

About Choosing Sites at Earthaven

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1. How do I secure a home site or a business site?

Earthaven's Permaculture-based Site Plan was established in 1999 and continues to be adjusted as our needs and intentions evolve. If you decide to become a site holder, you can learn about sites from the Site Plan booklet (from the Site Planning Committee, and also included in the Provisional Member Handbook) and by visiting each neighborhood you are interested in.

You can learn which sites are available from the current version of the handout "Home & Business Sites Leased at Earthaven," and from checking with the Site Planning Committee. Once you're eligible to choose a site (meaning, you're a Full Member), you can ask to open the Site Queue.

2. What is the Site Queue?

The Site Queue is the order in which members become eligible to lease and choose site holdings. It is generally considered "dormant" until a newly eligible member or a member wishing to change his or her undeveloped site asks to "open" the Site Queue. The process goes like this:

- Choose the site you want, then ask Agenda Planners to give you time you on the Agenda at the next Council Meeting.
- At that Council Meeting, request that the Site Queue be opened. Tell Council which site you want.
- The Site Queue stays open for 10 days. During that time, other members have the right to raise concerns about your choice. For example, another member who has not chosen a site and who has seniority over you on the Queue (or someone who wants to change their undeveloped site) may want the same site, and may engage you in a conversation or mediation process over it. There could be other reasons someone might object, such as having concerns about your intended use of the site. Ultimately, if differences between members over the choice of a site are not resolved individually, or through mediation, Council decides.
- When Council approves your site choice, and no one objects within the 10-day period, you sign the Site Lease Agreement.

3. What are the general terms of a Lease for a home site?

It's a 99-year renewable, transferable Lease. You can transfer it to another Earthaven member, with Finance Committee approval. You can bequeath it to your heirs. However, for your heirs to remain its owners, they must first become Earthaven members. If your heirs don't want to become Earthaven members (or are not approved for membership), they will have to sell the Site Lease (and any buildings or improvements on your site) to an Earthaven member, with Finance Committee approval. In other words, only Earthaven members may own Siteholding leases.

4. Can I lease both a homesite and a business site?

Yes. However, thus far we don't allow members to lease two home sites.

5. Where are the business sites?

Hickory Knob (also called Village Central) has strictly business sites, although some allow residences there too. Village Center (where the Council Hall is, and not the same as "Village Central") also has business sites. The Main Street neighborhood is business/residential, and sites there can be home sites, business sites, or both together, and Main Street residents are encouraged to operate businesses there. Further, some members operate businesses on their residential sites.

6. What are the current business site leases?

- In Hickory Knob Valerie has a business site with a 99-year lease for the Trading Post and White Owl Lodge, and permission to have a residence in the White Owl. In the future we may split this into two business sites, one for the Trading Post and one for the White Owl.
- In Hickory Knob, Paul has a business site for Earthaven School of Natural Building, with a lease for the lifetime of the building he will build there.
- In Village Center, the Forest Children's School has a business site near the Council Hall.