



# The CLT Homeowner Connector

Spring 2011

## CLT Homeowners in the News

### NCLT Homeowners Receive Steve Chadwick Award

The late Steve Chadwick was a creative, community organizer in Duluth and an advocate for low income people. Each year, Northern Communities Land Trust honors his memory by presenting the Chadwick Award to a community member who carries out the important work that Steve did during his lifetime. This year, the awardees are NCLT homeowners Kristin Stuchis & Michael Gabler.

Stuchis purchased their Land Trust home in 2007. "The home had a good feel to it," she recalled. It also met her priorities of a sunny lot with a garden-shed and within walking distance to Marshall School where Stuchis & Gabler teach. Stuchis soon noticed a large patch of unused land in their neighborhood. She envisioned it becoming a productive, lush community orchard. "There was an aspect of wanting to beautify the neighborhood for people driving and walking by," said Gabler. More than that, the orchard would provide free, local, organic fruit and vegetables for residents of the Hillside and the public at large. Encouraged by friends, Stuchis and Gabler approached UDAC-the organization which owned the land. With UDAC's permission, the couple began securing funds and the vision for the Hillside Public Orchard came to fruition. In 2010, neighbors and community partners gathered together to plant 10 apple trees, 2 plum trees, 2 pear trees, 10 grapes, 6 blueberries, 2 kiwi vines, 2 red currant bushes, and 2 black currant bushes. Marshall students grew start-up plants for the garden and created a banner with the unifying theme of "What Connects Us" that not only provided inspiration but functioned as a protective barrier from the street's salt & sand. "The orchard project fostered new community partnerships with neighbors, gardeners, nurseries, students, and organizations like UDAC and the Duluth Community Garden program," added Stuchis. "It's a project that seems to empower everyone!"



Above & Below: Kristin and Michael enjoying their home gardens.



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## Beds for Benefit

**A Northern Communities Land Trust  
Fundraiser during Grandma's Marathon**

*A great way to show support for NCLT and one of  
Duluth's favorite annual events!*

**Be a host!** Open your spare room or your entire home to out-of-town runners during Grandma's Marathon weekend. In exchange, guests make a suggested donation of \$50 and up to Northern Communities Land Trust.

**When:** June 17-19, 2011 during Grandma's Marathon. You can choose to host for one or two nights.

**How:** Email Laura Seitz at [lauras@landtrustduluth.org](mailto:lauras@landtrustduluth.org) or call 727-5372 ext. 203 to sign-up.

To read stories of past host experiences, visit [www.landtrustduluth.org](http://www.landtrustduluth.org).



### Confused About Your Property Taxes?

### Questions About Your Escrow Account?

### Wondering About Refinancing?

*Get some answers straight from the source!*

Join us as we meet with City Assessor John Gellatly and US Bank Home Loan Specialist Gloria Moen to discuss the "ins and outs" of the property tax assessment process, how taxes and insurance factor into your escrow account, and what your options are for refinance as a Land Trust homeowner.

**Tuesday, April 19th**

**6-8pm**

**Trinity Lutheran Church**

(1108 East 8th Street)

*Pizza provided! Please RSVP by Monday, April 18th!*

For more information or to RSVP please call or e-mail Jackie at 727-5372 ext 214 or [jackie@landtrustduluth.org](mailto:jackie@landtrustduluth.org)



## Jackie's Corner...

(Homeowner Services Coordinator)

### ... DIY Success!

NCLT, along with NHS and Home Depot worked together to create a DIY Home Repair workshop series held on Tuesday, March 29th & Tuesday, April 5th. With our overall attendance at capacity, we feel our first attempt at presenting these workshops was a success, and we are currently looking at the possibility of scheduling another round sometime this fall. **Also, stay tuned for our forthcoming (and free) tool-lending library!**



Photos: Home Depot's Store Manager Tom Donlin, and participants of DIY workshops.

(Continued from front page...)

Future additions to the Hillside Public Orchard include handicap accessible raised beds, fruit processing equipment such as a cider press, interpretive signs with harvest information, an arbor with edible vines, and a butterfly garden. The butterfly garden represents a tangible step in another cause the couple supports. With a grant through Marshall School, they traveled to Macheros, Mexico to study both Monarch butterfly migration grounds and Mexican immigration. Many of the Mexican farmers are struggling due, in part, to the import of US subsidized corn flooding the market and pushing prices down. The citizens turn to harvesting the timber in local forests for income. Stuchis commented, "It's easy to say 'The temperate old growth forest should be protected!' But then you see the reality—people are living off of \$5 a day for a family of six—they are forced to choose between buying food, school supplies, or household goods like toilet paper. It's not enough to cover the basic needs." A possible solution is eco-tourism which would encourage the protection of natural resources and create income for residents. Stuchis said, "They are asking for people to teach them English and computer skills like building and maintaining a website." During their visit Stuchis and Gabler spent time teaching in a two-room school house. They created a pen-pal exchange between Macheros and Marshall students to help break down the walls and dispel stereotypes between the two nations. Upon their return, they participated in an immigration lecture series with their presentation of "Monarchs and Mexican Migration—Global Citizens Meet their Neighbors." The couple is also involved with the Upper Midwest region of Witness for Peace, the Duluth Community Garden Program, Friends First Day School, and Echoes of Peace Choir. They encourage their students to dream of changes they could make in their own neighborhoods...possibly inspiring future community activists.

## 8 Spring Cleaning Tips

Spring cleaning takes on a whole new meaning when you consider that deep cleaning can help prolong the life of your home and appliances and save you energy by ensuring that things are running efficiently.

See <http://www.minnesotaenergyresources.com> and [www.pathnet.org](http://www.pathnet.org) for more information.

- 1. Remove dust from unexpected places.** Inspect and clean dust from the covers of your smoke and carbon monoxide alarms and the cooling coils on your refrigerator. Dust build-up increases energy use and may cause the unit to break down. \$0 cost.
- 2. Check for damage to your roof and gutters.** Replace shingles as needed, clean gutters and makes sure downspouts are directing water at least 5 ft from the foundation. This simple maintenance can help prevent water damage. \$0-\$200 cost.
- 3. Get your yard ready for warm weather!** Remove dead plants from your garden, cut back perennial grasses and remove dead branches from shrubs and trees. Cutting back dead growth now allows the plants to put more energy into new growth. \$0 cost.
- 4. Washing machine tips.** Rinse with cold water (saves \$25/year). If you are thinking of replacing your washing machine, consider a front-loading unit. These can reduce energy use by over 50 percent, use significantly less water, require less detergent and reduce wear and tear on clothes. Also avoid washing small loads to save water. \$0-\$700 cost.
- 5. Clothes drying tips.** Don't overload the dryer. Overloading makes the dryer work harder. Keep the lint filter clean. Lint on the filter reduces air flow and makes the dryer work harder. Or consider line drying your clothes which is free! \$0 cost.
- 6. Open curtains and blinds** during the day to let in the heat from the sun. Close them at night to retain heat. This is especially great in spring as days are warmer and nights are cooler. \$0 cost.
- 7. Make sure all of the light bulbs** in all your fixtures are the correct wattage. \$0-\$20 cost.
- 8. Fix leaking faucets.** A faucet that leaks just one drip per second can waste 400 gallons of water a year. \$0-\$100 cost.

# Call For Volunteers: NCLT Community Clean-Up on “Goat Hill”



In previous newsletters we have put out a call to NCLT homeowners for community service projects, and this particular project comes from Kirsten Aune, a Land Trust homeowner on Duluth's historic “Goat Hill”. Kirsten called to express a sincere need to clean-up parts of her neighborhood that appear to have been used as a public dump since the 1970s. This inundation of trash is not only unsightly, but also poses a danger to neighborhood children who play in and around these areas. Once the trash has been removed, Kirsten hopes to transform the space into an orchard for everyone in the community to enjoy.

*Photos:  
Neighborhood  
children posing  
near some of  
the trash that  
has been  
dumped over  
the years.*



**Saturday, April 23rd**

**10am-2pm**

**Location: 317 N 17th 1/2 Ave West**

Please wear long pants, sturdy shoes, and be aware that the clean-up sight is fairly steep. If possible, please bring work gloves and buckets for transporting trash to the dumpster (extras may be available).

***Food & Refreshments Provided!***

For more information about this service project, or to propose a service project in your neighborhood, please call or e-mail Jackie at 727-5372 ext. 214 or [jackie@landtrustduluth.org](mailto:jackie@landtrustduluth.org)



## **NCLT Realty: Word of Mouth Works!**

Thanks to all of you that have spread the word about the Land Trust Model. Many of our new homeowners & members say they found out about us from a Land Trust homeowner. If you know anyone that would be interested in buying a Land Trust home or becoming a member, please continue to send them our way!



**1628 East 8th Street**  
3 bedroom, 1 bath  
\$108,000



**1110 97th Ave West**  
3 bedroom, 1.5 bath  
\$124,900

**For more information on these homes or any of our other listings please call us at (218)727-5372 or visit our website at [www.landtrustduluth.org](http://www.landtrustduluth.org)**

## **Pick-A-Day to Volunteer**

From Memorial day to Labor day, 10 a.m.  
*(Information courtesy of City of Duluth Quarterly)*

### **Mondays:**

Lakewalk: (meet at the Vietnam Memorial) mulching flowers and shrub beds, weeding flower gardens, picking up trash and painting benches.

### **Tuesdays:**

Duluth Rose Garden: (meet at the Gazebo) deadheading roses, weeding flower beds, watering annuals, mulching and picking up trash.

### **Wednesdays:**

Trail maintenance: bridge/boardwalk repair, erosion control, brushing and trash pick-up. Go to [www.duluthmn.gov/parks](http://www.duluthmn.gov/parks) for specific locations and information.

### **Thursdays:**

Enger Park: (meet in the parking lot) deadheading and weeding flower beds, watering annuals, mulching and picking up trash.

### **Fridays:**

Park Point Beach: (meet at the beach house) sweeping the beach for trash and debris that has washed ashore.

### **Saturdays:**

The day is designed for large groups that would like to concentrate their efforts on a special one day project.

*City staff will be on hand to help volunteers with each of these days/projects. Work will begin at 10 a.m. Volunteers can call a volunteer hotline at 730-4301 to receive detailed information about a particular work day.*



206 West 4th Street  
Room 201  
Duluth, MN 55806

NONPROFIT  
ORGANIZATION  
US POSTAGE PAID  
DULUTH, MN  
PERMIT#1032

Confused about property  
taxes or escrow accounts?  
Help is available!



## Community Events Calendar

**Thursday, April 14th: DEEP Workshop: Air Sealing & Insulation for the Do-It-Yourselfer**, 6-7:30pm, Central Hillside Community Center. For info on how to sign-up, visit [www.duluthenergy.org](http://www.duluthenergy.org).

**Saturday, April 16th: Central Hillside Community Park Clean-Up**, 12:00-3pm. For more information please visit [www.nhsduluth.org](http://www.nhsduluth.org) or call 727-8604.

**Tuesday, April 19th: NCLT Homeowner Class: Understanding Property Taxes, Escrow Accounts, and Refinancing Options**, 6-8pm, Trinity Lutheran Church (details on front cover).

**Tuesday, April 19th: Deep Workshop**, 6:30pm, Evergreen Senior Center. For more information visit [www.duluthenergy.org](http://www.duluthenergy.org).

**Saturday, April 23rd: NCLT Goat Hill Community Clean-up**, 10am-2pm, meet at 317 N 17th 1/2 Ave West (details inside).

**Saturday, April 23rd: Portland Square Clean-Up**, 12:00-3pm. For more information please visit [www.nhsduluth.org](http://www.nhsduluth.org) or call 727-8604.

**Thursday, April 28th: City Wide Crime Prevention Meeting**, 6-8pm, Holy Family Church (2430 West 3rd Street). For more information call Debbie Isabell Nelson, (218) 727-8604 ext. 206.

The CLT Homeowner Connector was created in collaboration with City of Lakes Community Land Trust located in Minneapolis, MN.



Northern Communities Land Trust  
is a proud member of :



**Minnesota Community  
Land Trust Coalition**  
A permanent solution for affordable housing