

## UPCOMING EVENTS

### SEPT. 24 - Woods Walk: The Future of Your Forest

Bushkill, PA. Call 570-656-6672 or email [miroche@state.pa.us](mailto:miroche@state.pa.us) for reservations and more info.

### SEPT. 25 - Neversink Unique Area Hike

Rock Hill, NY, 10am-12pm. Call the Conservancy to reserve your spot.

### SEPT. 28 - Financial Benefits of Land Conservation

Hawley, PA 7-9pm

### OCT 27 - Financial Benefits of Land Conservation

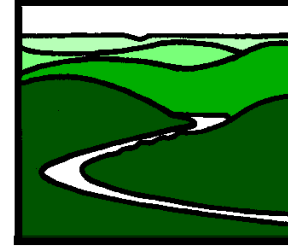
Sullivan County, NY 7-9pm

### Oct. 21 - Wildlife & the Forest Ecosystem

Pike County, PA 7am-12pm. \$5 per attendee

Call the Conservancy to reserve your spot 570-226-3164

**Go to [www.delawarehighlands.org](http://www.delawarehighlands.org) for more information.**



# HIGHLANDS LAND LINES

Fall 2011

A Guide to the Stewardship of Protected Lands  
with the Delaware Highlands Conservancy

## Woodlots and Boundary Lines

Allyson Brownlee Muth, Ed.D.,

Forest Stewardship Program Associate, Pennsylvania State University

Having recently had my house lot surveyed in order to put up a fence, I'm thinking a lot about the boundary lines delimiting that which I own. My boundary lines weren't readily apparent; and so to prevent encroachment on my neighbors, I hired a professional surveyor to locate corners and help me identify my spot. On a larger scale, the property lines that define what a forest landowner owns are just as important. These lines define the specific parameters of acreage owned. They are critically important at times of sale, timber harvest, easement monitoring, and impact trespass and encroachment.



In the eastern United States, property boundaries were laid out on the metes and bounds system, relying on geologic and other natural features for boundary lines and markers. The term "metes" is a boundary determined by a straight line, specified by a distance and orientation between end points. "Bounds" indicates a more general boundary description such as along a watercourse or an existing roadway. Corners are the permanent markers indicating a convergence of property lines. These are often iron pipes, rebar, rock piles, or monuments of other sorts. In the forested landscape, witness trees, most usually three, point to the corner marker with three vertical painted blazes indicating the direction to the monument. Sometimes a tree located directly on the corner will be painted with a large X.

With large (and small) acreages of forestland, corners are thousands of feet apart and not within line of sight. As a forest landowner, maintaining boundary lines is the best form of protection from trespass, encroachment, and sometimes timber theft, especially when activities are occurring on adjacent landowners' properties.

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Delaware Highlands Conservancy  
serving New York and Pennsylvania  
P.O. Box 218 Hawley, PA 18428-0218

**DELAWARE HIGHLANDS CONSERVANCY**

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The Delaware Highlands Conservancy is a land trust dedicated to conserving the natural and cultural heritage of the Upper Delaware River region.

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*Highlands Landlines* is a semi-annual newsletter created by the Conservancy for landowners who have a conservation easement held by the Conservancy.

This publication is also available electronically.



## Upcoming Programs for Landowners

The Conservancy has put together some exciting programs over the next few months specifically for landowners like you. Please join us for an upcoming event or call for more information and to reserve you space.

### **Sat. Sept. 24 — Woods Walk: The Future of Your Forest**

Take a hike through the beautiful Schoonover Residence in Bushkill, PA and learn about managing a woodlot from foresters and hear the owners' goals for their property. Part of the Forestry Field Days program in coordination with DCNR and Pike County. \$5 per attendee / couple. Free event open to the public. Contact Mike Roche 570-656-6672 or [miroche@state.pa.us](mailto:miroche@state.pa.us).

### **Wed. Sept. 28 — Financial Benefits of Land Conservation, PPL Learning Center, Hawley, PA 7-9pm**

Learn how to keep lands in the family from generation to generation through estate planning options. Sponsored by Pike County Scenic Rural Character Preservation Program.

### **Fri. Oct. 21 — Wildlife and the Forest Ecosystem**

Walk a protected property and learn about the ecosystems of our regions forests. \$5 per attendee. Early morning bird walk at 7am. Part of the Forestry Field Days program in coordination with DCNR and Pike County. \$5 per attendee / couple.

### **Thurs. Oct. 27 — Financial Benefits of Land Conservation, Sullivan County, NY 7-9pm**

Landowners learn how to keep cherished lands in the family and protect the landscape in perpetuity. Town officials will learn about conservation easements and more. Visit [www.delawarehighlands.org](http://www.delawarehighlands.org) for details.

### **Tues. Nov. 15 — Financial Planning for Your Forest**

Join an attorney, a financial planner and a forest landowner as they walk you through financial Part of the Forestry Field Days program in coordination with DCNR and Pike County. \$5 per attendee / couple. & estate planning options for your forestland. Part of the Forestry Field Days program in coordination with DCNR and Pike County. \$5 per attendee / couple.

When choosing to use mechanical control, remember to be mindful of how you dispose of the knotweed. If you are not careful, knotweed will regenerate, and it could be years before you completely rid your property of this invasive plant.



### **Chemical control**

Another method of controlling knotweed is to use a glyphosate herbicide such as Rodeo or Roundup. When using herbicides, be sure to follow the safety directions: Read the directions and all warning labels carefully, and apply chemicals accordingly. Research shows that it is helpful to add a dye to the herbicide so you can see where you have applied it, ensuring that you are only treating the areas that need to be treated.

The first step in chemical control is to find a day with no threat of rain; you do not want rain runoff to contaminate your waterways with herbicides. Then cut the stems of the plant 2-3 inches above the soil. Spray the exposed stems immediately with the herbicide. Knotweed, like most plants, will want to form a protective barrier once this cut is made; therefore spraying the plant immediately is imperative. For best results, wait at least 7 days before re-cutting, mowing, or disturbing treated stems; the herbicide needs time to move to the root system.

When choosing chemical control, remember that this is a very intrusive plant. You may have to repeat this process several times before you completely eliminate the plant.

Unfortunately there is no quick and easy way to eradicate knotweed. It likes wet areas and to live along waterways. Those pesky rhizomes enjoy floating down streams and rivers where they regenerate in other areas; another reason why it is important to monitor your property annually, especially along creeks and rivers.

For more information on Knotweed visit:

Penn State Vegetation Management Research — <http://vm.cas.psu.edu/pubs.html>  
Pennsylvania Flora Project — [www.paflora.org/DRIPP.html](http://www.paflora.org/DRIPP.html)

Have a story you'd like to share with other landowners about removing knotweed from your property? Call Amanda at 570-226-3164 or email [conserve@delawarehighlands.org](mailto:conserve@delawarehighlands.org).

# Controlling Japanese Knotweed

Japanese Knotweed (*Polygonum cuspidatum*) may be one of the most invasive plants in our region. It can spread through clippings, roots, and seeds. Added to these means of regeneration, the Japanese Knotweed plant has a system of roots referred to as rhizomes. Rhizomes store carbohydrates (much like potatoes), which provide the plant with food after the visible top portion of the plant is cut or mown.

So how do you remove a plant that does not want to die? With patience and perseverance!

## What does Japanese Knotweed look like?

Knotweed is easily recognized by the rounded leaves with flat bottoms borne on a bamboo-like stalk that can grow over 9 feet in a single growing season. In autumn, the plant loses its leaves and takes on a rusty hue. White flowers appear in summer. Japanese knotweed spreads primarily through underground rhizomes (roots) and forms extremely dense colonies.



## Mechanical Control

If I cannot see the plant it is not there! Not so with knotweed. As mentioned above, knotweed has a very strong root system, so mowing or cutting the top of the plant does not remove the problem completely. If you mow or cut the plant in early summer (by June 1) you can stunt the growth of the plant for the year. Constant mowing will deplete the rhizomes. But if mowing is skipped even once, the plants can grow back and the rhizomes regain strength.

If you are a gardener and weeding your flower patch or vegetables, you always want to be sure you remove any weeds by the roots. The same rule of thumb is true for knotweed. The rhizomes (roots) are strong and help the plant spread over entire areas. Even one piece of a rhizome can create a whole new knotweed plant. To prevent further spread of knotweed when removing the roots, place the roots on an impervious surface, let them dry, and then burn them. This will prevent the plant from growing in another location. If placed in a compost bin, chances are good that the plant will grow in your compost or the next place you use your compost. Also rhizomes can be very deep. A piece as small as 1 cm can grow to become a plant.



# Introducing the Land Protection Team

The Conservancy is headed by Executive Director, **Sue Currier**, who directs staff and manages overall activities and organizational needs of the Conservancy. **Virginia Kennedy** has come on board this September as Outreach and Development Manager. She will manage communications with our landowners, members, and our region's communities.



**Jake Hendee**  
**Land Protection Coordinator**  
**t: 570-226-3164**  
**e: [land@delawarehighlands.org](mailto:land@delawarehighlands.org)**

Jake works with private landowners, municipalities, and organizations to coordinate and implement creative solutions to protect open space in PA. He can work with you one-on-one to help determine whether a conservation easement or other land protection tool is right for you.

**Melinda Meddaugh**  
**Land Protection Coordinator**  
**t: 845-807-0535**  
**e: [nyland@delawarehighlands.org](mailto:nyland@delawarehighlands.org)**

Melinda works with Sullivan and Delaware, NY landowners to create conservation easements for their properties. She can provide people with tools for protecting their land and for supporting the Conservancy through bequests in their will through our "Legacy Leader" program. Melinda also helps to run a variety of educational programs and assists New York municipalities and organizations with open space and farmland protection.



**Amanda Subjin**  
**Stewardship & Education Coordinator**  
**t: 570-226-3164**  
**e: [conserve@delawarehighlands.org](mailto:conserve@delawarehighlands.org)**

As the Stewardship Coordinator, Amanda responds to questions from landowners regarding their conservation easements and the stewardship of their land. She also organizes educational programs for forest landowners in the area, including the Women and Their Woods group, and coordinates with local providers to create the *Shop Local Save Land* guides and associated website.

## Native Species Spotlight

### Goldenrod

*Solidago spp.*



This common fall flower can be seen along roadsides across the United States. Often given a bad reputation for causing seasonal allergies, the goldenrod's pollen is too heavy to be airborne. Although there are many species of goldenrod flowers, this perennial is generally, a tall, slim plant (4-5 feet for some types) topped off with fluffy, golden flower spikes.

## Signs for Protected Properties

In the Grantor Reserved Rights section of many of the Conservancy's conservation easement agreements, a provision exists allowing the Conservancy to post signs on the property.

Our larger signs read, "This property is protected with a Land Protection Agreement with the Delaware Highlands Conservancy." They measure 12"x18" and are perfect for property access points or places visible to the public. The smaller signs measure approximately 3"x3" (shown below) and help to delineate the conservation easement boundary from an adjacent property.



If you would like to post signs on your property, we can do so during a future monitoring visit or arrange for you to receive signs to hang yourself. For more information, please contact Amanda Subjin at the Hawley office, 570-226-3164.

## ...Woodlots, Continued from page 1

As summer rolls on into fall, and forest landowners are looking for projects that don't entail harvesting timber in a depressed market, maintenance of boundary lines is an annual or, at a minimum, an every-five-years project.

The best time to start maintaining your property lines is just after a survey has been completed, usually at the time of property acquisition, but this may not always be practical. Other options may be to identify/maintain a line along a recently surveyed or harvested adjoining property (assuming they know where the boundary is). If there is no recent survey, a landowner can find the location of property corners from a deed description, and then seek historic evidence (old fences, old blazes on trees) to re-identify the lines. In the absence of clear indication of property lines, the best alternative is to retain a surveyor to identify and/or establish corners and mark lines for you. Always seek professional surveying advice if there are any doubts as to where a line might be.

Blazes are the marks on trees that point to the property line. The bark is scored with a machete at eye level and then painted. The scoring should be deep enough to impact bark growth, but not so deep as to penetrate the cambial layer. The scoring is then painted over to enhance visibility. Proper blazes last many decades and can be found across the landscape. If ever you are repainting blazes, do not paint over old blazes – repaint only the outer edges to make them more visible. Leave old blazes as supporting evidence of the original local of the property line.



Blazed trees should be near enough that the line is visible, but not overly apparent (i.e., every tree on or close to the line does not need a blaze). For trees, just off the property line, a single band is scored and painted on the side facing the line. Trees occurring in the center of the line receive two fair spots – one of each side where the line goes "into" and "out of" the tree. Avoid marking any trees further than three feet from the line.

Some landowners like to leave a trail cleared of brush around their property lines. This facilitates the walking of the boundaries and maintenance of lines. Others prefer to draw less attention for aesthetic reasons. Regardless... Get to know your boundaries. It's all part of being a good steward of your land.