<!doctype html>

<html lang="en">

<head>

<meta charset="utf-8" />

<meta name="viewport" content="width=device-width, initial-scale=1" />

<title>Within Farm’s Reach — Educational Trust Association Proposal</title>

<meta name="description" content="A replicable, member‑run Educational Trust Association model using Within Farm’s Reach as a real-world example for protecting family farms and creating intergenerational learning estates." />

<!-- Tailwind CSS via CDN (works on GitHub Pages) -->

<script src="https://cdn.tailwindcss.com"></script>

<!-- Open Graph -->

<meta property="og:title" content="Within Farm’s Reach — Educational Trust Association Proposal" />

<meta property="og:description" content="Use our real-world example to build your own Educational Trust Association for land, learning, and legacy." />

<meta property="og:type" content="website" />

<meta property="og:url" content="https://withinfarmsreach.github.io/" />

<meta property="og:image" content="/assets/og-cover.jpg" />

<!-- Simple CSS tweaks -->

<style>

html{scroll-behavior:smooth}

.prose p{margin:0 0 1rem}

.shadow-soft{box-shadow:0 10px 25px rgba(0,0,0,.08)}

</style>

</head>

<body class="bg-white text-gray-900">

<!-- NAV -->

<header class="sticky top-0 z-50 backdrop-blur bg-white/80 border-b">

<div class="max-w-7xl mx-auto px-4 sm:px-6 lg:px-8">

<div class="flex items-center justify-between h-16">

<a href="#top" class="font-semibold tracking-tight text-lg">Within Farm’s Reach</a>

<nav class="hidden md:flex gap-6 text-sm">

<a href="#/" class="hover:text-green-700">Home</a>

<a href="#/guide" class="hover:text-green-700">Guide</a>

<a href="#/templates" class="hover:text-green-700">Templates</a>

<a href="#/about" class="hover:text-green-700">About</a>

<a href="#/media" class="hover:text-green-700">Media</a>

<a href="#/faq" class="hover:text-green-700">FAQ</a>

<a href="#/contact" class="hover:text-green-700">Contact</a>

</nav>

<a href="#contact" class="inline-flex items-center justify-center rounded-full bg-green-700 px-4 py-2 text-sm font-medium text-white hover:bg-green-800">Start Your Trust</a>

</div>

</div>

</header>

<!-- SPA CONTAINER START -->

<div id="home">

<!-- HERO -->

<section id="top" class="relative overflow-hidden">

<div class="mx-auto max-w-7xl px-4 sm:px-6 lg:px-8 py-20 sm:py-28">

<div class="grid lg:grid-cols-2 gap-12 items-center">

<div>

<h1 class="text-4xl sm:text-5xl font-semibold leading-tight tracking-tight">A Member‑Run Educational Trust Model<br><span class="text-green-700">for Family Farms & Learning Estates</span></h1>

<p class="mt-6 text-lg text-gray-700">This site outlines a practical, lawful pathway to protect land and create intergenerational, education‑first stewardship—using <em>Within Farm’s Reach</em> as a working example you can adapt.</p>

<div class="mt-8 flex gap-4">

<a href="#/guide" class="rounded-full bg-green-700 px-5 py-3 text-white text-sm font-medium hover:bg-green-800">Read the Guide</a>

<a href="#/templates" class="rounded-full border px-5 py-3 text-sm font-medium hover:bg-gray-50">Get Templates</a>

</div>

</div>

<div class="relative">

<div class="aspect-[16/10] w-full rounded-2xl bg-green-50 shadow-soft overflow-hidden">

<video class="w-full h-full object-cover" autoplay muted loop playsinline poster="/assets/hero-poster.jpg">

<source src="/assets/hero-loop.mp4" type="video/mp4" />

</video>

</div>

<p class="mt-3 text-xs text-gray-500">Short ambient loop from the farm. Replace <code>/assets/hero-loop.mp4</code> with your video file.</p>

</div>

</div>

</div>

</section>

<!-- PROPOSAL SUMMARY -->

<section id="proposal" class="py-16 sm:py-24 border-t">

<div class="max-w-4xl mx-auto px-4 sm:px-6 lg:px-8">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">The Proposal</h2>

<p class="mt-6 text-gray-700 prose">

<strong>Purpose:</strong> Provide a replicable framework for establishing a <em>member‑funded</em>, non‑charitable <strong>Educational Trust Association</strong> (ETA) to preserve land, enable community learning, and ensure continuity of purpose across generations.

</p>

<div class="mt-8 grid md:grid-cols-3 gap-6">

<div class="p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">Member‑Run</h3>

<p class="text-sm text-gray-700">All revenue is from memberships (no sponsors, no grants). Surpluses are carried forward for maintenance, equipment, and programs.</p>

</div>

<div class="p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">Trust‑Held Assets</h3>

<p class="text-sm text-gray-700">Land and infrastructure are held collectively by the trust—never privatized or subdivided—ensuring long‑term stewardship.</p>

</div>

<div class="p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">Education‑First</h3>

<p class="text-sm text-gray-700">Every activity (nursery, workshops, renewable systems) doubles as curriculum for intergenerational learning.</p>

</div>

</div>

</div>

</section>

<!-- HOW IT WORKS (high-level) -->

<section id="framework" class="py-16 sm:py-24 bg-gray-50">

<div class="max-w-5xl mx-auto px-4 sm:px-6 lg:px-8">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">How It Works</h2>

<div class="mt-8 grid lg:grid-cols-3 gap-8">

<div class="bg-white p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">1) Form the Trust</h3>

<p class="text-sm text-gray-700">Create a private trust to hold all assets (land, buildings, systems, botanical stock) in perpetuity for educational use.</p>

</div>

<div class="bg-white p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">2) Establish the Association</h3>

<p class="text-sm text-gray-700">Adopt bylaws and a member charter. Members have access and voting rights—but no equity ownership.</p>

</div>

<div class="bg-white p-6 rounded-2xl border shadow-soft">

<h3 class="font-semibold mb-2">3) Operate & Reinvest</h3>

<p class="text-sm text-gray-700">Run programs and generate revenue solely from memberships. Carry forward surpluses; pay tax only on interest earned.</p>

</div>

</div>

<p class="mt-8 text-sm text-gray-500">Note: Jurisdictional details vary. Consult local law where you operate.</p>

</div>

</section>

<!-- CASE STUDY: WITHIN FARM’S REACH -->

<section id="example" class="py-16 sm:py-24">

<div class="max-w-6xl mx-auto px-4 sm:px-6 lg:px-8">

<div class="grid lg:grid-cols-2 gap-12 items-start">

<div>

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">Case Study: Within Farm’s Reach</h2>

<p class="mt-6 text-gray-700">Our 6.2‑acre historical property in Southwestern Ontario serves as the example. It integrates heritage orchards, walnut and ginkgo groves, extensive ferns, and renewable‑energy systems (geothermal and heat‑exhaust recovery) into a living campus for ecological and community education.</p>

<ul class="mt-6 grid sm:grid-cols-2 gap-3 text-sm text-gray-700">

<li>• 170‑year‑old home & streams on site</li>

<li>• Geothermal + heat‑exhaust recovery</li>

<li>• Hydrangea & apple propagation</li>

<li>• Walnut tinctures & heritage apple wine</li>

<li>• Fern beds & ginkgo for packaging and tea</li>

<li>• Seasonal education & small events</li>

</ul>

</div>

<div>

<div class="grid grid-cols-2 gap-4">

<!-- Replace these images with real farm photos/videos -->

<img src="/assets/farm-1.jpg" class="rounded-xl w-full h-40 object-cover" alt="Farm view" />

<img src="/assets/farm-2.jpg" class="rounded-xl w-full h-40 object-cover" alt="Orchard" />

<img src="/assets/farm-3.jpg" class="rounded-xl w-full h-40 object-cover" alt="Ferns" />

<img src="/assets/farm-4.jpg" class="rounded-xl w-full h-40 object-cover" alt="Hydrangeas" />

</div>

<p class="mt-3 text-xs text-gray-500">Swap placeholder images in <code>/assets/</code> with your own media.</p>

</div>

</div>

</div>

</section>

<!-- DOCUMENTS -->

<section id="documents" class="py-16 sm:py-24 bg-gray-50">

<div class="max-w-6xl mx-auto px-4 sm:px-6 lg:px-8">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">Guides & Templates</h2>

<p class="mt-6 text-gray-700">Use these documents to draft your own Educational Trust Association. You can adapt directly from our example materials.</p>

<div class="mt-8 grid md:grid-cols-2 lg:grid-cols-3 gap-6">

<!-- Link these to your uploaded files in the repository docs/ folder -->

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Trust\_Charter.docx">

<h3 class="font-semibold">Trust Charter</h3>

<p class="mt-2 text-sm text-gray-700">Legal purpose, asset stewardship, governance, and dissolution terms.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Organizational\_Chart.docx">

<h3 class="font-semibold">Organizational Structure</h3>

<p class="mt-2 text-sm text-gray-700">Roles, responsibilities, and operational hierarchy.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Prospectus.docx">

<h3 class="font-semibold">Prospectus & Executive Summary</h3>

<p class="mt-2 text-sm text-gray-700">Property overview, programs, and financial model.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Vision\_Deck.docx">

<h3 class="font-semibold">Vision Deck</h3>

<p class="mt-2 text-sm text-gray-700">Story, pillars, and invitation for participation.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Manifesto.docx">

<h3 class="font-semibold">Manifesto</h3>

<p class="mt-2 text-sm text-gray-700">Ethics of stewardship and the case for common ground.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Legacy\_Portfolio.docx">

<h3 class="font-semibold">Legacy Portfolio</h3>

<p class="mt-2 text-sm text-gray-700">One‑file overview of model, assets, and programs.</p>

</a>

</div>

<p class="mt-6 text-xs text-gray-500">Tip: Export your Word docs to PDF and place them in a <code>docs/</code> folder so these links work on GitHub Pages.</p>

</div>

</section>

</div><!-- /#home -->

<!-- SPA RENDER TARGET -->

<main id="spa" class="hidden"></main>

<!-- TEMPLATES FOR LIGHTWEIGHT PAGES -->

<template id="page-guide">

<section class="py-16 sm:py-24">

<div class="max-w-3xl mx-auto px-4 sm:px-6 lg:px-8 prose">

<h1 class="text-4xl font-semibold tracking-tight">Guide: Build an Educational Trust Association</h1>

<p><strong>Three phases:</strong> Form the Trust → Establish the Association → Operate & Reinvest. This guide distills the member‑run, non‑charitable pathway in Canada and similar jurisdictions.</p>

<ol>

<li><strong>Form the Trust:</strong> Draft a private trust deed to hold land and assets in perpetuity for education.</li>

<li><strong>Establish the Association:</strong> Adopt bylaws and membership rules (no equity). Democratic governance via a Council of Stewards.</li>

<li><strong>Operate & Reinvest:</strong> Membership revenue only. Surplus carried forward. Tax applies only to interest on reserves.</li>

</ol>

<p>See the <a href="#/templates">Templates</a> page for ready‑to‑adapt documents.</p>

</div>

</section>

</template>

<template id="page-templates">

<section class="py-16 sm:py-24 bg-gray-50">

<div class="max-w-6xl mx-auto px-4 sm:px-6 lg:px-8">

<h1 class="text-4xl font-semibold tracking-tight">Templates & Downloads</h1>

<p class="mt-4 text-gray-700">Upload these files to your GitHub repo under <code>/docs/</code>. Links below are wired to that folder.</p>

<div class="mt-8 grid md:grid-cols-2 lg:grid-cols-3 gap-6">

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Trust\_Charter.docx" download>

<h3 class="font-semibold">Trust Charter (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">Purpose, asset stewardship, governance, dissolution.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Organizational\_Chart.docx" download>

<h3 class="font-semibold">Organizational Structure (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">Roles, responsibilities, operational hierarchy.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Prospectus.docx" download>

<h3 class="font-semibold">Prospectus (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">Property overview, programs, financial model.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Vision\_Deck.docx" download>

<h3 class="font-semibold">Vision Deck (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">Story, pillars, and invitation for participation.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Manifesto.docx" download>

<h3 class="font-semibold">Manifesto (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">Ethics of stewardship and the case for common ground.</p>

</a>

<a class="block p-6 rounded-2xl border bg-white hover:bg-gray-50 shadow-soft" href="docs/WithinFarmsReach\_Legacy\_Portfolio.docx" download>

<h3 class="font-semibold">Legacy Portfolio (.docx)</h3>

<p class="mt-2 text-sm text-gray-700">One‑file overview of model, assets, and programs.</p>

</a>

</div>

<p class="mt-6 text-xs text-gray-500">If you later export PDFs with the same filenames (but .pdf extension), you can add parallel links.</p>

</div>

</section>

</template>

<template id="page-about">

<section class="py-16 sm:py-24">

<div class="max-w-3xl mx-auto px-4 sm:px-6 lg:px-8 prose">

<h1 class="text-4xl font-semibold tracking-tight">About Within Farm’s Reach</h1>

<p>Within Farm’s Reach is a real‑world example of a member‑run Educational Trust Association: a 6.2‑acre historical property integrating orchards, ferns, ginkgo, walnuts, and renewable energy into a living campus. The proposal here turns that experience into a replicable model for families and communities.</p>

<p>We align with the spirit of the Common Ground vision: land as living commons, education as public good, and reinvestment as a rule.</p>

</div>

</section>

</template>

<script>

// Simple hash router for lightweight multi-page nav

const homeEl = document.getElementById('home');

const spaEl = document.getElementById('spa');

const routes = {

'#/': null,

'#/guide': 'page-guide',

'#/templates': 'page-templates',

'#/about': 'page-about',

'#/media': null, // falls back to home where Media section exists

'#/faq': null,

'#/contact': null

};

function render(){

const hash = location.hash || '#/';

const tplId = routes[hash];

if(!tplId){

// show homepage

spaEl.classList.add('hidden');

spaEl.innerHTML = '';

homeEl.classList.remove('hidden');

return;

}

const tpl = document.getElementById(tplId);

if(tpl){

homeEl.classList.add('hidden');

spaEl.classList.remove('hidden');

spaEl.innerHTML = '';

spaEl.appendChild(tpl.content.cloneNode(true));

window.scrollTo({top:0, behavior:'smooth'});

}

}

window.addEventListener('hashchange', render);

window.addEventListener('DOMContentLoaded', render);

</script>

<!-- MEDIA -->

<section id="media" class="py-16 sm:py-24">

<div class="max-w-6xl mx-auto px-4 sm:px-6 lg:px-8">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">Media & Field Notes</h2>

<p class="mt-6 text-gray-700">Short clips and galleries make the learning vivid. Replace the placeholders below with your own videos, photo essays, and “moving pictures” of wildlife.</p>

<div class="mt-8 grid lg:grid-cols-2 gap-8">

<!-- Video embed example: replace with your YouTube/Vimeo or self-hosted mp4 -->

<div class="rounded-2xl overflow-hidden shadow-soft border">

<div class="aspect-[16/9] bg-black/5">

<iframe class="w-full h-full" src= "https://youtu.be/s42jtsDMUWE" title="Farm Overview" frameborder="0" allowfullscreen></iframe>

</div>

<div class="p-4">

<h3 class="font-semibold">Farm Overview (Sample)</h3>

<p class="text-sm text-gray-700">A quick tour of the grounds and systems. Replace with your published video.</p>

</div>

</div>

<div class="rounded-2xl overflow-hidden shadow-soft border">

<div class="aspect-[16/9]">

<video class="w-full h-full object-cover" controls poster="/assets/wildlife-cover.jpg">

<source src="/assets/wildlife-reel.mp4" type="video/mp4" />

</video>

</div>

<div class="p-4">

<h3 class="font-semibold">Wildlife & Seasons Reel</h3>

<p class="text-sm text-gray-700">Add your seasonal clips to bring the habitat and migrations to life.</p>

</div>

</div>

</div>

<!-- Photo grid -->

<div class="mt-10 grid grid-cols-2 md:grid-cols-3 gap-4">

<img src="/assets/gallery-1.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

<img src="/assets/gallery-2.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

<img src="/assets/gallery-3.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

<img src="/assets/gallery-4.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

<img src="/assets/gallery-5.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

<img src="/assets/gallery-6.jpg" class="w-full h-44 object-cover rounded-xl" alt="Gallery" />

</div>

<p class="mt-3 text-xs text-gray-500">Swap <code>/assets/gallery-\*.jpg</code> placeholders with your photos.</p>

</div>

</section>

<!-- FAQ -->

<section id="faq" class="py-16 sm:py-24 bg-gray-50">

<div class="max-w-5xl mx-auto px-4 sm:px-6 lg:px-8">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">Frequently Asked Questions</h2>

<div class="mt-8 grid md:grid-cols-2 gap-6">

<div class="p-6 bg-white rounded-2xl border shadow-soft">

<h3 class="font-semibold">Is this a charity?</h3>

<p class="mt-2 text-sm text-gray-700">No. This is a member‑run educational association with assets held in a private trust. Surpluses are carried forward for programs and maintenance; only interest on capital is taxable.</p>

</div>

<div class="p-6 bg-white rounded-2xl border shadow-soft">

<h3 class="font-semibold">How do members participate?</h3>

<p class="mt-2 text-sm text-gray-700">Through annual or lifetime memberships, voting, work days, workshops, and seasonal events. There is no equity ownership.</p>

</div>

<div class="p-6 bg-white rounded-2xl border shadow-soft">

<h3 class="font-semibold">Can other farms copy this?</h3>

<p class="mt-2 text-sm text-gray-700">Yes. The guides and templates are designed to be adapted in Canada and in jurisdictions with similar trust/association frameworks.</p>

</div>

<div class="p-6 bg-white rounded-2xl border shadow-soft">

<h3 class="font-semibold">What about tax?</h3>

<p class="mt-2 text-sm text-gray-700">Operations are funded by memberships. Surpluses roll forward. Only interest derived from carried‑forward capital is taxed.</p>

</div>

</div>

</div>

</section>

<!-- CONTACT / CTA -->

<section id="contact" class="py-16 sm:py-24">

<div class="max-w-3xl mx-auto px-4 sm:px-6 lg:px-8 text-center">

<h2 class="text-3xl sm:text-4xl font-semibold tracking-tight">Ready to Start Your Educational Trust?</h2>

<p class="mt-6 text-gray-700">Gather your core team, review the guides, and adapt the templates to your land and community. When you’re ready, get in touch.</p>

<div class="mt-8">

<!-- Replace mailto with your preferred contact address or form service -->

<a href="mailto:commongroundtrust@protonmail.com" class="inline-flex items-center justify-center rounded-full bg-green-700 px-6 py-3 text-white text-sm font-medium hover:bg-green-800">Contact the Within Farm’s Reach Team</a>

</div>

<p class="mt-4 text-xs text-gray-500">Email can be changed in the HTML. Consider adding a simple static form service if needed.</p>

</div>

</section>

<footer class="border-t">

<div class="max-w-7xl mx-auto px-4 sm:px-6 lg:px-8 py-10 text-sm text-gray-600 flex flex-col sm:flex-row items-center justify-between gap-4">

<p>© <span id="year"></span> Within Farm’s Reach. All rights reserved.</p>

<div class="flex gap-4">

<a class="hover:text-gray-900" href="#proposal">Proposal</a>

<a class="hover:text-gray-900" href="#documents">Documents</a>

<a class="hover:text-gray-900" href="#media">Media</a>

</div>

</div>

</footer>

<script>

// Set current year

document.getElementById('year').textContent = new Date().getFullYear();

</script>

</body>

</html>