



The Life Skills Housing Program: A New Start for Single Mothers

The nineteen year old woman and her six-month old baby arrived at the shelter the day after she gathered the strength to leave her abusive boyfriend, the baby's father. She had hoped to stay at her mother's house until she could find an apartment, but when she went there it quickly became evident that the one bedroom apartment was far too small for her mother, step-father, herself and her child. The shelter was her only other option.

She had returned to high school after the baby was born, determined to earn her diploma. However, going to school daily prevented her from getting a job and the monthly ANFC (Aid to Needy Families with Children) payment of \$584 didn't leave much money to find an apartment. Even if she could find an apartment affordable on her limited income, she knew landlords would ask for references and a good credit report; at her age, she had neither.

As of January, 2006 the woman in this hypothetical story would be an ideal candidate to participate in the innovative new Life Skills Housing Program, a collaboration between Morningside Shelter and the Brattleboro Area Community Land Trust. The program will target young, single mothers, teaching them the skills necessary to secure and maintain healthy homes.

The Life Skills Housing program is one component of a larger Land Trust purchase and rehabilitation project of three multi-

family properties in Brattleboro. The renovation of two buildings on Homestead Place — a one-way street located off Canal Street — and 41 Oak Street are scheduled to begin in the summer of 2005, with completion expected for February, 2006. The Homestead Place properties will provide ten affordable apartments for individuals and families, while the Oak Street building will be used for the Life Skills Housing Program.

Continued on page 6

IN THIS ISSUE

BACLT Launches Homeownership Center	2
Southeastern Vermont Rehab Loan Fund	2
In Memoriam	3
Update on AmeriCorps Activities	3
Land Trust Purchases Wilder Block	4
Senator Jeffords Delivers Funding	4
Putney Cares	5
Pindaro Lockhart Joins BACLT Board	5
Healthy Homes Raffle	6

Study Lauds Nonprofit Housing Developers

Vermont's network of nonprofit affordable housing developers are producing "a high quality product and using state of the art development practices", according to a study released in April by the Vermont Housing and Conservation Board.

The study, conducted by ICF Consulting of Fairfax, Virginia, reviewed the performance of nine nonprofit housing development organizations across the state, including the Brattleboro Area Community Land Trust. The report was commissioned by the Agency of Administration to evaluate development practices and effectiveness of organizations funded by the Vermont Housing and Conservation Board (VHCB).

"Our view is that non-profits are at the vital center of efforts to provide affordable homes. This report confirms that Vermont's nonprofits not only reflect state-of-the-art practices but lead the nation in their effectiveness," said John Ewing, Chair of the Vermont Housing and Conservation Board.

The consultants reviewed 36 projects across the state containing over 1300 units of housing. In Windham County, the projects studied included Westgate Apartments, West Village Apartments, Locust Hill Mobile Home Park, and Laterre House in Wilmington.

The study found that the nonprofits are producing a quality product. "Generally, team members found that the completed projects

are of very high quality: construction quality was high; design quality was property balanced with affordability; and units were both attractive and compatible with their neighborhood characteristics."

The consultants looked at a number of the factors that influence the cost of the housing projects in Vermont, including regulatory climate, the physical environment, residential settlement patterns, and labor and materials costs. A challenging physical landscape, combined with shortages of tradespeople, an overall tight labor market, and small villages which lend themselves to small projects that don't have the benefit of scale, are all factors that have an impact on project cost in Vermont.

In addition, Vermont has adopted a "Consolidated Plan" for the use of federal funds which prioritizes serving very low income Vermonters, correcting health and safety problems, historic preservation and downtown revitalization, removal of hazardous materials, energy efficiency, and serving Vermonters with special needs. The addition of these "missions" to the overall mission of producing affordable housing has obvious benefits, but also adds to cost.

Even given these challenges, the consultants found that the cost of Vermont projects compare favorably to various benchmarks, including housing costs in New England. "Considering the fac-

Continued on page 2

BACLT Launches Homeownership Center of Southeastern Vermont

BACLT is excited to announce the opening of the Homeownership Center of Southeastern Vermont, in collaboration with Rockingham Area Community Land Trust. As a part of this expansion in homeownership services, BACLT will now offer homebuyer education workshops, credit and budget counseling, and delinquency intervention services to Windham County residents. In addition, the Homeownership Center will offer low-interest loans to income-eligible homeowners for critical home repairs.

BACLT's Housing Counselor will teach homebuyer workshops on a monthly basis. The workshops will help determine readiness to buy a home, and walk participants step-by-step through the purchase process. The workshops will bring in

experts in the form of local realtors and lenders. Upon completion, participants will know what to expect when purchasing a home and be informed and ready for a smooth process. Being an informed helps homebuyers avoid unnecessary pitfalls and helps take the stress out of a process that can be overwhelming. Registration is open to the general public and is beneficial to anyone looking to purchase a home, regardless of income.

"It has become increasingly difficult for a moderate income family to purchase a home. It is our hope that the Homeownership Center will educate buyers, get them ready to buy, and put them in the best position to compete for limited housing stock," explained BACLT's Homeownership Coordinator, Cathy

Semans. The Homeownership Center should increase access to homeownership, through both education and financial assistance. Numerous studies have shown that quality housing counseling reduces mortgage delinquencies, in turn lowering the default risk for lenders. Not only does homeownership serve as a powerful wealth-building strategy for lower-income households, it also has positive impacts on family and community stability. Homeowners typically stay in a community three times longer than renters, and are more likely to repair or improve their homes.

BACLT is excited to offer these new services to the community and encourages anyone to call Cathy Semans at the Land Trust (254-4604 ext. 109) to see how we can assist you in the process of purchasing a home. ■

Study Lauds Nonprofit Housing Developers/ continued from page 1

tors affecting development, the professionalism of the processes used to control costs, and the costs of the projects studied in comparison to other cost benchmark areas, ICF concludes that the cost for Vermont projects studied is well-managed and within, or, in some cases, below expectations."

"We're obviously proud of the housing we have developed in many communities of Windham County, which is supporting the health of our citizens and the vitality of our towns. But it's great to have the validation that this report gives to our work, as well as the suggestions for further strengthening of a great coalition. We owe so much to the Vermont Housing and Conservation Board, which has worked to build the capacity of this nonprofit housing network over the past eighteen years," said Connie Snow, Executive Director of BACLT.

Among the other findings of the report are:

- Vermont is exceptional among rural states in providing statewide coverage to small rural communities.
- The nonprofits develop projects consistent with the State's Consolidated Plan, focusing on downtown development, historic rehabilitation, special needs housing, creating new units, and abating health and safety threats such as lead, asbestos, or contaminated sites.
- Vermont's nonprofits serve the lowest-income households at a greater rate than any other state in New England.
- The nonprofits are completing projects in a timely manner and controlling costs.

The consultants had several cautions for Vermont housing nonprofits. They recommended increasing developers' fees in order to maintain this sector's strength and professionalism. In addition, they recommended enhanced data collection to analyze overall industry trends, particularly around housing management and asset management. And finally, they recommended group buying efforts to hedge utility and insurance costs.

The report is available upon request from VHCB by calling 828-3250, or can be downloaded from the VHCB website at www.vhcb.org/icf.pdf. ■

BACLT Receives Grant for Southeastern Vermont Rehab Loan Fund

The Land Trust is pleased to announce that it has been awarded a grant in the amount of \$375,000 from the Vermont Community Development Program and the town of Rockingham to fund the new Southeastern Vermont Rehabilitation Loan Fund.

This grant will fund the start-up of a regional loan fund, which will offer low interest home repair loans to low and moderate income homeowners in Windham and Southern Windsor Counties. Loans will be awarded to households that own their home and need essential repairs to structural, mechanical, electrical, water or septic systems. Loans are also available for lead-based paint hazard abatement and physical accessibility modifications.

The grant will provide capital for the loan fund, as well as funding to hire staff for the program. In the program, two Rehabilitation Specialists (one based in Brattleboro and one in Springfield) will visit homeowners with home repair needs, and work with the homeowner to develop work specifications and to obtain contractor bids on the work. Loan applications will be reviewed by a loan committee comprised of representatives from participating towns.

"There are a lot of homeowners who don't have access to home improvement loans and have essential repairs to make on their homes. This loan fund will be a great service for homeowners on limited incomes, like the elderly, who need important home repairs," said BACLT's Homeownership Coordinator, Cathy Semans.

With the funding for this program, the program is expected to be up and running late this summer. BACLT looks forward to assisting local homeowners, ensuring healthy and safe homes for families throughout southeastern Vermont. ■

Update on AmeriCorps Activities

Last October, BACLT welcomed Jessie Casella as its newest AmeriCorps member. Since then, Jessie has been busy with planning, organizing, and holding arts and crafts events, field trips, and workshops for BACLT residents of all ages. Jessie has been especially adept at coordinating volunteers and collecting donations for the many activities she organizes.

In the past six months, Jessie has held several field trips for BACLT resident children, including visits to the Green Mountain Horse Ranch in Putney for a wagon ride, Sweet Maple Alpaca Farm in Westminster to meet the alpacas, Exner Art Gallery in Bellows Falls, and UVM Extension for a potato harvest.

On several field trips, local businesses have made food donations, so that the children participating could have a meal or snack. Jessie would like to thank the Brattleboro Food Co-op, Wal-Mart in Hinsdale, KFC of Brattleboro for providing meals on two different field trips, Subway on Main Street, and Brattleboro Village Pizza for their donations, patience, and support which made the experience especially enjoyable. In addition to the wide range of children's activities, Jessie has held a number of workshops for adults, including Emergency Preparedness at the Cobblestone House with Red Cross volunteer Maria Deluca. Residents at the Cobblestone learned about the importance of renter's insurance, evacuation plans, and adequate supplies for a first aid kit.

Several workshops for parents of young children have been held to help parents in understanding ways to increase youths' literacy awareness. At these literacy workshops parents received a set of three free children's books, generously donated by the Vermont Humanities Council.

Monthly arts and crafts programs led by Master Gardener Dawn Petrovsky have been and are continuing to be held in the horticulture class room in the new career center building next to the high school. Projects so far have included berry bowl making, picture



Photo: Peter Wrenn

BACLT resident children visit Tom & Sally's Handmade Chocolates

frame decoration, flower planting, and flower pot decoration. The children who have attended have made some incredible art work!

Jessie is currently beginning a bi-weekly recycling and nutrition program for children to help them increase awareness of these important topics. This should be a fun program, where the kids can help out their neighbors by picking up recyclable items on the week recycling is not normally picked up by the town. The process will continue by bringing the items to the local recycling area, and then learning about nutrition over dinner at the Co-op.

Jessie also writes and distributes a monthly newsletter for residents with upcoming events, local agencies' information, and articles concerning health and residential issues.

Jessie is gearing up for summer programs including the book-mobile, gardening projects at BACLT sites and the UVM Extension Youth Horticulture program, summer lunch programs, and weekly arts and crafts events. Summer will be a busy time, but also a lot of fun!

Volunteers are always needed and welcomed! If interested, call Jessie at 254-4604 ext.111. ■

In Memoriam

The community lost a great citizen and organizer — and the Land Trust lost a friend — with the death of Jackie Hassapelis on March 2, 2005.

During her retirement, Jackie settled in the Clark & Canal Street neighborhood of Brattleboro, and quickly became an institution in that neighborhood. From her home in the Victoria Apartments (a building whose history and great style she embraced), Jackie was instrumental in the growth of the fledgling Clark/Canal Neighborhood Association, working in a variety of ways to improve life for the residents of the neighborhood — through crime watches, children's summer programs, block parties, and advocacy — and served as President of the Association for a time.



Jackie Hassapelis in front of the Victoria Apartments

Jackie served on the founding board of the Brattleboro Area Community Land Trust, and was a board member from 1988 until 1992. A friend of the late Fritz Hewitt (another well-loved neighborhood resident/activist), Jackie, Fritz, and the Land Trust sponsored a number of years of "neighborhood improvement contests", where local residents entered everything from gardens to newly painted buildings, and everyone (especially the kids) received a prize.

There have been many positive developments in the Clark & Canal Street neighborhood in the past 15 years, and Jackie deserves much of the credit for these changes. The Land Trust will be placing a memorial plaque in Jackie's honor in the front garden of Victoria Apartments this summer, a garden planned by Jackie and landscape designer Gordon Hayward. A fitting tribute to a woman who brightened the lives of many local residents. ■

Land Trust Purchases Wilder Block

In the early hours of December 4, 2004, a blaze tore through the Wilder Block, leaving extensive damage in its wake. The fire destroyed most of the top two floors of the historic, four-story brick structure, leaving ten residents and three businesses homeless.

Concerned about the potential impact on the downtown economy, the historic district, and the rental housing stock, a group that included town officials, the Preservation Trust of Vermont, owners Fred and Linda Noble, and the Land Trust gathered to discuss the options. When it became clear that reinvesting in the Wilder would not be a financially feasible for a private developer, the Land Trust stepped in and offered to purchase and rehabilitate the building as a developer of last resort. On February 14th BACLT purchased the building from the Nobles.

“We’re really pleased that we are able to step forward to try to preserve the Wilder Block. This building is such an important part of the history, the overall aesthetics, and the economic vitality of the downtown district”, said BACLT Executive Director Connie Snow.

At time of this printing, the Land Trust has completed the building stabilization that was started by the owner in late December. The stabilization work carried out by Renaud Brothers, Inc. included the demolition and removal of burned debris and structure, removal of portions of unstable brick wall, re-construction of a portion of the fourth floor, construction of a new roof, and installation of plywood coverings over the open windows. Only prompt building stabilization could ensure that the building would not be subject to further collapse, particularly under the weight of snow.

The Land Trust has recently completed a study of restoring the building to its pre-fire state. Specifically, a plan has been developed which proposes the restoration of commercial uses on the first and second floor, as well as eight affordable apartments on the third and fourth floors. BACLT has begun fundraising for the restoration. The Land Trust hopes to be in a position to begin the rehabilitation project by fall of 2005.

The Wilder building has served as a “gateway” to downtown Brattleboro for more than a century, housing numerous successful businesses and many local residents. Over the years, the Wilder Block has seen two fires and several changes of ownership. ■

Senator Jeffords Delivers Funding for Wilder Block



Photo: Ben Janis

Vermont Senator James Jeffords was in Brattleboro on March 25th to present a federal grant of close to \$400,000 to kick-off the fundraising for the restoration of the Wilder Block. Approximately fifty people attended the press conference where Senator Jeffords announced the redirection of \$397,640 in US Department of Housing and Urban Development funds toward the building that was burned in a December fire. Joining Senator Jeffords in speaking to the crowd in the Food Co-op parking lot were Brattleboro Town Manager Jerry Remillard, Vermont Housing & Conservation Board President Gus Seelig, Preservation Trust of Vermont Director Paul Bruhn, and Land Trust Executive Director Connie Snow.

Congratulations to Jen and Jason Gagliardi!

Jennifer and Jason Gagliardi recently became new parents with the birth of a healthy baby boy on April 24, 2005. Patrick Dean Gagliardi weighed seven pounds and four ounces when he was born at 7:07 a.m. Patrick is the grandson of Kathryn and Richard Poston of Chester, and Pinky and Jerry Gagliardi of Brattleboro.

Jen, who has served as BACLT Resident Services Coordinator for five years, will be on a three month maternity leave this summer. Congratulations to Jen and Jason on this exciting news! ■

New Mom, Jen Gagliardi, with her son, Patrick — barely 36 hours old!



Putney Cares Celebrates Completion of Renovations

More than sixty guests were on hand at the historic Noyes House to celebrate the completion of extensive renovations at the 52 Kimball Hill property. Members of the Putney Cares Board and BACLT staff hosted the February 15th Open House, which marked the completion of the restoration project that began in August 2004. Many visitors commented on the warm and home-like atmosphere of the house, as they enjoyed a buffet of finger food provided by Putney Cares, with donations of produce and bakery goods from Black River Produce.

“The renovations at the Noyes House were the result of a great collaboration of several groups. The Putney Cares Board members, BACLT, and Bannister & Greenberg Architects all worked hard to make sure the project was completed on schedule and to the satisfaction of everyone involved. We were really pleased with the success of the Open House; so many visitors from the Putney community came and were excited about the improvements and level of accessibility throughout the house,” said Judy Morton, Treasurer of the Putney Cares board.

Construction on the historic property included the replacement of a portion of the roof and foundation, significant handicap accessibility upgrades, structural repairs, bathroom upgrades, energy efficiency measures, floor refinishing, and interior and exterior painting.

Today, BACLT has assumed management of the house, which contains eight single rooms, with shared kitchen, dining, and living areas. Three of the eight bedrooms are now fully handicap accessible. Anyone interested in applying for a room at Putney Cares is encouraged to call Lorelei Slicer at the Land Trust at 802-254-4604 ext. 101. ■



Members of the Putney Cares board celebrating with guests at the Open House

Building Owner: Putney Cares, Inc.

Land Owner: Brattleboro Area Community Land Trust

General Contractor: American Construction

Architect: Bannister & Greenberg

Financing: Vermont Housing & Conservation Board, HOME Program, Preservation Trust of Vermont, Vermont Center for Independent Living, Vermont Community Loan Fund, The Freeman Foundation, Efficiency Vermont, and gifts from the local community.

Pindaro Lockhart Joins BACLT Board

In August of 2004, BACLT welcomed a new Resident Member to the Board of Directors, Pindaro Lockhart of Brattleboro.

Known affectionately by his friends as “Pin”, Pindaro was born in the Dominican Republic, and moved to New York City at age fourteen. After attending an Irish-Catholic school in Brooklyn and St. John’s University, Pin got a job working for a broker in New York. Since then, Pindaro has held a variety of positions, including serving in the US Army as a Military Policeman and Traffic Investigator, working for a mutual fund firm and a large food contractor, and opening two different restaurants in New York with friends.

As a self-described former ornery New Yorker, Pindaro moved to Vermont five years ago after visiting friends in the area.

He was “thrilled” to find affordable housing with BACLT and has become a valued member of the Land Trust community. Beyond bringing day-to-day humor and charm into the BACLT office, Pin has contributed his time and important perspective by traveling with BACLT’s Resident Services Coordinator, Jen Gagliardi, to Montpelier to advocate for affordable housing on Legislative Day.

Pindaro will bring this fresh viewpoint and eagerness to learn about BACLT’s organizational structure to his work for the Board of Trustees. Currently working at Price Chopper, Pindaro is excited about traveling to Rutland in June for the ceremony where he will become a US citizen. To Pin, we offer our most sincere congratulations for this important event, as well as our appreciation for joining the BACLT Board. ■



Photo: Peter Wrenn

Today, the above story, although fictional, is all too familiar to the staff at Morningside Shelter. While each individual case varies, there are many common threads in the lives of these women: lack of education and job skills, situations of domestic violence or unhealthy relationships, no references or credit, to name just a few. In short, the shelter staff sees many young mothers without a whole lot of options.

When these women arrive at the shelter, their stays average three to four months, significantly longer than the typical shelter stay. The reasons are obvious. The obstacles these young mothers face in finding stable housing are practically insurmountable.

The Life Skills Housing Program will enable single mothers who are homeless or at risk of being homeless the opportunity to reside in an apartment for up to two years, and to concurrently develop — through one-on-one guidance of an Outreach Advocate and small group seminars — the skills necessary to secure and maintain housing and overall family stability.

The 41 Oak Street house, owned by BACLT, will have six two-bedroom apartments, with a community room and office for Lucy Tell, an Outreach Advocate at Morningside Shelter. In her new position as Life Skills Housing Program Director, Lucy will collaborate with many local service agencies to address the root problems that prevent these women from finding and maintaining healthy homes for their families. The program will teach how to maintain a safe household, provide counseling to make positive relationship choices, and coordinate the education and job training necessary to gain employment that allows participants to move out of poverty.

The Life Skills Housing Program will emphasize continuing education, job training, and skill enhancement, with the goal of improving the employment and earning prospects of program participants during the two year period. Most, if not all, of the single parents will be receiving welfare, and current rules give participants two years to obtain work. The Life Skills program will be supporting participants in reaching this goal, through counseling and training, as well as by coordinating access to local programs, such as Vermont Adult Learning's "Get Ready to Work" program.

Morningside and the Brattleboro Area Community Land Trust already collaborate to offer the extremely successful Service Enriched Housing (SEH) program. While SEH's independent-style living strikes the right balance for many participants, experience has shown that many need a stepping stone between shelter life and independent living. The Life Skills Housing program will move



41 Oak Street: The future home of the Life Skills Housing program

women out of the shelter, but provide them with extensive support systems to learn skills and acquire education. Upon completion of Life Skills Housing and subsequent involvement in the SHE program, the participants will have received four years of continuous direct service designed to transition into stable, independent living.

A central aspect of the program is the extensive use of local collaborations, including agencies such as Vermont Adult Learning, Early Education Services, the Women's Crisis Center, Windham Child Care, and local substance abuse counselors.

This innovative and collaborative nature of the program has created a groundswell of community support and a rising excitement among many local agencies. Lucy Tell frequently receives phone calls from organizations offering their services to the program. "This is a really exciting project, and the community support has been overwhelming. That support has been very gratifying in that it shows that the Life Skills Housing program will really be addressing a significant community need," said Lucy. For women, like the mother with the six-month old baby, the Life Skills Housing program will offer options that currently are not available. They will have support in learning the basics of running a household, receive counseling to identify and maintain healthy relationships, and acquire the skills to find long-term, stable employment. In the end, they will be empowered to raise their families in safe and healthy homes. ■

Healthy Homes Raffle a Success

BACLT's first-ever Healthy Homes raffle was a success, raising over \$3,000 to support the Land Trust's programs and projects. The lucky winner of the Grand Prize \$500 gift certificate to the Brattleboro Food Co-op was Ann Fielder of Brattleboro. BACLT matched the Grand Prize with a \$500 Co-op gift certificate donated to Morningside Emergency Shelter.

Runner-up winners were Catherine Peake of Brattleboro, who won a \$100 gift certificate donated by Brown & Roberts, and Jerry and Susan Winter of Putney, who won a \$25 gift certificate donated by Verde for Garden & Home.

BACLT would like to thank Brown & Roberts and Verde for their donations as well as all the community members that purchased tickets. Thanks for your support in making this fundraiser a success!

What is the Land Trust?

The Brattleboro Area Community Land Trust (BACLT) was organized and incorporated by a group of interested citizens in August, 1987 in response to increasing threats to the region's supply of affordable housing.

BACLT's overall purpose is to enhance the quality of life of low and moderate income citizens; to preserve and revitalize neighborhoods; to foster diversity; and to improve the social, economic and cultural health of communities of Windham County. To accomplish this, BACLT acquires, rehabilitates, and holds land and housing in trust, providing permanent access to decent and affordable housing for low and moderate income citizens of the county.

If you are interested in renting from the Land Trust, purchasing a home, making a donation, or participating in any way, please call or write to us.

BACLT Staff

Jessie Casella
AmeriCorps Member

Cassie Danaher
Temporary Administrative Assistant

Maggie Foley
Development Coordinator

Jennifer Gagliardi
Resident Services Coordinator

Sandy Garland
Director of Finance

Phil Jones
Maintenance Mechanic

Scott Newton
Maintenance Worker

Morey Page
Maintenance Supervisor

Martha Ratcliffe
Project Coordinator

Cathy Semans
Homeownership Coordinator

Lorelei Slicer
Rental Agent

Connie Snow
Executive Director

Katrina Willette
Bookkeeper

Deb Zak
Director of Operations

Membership Application/Renewal

Yes, I want to help BACLT respond to local housing need!

- Steward* — over \$2,500
- Patron* — \$1,000–\$2,499
- Benefactor* — \$500–\$999
- Sponsor* — \$250–\$499
- Partner* — \$100–\$249
- Supporter* — \$50–\$99
- Members* — under \$50

NAME

ADDRESS

TOWN/STATE/ZIP CODE

New Renewal Is this an Address Change?



Payable to: **Brattleboro Area Community Land Trust**

Return to: 192 Canal Street, Brattleboro, Vermont 05301

Thank you! Contributions and pledges are tax-deductible.

2004—2005 Board of Directors

Evan Bolivar, *Brattleboro*

Moss Kahler, *Brattleboro*

Janet Kolkebeck, *Brattleboro*

Pindaro Lockhart, *Brattleboro*

Mike Mandracchia, *Whitingham*

Ann Manwaring, *Wilmington*

Tom Martyn, *Brattleboro*

Gene Peake, *Brattleboro*

Susan Rusten, *Halifax*

Sandy Vogel, *Brattleboro*

Whit Wheeler, *Dummerston*

Veronica Wheelock, *Brattleboro*

Monroe Whitaker, *Brattleboro*

BACLT

192 Canal Street, Brattleboro, VT 05301

Phone: (802) 254-4604 E-mail: baclt@baclt.org



BRATTLEBORO AREA
COMMUNITY LAND TRUST
192 CANAL STREET
BRATTLEBORO, VT 05301

NON PROFIT
US POSTAGE
PAID
PUTNEY VT
PERMIT 1

For All BACLT Members and Residents

18th ANNUAL MEETING & PICNIC



Thursday, June 30th, 2005 • Living Memorial Park • 4:30 to 7:00 PM

Please join us!
Food, music and games
