



the Foothills conservationist

www.foothillsland.org



25 in 25 *We've Made It!*

*THE CAMPAIGN FOR CONSERVATION
REACHES GOAL OF 25,000 ACRES
PRESERVED*

A history of the
Foothills Land
Conservancy

BY GAIL HARRIS

2009 Easement
Profiles



Foothills Land Conservancy

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From the President:

Dear Friends of the Foothills,

2010 is a milestone year for Foothills! We are celebrating the completion of our "25 in 25" campaign – preserving 25,000 East Tennessee acres by our 25th year of service.

Launched in October of 2007, FLC started this initiative to engage the community and its land owners, helping to build awareness for East Tennessee land conservation resources and programs. Through staff and board efforts, local media coverage, partnerships with the Little River Watershed Association and Legacy Parks Foundation, Foothills was able to accomplish our goal this past December.

In 2009, FLC worked with 15 land owners to preserve 2484 acres. In addition, we partnered with the North American Land Trust to preserve an additional 1,898 acres of the Three Sisters property on Chilhowee Mountain.

Land placed in a protected easement through Foothills remains in its current state and cannot be developed. Owners do not give up title to their property – in fact they can continue to own, use, sell, lease or donate their land. As part of this agreement, Foothills promises to steward these lands in perpetuity.

FLC is an East Tennessee land trust whose sole mission is to preserve and enhance the existing character of our

“FLC is an East Tennessee land trust whose sole mission is to preserve and enhance the existing character of our landscape.”

landscape. Land that is preserved enhances the quality of life in our community, benefits future generations, and provides a legacy for the families that came before us.

Over the past 25 years, FLC has:

- Acquired and donated over 10,000 acres of land for local parks and recreation areas.
- Assisted landowners in creating 77 conservation easements agreements. In the last three years alone that number has grown by 63%.
- Successfully targeted sensitive areas for conservation - Little River and its tributaries, portions of the Chilhowee Mountain Range, and the Happy Valley community.

I encourage all of you to join the Foothills board and staff as we highlight our many accomplishments, history and contributors during our June 19th '25 in 25' Celebration. Thank you for being a true Friend of the Foothills and we look forward to your continued support.

Regards,

Bob Van Hook, President
Foothills Land Conservancy





We've made it!

25 in 25

Our 25 in 25 campaign was launched in 2007 – our best year ever – and one that saw more than 3500 acres protected, Foothills Land Conservancy set out to promote our mission of land conservation to East Tennessee individuals and families. Our goal? To preserve a total of 25,000 East Tennessee acres by 2010, the 25th anniversary of the organization.

Just shy of our 25th year of service, Foothills Land Conservancy reached this year's goal in December of 2009! This past year, FLC worked with East Tennessee landowners to preserve over 2400 acres and partnered with the North American Land Trust to preserve an additional 1,898 acres of the Three Sisters property on Chilhowee Mountain. Nestled in the foothills that lead into the Great Smoky Mountain National Park, this agreement protects priceless ridge top views, vital to maintaining our region's rural character. For a description of all 2009 easements, please visit pages three and four.



JOIN US FOR A '25 in 25' Celebration!

Save the Date - Saturday, June 19th, 2010

Location - Christine Hayworth's Penrose Farm in Knoxville, TN

You are invited to join Foothills Land Conservancy as we celebrate 25 years of service and 25,000 East Tennessee acres preserved. Spend the evening with us to celebrate FLC's past accomplishments and vision for the future. While there is no cost to attend, we trust that will you be prepared to help Foothills accomplish that vision.

This year's host location is the perfect setting, located in west Knoxville, this 130 acre horse farm not only has a conservation easement with Foothills, but also provides wonderful views of the Great Smoky Mountains National Park and adjacent Foothills. There is plenty of parking immediately inside the main entrance to her home and the event itself will be housed under several large tents. Heavy hors d'oeuvres, drinks and celebratory dessert will be offered.

I REMEMBER

by Gail Harris

It had been one of the coldest winters in anyone's memory.

On January 21, 1985, the temperature dropped to a record -21 degrees F. In March of that year, when Jennie Gerard arrived from San Francisco, the magnolias had lost their dark green leaves and looked scorched, cedars were broken and drooping, and the landscape was scraped and brown. Jennie was vice-president of the Trust for Public Land and had come to Blount County to talk about setting up a land trust. About 60 people met in the old Maryville Municipal Building to hear Jennie explain what a land trust was to a partly skeptical crowd. While there were many supporters, there were also people who were determined to oppose anything that sounded like land use controls. Jennie was a beautiful woman, who, in spite of hobbling on a broken foot, won over the crowd in part by referring to "flaky San Francisco". She expertly diffused fears of a government take-over of Blount County land.

This first meeting was sponsored by Alternatives for Blount County (ABC), a non-profit group which had formed in the 70s to advocate for growth management in the county. ABC had coalesced against a proposal to build a theme park in Townsend, a huge project called "Smokyworld," planned by the same folks who came up with Disney World in Orlando. I remember sitting at my kitchen table reading about this proposed monstrosity in the *Maryville-Alcoa Daily Times* and thinking "this is not going to happen without a fight." Smokyworld was finally defeated through public opposition, lack of financing, and a negative EPA assessment of the efficacy of putting a sewer through the Little River Gorge. Those involved in the opposition to the theme park decided to stay together in order to advocate for land use controls. ABC was organized as a non-profit educational organization. After several

...CONTINUED ON PAGE 6

Blount County

1,898 acres (Blount County)

FLC partnered with the North American Land Trust to preserve 1,898 acres on the Three Sisters property located on Chilhowee Mountain. NALT will be the holder of the conservation easement and can request assistance and resources from Foothills Land Conservancy in regards to future stewardship endeavors.

229 acres (Blount County)

This beautiful piece of property is located on a peninsula that extends into the Fort Loudon Lake. It has



historically been a cattle farm, but in recent decades the management of the land has been dedicated to uses that are more beneficial to wildlife. Former crop fields are being converted to native warm season grasses and will make excellent habitat for birds and small mammal species. Two miles from Friendsville, TN, the property's acreage is approximately 15% woodland and 85% open fields. The surrounding water body provides superb habitat for migratory waterfowl, and the lake fringe and grassed fields provide high quality habitat for both resident and wintering birds.

Gail Harris – 318 acres (Blount County)

Gail Harris is no stranger to Foothills Land Conservancy – having served on FLC's board early on in the organization's development. In 2002, Gail and her late husband, Jim, partnered with FLC to place a conservation easement on a 105 acre tract in Blount County. This year, Gail decided that it was time to place an easement on her 317 acre working farm, located between Wildwood & Rockford. She notes, "This is

something I can do to preserve my land, to be a good steward of what I have been given... conservation easements allow a land owner to provide lasting contributions to the community." The property boasts a cave, old tobacco barn, a dairy farm, as well as row crops, wildflowers, and 100+ year old beech and oak trees.

2009 Easement Profiles

Charles Lunsford –

500 acres (Blount County)

Charles Lunsford and his two sons, William and Wesley, wanted to preserve their 500 acre property for future generations and in memory of their family members that owned the land before them. This included honoring Charles' late mother, Johnie Griffitts, a Blount County schoolteacher for over 30 years. The Lunsford tract is located on the US 129 side of Chilhowee Mountain near Tallassee and abuts a portion of the Foothills Wildlife Management Area, which is owned and managed by the Tennessee Wildlife Resources Agency. The land also borders the Tennessee Valley Authority's Tellico Reservoir and is in sight of both the Cherokee National Forest and Great Smoky Mountains National Park.

Joyce McCroskey –

220 acres (Blount County)

Joyce McCroskey's 220 acres are situated in West Millers Cove. The Great Smoky Mountain National Park, Foothills Parkway, Foothills Wildlife Management Area and the Cherokee National Forest are all large tracts of protected habitats within reach of wildlife from the McCroskey property. Approximately 2/3 of the land is forested and includes hardwoods such as oaks, hickory, maples, and tulip poplar. The site includes portions of Hesse Creek, two springs, and a small cave.

"We live in a special place and [land conservation] is how I can help keep it that way."

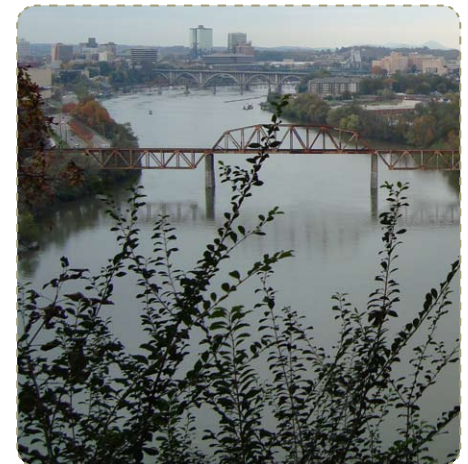
—Joyce McCroskey

Knox County

Dan & Judy Batson – 5 acres (Knox County)

Dan and Judy Batson first learned of Foothills Land Conservancy a few years back through articles written in the local papers. One news clipping in particular caught their eye, it was a Knox County horse farm now protected from future development through an FLC conservation easement. The Batson's realized if their neighbors could place an easement on their property they might also wish to do the same. Dan and Judy recently decided to sign an easement

agreement with FLC on a 5 acre parcel, purchased in the 60's by Dan's parents. A unique aspect to this property is that the majority of the land resides under Fort Loudon Lake. For the Batson's, protecting the views and environmental values along with encroaching development and a substantial marina next door all contributed to their final decision. The property is situated on the point at Chota Marina.



Rose Property - 67 acres (Knox County- Project of Legacy Parks Foundation)

Plans for this property include preservation of its ridge-top, use as a passive Knox City Park, and inclusion in Legacy Park's Urban Wilderness and Historic Corridor Project. The property is the most prominent rock bluff along Knoxville's south waterfront that is visible from Neyland Drive and downtown Knoxville.

Monroe County

Winston & Jeanette Davis –
161 acres (Monroe County)

On December 12, 2009, Winston and Jeanette Davis, retired educators, placed 161.16 acres of their mountain land in Coker Creek, Tennessee, in an easement contract with Foothills Land Conservancy. The Davis property has a shared border with the Cherokee National Forest and was, interestingly, the scene of Civil War activity. Green slate was once quarried on part of the property and used to line the furnaces at the Tellico Iron Works. Unfortunately, Tellico Iron Works was destroyed by General William Tecumseh Sherman on his march through the area to engage in the Battle of Knoxville.

When Jeanette and Winston became the gifted, current owners of their mountain land treasure, they wished to preserve the land in its beautiful, unspoiled state. Part of their personal statement concerning their decision to place the land with the conservancy is as follows: "Whatever we do to help preserve nature in its state of finest glory is an ongoing gift to future generations of people." According to William Clabough, FLC's Executive Director, Jeanette and Winston purposely planned to place the land in the conservation easement on December 12th in that, had Jeanette's father lived, this would have been the 73rd wedding anniversary of her parents, Earl & Marie Payne. Winston said: "I believe placing the land in the stewardship of Foothills Land Conservancy would be pleasing to Jeanette's father because he loved the mountains so much."

Patsy & Clifford Lynch –
130 acres (Monroe County)

Various portions of the Lynch property have been in Patsy's family for 96 years. It was Patsy's grandparents, the Pattersons, that originally owned the land. This tract provides an amazing view of Monroe County and the adjacent foothills to the Great Smoky Mountain National Park. The property currently boasts several springs, an old barn, cattle, deer, turkey, red foxes and even hawks. When asked why it was important to sign an easement at this time in their life, Patsy Lynch responded

that "everywhere we looked there are subdivisions, (preserved) land needs to be left for everyone to see the animals and trees." The Lynch's recently hosted 38 family members for Thanksgiving and enjoyed sharing this open and protected space with their East Tennessee relatives as well as kin from Lafayette and Albany, GA.



Sevier County

Bart Carey – 17 acres (Sevier County)

Located on Walden's Creek, this 17 acre easement will adjoin the 80 acre easement property previously donated by Bart Carey. Protection from commercial development and preservation of pastoral and ridge top views along Walden Creek Road helps to ensure this valley tract will stay 'as is' in perpetuity. Carey received a grant from the Wildlife Habitat Incentives Program that provides for conservation-minded landowners who want to develop and improve wildlife habitat. Carey and his family have utilized the funds to add in wildlife food and water sources - building a pond and planting various native tree species.

Ruth Hoglan – 6 acres (Sevier County)

Ruth Hoglan asked herself one time, "If I had all the money and choice where would I go in the world?" Her answer, "Stay right where you are." Ruth's 6 acre tract was once part of a much larger piece of land owned by her family since the late 1700's. So its no surprise that she 'feels anchored here' and adds that 'nothing else could take its place - nothing else could be as good.' This special easement signing was also in memory of her father, Orton Duggan.

Marian Oates – 510 (Sevier County)

This special easement signing took place in June 2009, shortly before Marian Oates' passing. Marian not only placed a conservation easement on her property but also bequeathed the land to FLC. Now 510 acres of ridge tops and mountainsides will be protected in perpetuity. From atop the east side of Bluff Mountain, pictures of civilization emerge from below – the

twists of roads cut into the hills and building rooftops that reflect the shining sun. To the west, a different story emerges – a window into the Great Smoky Mountains National Park with cascading views of Cove Mountain, Clingman's Dome, and the majestic Mount LeConte. Marian could also point out the former location of her family's old cabin and the long fallen hotel, once a favorite vacation spot for her grandparents back in the early 1900's. Called the Dupont Springs 'Cool Chilhowee Health Resort,' it touted the water as having strong mineral properties that "contained iron, lithia, and magnesia." It's this very hotel that inspired her grandparents and their son, Frank, to consider the mountain as a permanent holiday spot. Over the next few years, Frank developed a land acquisition plan to buy up tracts, gradually building up the necessary road systems. In early 1950's Marian's father then purchased the very top of Bluff Mountain for \$10,000 and with a bit of patience and much excitement, he and his wife, Emma Ree Crooks Oates, built their dream retirement home in 1964.

Mike Suttles – 206 acres (Sevier County)

Located at Walden's Creek, this farm includes a variety, quantity and quality of habitat to support a great diversity of native plant and animal species. The Suttles family settled on the property in the early 1800's with deed records dating back to the original Land Grants. While $\frac{3}{4}$ of the land is forested, approximately $\frac{1}{4}$ of the land includes a pasture along the creek that has supported a small herd of cattle for many generations. The Suttles farm is the last remaining working farm in the valley. Mature hardwoods such as chestnut oak, white oak, hickory, red and sugar maples, and tulip poplars run along the property's ridge line.



2009 Fall Conservation Celebration

2009 Fall Conservation Celebration – Friends from all over the Foothills joined us for an evening food, music and auction items this past November at the rustic and beautiful Dancing Bear Lodge in Townsend. The evening got underway with the celebration of not one, but two Blount County conservation easements totaling 800 acres! One of the easement donors and founding members of Foothills, Gail Harris, was awarded FLC’s Conservationist of the Year Award. As the pictures can attest, it was a lovely night that truly benefited and celebrated our beautiful East Tennessee region.



Founding FLC member, Gail Harris & FLC Executive Director Bill Clabough



2009 Conservation Easement Donor, Charles Lunsford, speaks to the Celebration crowd



Bill Clabough, FLC Executive Director (center) kicks off the evening festivities with (left-right) Board Member Jeanie Hilten, Founding Member of FLC Gail Harris, Land Director Meredith Clebsch, & Board Member Bob Rusk

Many Thanks to Our '09 Corporate Sponsors

Akins Crisp	Dancing Bear Lodge	Mast General Store
Baker Donelson	Duo-Fast	ORAU
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Mast General Store Fund raiser

Land Trust Day – This past June, FLC and Mast General Store partnered together for an in-store fund raiser to promote Land Trust Day. This friend-raising event coincided with National Trails Day and encourages new memberships in local land trusts. Mast General Store generously agreed to donate 20% of sales profit on that day in support of Foothills’ East Tennessee land conservation projects. Board members, easement donors, and ‘Friends of the Foothills’ all stopped by to show their support. Jim Richards, Mast General Store’s Outdoor Area Manager, says by partnering together both groups hope to “raise public awareness about land protection and what’s being done at the local level.” Plans are in the works for another Land Trust Day event at Mast; this year’s date is set for June 5th, so don’t forget to mark your calendars!



Land Trust Day at Mast General Store set for June 5th, 2010

Sunset Harvest Dinner – Milne Farm in Greenback, TN

Supporting local food and farms is more important than ever! According to the American Farmland Trust, every hour we lose 125 acres of farm and ranch land. Eighty-six percent of America’s fruits and vegetables are grown near metro regions, where they are in the path of development. In honor and support of the East Tennessee agriculture community, both the Maryville Farmers’ Market and Foothills Land Conservancy teamed up for a ‘first ever’ local field-to-table event. Despite a few showers, everyone joined up in the large tent for a wine & cheese tasting, and a ‘locally produced’ dinner of pork shoulder, late season tomatoes, and cantaloupe with country ham. Funds raised by this event benefited the Maryville Farmers’ Market.



Guests at Milne Farm in Greenback, TN

TIME TO CELEBRATE

Greetings Friends – We Did It!

Foothills Land Conservancy has now preserved 25,000 acres in East Tennessee. Thank you to land donors, our friends that have provided financial support, and to all the many men and women who have served on the board of directors. What an accomplishment! To Randy Brown, who led the early efforts to acquire land that protects vital wildlife habit, we again say thank you! When we closed the year December 31, Foothills Land Conservancy had purchased over 10,000 acres and had accepted over 70 conservation easements that protect another 15,000 acres. We have assisted the communities of Halls, Gibbs, Knoxville, and Pittman Center in the development of urban parks. Foothills Land Conservancy has preserved working farms, watersheds, and viewscapes. Gail Harris said recently “who would have thought 25 years ago Foothills Land Conservancy would have accomplished this goal!”

Now it is time to celebrate! On June 19th at Teenie Hayworth’s Penrose Farm in West Knoxville, we are planning a huge party. Please come and join our Friends of the Foothills in an evening of conversation, laughs, meet new friends and say hello again to some old friends. No long speeches, no auctions, just a good time! We will provide food and beverage of your choice – you bring the excitement. Spend the evening with us to celebrate our past and our vision of the future for Foothills Land Conservancy. There is no cost to attend, but we trust that will you be prepared to help Foothills accomplish that vision. Again a great big thank you, and I look forward to seeing you on June 19th.

– Bill Clabough

years of failing to move the County Commission and Planning Commission, and with the zeitgeist still against zoning or growth management of any kind, ABC began to look for other avenues of saving the county from indiscriminate development. Bob Allen, a Blount County native and ABC Board member, left to go to work for the southeast division of the Trust for Public Land. On one of his trips back home he suggested the formation of a land trust and with the arrival of Jennie in Blount County in March 1985, history was made.

Over the next several months, TPL provided invaluable assistance in the formation of a Blount County land trust. A workshop was held at Wesley Woods, with TPS paying the expenses. Marty Black was recruited to write the Articles of Incorporation and the Bylaws. Carol Nickle was the first secretary. In October 1985, the Foothills Land Conservancy was officially recognized. Also, that October, I, as first president, attended the first annual meeting of the Land Trust Exchange (now called the Land Trust Alliance), in Washington, D.C. It was the first of five such conferences I attended in my role as Board President. At one of those conferences, I met Randy Brown who was attending in his role as Executive Director of a land trust in Chattanooga.

During the FLC’s first year, letters were sent to all members of the Chamber of Commerce, explaining our existence and purpose and asking for membership. One person who responded was Harold Lambert, President of Vulcan Materials. He owned 25 acres in the Briarcliff subdivision and was anxious to unload the property because nearby residents had conflicting views of what should be done with the land. Mr. Lambert didn’t want to ruffle feathers, so he donated the land to the FLC with the stipulation that we should not sell it for at least 4 years, so that he could get his tax deduction. The FLC grabbed the chance, applied for property tax exemption and had several meetings with local residents over the next 4 years. Jim Rugh, a resident of Sevier County, became president. Then Rick Everett, a local surveyor and “green” land developer, took over the leadership of the FLC. It was during his tenure that the FLC was able to divide the Lambert property into 5 tracts and sell each tract for \$25,000. It was Rick’s skill in negotiating this sale that enabled the FLC to have an endowment and advertise for an Executive Director. Randy Brown applied and was hired.

Randy was an expert in raising funds. Under his leadership, millions of dollars were raised to purchase large tracts of undeveloped land around the Smokies and elsewhere. He organized huge gatherings of FLC members and friends and enlisted the support of people like Lamar Alexander. It was with Randy’s leadership that the FLC came to be known and respected in the greater community as a powerful conservation organization, leading the way in preserving dwindling areas of fragile beauty, wilderness and farmland.

I am so proud of what the Foothills Land Conservancy has accomplished over the years, somewhat astonished at its success (who knew?) and very grateful to the many, many people who have worked to further its mission. Here’s to the future!

– Gail Harris



Friends of the Foothills

Join our Friends of the Foothills Program Today! Last year, FLC decided to acknowledge our donors as 'Friends' in lieu of 'Members.' Why? Because we consider our supporters to be ongoing partners in land preservation and all dollars contributed should go to this mission.

- Friends receive all news, events, and invitations as well as the satisfaction of knowing that their donations are helping to preserve and steward East Tennessee lands for future generations. No contribution is too small!
- Friends are welcome to contribute any time and will not be taken off our electronic mailing lists unless requested.
- To make a monetary contribution, please click our website's donation button, located on the home page. Visitors have the option to print out a form and mail along with a check or can donate through our online service.

LEVELS OF FRIENDSHIP:

<u> </u> \$25	<u> </u> \$250	\$ <u> </u> Other
<u> </u> \$50	<u> </u> \$500	
<u> </u> \$100	<u> </u> \$1000	

To make a donation, please see the attached envelope or visit our website: www.FoothillsLand.org or call (865) 681-8326

Creating A Legacy Through Planned Giving

Planned gifts provide FLC with a permanent foundation for important stewardship obligations and future land conservation programs. Monetary bequeaths can be made through a will or naming FLC as a beneficiary of an insurance policy or retirement plan such as an IRA. Future gifts are easy to arrange as are contributions in the form of appreciated assets or land donations. For more information about including Foothills Land Conservancy in your estate plans, please contact *Bill Clabough, Executive Director, at (865) 681-8326 or bclabough@foothillsland.org.*

Connect to FLC Online – We're going green to preserve the green!

FLC is in the land conservation business – that includes being good stewards of both land and monetary donations. As we reflect on today's economic climate and move forward with our programs, it's important that our communication tools are as efficient and environmentally friendly as they can be.

This year, Foothills would like to encourage everyone to visit us online, sign up for our monthly electronic newsletter, and join us as a fan on our Facebook page. You can also email us your name and email to info@foothillsland.org. These are all great avenues to learn about upcoming events and announcements while helping Foothills reduce paper usage and mailing costs.



the Foothills conservationist



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