



*Sinking Creek in Botetourt County*

## James Tributary Preserved

**F**or more than a half-century, Ray and Faye Hundley have enjoyed their scenic tree-lined hollow along the headwaters of Sinking Creek in northeastern Botetourt County. Their love for the place led them to preserve the heart of the hollow - 2.6 miles of Sinking Creek and a tributary - with a conservation easement held by the Western Virginia Land Trust and the Mountain Castles Soil and Water Conservation District.

In early August, they signed an agreement to permanently protect the creek, a clear, cold stream flowing out of North Mountain and into the upper James River. The riparian easement protects water quality by maintaining forest cover along the stream and prohibiting any building, grading, plowing or grazing within 50 feet of the water.

The streambanks are preserved by a permanent easement held by the Western Virginia Land Trust and the Mountain Castles Soil and Water Conservation District. The easement was purchased with funds from a Water Quality Improvement Act grant that WVLT was awarded by the Virginia Department of Conservation and Recreation.

"I'd like to see the creek protected, to stay like it is," said Ray as he drove his pickup up a narrow roadway leading to a series of green hayfields in the middle of an extended forest of red oak, ash and white pine. "I never would have stayed in that hollow if the creek hadn't been there," Faye said.

*(continued on page 2)*



*Ray and Faye Hundley*

## Sixteen Miles of Forested Buffers

### *Water Quality Grant Wrap-Up*

With the help of state grants, local soil and water conservation districts, and WVLT, a dozen landowners in western Virginia have protected over sixteen miles of streamside habitat through riparian conservation easements.

With a series of three Water Quality Improvement Act grants from the Virginia Department of Conservation and Recreation, WVLT has purchased riparian easements to preserve forest cover along rivers and streams to filter run-off and reduce erosion in three western Virginia watersheds.

With the final grant expiration in June, WVLT will continue to promote riparian easements, but will not have funds available to purchase them. With a new round of grants coming next year, the Land Trust hopes to secure additional funds to continue this popular conservation program.

#### **WVLT'S RIPARIAN EASEMENT TOTALS**

<u>Watershed</u>	<u>Miles of Buffer</u>
James River	5.7
New River	3.7
Roanoke River	6.8

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## Director's Report

*Roger Holnback,  
Executive Director*

In early November WVLT will be co-hosting a half-day program for professionals and landowners on conservation easements in Roanoke. This program will provide attorneys, CPA's and certified financial planners with continuing education credits (CLE) and land owners interested in easements with a level of detailed information they will certainly find helpful in their decision making process. We will be sending out flyers in a few weeks and are look forward to a great program.

In 1999 WVLT co-hosted a similar event in Lexington, and the New River Land Trust hosted one in Blacksburg in May of 2003. It is critically important for the advising professionals in our region to become well informed about conservation easements as a tool for their landowning clients to use to keep their land in the family as well as providing the most for their heirs. We hear stories every day in our work with families about how their land was passed on in undivided interest, but all of the heirs don't want to farm, and the only alternative to give each child their due is to convert the family land into cash.

Good estate planning can allow for the farm to remain intact, in the hands of those who want to farm it or keep it whole, and

the other children who have moved away can receive other assets or cash. Even if the farm is the sole significant asset, an easement can keep the home place from being turned into a trailer park, and the proceeds from the tax credit sales can be used to purchase whole life insurance with the proceeds going to the non-farm children. This is a simple example, but reflects the reality that with good counsel, and a well conceived will, one can both protect the land, and be fair to your heirs. The worst case, but still all too common is landowners dying without a will and certainly most people don't want the government to make asset distribution decisions for them, or leave their heirs fighting over their assets.

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*"Good estate planning can allow for the farm to remain intact, in the hands of those who want to farm it or keep it whole, and the other children who have moved away can receive other assets or cash."*

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# Sinking Creek

*(continued from page 1)*

"You've got to love the outdoors and the land to live like this," said Ray, looking out over his lower pasture where his herd of Black Angus grazes. They are far from their nearest neighbor but they have a lot of nature to enjoy. He cuts and bales 50 acres of hay for the cattle and he plants a big garden for Faye to can the vegetables. A son's seven horses stroll in a paddock nearby.

The Hundley easement is the third purchased by WVLT in Botetourt County, with another along Carvins Creek near the Carvins Cove Reservoir, and one on the James River downstream from Buchanan. To date, WVLT's water quality efforts have preserved over 13 miles of river and stream in western Virginia, protecting water by filtering run-off, preventing erosion, providing shade for fish, and excluding livestock.

With the riparian easement preserving 32 acres of streamside habitat, the Hundleys are working with the Land Trust to explore options to preserve the rest of their 800-acre mountain paradise for all time.



Read Mountain Alliance

607 Ray Street • Roanoke, VA 24019  
540-977-4540

## READ MOUNTAIN HIKE SET FOR SUNDAY, SEPT. 12

The Read Mountain Alliance is planning its third annual Hike-a-thon for Sunday, Sept. 12, and negotiating for purchase of a 150-acre tract to preserve the top of the north Roanoke County mountain. A 90-acre tract is protected through conservation easement with WVLT.

The fund-raising event is designed to raise money for purchase of the upper slopes and ridge line or obtain conservation easements to set aside the land as a public preserve. The Alliance expects to eventually protect 500 to 600 acres to protect an important wildlife habitat, provide recreational opportunities and preserve a prominent Roanoke Valley landmark.

Hikers will meet at Bonsack School, off Cloverdale Road, U.S. 220-A, at 2 p.m. on Sept. 12 for the 3-mile walk. Hikers should have sponsors. Those sponsored for \$25 or more will receive a special t-shirt. Tax-deductible checks of sponsors should be made out to Western Virginia Land Trust, marked for the Read Mountain Alliance and mailed to 607 Ray Street, Roanoke, VA 24019. For information on the hike, call Ron Crawford at 977-4540.



## Stewardship

*David A. Hurt, Project Manager*

### Will A Conservation Legacy

Your greatest act of stewardship could happen when you're gone. Every landowner can't donate a conservation easement. While land trusts work hard to encourage conservation easements, we know that there are some landowners who deeply love their land but have a hard time justifying a permanent deeded agreement.

Financial worries are often at the root of hesitations for folks who are otherwise eager to see their good stewardship live past them through a conservation easement. Many landowners are nervous about devaluing their property, especially if it's their primary asset. Even landowners with no intention of selling the family homeplace know it's there in case of dire emergency.

Land with an easement still retains much of its value, and Virginia's sellable conservation tax credits can make the financial impact of reducing a property's development potential easier to swallow. Many landowners see tax incentives as a way to capture some of the land's development value while retaining all of the traditional rural land uses they hold dear. Still, some of the most passionate conservationists hesitate in donating a conservation easement.

Conserving land through your will is a good way to leave the legacy you desire while keeping the "ace in the hole" during life. If the dire emergency that requires selling the land you love never happens, your final wishes as expressed in a will can assure its preservation through a conservation easement after your death.

The usual income tax benefits and tax credits that come with conservation easements don't apply with easements made through a will, but estate tax benefits certainly do. Just like with a conservation easement made during life, an easement through a will can reduce an estate's value, lowering or eliminating inheritance tax for your heirs. And an additional forty percent of land value is excluded from inheritance tax if the land is protected with an easement. We always advise landowners to talk about easements with their heirs, and this is equally important when preserving land through a will.

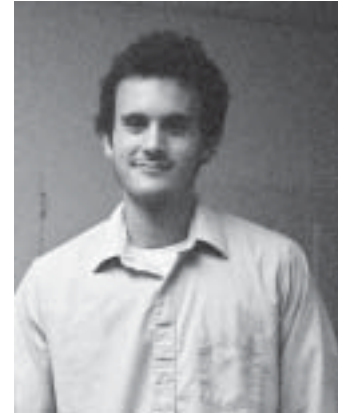
If you have no heirs, you can assure that your land will remain as you wish no matter who ends up with it. Charities can still receive gifts of land with easements and sell them for income, but the terms you set remain in place for all future owners. Leaving land to the Western Virginia Land Trust is another option that can create an even stronger conservation legacy, but is certainly not a requirement of conserving land through your will.

If you want to consider placing a conservation easement provision in your will, it's essential that you get good legal advice and work out the terms of the easement with the land trust ahead of time. Any such conversations we have remain strictly confidential.

If financial uncertainties or family situations make a conservation easement unlikely for you, putting an easement into a will can provide lasting protection for the land. You can't take it with you, but you can leave it behind... just how you left it.

## College Intern Helps WVLT

Evan Berding, a rising senior at Wesleyan University majoring in Sociology, served a two-month internship at WVLT this summer. "Evan completed some much needed tasks, everything from filing papers and updating databases, to photographing landscapes for publications and baseline documents for easements," says executive director Roger Holnback. He adds, "You never know what might need to be done at a small land trust on any given day, but Evan was up to the task no matter what."



## Land Trust Honors Departing Trustees, Welcomes Newcomers

Jim and Jill Woltz hosted a Land Trust party at their home on Bent Mountain this summer to honor outgoing trustees and welcome new ones. Jim is a long-time trustee and the donor of multiple conservation easements.

As WVLT bylaws limit terms for trustees, several long-time and founding board members rotated off of the board as of June 30. Departing trustees were Barbara Lemon, Board President since the Land Trust's formation in 1996 (see "Landsaver" page six), Lucy Ellett, Bob Hunt, and Catherine Smeltzer. WVLT welcomed six new trustees, the return of four familiar faces, and a new president and vice-president. See page seven for details.



*Bud Laroche, WVLT Trustee Janet Scheid and Jill Woltz*



Join the Western Virginia  
Land Trust Today!

# 2003 - 2004 Me

*Record level of*

In a year that saw state-funded grant sources depleted and private foundations still recovering from financial challenges, Land Trust members filled the void. Board giving doubled from last year to top \$25,000 and general membership gifts increased fifty percent to over \$40,000. The following foundations, businesses and individuals funded WVLT through a record year of land conservation. Gifts recognized below were made between July 1, 2003 and June 30, 2004.

## **Benefactors**

### **\$5,000 and up**

Anonymous  
Barbara B. Lemon

### **Conservators**

#### **\$2,500 to \$4,999**

Anne Jennings

### **Sustainers**

#### **\$1,000 to \$2,499**

Anonymous  
The Cartledge Foundation  
Gary Duerk  
Lucy Ellett  
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Mary Meade Utt Fund,  
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Karen Waldron and Shawn Ricci  
Jim and Jill Woltz

### **Stewards**

#### **\$500 to \$999**

Betty Branch  
Ray and Jane Garland  
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The Lucas-Hathaway Charitable Trust  
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Norfolk Southern,  
matching gift for James G. Overholser  
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The Ohrstrom Foundation  
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Catherine and Michael Smeltzer  
Wachovia Securities  
Louis S. Waldrop, Sr.  
Betty Gill Ware  
Jim Wilson  
Ryland A. Winston  
Richard Wells  
Ned and Janet Yost

## **Associates**

### **\$250 to \$499**

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Robert English  
Betty Field  
Roger Holnback  
Robert Hunt  
The KVA Foundation  
Sam Long  
Betty Carr Muse  
Micki Patrick  
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Nancy Raine and Stephen Stevick  
Janet Scheid  
Catherine and Mike Smeltzer  
Anthony Stavola  
Daniel and Emilie Temeles  
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Foundation for Roanoke Valley  
Kay and Kent Van Allen  
Wesley Woods

## **Friends**

### **\$100 to \$249**

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Francis and Walter Barton  
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Joyce Graham  
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Bill and Ann Hackworth  
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Leslie Howard  
David Hunt  
Arnold and Dot Hurt  
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Betty J. Van Balen  
Jean and Richard Wertz  
Dale and Sally Wickstrum  
John B. and Marilee Williamson

# Membership Gifts

level of support!

Bertram R. Wilson  
Edwin and June Wilson  
Mr. and Mrs. R. Lowell Wine  
Lanier and Beverly Woodrum

## Supporters

**\$50 to \$99**

Briggs Andrews  
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Tamara Vance  
Patricia Vaughan  
Jesse Webster  
Garland and Patricia Wiggs  
Rick Williams  
Jean Willis  
Karen Willis  
Eugene Yagow

## Members

**\$25 to \$49**

Mr. and Mrs. Andrew Airheart  
Ellen Ashwell  
Dana, Ruth and Sherman Bamford  
Carolyn Barnhart, in honor  
of Harvey Price, VA Tech  
Charles Blankenship  
Mr. & Mrs. Lexie Boitnott  
Douglas Booth  
Gerald Bowman  
Mr. & Mrs. John P. Bradshaw, Jr.  
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Wes and Deb Chappell  
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Bruce Harrison, in honor  
of Katherine & Alex Harrison  
Susan Hayden  
Keith Holland  
James Howell  
Mrs. Robert S. Hutcheson, Jr.  
Bruce Ingram  
Bonnie Johnson  
Jane Johnson  
James Jones  
Dr. & Mrs. Kenneth Kayser  
Patricia Kelly

## 2003-2004 Grants

The following grants provided invaluable resources to WVLT during fiscal year 2003-2004.

### Anonymous

**\$40,000 for general operating expenses**

### Blue Ridge Parkway Foundation

**\$500 for parkway license plate promotion**

### City of Roanoke

**\$10,000 for Carvins Cove Watershed outreach and education, including publication of special newsletter**

### Virginia Department of Conservation and Recreation, Water Quality Improvement Act Grant

**\$84,700 for riparian easement purchases and associated expenses**

### Virginia Department of Forestry, Division of Urban and Community Forestry

**\$1,800 for Bedford County Conservation Easement Workshop and "Dollars and Sense of Community Planning" presentation**

Lee and Nancy Kopecko  
Jane and John Layman  
Bob and Alm LeNoir  
Mary Jean Levin  
Richard and Clarissa  
Lovegrove  
Tom Low  
Brett Magenbauer  
Julian Meyer, Sr., in honor  
of Isabelle Thompson  
Mill Mountain Garden Club  
Charles McMurry  
Emily Moore  
David Naff  
Elizabeth Obenshain  
T.L. Plunkett, Jr.  
Roanoke Valley Greenways  
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Shenandoah Life  
Walter and Ruby Shepard  
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Wayne and Katherine  
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Louise Truman  
Tam and Betsy Vannoy  
Loren Walker  
Bill Wasserman  
Jane Wentworth  
Virginia West  
Donald R. Witt  
Joseph E. Yates, Jr.

***Special thanks to Stephen Lemon, long-time Land Trust advisor, for writing and reviewing numerous easements and for in-kind legal counsel.***

## LANDSAVER

# Lemon Leaves Legacy

**B**arbara Lemon, board chair for seven years and a founding trustee of Western Virginia Land Trust, rotated off the board on June 30, leaving a strong organization with a long list of land-saving easements and a heaping plate of work for the future.

Lemon, designated as a Landsaver for her deep sense of stewardship of the earth, looks back over the formative years of the Land Trust as a time of hard work, problems and solutions and a growing awareness of the necessity of preserving the mountains, hills, valleys and streams of Southwest Virginia.

In 1996, she joined forces with Lucy Ellett and Jay Turner, leaders of Valley Beautiful, as they considered the need to save dwindling open spaces. They were joined by Rupert Cutler, then directing Explore Park. After hearing Fay Cooper of Virginia Outdoors Foundation talk about what could be done by a land trust, “we decided this was a good idea so we incorporated and started down the road.” Cutler moved in as the founding director and “made it happen.” She was chair from the beginning.

Lemon’s keen interest in the land stems from two sources—her family’s purchase of a Botetourt County farm 35 years ago and her understanding of Christian stewardship starting when she was a religion major at Randolph-Macon Woman’s College. As the Lemons—husband Bill, sons Tucker and Stephen, daughter Sara (all four lawyers) and the children’s spouses – became attached to the farm, “it sparked an interest...being aware of land issues.” While teaching a Sunday school class at Second Presbyterian Church, she started with the question, “Who owns the world?”

The Lemons began organic gardening and farming, raising grass-fed beef cattle. Barbara Lemon couldn’t wait until spring to put a trowel in the ground, greeted by earthworms, to start the growing season. But a broken ankle limited gardening several years ago. The farm, between Oriskany and Fincastle, is across the creek from land

owned by Bill Lemon’s family before the Civil War. Barbara points out that the farm has been run organically since 1968, with no runoff or environmentally harmful practices.

Saving the 9,000-acre, mountainous Big Survey in Wythe County was the highlight of Lemon’s tenure as Land Trust chairman. She led in the selection of the resourceful two-man staff of Roger Holnback and David Hurt, the recruitment of a strong board of trustees and a challenge to broaden the financial base of the Trust. This past fiscal year, Barbara inspired record-high Board and membership giving through a generous challenge gift.

Barbara Lemon “has led the organization from conception to its present significant role in promoting good stewardship and voluntary conservation alternatives in our region,” said Holnback, executive director. “Her strong leadership and steady hand are reflected in the consensus-minded mission and positive, non-

confrontational image we have in the communities we serve. Barbara is not about harping on the negative, but consistently promotes positive opportunities for conservation.”

As the Land Trust’s pool of easements multiplies, she looks to a future need, after an easement is in place, for the organization to stay in contact with owners through assistance in such areas as water protection, management of timberland and creation of wildlife areas. The Trust could put owners in contact with cost-sharing federal and state services. This would give the Trust a broader base of support.

Lemon, matron of a household of lawyers and the daughter of a banker, has been a busy lady in the community and the state. Once a

schoolteacher, she has spent much energy in fund-raising for her alma mater and such non-profits as the new O. Winston Link Museum, Poplar Forest and Virginia Western Community College. Her list of board memberships is long, including Valley Bank, Center in the Square, Foundation for Roanoke Valley, Roanoke Library Foundation and Union Theological Seminary in Richmond. Son Stephen has provided counsel and served on the Land Trust board.

With a conservation legacy that will outlive us all, Barbara leaves the Land Trust due to term limits stipulated in the bylaws she helped create. She leaves western Virginia with a much-needed organization and as a better place to live.



*Barbara Lemon on her organic Botetourt County beef farm*

## Land Trust Board Elects Officers, Trustees

The board of the Western Virginia Land Trust has elected Jay Turner Jr. as president, Gwen Mason as vice president and six new trustees. Three former trustees were returned. The new trustees are Richard P. Chaffin of Bedford County, Louise S. Garman of Catawba, Jeanne Martin of Rocky Mount, and James Kermes, John Robinson and Clifton A. "Chip" Woodrum of Roanoke. Former trustees who are returning are Turner, Lynn Davis and George Kegley. Liz Belcher was named an ex officio trustee. Rotating off the board after three terms are Barbara Lemon, founding president, Lucy Ellett and Robert Hunt.

Turner, a Roanoke construction executive and environmentalist, follows Lemon, who has led the Trust in its first eight years. She is credited with strong leadership in establishing an active committee structure, helping to develop a model conservation easement program and providing generous financial support. Turner, who previously served on the board for seven years, said he backs the Trust and its easement program because "It is important to have an easy vehicle available for people who have property and views which they want to preserve and it also is important to try to persuade folks who hadn't thought about it to save their land," he said.

Turner, a law graduate of Washington and Lee University, is chairman and chief executive of J. M. Turner & Co., a general contractor in Roanoke. He is a trustee of Carilion Health System and the Virginia Foundation for Independent Colleges, an officer of Roanoke Regional Airport Commission and Virginia Health Care Foundation and a past executive of Roanoke Valley Chamber of Commerce, United Way, Science Museum, Valley Beautiful, Trout Unlimited chapter, Roanoke Civic Center Commission, Roanoke Neighborhood Partnership and Roanoke City School Board.

Mason, who has worked in state and national conservation posts, succeeds Lucy Ellett, a leader in Roanoke Valley and state environmental groups. Mason, a Richmond native and graduate of Smith College, holds a master's degree from the University of Virginia. She worked for the U.S. Department of Interior for 13 years and she serves on the State Board on Conservation and Recreation and the Nature Conservancy's Virginia chapter Governmental Relations Committee. She is on the Roanoke City Parks and Recreation advisory board and she is a founder of the Mill Mountain School, a Roanoke girls' independent middle school, in formation.

Gary Duerk, certified public accountant and longtime bicyclist, was re-elected treasurer and Joe F. Miller, a past president of Roanoke Valley Homebuilders Association, was returned as secretary.

Chaffin is a founding member of the Bedford Citizens for Land Preservation and a member of the Peaks of Otter Soil and Water District. Garman, president of the Catawba Civic League, is a citizen advocate, beef cattle farmer and a Ruritan. Martin, president of Earth Environmental Services, is active in the Community Partnership for Revitalization in Rocky Mount and her family has an easement on its Franklin County property. Kermes moved to Roanoke in retirement after working in non-profit finance for the Pew Charitable Trust in Philadelphia. Robinson, a Roanoke dentist, is a runner and outdoors enthusiast. Woodrum, who retired from long service in the House of Delegates at the end of last year, is a lawyer who served on the board of the Center for Regional Strategies.

Davis is public affairs director for the Virginia Tech College of Natural Resources and a board member of Virginia Natural History Foundation and Friends of the Blue Ridge Parkway. Kegley, a retired Roanoke Times business editor, is a member of the boards of the Roanoke Valley Preservation Foundation, History Museum and Historical Society of Western Virginia and Blue Ridge Parkway Foundation.



Richard P. Chaffin



Jeanne Martin



James Kermes



Clifton A. "Chip" Woodrum



Jay Turner



Gwen Mason



*westernvirginalandtrust.org*

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**Virginia Blue Ridge Parkway License Plate  
*Sign-ups Needed Now***

How can you show the world you care about the Blue Ridge Parkway while providing additional funding to the Land Trust? Easy, just reserve parkway license plates for all of your Virginia-registered autos.

Mabry Mill, one of the most recognized landmarks on America's favorite scenic drive, will grace the vintage looking yellow tag. The state will only issue the tag once 350 orders are placed, so sign up today.

A portion of the tag proceeds will go to WVLT to fund parkway viewshed protection.

For more information, visit  
[www.brpfoundation.org/tag.php](http://www.brpfoundation.org/tag.php)  
or call 366 721 0260.

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**WESTERN VIRGINIA LAND TRUST MISSION STATEMENT**

*A publicly supported charitable organization providing voluntary means to promote the preservation of western Virginia's natural & cultural heritage*

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