



Camp Linden Summer Views

June 2022

Message from Dr. Dubb

Thanks to your generous support, over two hundred children from low income neighborhoods will attend Camp Linden one day a week for six weeks this summer. We will be operating at full capacity, serving up to sixty children each day.

This issue of Summer Views includes a report on the Richard Kiniry Fund, which is restricted to major projects to enhance, repair and protect the camp infrastructure. There is now enough money in that account to fund the projects currently on the drawing board. Consequently, we encourage you to make your current contribution to Camp Linden unrestricted.

The Philadelphia Ethical Society, which holds title to the Camp Linden property, is about to enter into an historic Easement Agreement, which will protect the land from excessive development forever. Read about the Easement Agreement in this newsletter at pages 2-4.

As a supporter of Camp Linden you are invited to the Philadelphia Ethical Society's annual picnic. It is a great opportunity to enjoy the natural beauty of our campus and the surrounding country-side, along with good food, lawn games, swimming and socializing. We look forward to seeing you there.

Best wishes for a healthy and happy summer.

Jeffrey Dubb, MD.,
Chair, Friends of Camp Linden

You Are Invited to the Philadelphia Ethical Society Picnic

**Sunday, July 10, 2022 (Rain Date July 17)
Noon to 5:00 pm at Camp Linden
1521 Camp Linden Road
West Chester PA 19382
Contribution \$15 per person
(collected at the event)
Free for children age 12 and under**

RSVP to camplinden@phillyethics.org Please state the number of adults and children and the age of the children. Contact Henry Paskow at hpaskow@gmail.com if you need a ride or you can take passengers. If you do not use email call the PES office (215) 735-3456.



Looking Forward to Summer, 2022

This summer we expect to serve over two hundred children from Philadelphia low income neighborhoods. All five of our partners last summer are returning this season.

The Cambodian Society of Greater Philadelphia will be with us on Mondays. Its mission is to improve the quality of life of Cambodian-Americans through direct service, advocacy and cultural education. On Tuesdays we welcome campers from Diversified Community Services, a multi-service organization focused on the Point Breeze area of South Philadelphia. On Wednesdays we host youth from North 10 Philadelphia, a community-focused foundation headquartered at the Lenfest Center, which works to improve the life outcomes in the Hunting Park and East Tioga sections of North Philadelphia. Our Thursday campers come from the school age service of Community Concern 13, a day care program in North Philadelphia. Our Friday partner is the Netter Center, the community outreach program of the University of Pennsylvania, which provides educational enrichment services to West Philadelphia public school students.

We continue to offer a six week program of environmental education, character building and swimming. As in past years the swimming program will include swimming instruction. We start each day with a lesson on Camp Linden Values:

1. Value yourself (keep yourself safe and open to learning);
2. Value other people, especially your fellow campers (keep them safe and help them learn);
3. Value Planet Earth and all living things, especially the creatures you encounter at Camp Linden (learn from observing them and leave everything as you found it.)

Each week our environmental education program focuses on one general topic, and includes a short lesson and a major activity related to that lesson. The first week is an introduction to the natural world. Campers plant in the garden and take a nature walk. The second week focuses on plant propagation and the role of insects as pollinators. Campers pollinate a model flower and catch bugs and toads. The third week campers learn about the "cycle of life" - how the remains of plant life enrich the soil and create fossil fuel. This lesson also covers alternatives to fossil fuel. Campers dig for worms for our worm farm, examine fossils, and observe a solar powered flying pig. The fourth week focuses on water, and the creatures which live in

and around it. We collect macro-invertebrates in the Brandywine and examine them under a microscope. The fifth week campers compare a modern corn field with the Native American method of agriculture and organic farming. The sixth and last week campers harvest in our garden, parade to the field, bounce an inflated globe on a parachute, and then enjoy a "feast" of salad from the garden, pop corn, watermelon and other healthy treats. We provide our partners with a list of short videos to prepare their campers for each weekly lesson, and explore related topics we do not have time to cover at camp. For a summary of the subject matter of each weekly lesson, with links to the related resources, see phillyethics.org/camp-linden/camp-linden-curriculum.

Preserved for Posterity

The Philadelphia Ethical Society ("PES"), which holds title to Camp Linden, is in the final stages of entering into a Conservation Easement to protect the property from excessive future development. Conservation easements protect property, conserve the environment, and enhance communities. They may also provide tax advantages, not relevant here because PES is a tax exempt entity.

A landowner who grants a conservation easement continues to own and manage their land while restricting its use in order to protect the property's significant natural, agricultural, scenic, and open space resources, identified as "conservation values." The landowner grants legal limitations on the use of the land to a nonprofit organization (often called a "land trust") or governmental entity charged with enforcing the easement's terms. The Brandywine Conservancy is the land trust which will be enforcing the Camp Linden easement. Over the last two years PES leadership and Camp Linden leadership have been working with Brandywine Conservancy staff to negotiate the terms of the easement.

Central to a conservation easement are its "conservation purposes." The activities conducted on land subject to a conservation easement must be consistent with the conservation purposes. In the case of Camp Linden, the conservation purposes identified in the Easement Agreement are:

- (1) Water Resources. To maintain and improve the quality and quantity of water resources, both surface and groundwater, within, around, and downstream of the Property.

(2) Biological Resources. To protect and improve the quality of natural habitat for animals, plants, fungi, and other organisms, particularly native species. To preserve large intact areas of wildlife habitat, connect patches of wildlife habitat and secure migration corridors.

(3) Forest and Woodland Resources. Perpetuate and foster the growth of a healthy and unfragmented forest or woodland; and maintain a continuous canopy of vegetation with multi-tiered understory of trees, shrubs, wildflowers, forbs, and the organic material of the forest floor.

(4) Soil Resources. To prevent the loss and depletion of soil on the Property.

(5) Scenic Resources. To protect scenic views of the Property visible from public rights-of-way and other public access points outside the Property.

(6) Ecosystem Services. To absorb within the Property rainwater that otherwise might cause erosion and flooding downstream of the Property; to sequester carbon in plants and soil to mitigate rising atmospheric carbon levels; and to support other healthy ecosystem processes.

Under the terms of the Easement Agreement the wooded portion of the real estate (identified as the "Highest Protection Area") will remain "wild or undisturbed in character". The existing camp infrastructure, and the portion of the property within which it is located (identified as the "Minimal Protection Area"), is subject to more limited restrictions. Existing buildings may be maintained, improved, enlarged, and even replaced, and additional structures may be constructed, as long as there are no more than two year-round residences on the property. This would permit the additional of sleeping cabins and a dining room if future camp leadership decided to expand the facilities to permit the operation of an overnight camp. It would also permit the construction of one or two personal residences with outbuildings if the camp were to be discontinued and the property sold to a private party.

In addition to limitations on physical development, the Easement Agreement restricts the use of the property. These restrictions specifically permit us to continue to operate our Children's Summer Program, or a seasonal overnight camp. It permits us and others to use the property for camping, outdoor recreation and nature based learning, hiking, horseback riding, hunting, bird watching,



communing with nature and access to the Brandywine. PES will be allowed to continue to hold its annual picnic at Camp Linden. It will also be able to use the facilities for meetings, conferences and retreats, and



Camp Linden Brandywine Waterfront

permit other non-profit organizations to do so. Residential uses are permitted, but limited to two year-round residences. Overnight use of seasonal bunkhouses is permitted, but those structures may not be converted to residences if the camp is discontinued. One thing we will not be permitted to do is to rent the property for private events such as weddings. This restriction will not have a significant impact upon our operations

because, while we currently hold the property out for private rental, and occasionally receive inquiries, we have not actually hosted a private event in recent memory. A public access requirement will arise only if we cease operating a children's camp, and then it will be confined to day use of a designated trail on the West side of the property.

The Ethical Society will receive five hundred and eighty-five thousand dollars (\$585,000) as consideration for granting the easement, an amount which represents the difference between the present value of the property and the reduced value resulting from the easement restrictions. Purchase of the easement is being funded by contributions from both West Bradford Township and Chester County. These governmental bodies are able to fund easements such as this one because their residents voted to increase their local taxes to provide resources to protect the rural character and environmental quality of their community. We expect that part of the easement proceeds will be set aside to support future needs of Camp Linden, but no decision has been made as yet.

Report on the Richard Kiniry Fund

The Richard Kiniry Fund, restricted to major projects to enhance, restore and/or protect the camp infrastructure, was established in 2020. To date the Fund has raised a total of \$26,705, of which \$19,430 has been expended. Completed projects include: removal of five large dead trees which were threatening the Kiniry Cabin and the tool shed; renovation of the bath house, including interior and exterior painting, replacing fixtures and installing a new lighting system; purchasing a new changing tent for the pool to replace a tent destroyed in a storm; construction of new steps to access the Brandywine; replacement of the exterior doors to the Kiniry Cabin; purchase and installation of a new two pump water handling system at the pool. The current balance in the fund is \$7,275. Installing insulation and wall board throughout the camp office portion of the Kiniry Cabin and the installation of a kitchen in the office is in progress. We estimate that the cost of completing this project will not exceed the unexpended funds.

Of course we anticipate that additional capital needs will arise in the future and we intend to keep the Kiniry Fund open to meet those needs. However, as a result of your generous support of the Kiniry Fund, we have also experienced a decline in unrestricted giving which may result in an operating deficit for this year. Consequently, we are encouraging you to make your gift to Camp Linden unrestricted, unless your primary goal in giving is to remember Richard Kiniry.



The dogwood tree planted in honor of Richard Kiniry is flourishing.



Newsletter layout and design by Ruth Dubb