

Willowsford Conservancy FAQ

We have created this info sheet since there was some misinformation circulating about how the Conservancy is governed and managed after our draft budget was shared. We also received some questions that we feel it is helpful for us to answer.

Why was the Conservancy established? What benefits does it provide to residents? The Conservancy was established by the Willowsford founder as a separate entity from the HOA with a mission to protect, maintain, and promote the viable, long-term use of the 2,300 acres of open space in and around Willowsford. The mission includes integrating farming, recreation, conservation, and education to enhance the quality of life for residents of Willowsford and the greater community. The Conservancy currently manages 40+ miles of trails, over 200 acres of farmland, over 2,000 acres of grasslands, wetlands, forests and wildlife, and amenities including campgrounds, pavilions, obstacle courses and more.

How is the Conservancy governed?

There are seven board seats. Six are currently filled by residents and two of these members were elected by residents per the requirements of our bylaws.

Is the Conservancy increasing the Transfer Fee?

No. Currently, the buyer pays a 0.25% transfer fee to the Conservancy when they purchase a home in Willowsford. We do not intend to change this.

Did the Conservancy hire a PR firm to help with sharing the proposed budget?

No. The Conservancy has not hired a PR firm – we work with a small marketing consultant duo and we have paid them approximately \$6,000 so far this year for their services helping us promote CSA offerings, farm programs, etc. Board members wrote the letter sent to the community and all slide presentations were created by board members or staff.

Is the HOA or Conservancy run by a hedge fund in New York?

The original developer was part of a joint venture, but Willowsford is now governed by residents who lead the HOA and Conservancy boards. The resident-led Conservancy board began in 2021.

Are Conservancy staff members getting a 16% salary increase in 2025?

No. We had a vacant position for the majority of 2024, so one full-time position is added in 2025. We are also adding a part-time position covered by an equal reduction in contracted services (and no benefits). This, in addition to some other small changes, has resulted in an increase to that budget line item. Staff will be getting COLA and performance-based increases in line with the HOA budget. With our revised budget, which updated which staff would be on our benefits package, the increase from 2024 is now **14%**.

Why is the Conservancy not transparent about its finances?

The Conservancy Board reviews year-to-date financials and the annual budget in detail during our quarterly Board meetings and during our twice-annual joint Board meetings with the HOA. These meetings are publicized through Willowsford weekly emails and all residents are welcome and encouraged to attend. All budget documents, tax forms and audits are also posted on the Conservancy's website dating back to 2016 when the developer led the organization. The resident-led Board budgets begin in 2022. You will see a stark difference in details provided between the resident-led budgets and the developer-led budgets viewed on our [website](#).

Why is the Conservancy not seeking a special assessment to cover facilities improvements?

The Conservancy and HOA are in the process of exploring the feasibility and mechanisms for establishing a special assessment.