***Creating a Truly Holistic Community***

***Talking Trees***

Talking Trees has developed a truly Holistic Community design addressing every aspect of Community for free men and women, and our future generations. A foundational belief of “do no harm, cause no loss,” integrated with Holistic Homes & business that provide all utilities & life support systems –working with the natural world for a balanced lifestyle in a beyond-sustainable Holistic Development. For those seeking change, this blueprint for Holistic Community design can be replicated almost anywhere in the world –helping to create communities of abundance for generations to come.

***The Foundation***

*Holistic Homes –*

The Holistic Home designs follow the same six (6) principles of the Earthship –providing us with electricity, potable water, contained sewage treatment and indoor food production, as well as passive heating & cooling, and natural & recycled building materials. Communities that apply these buildings as a foundational element create spaces of abundance & prosperity beyond our current imagining.

*Energetic Exchange “EasE”*

*–A Transitional Tool; From Fiat to Freedom*

“EasE” is a time-based currency that has been created as a transitional tool to escape the current fiat money system. As it is a form of exchange based on our individual time, this system is able to avoid the immense injustices of inflation & manipulated fluctuations of its value. While we can experience time as fast or slow, it is reasonable to agree that one hour is one hour, and one being’s time is not worth more than another’s. EasE *does* have a value based on the current Canadian Dollar ($1 = 1 minute) –so it can be easily exchanged back & forth– however, EasE itself is not based on dollars. EasE is based on time, and all are equal under EasE.

*So… there’s just one more question…*

*How would you like to pay for that?*

***–With EASE!***

*Community Projects –*

Members of the community will bring with them their natural & acquired skills –offering a wide range of options for community projects. Of course, the first phase of the community will focus on the most fundamental needs of its members –including water, food, electricity, sewage management & affordable housing. While the Holistic Home designs provide most of these basic needs, they do not provide enough food to sustain every member; therefore community-wide food production will be a primary focus. Holistic Homes, in conjunction with forest gardening, crops, orchards, animals and whole dedicated greenhouses will create abundance for the community. Further food projects include the production of bread, baked goods, jams, milk, butter, eggs, fruits, vegetables, chicken, seedlings, fresh water, etc. Other community projects will produce wood for furniture & construction, adobe, bricks, compost, pottery, fabrics, clothing, shoes and any other work of art created by community members.

We look forward to building this community with you and sharing in the abundance it brings.

*“The Power In This World Is Love”*

*–Lynda Craig*

***In The Beginning***

1. Secure community land
2. Create entry to the land & develop a construction road to Community Centre location
3. Set up temporary housing & facilities for crew
4. Secure and manage tools, equipment, building supplies and food stores
5. Complete main road while building barn & start creating no-dig market gardens & orchard
6. Build 3 Holistic Homes & 1 Community Project (food prep & storage area/building)
7. Creation of water management and community project power infrastructure
8. Expand no dig market gardens while developing spaces to support construction
9. Support, build & create whatever housing, community project, infrastructure, etc., is most needed by the community

*3 Years of Creation –*

* 21 Residential Holistic Homes
* 5 Holistic Home Rentals
* 8 Community Project Buildings + Areas
* 3 Community Projects + Areas funded by community projects
* Community Gardens
* Community Orchards
* And soooo much more…

***Community Project Creations***

*–in the first 3 years*

|  |  |  |  |
| --- | --- | --- | --- |
| ***Plastic (Recycled)*** | ***Wood*** | ***Metal*** | ***Food*** |
| * Furniture
* House-wares
* Building materials
* Parts
* Tools
* Art
 | * Furniture
* House-wares
* Building materials
* Tools
* Art
 | * Furniture
* House-wares
* Building materials
* Parts
* Tools
* Art
 | * Community-wide farm & garden produce
 |
| *Almost everything we need* |

***Investment Breakdown***

|  |  |  |
| --- | --- | --- |
| ***Land, Infrastructure & Community Projects*** | ***Currency*** | ***Total***  |
| Land (511 acres) | $1,500,000 |  |
| Temporary housing & facilities | $220,000 |  |
| 3km of gravel roads | $250,000/km | $750,000 |
| 3km of walking/riding trails | $10,000/km | $30,000 |
| Waste Collection/Reuse Centre/Fuel Creation Site | $750,000 |  |
| Equipment garage/service | $1,500,000 |  |
| Visitor & residential parking area | $25,000 |  |
| Community Square/Farmer’s Market | $150,000 |  |
| Community Centre/Dining Hall | $2,000,000 |  |
| Community Farm/garden with barn & equipment  | $1,200,000 |  |
| Metal/Wood Shops & equipment | $1,200,000 |  |
| Material & chemical lab | $800,000 |  |
| Holistic Greenhouse/Food Storage | $500,000 |  |
| Model Home/Office/EasE Building | $500,000 |  |
| Dynamic Learning Centre | $415,000 |  |
| Automobile sharing | $500,000 |  |
| 2 Holistic Home Rentals | $400,000 |  |
| ***TOTAL*** |  | ***$12,440,000*** |

***Community Equipment & Tools***

|  |  |  |
| --- | --- | --- |
| ***Equipment*** | ***Description*** | ***Currency*** |
| Volvo 22 ton excavator | EC220E excavator | $400,000 |
| Volvo 14 ton excavator | EC14E excavator | $250,000 |
| Volvo 8 ton excavator | ECR88D mini excavator | $150,000 |
| Volvo compactor | Single drum compactor | $100,000 |
| Bobcat loader | C-series compact track loader | $225,000 |
| Dozer | Komatsu D61 | $250,000 |
| Manitou Telehandler | MRT2540 rotating telehandler | $300,000 |
| Dump Truck | Tandem axel dump truck | $125,000 |
| Excavator attachments | All excavator attachments | $250,000 |
| Track steer attachments | All track steer attachments | $150,000 |
| Kubota M60 Tractor | Kubota M7060HDDC12 | $75,000 |
| Tractor attachments | All tractor attachments | $75,000 |
| HD Truck | Ford 350HD | $100,000 |
| Cement Mixer x3 | Tow behind 7.5 gallon mixer | $45,000 |
| Plate compactor | ½ ton diesel compactor | $15,000 |
| Biodiesel processor | 38,000 gallon yearly production  | $35,000 |
| Table saw/Chop Saw | With stands | $10,000 |
| WoodMizer Woodmill | LT40 | $60,000 |
| Chain saw x3 | Stihl MS 261 & MS 271 | $5,000 |
| Onsite Power x2 | X2 7kw solar power systems | $60,000 |
| Hand tools | All required hand tools | $100,000 |
| Work trailers | Flatbed, dump & shipping | $125,000 |
| Wood chipper | 12”, 83Hp, tow behind | $35,000 |
| Welder/Generator | Diesel | $20,000 |
| Fuel + Unseen  |  | $115,000 |
| Volvo Off-road dump Truck |  | $300,000 |

***Total $3,500,000***

*All items will be purchased new, and includes delivery, installation & maintenance.*

*All tools & equipment will become resources of Talking Trees, managed by the Council of Elders, and can be used by all participating members of the community –with the exception of heavy equipment. The heavy equipment will still be available to community members, but will be operated by an experienced operator. Training will be provided for anyone on any piece of equipment, should they require it.*

*This will allow the next Community development to be two thirds the cost as the Community becomes its own developer, complete with crews, equipment & material manufacturing.*

|  |  |
| --- | --- |
|  |  |
| Land, Infrastructure & Community Projects | *$12,440,000* |
| Equipment & Tools | *$3,500,000* |
| ***TOTAL*** | ***$15,940,000*** |

***Income*** *– Future Community Projects*

1. HomeFire Site sales
2. Food production
3. Community restaurant (dining hall)
4. Holistic Home rentals
5. Student housing rentals
6. Community Centre (as rental space)
7. Holistic Home rental or community businesses
8. Holistic Home construction course/school
9. Community building courses
10. Forest gardening courses/school
11. Cooking courses/school
12. Art courses/school
13. Horseback riding tours
14. Monthly farms market trade show
15. Greenhouse
16. Orchard
17. Plastic, wood & metal products

***Income******Distribution****– From Community Projects*

 *Income from community projects, and/or from the use of community materials and/or facilities will be divided into 3rds.*

 *1/3rd will go to the investors (community members)*

 *1/3rd will go to the project participants*

 *1/3rd will go to the community fund to support future projects and the community as a whole.*

***Community Fee*** *– Community Maintenance & Management*

The weekly fee for living in the community is the requirement of all able-bodied members to contribute to community projects for at least three (3) hours each week. Depending on your individual skills and passions, you might spend some time in the bakery, the barns, playing with children while their parents work, mowing grass, shoveling snow, clearing trails or cooking meals.

***Community Decisions –*** *Decision Making*

The development of this community will follow the three (3) year guide laid out in this business plan. If there is ever any need to deviate from the plan, a vote will be held and a decision will be made when there is a consensus. Each HomeFire Site holds the power of one (1) vote –if there are many members on one HomeFire Site, they will be required to come to a consensus between them that will be brought to the larger community vote.

***Income*** *– HomeFire Site Sales*

¼ acre ($20,000/site) x4 x144 = $11,520,000

½ acre ($40,000/site) x2 x144 = $11,520,000

1 acre ($80,000/site) x144 = $11,520,000

2 acre ($160,000/site) x72 = $11,520,000

*With this breakdown, we can see that the total income –only– from HomeFire Site sales is almost 12 million dollars. This income will be used as described below.*

Ninety percent (90%) is used to acquire the land, tools, equipment, and to support community projects, as stated in the business plan.

Five percent (5%) of the funds are held by the community as our *assurance fund –this is our version of insurance, and can be used in case of emergency.*

Five percent (5%) of the funds will be held by the community as backing for Talking Trees’ Energetic Exchange (EasE) system.

 *–only once the Community land has been paid in full.*

***Follow-up Information***

**Community Square Site Preparation/Farmers Market $150,000**

 The Community Square is an area outside & around the Community Centre building. This area is the hub of the community and will contain everything from different versions of fire pits & Tipi’s, to slack-lines & zip-lines.

 The Farmer’s Market is, well, a farmer’s market. In a few short years, the Community will be producing an incredible amount of food; and this local, organic produce will draw people into the Community that may not otherwise come.

**Waste Collection/Reuse Centre/Fuel Creation $750,000**

 The Reuse Centre will repurpose & manage all things seen as waste from the Community itself. This site will also be home to Precious Plastics –a method of breaking down plastic materials to be melted & reformed into new materials & products. Some of these materials will be used in the construction of the Holistic Homes & Community buildings.

**Automobile Sharing/Visitor & Residential Parking Area $525,000**

The Visitor & Residential parking area goes hand-in-hand with the Fuel Creation Station & Automobile Sharing. This area, located at the entry of the Community, will allow visitors & residence alike to park their automobiles and choose other modes of transportation while moving through the Community. While their automobile is there, it can be refueled with our biodiesel, charged via our solar panels & wind energy, or topped up if it runs on hydrogen.

While those visiting the Community will probably come in their personal automobile, members of the Community can access the automobiles in the Automobile Sharing program. Incorporating a small fleet of shared automobiles that run off electricity, biodiesel, hydrogen & other energy sources will greatly reduce the amount of automobiles needed overall within the Community, and the associated costs. With the Material & Chemical lab, in conjunction with the Metal Shop, new sources of energy can & will be developed in the Community –adding to this list.

**Equipment Garage/Service Center $1,500,000**

 The Equipment Garage will be for the service, storage, maintenance, creation & fuel/energy upgrades for the equipment.

**Holistic Greenhouse/ Food Storage $500,000**

The Food Creation & Storage, in conjunction with the Community Farm, Gardens & Greenhouses will create an abundance of food for the Community. Each Holistic Home produces food in its greenhouse, but not enough to sustain a family –so a focus on healthy food production & food security is a priority for the Community. While we believe almost everything we need to sustain ourselves is already provided by nature within a mile around us, there will still be a focus on food preservation & storage. Methods such as pickling & storage in root cellars will be used for the preservation of food.

**Community Farm/Garden With Barn & Equipment $1,200,000**

The Farm’s main purpose is sustaining the creatures we work with in the Community. A partnership will be developed with heavy horses to work small pieces of land to grow hemp and travel through the Community together. We will work side-by-side with goats, chickens & ducks to maintain the underbrush and keep a balance of grubs & bugs.

**Community Centre/Dining Hall/Dynamic Learning Centre $2,415,000**

 The Community Centre, when viewed from above, is designed in the shape of a Phoenix, and is the hub for all things in the Community. There are three connected, yet individual levels stepped-up the hillside, each containing their own greenhouse & floor space.

On the main level is the shared dining area with multiple seating options –from conventional, western dining tables & chairs, to an eastern-style with cushions at floor level, and everything in between. A full bakery & café sits on the east side of the building, greeting the morning sun. The tip of the wing is an outdoor patio, with a post & beam structure and a clear glass roof. A full kitchen sits to the west, where the evening sun & sunset can be enjoyed. Like the café to the east, the western wing is a glass-covered porch where you can listen to the rainfall & feel the breeze, all while enjoying your dinner.

On the second level sits an open space for creation & exploration –no matter the activity, this space is here for all to use. The third level is home to the Dynamic Learning Centre where the children come to play on those very cold days. Filled with activities, costumes, games & more –if you want to play, check out the third floor! The tail of the Phoenix creates a fourth exterior level that houses an outdoor kitchen, dining area, fire pit & incredibly beautiful view.

**Metal Shop/Wood Shop/Equipment $1,200,000**

 The Metal & Wood Shops will house all the tools & equipment for metal & wood creation & fabrication. This includes anything from a solar mounting system, to over unity energy systems from the Metal Shop, and beautiful kitchen cupboards & children’s toys from the Wood Shop. These spaces allow for free-flowing invention and creation in a moment’s notice. Imagine awaking from a dream you had about a design, then enjoying a beautiful breakfast in the Phoenix, and off to the Metal or Wood Shop to begin its physical creation.

**Material & Chemical Lab $800,000**

 The Material & Chemical Lab is for the development of new, natural materials & chemicals. One of infinite examples would be blending the hemp grown by the community with the recycled plastics from the Reuse Centre to create wonderful, strong & beautiful materials –to be used for anything from a coat to an EasE note. It also offers a space for the development & creation of plant medicines & other natural products.

**Model Home/Office/EasE Building $500,000**

 The EasE (Energetic Exchange) building is home to our new time-based currency. This building will be used for the creation, management & distribution of EasE notes.

**EasE “Home Loans” Backing $?,???,???**

 These would be funds held in the EasE building to back home loans for Holistic Homes built in the Community. This will give the currency immediate value as people will be able to pay their home loans with Ease, keeping in mind EasE is simply an energetic exchange for work people are doing in the Community.

**Wellness Centre $?,???,???**

 The Wellness Centre is not one building or space, but a group of buildings & spaces, each supporting the other. While we see the whole Community as an incredible space & tool for healing, these other individual spaces will include a physical trauma centre, spiritual centre, emotional centre, plant-based medicines, birthing centre & overall health and wellness.