**FULL BLOOM ECO FARM AND COMMUNITY**

**Resident Agreements 2016**

**Intro:**In order to work toward the vision of a strong-knit and thriving community of folks caring deeply for the land and each other, we, the landowners at Full Bloom, have come up with the following list of goals for each and every resident to be held responsible for.  We, as a community, are a work in progress, and hope this is a first step in many to clarify and set intentions around our interpersonal relationships, guidelines and work environments here.

**Open Communication:** We hold that healthy and clear communication is essential for thriving in community.  Therefore, it is our intention to maintain an open and clear heart with all those we are living with.  Appreciative feedback helps create healthy channels for communication; we practice this in our group check ins and encourage you to practice this in your individual relations.  When interpersonal issues do come up, we ask you to have a conversation with the person(s) involved.  Please avoid talking about another in a derogatory or gossiping way to other people, it can be undermining to many relationships.  When you see someone else in community complaining about another, encourage them to communicate directly to that person. Sometimes we do need to process our own feelings before going to the person who has triggered them, so talking to another friend in a constructive way is great.   Communicating well is an art; please read and refer to the Clear Communication Guide*, it is really helpful*.   Having compassion for ourselves and others is helpful as we are all learning how to better communicate.

**Meetings/Sharings:** At Full Bloom we believe in having regular circles/meetings to keep the community together and in the space of openness, sharing and transparency.

There are three regular meetings for all Residents that stay at Full Bloom.

Tuesday meetings – 4-5:30pm. The below 4 formats are on rotation.

House meetings:  We have house meetings every other Tuesday. House meetings are the fertile forum for creating agreements as to how we live together. Any personal needs that someone has that can be met outside of the meeting are to be shared first with their point person.

Matrix circles/ check ins:  Once every month we have a “Matrix circle” on a Tuesday afternoon. Here at Full Bloom we place a high priority on maintaining, enhancing and enriching the heart connections between all those who live here.  As a means of realizing this intention we commit ourselves and ask all those living here to commit themselves to participating in our "Matrix" circles.  These are circles of connection where we can build a ground of health through offering appreciative feedback to other members and share what is going on in our lives that we want understood or presenced.  These circles are also an opportunity to clear anything that may be getting in the way of feeling connected with another member of the community with the support all present. To allow for the depth, safety, and trust in the container of these circles, what is shared in these circles is confidential. Shorter check ins (matrix style) will also be at the start of any meeting held by Full Bloom to allow all to become present and connected prior to moving into the agenda.

Fun days: On the remaining Tuesday afternoon, alternating with Matrix and house meetings, we have fun days, coordinated by a different resident every time.  A time for us to come together and enjoy life!

Monthly heart circles: These are a journey into our hearts and our truth. Every 4th Saturday of the month we get together to connect more deeply through a morning heart circle. Please come to as many as you can.

**Other communal commitments:**

**Community Dinner:** We have community dinner from Monday through Friday, though this can change.  This is so we can all come together at least once a day on week days to connect. For every community dinner, a pair of us are responsible for cooking the meal, doing the dishes and cleaning up the kitchen after the meal. The beauty of this system is that it creates more ease by us not having to cook dinner every night and it means you get 4 hassle free evenings with great food cooked for you! Sunday evenings is sauna and pot luck evening so every resident is asked to prepare a single dish to bring to the communal dinner so no one has the full responsibility and we can all enjoy sauna and together time. Breakfast and lunch daily are up to the individual. Meals are not mandatory.

**House care:**We all have areas of our common living spaces which we take care of on a weekly basis.   In caring for our spaces together, we hope to have a positive spirited attitude towards cleaning and cleanliness.  On average, these care roles should only take an hour  per week.  Posted is a chart with descriptions and check boxes to help you stay current with your contributions.  To help us all get into the habit of cleaning, we will have a point person to check in and make sure everyone is contributing and knows how.  This point person will rotate every few months.

Please note if numbers are low on the community we also take on extra chores on certain days to keep the communal areas clean.

**Childcare:** You may be asked to undertake childcare hours to facilitate a smooth running of the community. This is discussed on an individual basis and is part of your monthly “Personal Contribution” hours.

**Work hours:**

**Community work:**

Every resident who stays at Full Bloom is required to work a minimum of 12 hours per month. This is unpaid work that helps support the running of the whole community. Many of us get together to complete community projects on monday “work days”.  Work includes growing and preserving our food, and cleaning and caring for the community space, and procuring and distributing our firewood.

**Worktrade:**Some residents work more hours per month as trade for their rent.  Specific agreements must be arranged with the LLC if this is the case.

Please write down all worktrade and community work hours on the hours form in the back of the resident’s binder and turn in to Rosie’s box each month.  This helps us track where all our work is going each year.

**Food and Housing:**

**Food Sharing and Meals:** Communal food is very much part of community life at Full Bloom. We try and be as self-sufficient as possible here at Full Bloom so most of the communal food is fresh from our organic gardens so food tends to be seasonal. In winter there is more root vegetables and preserves and in summer more fresh salad greens and herbs. Eggs are mostly available year round from our chickens and milk comes from our neighbors. We also encourage bartering and swapping with our neighbors for meats and other local items. We buy bulk items (from town or a distributor) such as grains, supplementary seasonal vegetables and seasonal local fruit. Items, such as nuts, dried fruit and meat that run more than 6 dollars a pound can be compensated at 6 dollars a pound; any additional expense per pound is covered by the person buying it.  You can keep any such items in your personal boxes, as you have paid extra to have these.  Coffee, chocolate, alcohol, processed foods (such as hummus, puddings, ice cream) are personal items for which we do not share the expense.  We buy as much bulk as possible, so please check in with either Rosie or Ryan to see if we can bulk buy rather than buying small amounts from the Co-op. All residents can buy food so any receipts you get need to be submitted to Rosie at the end of every month. The total is then split between all residents.

**Housing:** The land at Full Bloom is owned by the LLC members here. To become an owner at Full Bloom the minimum buy in is $150,000 dollars. If you are interested in becoming a full member please ask the llc about this.

**For all residents:** rent and payments are due on the 1st of the month, every month; it should be put in Rosie’s box, clearly labeled.  Late rent incurs a 15 dollar fee the first week.  Rent that is late 3 weeks incurs a 40 dollar fee.  Any work trade that is done in exchange for housing must be completed within the month it is applied to, or can be applied to the following month, otherwise the difference must be paid by the end of the month.

**Utilities/non grocery bills:**The owners’ non-grocery bills vary by month, increasing in the winter months and decreasing in summer when we have solar subsidies and no firewood to buy. Bills are split between all residents. Bills included in this split cost are:  Satellite Internet, propane, power, chicken-care, trash pickup fees, laundry detergent, toilet paper, cleaning supplies, and Netflix (we get 4 movies to share per month and anyone can order-ask Ryan or Rosie for the passwords, etc). The monthly cost averages at $91 dollars per month per person.   Children between 10 and 18 yrs pay a utility cost of $63 per month and children under 10 do not pay extra for utilities.

**The Summary of Expected hours and house dues for each resident per month:**

**In Summary:**

**Agreements:**

Meetings/sharings: 11 hours per month

Community Dinner: approximately 10 hours per month

Community Hours: 12 hrs

Rent – varies with each space – financial agreement dependent

Food – average around $225 per month (except for personal items)

Utilities/non-groceries - $91 per month

**Bottom Lines:**

We are creating a culture of open communication and non-violence where people feel encouraged to be fully themselves.

We agree to:

1. Stay sober and off substances while working with machinery or for the community

2. Be physically non-voilent and respectful to each other

3. Be emotionally respectful to each other by staying respectful and non blaming, owning our own feelings, listening to the each other

4. Taking care of communal property and the living environment

5. Putting forth one’s best effort to come to meetings, participating in as many as possible.

As a point of emotional and physical safety for members of our community, the following would be reasons an adult would be asked to leave Full Bloom: intoxication while working, slander, emotional or physical abuse of people, animals, or property.

Our time together is precious; we want to live and create together in a way that nourishes us all, spiritually, emotionally, and physically.  In living here, we ask that you wholeheartedly show up on a regular basis and aspire to meet the above commitments.

Please also read the other documents: Short Term Resident Info, Clear Communication Guide, Kitchen Culture, Work at Full Bloom, and Guest Policy.

**Please sign the form below if you are in agreeance with the above agreements and return to us by email or fax with your application form to become a resident of the Full Bloom Community.**

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ have read and understood the Resident Agreements and agree to the above commitments as a community member at Full Bloom.

Name of applicant (in capitals):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of authorizing member of Earth and Sky Collective, LLC (in capitals):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Full Bloom Community

Earth and Sky Collective, LLC

3000 Yale Creek Road

Jacksonville, OR  97530

**Please e-mail to:**

**soilgrower@gmail.com**