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LPT LAND PRESERVATION TRUST

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# STAKEHOLDER REPORT

*Celebrating over 40 years of preserving the working  
farms, natural resources, and historic landscapes of  
north west Baltimore County.*





More than a dozen  
of the working farms  
preserved by LPT have  
been farmed by the  
same family for over  
**100 years.**

The Legacy Chase has  
become a **must  
attend** annual event.



LPT is the sponsor of  
the most successful  
Rural Legacy Area in the  
state, protecting  
**89 farms.**

In the last two years we  
have protected 10 farms,  
covering  
**400  
acres.**



We **monitor**  
properties in person and  
virtually to be sure the  
terms of the easement  
are upheld.

With partner Watershed  
Environmental, LPT  
completed its first  
**major stream  
restoration.**



## A LETTER FROM THE PRESIDENT



**Maryland Piedmont Reliability Project (MPRP)** / 2024 and into 2025 is a story of conservation but more so a story about people — you, your neighbors and our many acquaintances. This story, one of surprise, fear, action, friendship, respect, and cooperation was borne of the announcement that a 70-mile 500kv greenfield transmission line was and is proposed to be built through North Baltimore County, threatening the Piney Run Rural Legacy Area, the Prettyboy Reservoir, and Gunpowder watershed, with similar effect to Carroll and Frederick Counties. Farms too numerous to count are to be foundation for the energy superhighway, along with wide swaths of forest and buffers conserved by the state, the county, and by the Land Preservation Trust. In particular, the State MALPF easements seem to have been of particular note, with the transmission company insisting that transmission lines and farming are happily compatible.

For our part, we gathered forces early forming a transmission team — fueled by adrenaline and outrage. Within six weeks, LPT was working with an environmental consultant, a federal lobbyist, an engineer, and an experienced PSC attorney to both help us analyze the situation and ward off the interlopers from New Jersey. The challenge has now advanced to the Maryland Public Service Commission (PSC) where five appointed commissioners will decide the fate of MPRP, and all those living under its singing lines with views to the immense H-frame rusted steel supports.

But — this is not only a story about the MPRP, it is a story about people. Our own team working tirelessly — trading thousands of emails and reaching out in previously unimagined directions to initiate a process to protect our many potentially affected easements. Our LPT team grew in ways we could not have envisioned, knitting into a web of deep respect and collegial affection. Now, many months into the process, we meet less frequently knowing that each is carrying forward their respective piece of the challenge.

**Coalitions** / We reached beyond our own circle and across boundaries as coalitions took shape: a conservation coalition, a coalition of the organizations and individuals from three counties (Tri-County), a coalition of the independent organizations, brought together through the shared challenge to MPRP. We join forces to work with the county councils, to reach our federal delegates, our state legislators, and to reach out to you and each of our

constituencies to create waves of influence. We, along with the many others including STOP MPRP, Inc., have become the human form of a murmuration — elegantly changing shape as needed. We are so very grateful for the honor to work with so many smart, focused, and caring Marylanders.

### **Rural America is in the Crosshairs of Energy Production and Transmission**

/ We spoke with landowners and conservation groups in eight states facing similar challenges as MPRP. Virginia is first among these but the list includes West Virginia, Ohio, Colorado, Wisconsin, Illinois, New Hampshire, and Maine. One rancher in Colorado has three different transmission lines (to supply solar energy to the metropolitan areas) crossing his 2000-acre conserved ranch. In Illinois, they tell us the energy flowing east is partly coming from South Dakota. West Virginia will have a new greenfield 735 kv transmission behemoth crossing 14 rural counties from the John Amos coal plant near Nitro on its way to a new sub-station called Rocky Point, near Frederick — across the river from Virginia.

Maryland struggles with exactly how to implement solar energy facilities. While it certainly makes sense to install solar panels on rooftops and over parking areas, it is less expensive to install solar on raw land, somehow turning open space and agriculture into fields for energy production. The PSC docket has a long list of solar applications and we attended a 4.5-hour county council meeting where solar siting in Kingsville took up much of the evening. We were there to support a bill to protect the Urban Rural Demarcation Line (URDL), which along with zoning, helps protect the watersheds supplying the reservoirs and the rural agricultural areas.

Energy transmission is not our issue alone — the country, the regional authorities, and every state and county need to address the drivers — clean energy transition, electrification, and data center proliferation. Taken together, they manifest a perfect storm for rural America.

**LPT Volunteers** / In a new and exciting turn, volunteers stepped forward to help LPT do its work. Some gave generously to the MPRP challenge, while others helped run essential aspects of LPT

like stewardship of eased properties. The past two springs, Adair and Arnie Stifel and Mantua Farm brought fun to over 200 neighbors with their families and guests to celebrate the Hunt Cup with a Friday night auction benefit the LPT — thank you. Special thanks to the auction leadership of Courtenay Jenkins and his team for sharing their years of experience in organizing the auction, along with George Rich, Michael Finney, Frank Russo, and Andy Obrecht.

**LPT Stewardship** / Central to our mission is to protect the conservation values of the easements we hold. A team of volunteers gathered in May and in October to visit properties and record their conditions. This volunteer corps is a welcome and exciting venture for LPT and one we hope will continue to grow into the future. A motivated college student took time during her busy fall to monitor properties — learning at the most fundamental level the responsibilities of a land trust. As you know, we are unusual because we manage our work primarily as volunteers.

**LPT Advocacy** / We lean heavily on Ann Jones and her many skills to coordinate with Maryland legislators. While Ann continues to be the linchpin to our efforts, LPT board members stepped in to help write legislation, work directly with legislators, and testify at numerous hearings in Annapolis. Thanks to all of you who wrote and called our state senators and delegates. It truly makes a difference when we along with our coalitions make our opinions known. While MPRP is an immediate focus, Solar Siting, state funding for Program Open Space (which funds conservation), and county legislation regarding the Urban Rural Demarcation Line (URDL) are of growing interest and concern. As a 501(c)(3) we are limited in our ability to advocate and we ensure we are well within the permissible guidelines.

Thank you to our team, our board, our volunteers, to the members of the coalitions, to STOP MPRP and to our sister organizations —The Valleys Planning Council and Baltimore County Land Trust Coalition (BCLTC) — it's been an amazing ride with a significant silver lining: all of you.

Victoria C. Collins, President



LPT LAND PRESERVATION TRUST

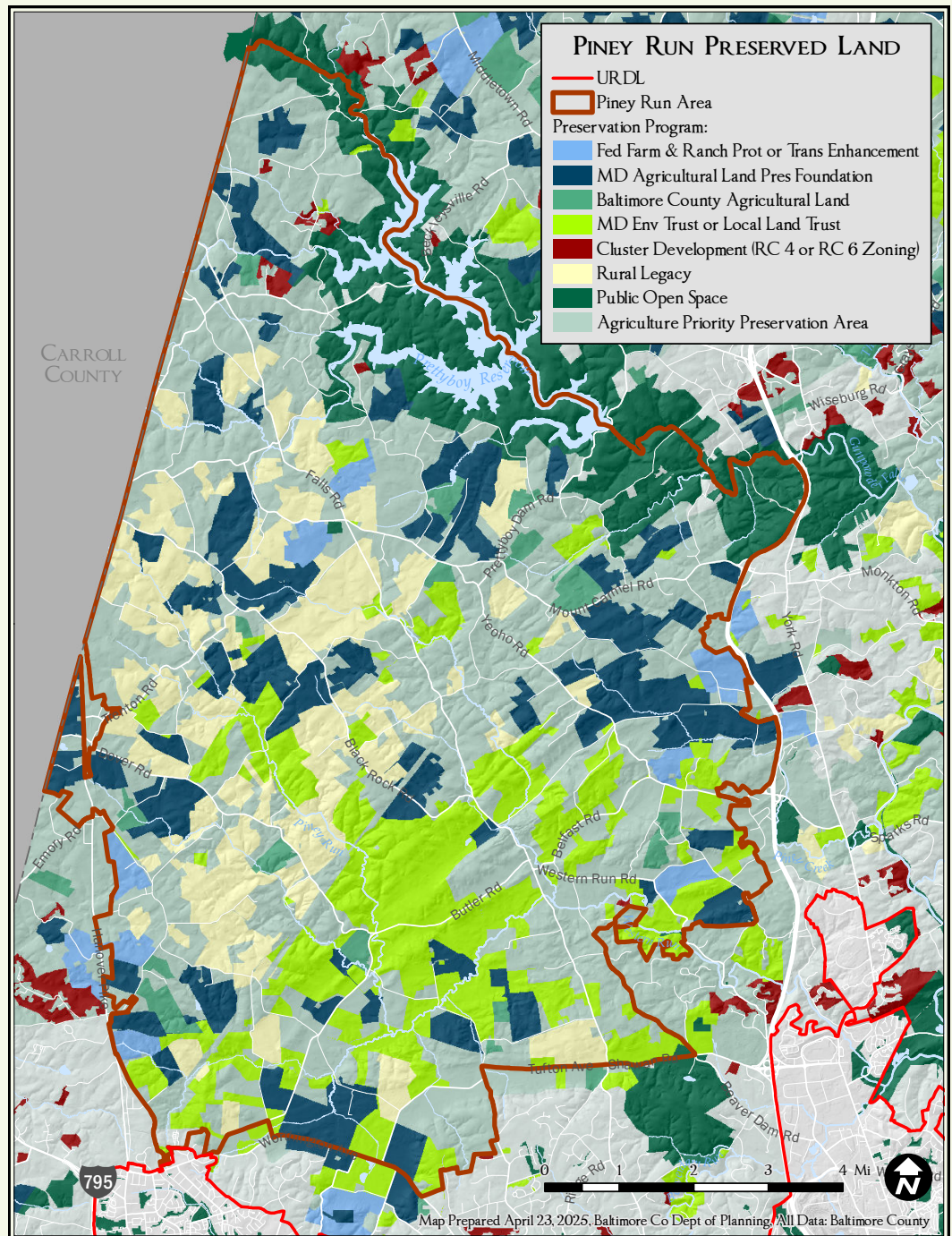
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# MAP OF PRESERVED PROPERTIES

There are more than 25,000 acres permanently protected in the area. This legacy helps to ensure that there will be productive farms and forests, clean water and air, and recreational opportunities for future generations.



# GROWING CONSERVATION

There is truly nowhere like the Baltimore County countryside in spring. Trees begin to leaf out, streams run clear and full, pastures green up, and newly planted seeds begin to peek out in neat rows across the fields. We tend to talk about land preservation in acres, sometimes forgetting that each acre is home to the forests, streams, and farmland that sustain us.

Disconnect was evident in Annapolis this legislative session. Funding for Rural Legacy and the Maryland Agricultural Land Preservation Foundation (MALPF) will be reduced by close to 70% next year. The cuts will continue for three more years, resulting in a cumulative cut of \$100 million dollars from critical land preservation funding. At least a proposal to totally cut the funds for four years was not adopted. It was a very difficult and tight budget year, but other environmental programs fared considerably better than the land preservation programs.

In 2024, the Piney Run Watershed Rural Legacy Area sponsored by LPT was expanded to 59,668 acres; up from 43,478 acres. This is the third time that area expansions have been approved for the area, due largely to the continued interest of property owners. The goal of the Piney Run Area is to preserve 80% of the area by 2040. This ambitious goal requires the preservation of an additional 600 acres per year.

What can be done to continue the preservation momentum at this time? Let your friends, neighbors, colleagues and elected officials know how important this land is. Our farms

and forests drain into the reservoirs that serve a huge percentage of the population of the Baltimore Metropolitan Area. Preserved land means less runoff and more clean drinking water for us all. Our forests sequester carbon, minimizing the effects of climate change. The farms in our area are some of the most productive in the nation, at the heart of a belt of prime farmland extending from Lancaster County to Montgomery County. It's an area well worth preserving for the region.

The success of the preservation in the area began largely through donated easements. Donated easements may provide significant federal income tax deductions and can be done more quickly and often with greater flexibility than purchased easements. If you, or someone you know could take advantage of the tax benefits this would be a key time to show the area's commitment to land preservation.

And finally, there is still money available for the Piney Run Watershed area. If interested, we urge you to contact us as this money will go very quickly. Additionally, there are limited county funds available for easements. There are many more properties that need to be preserved, and our job is to work with you to find the best program for you and your family.

The Piney Run area has always been the most successful in the state. In 2024 we preserved an additional 417 acres through a combination of Rural Legacy, MALPF and donated easements. Together we will continue to preserve this area for future generations.

# NEW EASEMENTS SINCE 2023

**Peter Fenwick**

**Mr. and Mrs. James McNichol**

**Baltimore County (2)**

**John Merryman, Ginny Merryman**

**Robert Walter**

**Duncan Hill LLC (Mullan)**

**Charles Reeder**

**Mr. and Mrs. Bert Basignani**

**James Rouse, Jr.**



# SHAWAN DOWNS

Over 200 conserved acres located at the eastern entrance of the Piney Run Rural Legacy area is owned and managed by LPT. The land was purchased for conservation and to create an equine event center, which is ideally located in Baltimore County off I-83. Neighbors combined forces to purchase the property and subsequently built the needed infrastructure — specifically; fencing, drainage, a road, an event viewing /finish line tower, and the obstacles needed for equine events. Twenty-plus years later, Shawan Downs has a successful record of serving as the location host for Point to Points, The Legacy Chase, MCTA competition and schoolings, the Greenspring Pony Club Tetrathlon, and both flat and jumping schooling events. Sadly, the wear of 20 years caught up with Shawan Downs and the structures built to support equine events were in sore need of replacement.

The good news is that much progress has been made toward refurbishing Shawan Downs while a farmer continues to hay most of the property. When you next visit, we hope you will appreciate the improved road, new fencing, and the replaced events management shed. The Capital Working Group of Shawan Downs, in conjunction with the Shawan Downs Committee, planned and secured a capital grant funding of \$100,000 from the state and \$50,000 from the county for the current fiscal year ending June 30, 2025. The committees determined the finish line tower has outlived its useful life and compiled a bid for its replacement. The detailed application to the state and county to secure the 2025 funding will soon be completed.

In the hope that additional capital funding will be available in fiscal year 2026, LPT submitted a placeholder request for a new paddock, which is in the conceptual stage.

Shawan Downs has become the location of choice for several local schools and colleges sponsoring cross-country running events. Held so as not to conflict with equine events or haying, neighbors have been generous in supporting this occasional community use of the property.

## SHAWAN DOWNS COMMITTEE

Mike Wharton (chair), Jay Griswold, Bruce Fenwick, Charlie Fenwick, Shockey Gillet, Charlie Vieth, Blake Sheehan, and James Stierhoff

## CAPITAL WORKING GROUP

Dave Wisner, Sam Elder, Charlie Fenwick, Bruce Fenwick, Shockey Gillet and Mike Wharton.

Thanks to Kevin Howard and Rene Guerra. They know the property well and are responsible for keeping it looking so lush.

### Michael Wharton

Chair of the Shawan Downs committee



# 2025 EVENTS

**Green Spring Valley Point to Point**  
SUN, MARCH 30

**Legacy Chase Spring Schooling**  
Late MAY, Date TBD

## MCTA Horse Trials

<b>Competition:</b>	<b>Schooling:</b>
MAY 31-JUNE 1, JUNE 8	JUNE 2-6

**The Legacy Chase Flat Trials**  
SAT, SEPTEMBER 20, 2025

**The Legacy Chase**  
SAT, SEPTEMBER 27, 2025

**Legacy Chase Hurdle Trials**  
SUN, SEPTEMBER 28, 2025

**Maryland XC Invitational**  
SAT, OCTOBER 11, 2025

**IAAM Cross Country Championships**  
TUE, OCTOBER 21, 2025  
(rain date Thu, October 23)

**MIAA Cross Country Championship**  
FRI, OCTOBER 24, 2025  
(rain date Mon, October 27)



# MONITORING UPDATE

LPT is committed to providing landowners with resources to support the stewardship of their properties and to keeping each landowner apprised of the terms of their easement. LPT's primary role as a holder of conservation easements is to protect the conservation values of the properties by assuring that the terms of the easements are followed. LPT believes the best easement defense strategy is its combination of ongoing dialogue with the landowners and ongoing monitoring of the properties. LPT works to avoid violations of its conservation easements by assuring that landowners remain aware of the terms of their conservation easements and asking that owners engage with LPT prior to changing their use or ownership of their property. Anticipatory communication with LPT allows landowners to avoid having to change their plans or how they use their property. Fortunately, virtually all owners of conserved properties appreciate the benefits of conservation easements to the conserved properties and to their surrounding area, and LPT's landowners have an exemplary history of compliance with the terms of their conservation easements.

To complement its outreach to landowners, LPT regularly monitors the properties on which it holds easements. LPT's goal is to monitor every property every year, using a combination of on-site and online monitoring. On-site monitoring allows LPT to see the property in person, to document the landowner's compliance with the terms of the easement, and to meet with the landowners and extend its dialogue with them. Online monitoring may be less detailed, but takes much less time and allows LPT to identify any changes to structures and the use of the property; identify encroachments on the property from neighboring property owners; and document any ownership changes.

LPT does its monitoring with a combination of professional staff and volunteers.

- LPT has benefited greatly from Ann Jones' peerless work with landowners and the state and Baltimore County to create and monitor conservation easements in the Piney Run Rural Legacy Area. Ann monitors LPT's Rural Legacy properties on-site.
- In 2024, LPT hired Margaret Giblin as its first Easement Administrator. Margaret is highly experienced with land preservation and conservation easements and is an attorney. Margaret's primary responsibilities

include monitoring properties online, documenting new conservation easements, coordinating LPT's reporting to the state agencies with which it co-holds conservation easements, and responding to landowners' inquiries regarding their easements.

- LPT works closely with Riley Layman, the first Executive Director of the Baltimore County Land Trust Coalition (BCLTC). Riley has a broad role with BCLTC supporting land conservation in Baltimore County and its five land trusts, and monitors properties on-site and online for LPT.
- **Michael Hardie** (pictured in group image below, left), a board member for LPT, has taken the lead organizing LPT's volunteer Monitoring Days. Twice a year, Michael organizes teams of volunteers who visit conserved properties to observe and photograph the properties and engage with the landowners

LPT's goal is to monitor 1/3 of the properties on-site each year, monitor each property on-site once every three years, and monitor the remaining 2/3 of the properties online each year. Thanks to the tremendous work of our professionals and volunteers, we anticipate achieving this goal in the near term.

## ANNUAL MONITORING TARGETS:

PROPERTY	ON SITE	ONLINE	TOTAL
Rural Legacy	31	62	93
Other	66	130	196
Small Donated	19	77	96
Total	116	269	385

**Michael Sonnenfeld**  
Chair of the Easement  
committee





# PRESERVING OPEN SPACES FOR FUTURE GENERATIONS

At The Environment at Kings Eye (TEKE), we've been making great progress in conservation and environmental education. Under the leadership of Dr. Mamie Parker, Program Director, along with Cory Boggs, Education Liaison, and Brianna Amingwa, Environmental Educator, we're excited to share updates on our work. A big thank you to Carrie Montague, board member at the Land Preservation Trust, for her support.

**Bringing Education to Life** / We're thrilled to have Brianna Amingwa on board as our Environmental Educator, bringing engaging programs to TEKE. We've also partnered with Keith Costley, a birder who's been cataloging the bird species on-site and will help with educational sessions. Plus, we've teamed up with our resident beekeeper to share knowledge about these pollinators and their importance to the environment.

**Building Partnerships & Hosting Retreats** / Recently, we hosted a two-day retreat with key partners, including the Masonville Cove Urban Wildlife Refuge Partnership, Maryland Port Administration, the National Aquarium, the U.S. Fish and Wildlife Service, and Living Classrooms Foundation. It was a fantastic opportunity to exchange ideas and strengthen our collective efforts in conservation. We introduced these partners to the site as they work closely with schools and community leaders in South Baltimore.

**School Visits** / We're planning several visits and look forward to the completion of barn renovations which will provide a cozy space

for activities year-round. Schools like Bay-Brook Elementary/Middle School, Benjamin Franklin High School, and High Bridge Elementary School will be on board soon.

Looking ahead, we're excited to welcome students from the STEMcx Academy and we are hosting a group from the Enterprise Women's Network and the Baltimore Mentoring Girls at Southwest Academy Magnet School in June. These visits are a great way to inspire young minds and connect them with nature.

**Growing Our Impact** / To enhance our programs, we are ordering additional environmental education materials and continuing our partnership with the Department of Wildlife Resources Forest Service and their Tree-Mendous program to restore tree cover at TEKE.

**Looking Ahead** / Our team is committed to keeping TEKE a vibrant space for learning and conservation. With exciting programs,

strong partnerships, and ongoing restoration efforts, we are dedicated to preserving open spaces for future generations.

Thanks to the property owners for giving us the resources we need and LPT staff for being part of this journey with us!



Dr. Mamie Parker



BEFORE



AFTER





# RIPARIAN RESTORATIONS

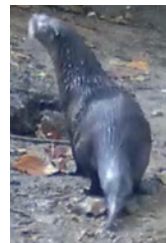
The three pillars of LPT's mission are conservation, stewardship, and education. In service of these goals, LPT entered into a memorandum of agreement with Watershed Environmental LLC in 2019 to collaborate on projects to restore and enhance natural resources and habitats. Watershed Environmental is a consulting firm based in Harford County which specializes in the field of natural resources consulting and ecological restoration with over 60 years of combined staff experience.

To date, we have restored a total of 7,100 linear feet (1.35 miles) of the Piney Run and its tributaries, along with 3.7 acres of wetlands and 15.1 acres of riparian forest at the Kings Eye and Millender Mill sites. We are in the design and permitting phase of a future habitat restoration-focused project along Blackrock Run, which involves over an acre of wetland restoration and approximately 11.5 acres of wildflower pollinator meadow and upland game habitat establishment.

In undertaking this important work, and especially in light of the sensitivity of work in vibrant trout habitat such as Piney Run, our team has engaged stream designers from Montana and construction crews from Colorado, both experienced in high-quality trout habitat restoration. Last summer, an intern from the University of Vermont's Rubenstein School of Environment and Natural



Resources participated in the construction of the Millender Mill project.



The results of our efforts have yielded highly stable restored stream reaches which provide dramatically improved in-stream habitat for trout and other aquatic species. To illustrate this, brown trout were observed spawning within our restoration project at Kings Eye two months after construction was completed, and last year, river otter were observed multiple times where they had not been known to previously occur. Additionally, Maryland DNR Fisheries staff have applauded our efforts and encouraged us to continue.



**Jim Morris**  
Principal, Watershed  
Environmental  
LPT Partner

# MEET RILEY LAYMAN – EXECUTIVE DIRECTOR, BCLTC

My name is Riley Layman and I'm the new Executive Director of the Baltimore County Land Trust Coalition (BCLTC). I have a master's degree in Urban & Environmental Planning from the University of Virginia in Charlottesville, where I spent several years working at a local orchard, developing environmental assessments for FEMA grant projects, giving tours of UVA's School of Architecture, and hiking around the lovely Blue Ridge Mountains amidst my studies. I've since settled into the Fells Point neighborhood of Baltimore. I'm originally from Northern Virginia, so the move has actually brought me closer to home. While not a resident of the county myself, I am deeply invested in seeing its open space preserved. Land preservation helps maintain our parks and scenic open space, keeps our drinking water clean, makes local produce accessible, and provides abundant recreational opportunities. Urban and rural residents alike benefit from conservation and smart growth practices,

including land preservation, which is central to the work of BCLTC. As a city-dwelling nature lover, there are few things I feel as passionate about.

BCLTC is a nonprofit organization that represents the five local land trusts in Baltimore County. This includes the Land Preservation Trust, as well as the Gunpowder Valley Conservancy, Long Green Land Trust, Manor Conservancy, and NeighborSpace of Baltimore County. In short, the mission of BCLTC is to support the local land trusts in the interest of increasing and improving land preservation across the county. As executive director, a large part of my work involves directly consulting with the local land trusts and providing technical assistance. Specifically, I talk to landowners, write conservation easements, visit properties on-site for monitoring, and provide input and advice on upholding the conservation values of easements for LPT. Another important aspect of my

job is advocacy, including taking stances on political issues on behalf of the organization and ensuring a steady stream of funding for all land preservation activities. BCLTC is one of many organizations that sent letters to legislators in opposition to the MPRP.

While the creation of my role and BCLTC as a formal organization is a relatively recent development, the work the coalition is tasked with has nevertheless been occurring at the hands of Ann Jones for almost three decades. Ann's work and her contributions to BCLTC are an incredibly large part of why over 70,000 acres of land are already preserved in Baltimore County. With my growth in this position being closely shaped by the existing knowledge and experience of Ann, I hope to continue this legacy for BCLTC and LPT. I look forward to getting to meet and work with many of you, and I appreciate your continued commitment to land preservation in Baltimore County.





## VPC / Valleys Planning Council

Valleys Planning Council (VPC) has been advocating for land use policies that protect and preserve the rural area of Baltimore County, as it has for more than 60 years. We've weighed in on legislation regarding energy at the state level, hoping to retain the ability of counties to determine what energy infrastructure is appropriate and where it should go while preventing quick fixes to a looming energy shortage that would have lasting negative impacts. VPC is supporting a county bill that would increase protection of the Urban-Rural Demarcation Line, and working to propose a bill that would recognize the environmental, cultural, and economic contributions the equine industry makes to Baltimore County.

VPC is working on several cases involving properties in our area. We asked for a hearing regarding Sagamore, a historic horse farm, to clarify what uses are appropriate and allowed on land zoned for resource conservation. We appealed a decision that would allow a boarding school in an area we believe is inappropriate for such a use while also working with community groups to negotiate with organizations looking to erect solar facilities in Baltimore County.



**Renee Hamidi**  
Executive Director,  
Valleys Planning  
Council

## 2022, 2023, AND 2024 FINANCIAL DONORS:

Annual giving is an essential component to our success.

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Mr. & Mrs. Jeffrey M. Yates

\*Denotes deceased

Every effort is made to ensure the accuracy of this list. If you notice any errors, please accept our apologies and contact us at [office@thelandpreservationtrust.org](mailto:office@thelandpreservationtrust.org) or 443-578-4404.

## VOLUNTEERS

Meg Blakey  
Holly Bricken  
Pat Cameron  
Alice Chalmers  
Vicky Collins  
Julie DeFord  
Isabell Drenning  
Michael Hardie  
Barbie Horneffer  
Jonathan Hyde

Cappy Jackson  
Sherry Jordan  
Riley Layman  
Alicia Murphy  
Achsa O'Donovan  
Corbin Riemer  
Laura Roberts  
Nancy Roberts  
Stewart Rosenberg  
Michael Sonnenfeld





# SUPPORTERS OF SHAWAN DOWNS

## ORIGINAL DONORS

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Mary W. Watriss\*  
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J.H. Williams, Jr.\*  
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Elizabeth W. Fenwick  
Deborah N. Ward  
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The John K. Shaw, Jr., Family  
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E. Walter Bell, Jr.  
Gail P. Reipe  
H. Bruce Fenwick  
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George S. Rich  
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Frances C. Smith  
Mr. & Mrs. E. Phillips Hathaway\*  
Thomas A. Graul

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J. Fife Symington\* &  
Natalie Brengle\*  
John R. Rockwell \*  
Mr. & Mrs. David Testa  
Douglas W. Hamilton, Jr.  
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Stiles T. Colwill  
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David Ashton & Meg Page  
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Mary Charlotte Parr  
Fancy Hill Foundation  
Gerry L. Brewster  
The Charles T. Bauer Foundation  
Christopher D. Mudd

## LIFE FOUNDING MEMBERS OF SHAWAN DOWNS

Robert A. Kinsley\*  
Dr. & Mrs. Mark W. Wheeler  
Arthur W. Arundel\*  
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Louis Neilson III\*  
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Paul Mark Sandler  
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Jeffrey S. Amling

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Joan McH. Hoblitzell\*  
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Harold C. Green II  
Mr. & Mrs. Albert J. A. Young  
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Mr. & Mrs. Donald M. Culver\*  
Mr. & Mrs. David Hayden  
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Kingdon Gould\*  
Avla R. Pitts  
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Stephen F. Edelen  
Sharon & Andrew Whelton  
Mr. & Mrs. Reid FauntLeRoy\*  
Mr. & Mrs. Christopher Goelet  
Mr. & Mrs. John T. Chay  
Bonnie\* & Stewart Hecht Rosenberg  
Marshall & Melissa Elkins  
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F. Mackey Hughes  
Mr. & Mrs. Philip Goelet  
Mr. & Mrs. Alexander G.  
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Drs. Gordon & Barbara Shelton  
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Foundation, Inc.  
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Maj. Gen. & Mrs. Bruce F. Tuxill

Green Spring Hounds Pony Club  
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Christy & David DiPietro  
Michael J. Sonnenfeld  
& Betty W. Symington  
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Michael T. Wharton  
Ethel & Donald Howard  
Mr. Raleigh Brent III

## HONORARY LIFE FOUNDING MEMBERS

L.H. DeGarmo\*  
G. Leslie Grimes\*  
Carl E. Shaffer\*  
Earl V. Wilhelm\*  
Andrew Barclay  
Kevin A. Howard  
William O'Brien Finch\*  
William L. Seal, Jr.  
Jack Gold

\* Denotes Deceased

# FINANCIAL INFORMATION

Board treasurer and executive committee member, Charlie Vieth, heads our Finance committee and is ably assisted by Office Manager, Valerie Becker.

## Revenue – takes essentially three forms:

- 1. Fundraising and investment income** – donations which can be for the general account, and at times, for special purpose. With increasing interest rates, assets are earning higher yields and are explained below.
- 2. Shawan Downs** – primarily rental income for use of the buildings or the race course, and from the rental of the fields for making hay. The Legacy Chase LLC has its own budget which is folded into LPT for auditing purposes, but is managed separately throughout the year.
- 3. Easement and Stream Restoration** – as part of our work facilitating easements and restoring riparian areas, we collect an administrative/facilitation fee. The fee is generally a small percentage of the grant. Rural Legacy is allocated at the time of easement settlement and restoration fees are paid from an attorney's escrow as a small percentage of the bills paid to contractors. Both offset LPT operating expenses.

**Expenses – a brief explanation** / As a Land Trust and landowner, we have several essential expenses such as insurance, upkeep, memberships, payroll, etc. Conservation easements come with their own set of expenses – surveying being one of the most significant along with contract work to Greenway Legacy. Payroll includes three part-time employees for office and easement administration and groundskeeping for Shawan Downs. Board members spend a great deal of their volunteer time doing many essential aspects of our work.

**Assets** / While we run day-to-day with an operating budget fueled primarily from donations, some rental income, and from the easement and restoration fees, we retain several restricted accounts which are dedicated for specific purpose. These include a restricted account for Rural Legacy and a Conservation Fund which includes The Legal Defense Reserve account. Income or yield from the Rural Legacy Fund can be used for monitoring Rural Legacy easements and once the legal Defense Reserve Fund reaches a certain threshold, LPT will become eligible for Terra Firma insurance through the Land Trust Alliance.

**Grants: Rural Legacy, Restoration, and Shawan Downs** / Both Rural Legacy and Stream Restorations are funded through state or county grants. The grants are released to us as agreements are made to complete work. In the case of Rural Legacy, the assets are retained by the state and paid to various parties at the time of easement settlement. Restoration funds are held in escrow by an attorney and paid to contractors when billed. In the last two years, Shawan Downs received capital grants from the state and county. You will note new fencing, paving, an improved events management shed, and soon, work on a new finish line tower.



**Charlie Vieth**  
Finance Committee  
Member



**Valerie Becker**  
Office Manager

## STATEMENT OF FINANCIAL POSITION

### Assets

#### CURRENT ASSETS

Rural Legacy Restricted	\$613,260
Conservation Fund and Legal Defense Reserve	\$302,019
Operating Reserves	\$125,463
MARC Restricted*	\$100,000
Escrow Funds held by attorney	\$83,525
Other Current Assets	\$3,638
<b>Total Current Assets</b>	<b><u>\$1,227,905</u></b>

**Shawan Downs, Property, and Equipment (Net)** \$2,309,600

#### OTHER ASSETS

Shawan Downs Endowment	\$50,000
Conservation Easement	\$14,248

**Total Other Assets** **\$64,248**

**Total Program Services** **\$3,601,753**

### Liabilities and Net Assets

#### LIABILITIES

Accounts Payable	\$8,193
Amounts Payable Under Agency Transactions*	\$100,000

**Total Liabilities** **\$108,193**

**Total Net Assets** **\$3,493,560**

**Total Liabilities and Net Assets** **\$3,601,753**

\*MARC-Maryland Agricultural Resource Council dissolved with money held by LPT for BCLTC once it receives its 501(c)(3) designation



LPT LAND PRESERVATION TRUST



## STATEMENT OF ACTIVITY

### REVENUE

Restricted Easement Income	\$774,539
Rural Legacy Income	\$40,132
Donated Easement Income	\$5,650
Interest Income	\$25,523
Stream Restoration Grants	\$542,635
Rental Income	\$69,908
Fundraising Income	\$146,786
Miscellaneous Income	\$253
<b>Total Revenue</b>	<b>\$1,605,426</b>

### EXPENDITURES

Easement Purchases	\$774,539
Easement Program Services	\$119,598
Stream Restoration Expenses	\$443,633
Shawan Downs Expenses	\$92,417
Management, Fundraising & General	\$62,525
<b>Total Expenditures</b>	<b>\$1,492,712</b>

### Net Operating Revenue

**\$112,715**

### OTHER REVENUE

5500 Unrealized Gain/Loss	\$48,328
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### OTHER EXPENDITURES

7300 Depreciation Expense	(\$28,887)
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### Net Revenue

**\$132,156**

**\*Stream Restoration Grant in Escrow (\$85,000)**

**\*\*Transfer to Legal Defense Reserve (\$25,000)**

**Net Operating Revenue (\$110,000)**

**Net Effect in 2024 \$22,156**

\*Stream Restoration Funds held in escrow and paid out in 2024

\*\*Funds transferred to the Legal Defense Reserve in 2024 based on 2023 results

## LEADERSHIP

### Board Members

Victoria C. Collins, President  
Edward A. Halle, Jr., Vice-President and Secretary  
Nancy M. Roberts  
Charles E. Vieth, Treasurer  
Alice Chalmers  
Charles C. Fenwick, Jr.  
Michael Hardie  
Jack S. Griswold  
Carrie Montegue  
Gail P. Riepe  
Michael Sonnenfeld  
Michael T. Wharton

### Easement Committee

Michael Sonnenfeld, Chair  
Alice Chalmers  
Victoria C. Collins  
Ned Halle  
Michael Hardie  
Carrie Montegue  
Gail Riepe  
Nancy Roberts  
Michael T. Wharton  
Ned Worthington

### Shawan Downs Committee

Michael T. Wharton, Chair  
Victoria C. Collins  
Charlie Fenwick, Race Director  
Bruce Fenwick  
Shockey Gillet  
Jay Griswold  
Blake Sheehan  
James Stierhoff  
Charlie Vieth

### Staff

Ann H. Jones, Easement Director  
Danielle Brewster, Property Manager  
Valerie Fox Becker, Office Manager

### Legacy Chase at Shawan Downs, LLC Committee

Blake Sheehan, Co-Chair  
James Stierhoff, Co-Chair  
Justin Batoff  
Andrew Erickson  
Zack Green  
Connor Hankin  
Anne Litz  
Mark Lund  
Posey Obrecht  
Devon Smith  
Jackie Smith  
Brooke Voss  
Ned Worthington

## MISSION STATEMENT

The Land Preservation Trust (LPT) is a 501(c)(3) nonprofit which preserves open space for future generations throughout northwest Baltimore County. The LPT's commitment to preserving land and natural resources is demonstrated by:

### CONSERVATION

Holding permanent conservation easements in trust.

### STEWARDSHIP

Ensuring the integrity of these easements, and cultivating connections with landowners.

### EDUCATION

Promoting through innovative methods the value of land preservation, especially its benefits in sustaining healthy resources and habitat.

WE CAN **make a difference – each of us.**

It's one thing to have an opinion with the test being to take action. We asked our former County Executive and current Congressional Representative how we might better make a difference. His practical and good advice: **pick one or two issues which matter to you – and do something about it every day.** It could be as simple as reading an article which you pass along, making a social media post, or having a discussion. **With thoughtful momentum, critical issues will be amplified and rise in our collective conscience.**

**The TIME IS NOW – do not wait!**

And thanks to the many of you who wrote repeatedly to our representatives this summer and fall – your involvement matters.



LPT LAND PRESERVATION TRUST

13501 Falls Road  
Cockeysville, MD 21030

#### CONNECT WITH LPT

Follow Land Preservation Trust on Facebook.

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Check out our webpage.

[thelandpreservationtrust.org](http://thelandpreservationtrust.org)

