



THE



AUSBON

SARGENT

LAND

PRESERVATION



TRUST



Monitoring 101

Virtual Volunteer Monitor Training

Ausbon Sargent Land Preservation Trust

- Our Mission

- Our mission is to preserve and protect the rural character of the Mt. Kearsarge/Ragged/Lake Sunapee region for public benefit through:
 - Land Conservation – To increase the amount of conserved acreage in the region and to identify land with a high priority for protection.
 - Stewardship – To fulfill our growing obligation to protect our lands now and forever.
 - Community Engagement – To ensure that a broad demographic will understand and value the benefits of conserved land and become involved in our mission.
 - Organizational Integrity – To continue as a trusted organization of excellence as evidenced by our financial stability and strong leadership and management.

Ausbon Sargent Land Preservation Trust

- Total acres protected = over 14,156 acres, over 169 properties, over 8.7 miles of shore frontage
- Area of operation = Mt. Kearsarge/Ragged/Lake Sunapee region including Andover, Bradford, Danbury, Grantham, Goshen, Newbury, New London, Springfield, Sunapee, Sutton, Wilmot and Warner



Ausbon Sargent Land Preservation Trust

- Founded in 1987
- 1,000+ memberships
- Operated by a volunteer board of trustees
- **200+ volunteers provide year round support for easement monitoring and committee work**
- Funded through membership, donations, special events & grants; our fiscal year runs July 1 through June 30
- Private, non-profit, 501(C)(3) organization. Donations to Ausbon Sargent are tax deductible as provided by Section 170 of the Internal Revenue Code



Ausbon Sargent Land Preservation Trust



- Accredited land trust by the Land Trust Accreditation Commission since 2009
 - We have demonstrated fiscal accountability, strong organizational leadership, sound transactions and lasting stewardship of the lands we conserve.
 - Accreditation assures our land, easement, and financial donors of our integrity, professionalism and capacity to successfully execute our mission.
- Stewardship Fund
 - Dedicated funds for the stewardship and defense of our conservation easements and owned properties.
- Stewardship Responsibilities
 - Enforcement of easement restrictions.
 - Monitoring of commercial management activities on easement properties, i.e. forestry or agriculture.
 - Oversight of permitted rights on easement properties, i.e. pond creation or reserved rights.
 - Annual monitoring of easement and owned properties.
 - ***This is where YOUR volunteering helps ASLPT!***

Ausbon Sargent Land Protection Tools

Conservation Easements

- A legal agreement between a landowner and a land trust (ASLPT) or conservation group which places permanent restrictions on the land use
- Easements are a practical way for landowners to protect their property and still retain ownership
- ASLPT requires annual monitoring

Ownership

- ASLPT is the landowner
- ASLPT is responsible for all management activities and changes on the property
- Some properties have conservation easements with other conservation groups
- ASLPT requires a few visits annually

Monitoring: An Information Gathering Activity



What is Monitoring?

Annual visit to gather information about the property and document any changes.

Ensure the property is being used in accordance with easement restrictions.



Why is easement monitoring important?

- To prevent future violations
- To spot problems in the early stages
- To maintain credibility of easements as a perpetual land conservation tool
- To uphold our ethical and legal responsibility (Land Trust Alliance Standards & Practices, IRS regulations)



Why is monitoring owned lands important?

- To spot problems in the early stages
- To be the eyes and ears for ASLPT on any changes to our properties we should be aware of such as boundary and trail conditions
- To uphold our ethical and legal responsibility (Land Trust Alliance Standards & Practices, IRS regulations)



Role of Volunteer Monitors



Represent	Be ambassadors of Ausbon Sargent.
Communicate	Help ASLPT keep in touch with the landowner and maintain a good relationship with them on behalf of Ausbon Sargent.
Observe	Be the eyes and ears for ASLPT on the property by observing the property on your annual visit.
Document	Document property condition, changes in the land, activities since last monitoring visit and plans for the future. Take photos, complete written forms, prepare a narrative.
Maintain	Maintain existing established easement boundaries.

Successful Monitoring Visit

- Monitors keep track of the same property regularly, year after year
- Walk the boundary of the property, as this is where you will most likely notice changes occurring
- Document any changes on the property with descriptions and photos
- Map where you took your photos and the path you walked
- Provide us with a written narrative of your visit in addition to completing the monitor report form



Monitor Reports

- Current Conditions
- Descriptions
- Photographs
- Maps



Document changes to the property



Connect the photo location to the map (digitally or by hand)



If possible, include a photo GPS Sheet

Example Photos

Helpful Monitor Photos



Unhelpful Monitor Photos



Example Photos

Helpful Monitor Photos



Unhelpful Monitor Photos



Monitors are **NOT** responsible for:

- Interpreting the easement
- Approving or denying proposals from the landowner
- Informing landowner of compliance issues
- Enforcing the easement
- Establishing or marking new easement boundaries

Fall Annual Easement Monitoring

- Pick up monitor packet with all information at the end of August to early September
- Call landowners before heading out to visit their properties, see if they would like to walk with you
- Conduct visits in the fall when leaves are off so you have the best visibility
- Return monitor report and packet around Thanksgiving



ASLPT Owned Property Monitoring

- Pick up monitor packet with all information any time
- Conduct visits to the property
 - Typically 3 visits throughout the year (1 each season)
 - Monitoring the boundary condition in the fall
 - Check conditions of trails, gates, and signs (if any)
- Call/email ASLPT with any concerns ASAP
- Return annual monitoring report by Thanksgiving



Final Tips



Thank You for Monitoring With Us, and Good Luck!

