

## Proposal for CCA to Purchase Susan's Hermitage Property

### Cost

- \$52,000 asking price for 14 acres
- Hermitage Committee has raised **\$56,000 in pledges** of our \$60,000 goal
- **33 people** pledged funds
- This covers the purchase price for the property as well as \$4000 toward a fund to cover maintenance and operating costs
- If CCA approves this proposal, we will continue to accept donations to raise an additional \$4000 to meet our goal of an \$8000 maintenance and operating fund
- **If you want to make a pledge**, contact Katie Talbott at [kt.talbott@gmail.com](mailto:kt.talbott@gmail.com) to help us complete our goal!

### How much is maintenance projected to cost?

- The Hermitage Committee has created an estimate of the annual maintenance costs of the property. *See separate spreadsheet for details.*
- We estimate that overall property maintenance could be \$760 - \$2500 / year depending on how much work is done with volunteer labor.
- The monthly cost of occupancy would be about \$100 (propane and internet)

### Who is responsible for managing maintenance?

The Hermitage Committee is responsible for organizing maintenance activities.

### How would work be done?

- Volunteer or hire labor.
- Karen or Susan will check the batteries monthly for the first year.
- Susan will likely still be in Cascabel for the first year (at least) and can help care for the property as needed.

### Resources

- Susan's first-hand experience. Susan has done all her own maintenance on her property and can help train other people.
- Canelo Project. A non-profit south of Patagonia that specializes in helping people with natural building techniques, including information about plastering and earthen building. They are available for consultation about technique, or we could even be a host site for one of their workshops, which would also meet CCA's educational mission.  
<https://caneloproject.com/>

## **Susan's Hermitage Property Care and Maintenance Task List**

### ***Daily:***

- Do dishes, clean kitchen after each meal
- Make sure propane is off when not in use
- Keep trash in metal trash can
- Charge computers, cell, etc. during daylight hours
- Check display on battery box am/pm (should not be below 4.7)

### ***Weekly:***

- Aerate composting toilet
- Sweep dome floor and rug / Clean dome
- Check water level in holding tank & pump accordingly / 4 hours, 1-2 times a week depending on usage and time of year
- Check that outside pipe window coverings are in place

### ***Monthly:***

- Equalize batteries & fill with distilled water to appropriate level
- Take trash to dump in Benson
- Every 3/4 months, clean out and switch compost in toilet
- Get compost from Corbett Center or buy pine shavings
- Check that irrigation is working / change batteries as needed every 6 months
- Check water level in hydrated lime barrels and fill as needed

### ***Yearly or As Needed:***

- Switch screen on door from summer screen to marine vinyl screen
- If needed, hydrate lime 3 months before use
- Lime wash dome
- Clay or lime plaster
- Cover faucets and irrigation box during winter months
- Weed and cut back grasses before warm weather for fire and snake safety

