent  
Mr. and Mrs. Lee Brown  
Dr. and Mrs. Randall Brundage  
Mr. and Mrs. Austin Burke  
Ms. Linda Bush  
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Mr. and Mrs. Eugene Gallagher

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Mr. Bill Welles  
Mr. and Mrs. Randy White  
Mr. Rick Williams  
Mr. Dale Wise  
Ms. Megan Wolfe  
Dr. and Mrs. Michael Wolk  
Maribeth Woody and Dave Perry  
Atty. and Mrs. Joseph Wright  
Mr. and Mrs. Howard Wyandt  
Ms. Cynthia Zujkowski

If you haven't yet, please join or renew your membership now. You will find a membership form on the back page of this newsletter. Your gift is what makes our work possible! Members who join or renew before press time of the next *CountryViews* will be acknowledged in the Summer 2006 issue.

## Honors and Memorials

We offer our thanks to the following individuals who have made gifts to the Conservancy in memory of or in honor of individuals. These gifts will be placed in the Conservancy's Land Fund to support our land protection activities throughout the region.

*In honor of Sally and Peter Bohlin:*  
Rebecca Peck Peterson

*In honor of Lynn Nichols:*  
Rebecca Peck Peterson

*In memory of Florence Oakley:*  
Susan and Dorrance Belin  
Bernadette Boyle  
Amy Broadbent  
Mary Felley  
Mr. and Mrs. Eugene Geeza  
Kathleen and Phil Graff  
Jo-Ellen and Michael Greene  
Mr. and Mrs. Walter Redel  
Mr. and Mrs. Curtis Stevens  
(for Nicholson Couples Group)

*In memory of Whitney Chamberlin on his birthday:*  
Will Chamberlin, Jr.  
Kathleen Graff

What better way to remember a departed friend who loved the land, or to celebrate a joyous passage in a loved one's life, than to make a gift? Through the Conservancy you can give the gift of conservation, which goes on forever.

We offer our sincere apologies for any errors or omissions in these acknowledgements. Please call us if we have overlooked your gift or misspelled your name, and we will make it right in our next issue! We are grateful for your forbearance.

## Grant for Little Rocky Glen

The Countryside Conservancy is honored to be the recipient of a grant from the Lackawanna Heritage Valley Authority, to support the development of basic facilities at Little Rocky Glen. It is our hope to provide a small structure on the site for certain uses, such as rain shelter or visitor center, without increasing the overall built area on the site. The existing cattle barn on the north side of the creek offers a promising site.

We are most grateful to the Lackawanna Heritage Valley Authority for their support of this project, in partnership with the Pennsylvania Department of Conservation & Natural Resources and the National Park Service.

## Lacawac Sanctuary to Honor Lydia Coulter

The Lacawac Sanctuary will hold a gala Dinner Dedication of the Lacawac Sanctuary's George and Lydia Coulter Visitor Center on Thursday, June 29. The Countryside Conservancy is honored to have Lydia Coulter as a founding Director, and pleased to see her service to the land recognized in this manner.

Lydia Coulter's whole life has reflected an intense concern for humanistic quality-of-life issues. An employee of the United Cerebral Palsy of Western Pennsylvania, she was invited in 1965 to come to Lackawanna County as the executive director of the county UCP. In addition to her demanding position, she became active in a diversity of civic causes, in which her husband George was a full partner, bringing impressive skills and leadership. For a decade the Coulters breathed life, talent and hard work into the Lacawac Sanctuary land trust, enhancing its historic buildings and programs. Her passion for the land also led Lydia to become involved in the formation of the Countryside Conservancy. The Conservancy is honored to have her continued service on its Board of Directors today.

Lacawac is a 510 acre historic estate complex overlooking Lake Lacawac, one of the region's most pristine glacial lakes, designated in 1968 as the region's only Registered National Natural Landmark. For over half a century Lacawac has served specialists from many institutions for scientific research and education, focusing on understanding the dynamics of lakes and their watersheds.

The Dedication Dinner will raise funds to support the maintenance of Lacawac's historic buildings. The evening will begin at the lakeside terrace of Lake Lacawac for beverages and hors d'oeuvres at five o'clock. A gourmet dinner will be served on the lawn of the main lodge, built by coal baron William Connell in 1902. This will be followed by the dedication service, an inspection of some of the original buildings of the estate and finally, a visit to the George & Lydia Coulter Visitor Center near Lacawac's main gate.

Tickets to the Dedication Dinner are \$95 per person. For tickets and reservations, call the Sanctuary office at (570) 689-9494 or e-mail [director@lacawac.org](mailto:director@lacawac.org), 94 Sanctuary Road, Lake Ariel, PA, 18436.

## Thanks to our Directors

At our recent Annual Meeting, Eric Brown and Denise Wright stepped down after completing their terms of service on the Board of Directors. Both have given invaluable service to the Conservancy, and while we will miss their presence on the Board, we look forward to keeping them as valued members of the Conservancy family! We also extend a warm welcome to incoming Directors Dr. Harmar Brereton and Atty. Jeff Mitchell.





## **Watershed Events: News from the South Branch Tunkhannock Creek Watershed Coalition**

Now that spring is upon us, the Watershed Coalition is once again hard at work with its monthly program of water quality testing on the South Branch of the Tunkhannock Creek. Macroinvertebrate monitoring also continues; our spring session yielded satisfactory results. Volunteers are always welcome, and the group provides training. Please contact Jeff Aronsohn at [cyberknight@epix.net](mailto:cyberknight@epix.net) if you'd like to get your feet wet!

### **Movie Night**

The Watershed Coalition's February movie night, featuring the new WVIA documentary "Looking to the River," was a great success! Our thanks to WVIA and to director Greg Matkosky for creating and distributing this film, which covers the history of the Susquehanna River, the people who populate its basin, and the critical issues facing us today.

Our thanks also to Angela Lambert and the Lackawanna State Park for hosting the event, and to Dave Buck, co-owner of Endless Mountain Outfitters, for introducing the film to our audience. Watch our calendar of events for more Movie Nights next fall!

### **Fly-Tying**

Ron Kozlowski of Ron's Flies led a well-attended introductory clinic on fly-tying on March 15 for the Watershed Coalition. The event was timed to get people in the mood for trout season this spring! Our thanks to Ron, to the Willary Water Resource Center at Keystone College for hosting the event, and to Burr Hamilton for his assistance.

### **Cleanup at Little Rocky Glen**

On April 22, the Watershed Coalition led an Earth Day clean-up at Little Rocky Glen and along Lithia Valley Road. Despite the wet and chilly weather, a committed corps of volunteers came out and made a beautiful spot even more lovely! Our thanks to the Factoryville Cub Scouts and their leaders for their support of this event.



*Factoryville Cubmaster Tim Sanko, Tiger Cub Co-Leader Chris Bergey and Tiger Cub Matt Bergey do their part to clean up the Glen.*

### **EOTC Plans a Green Building in Scranton**

The Employment Opportunity & Training Center (EOTC) of Northeastern Pennsylvania is planning an environmentally sustainable renovation of its future home, the former Lewis & Reif electrical warehouse at 431 North Seventh Avenue. The new building will aim for the most efficient and least disruptive use of land, water, energy and resources in construction and operation, and EOTC will seek L.E.E.D. (Leadership in Energy and Environmental Design) certification from the US Green Building Council.

You can tour the site of this future "green" building on June 10, when EOTC will host a Renovation Raffle & Revelry at the site with live music, basket raffle, silent auction and refreshments. To purchase admission tickets and raffle tickets, contact Sharon McCrone, Ph.D., EOTC executive director, 570-348-6484 or [eotcclass@aol.com](mailto:eotcclass@aol.com).

### **Massage for the Greater Good**

We are happy to announce a new massage program which reinvests in the community. 10% of all proceeds from each massage at Birchwood Fitness in Clarks Summit are directed to the Countryside Conservancy or one of four other local non-profit organizations. You decide where you want your donation to go.

Massage therapy at Birchwood is open to the public. Offerings include a regular one-hour massage session for \$60, which consists of Swedish, Sports and Deep Tissue massage. The extended 90-minute session is \$75 and consists of Swedish, Sports, Deep Tissue and Hot Stone massage therapy (this version relaxes the muscles beyond belief!).

Anyone visiting Birchwood for a massage is welcome to use the fitness center for the day. Birchwood is an Arizona style fitness center which has a wide variety of life fitness equipment, free weights and steam rooms.

Gift certificates are also available and are suitable for any occasion—birthday, anniversary, Fathers Day and more. To tend to sore muscles or just to enjoy relaxation at its best, try a massage at Birchwood! Call Dave at (570) 335-2283 to make your appointment. Birchwood Fitness is located at 105 Edella Road in Clarks Summit.

Our sincere thanks to Birchwood Fitness and to long-time Conservancy member and supporter Dave Jennings for creating this special opportunity.

**Join Countryside Conservancy's efforts to preserve the fragile natural beauty of our area.  
The future depends on us. Please join us today.**

\_\_\_\_\_ Family \$35                      \_\_\_\_\_ Friend \$70                      \_\_\_\_\_ Founder \$100  
\_\_\_\_\_ Patron \$250                      \_\_\_\_\_ Benefactor \$500                      \_\_\_\_\_ Trust Partner \$1,000 and up

Please tear off and remit with your check or VISA/MC charge to Countryside Conservancy, PO Box 55, La Plume, PA 18440.

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Consider a gift to the Countryside Conservancy in honor of someone you care about. The gift of conservation will last forever.  
For more information contact Mary Felley at P.O. Box 55, La Plume PA 18440. (570) 945-6995 or cconserv@epix.net

**Countryside Conservancy Board of Directors**

- |                  |                           |                      |
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| Harmar Brereton  | George Ginader            | Malcolm MacGregor    |
| Amy T. Broadbent | Kathleen C. Graff         | Jeff Mitchell        |
| Lydia Coulter    | Commander Jo-Ellen Greene | Russell D. Shurtleff |

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*1-800-732-0999*

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