



Piedmont Fox Hounds Conservation Fund

2025 Annual Report



Letter from the Chair

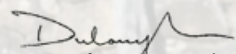
Dear Piedmont Community,

This year marks the start of my fifth year as Chair of the PFH Conservation Fund, and it has been a profound honor to work alongside such a dedicated Board to grow the organization into an effective preservation leader. We are blessed to live in a region with many conservation partners working to protect our special part of the world, and I am proud that we have distinguished ourselves as a frontrunner in delivering local results that make a difference in the lives of our supporters. Our Board is confident that we will continue to earn your support through celebrated outcomes and we encourage everyone to share your priorities with us year-round.

With our footprint expanding, it became time for us to develop our communications accordingly and I am pleased to share our inaugural Annual Report. This improved format allows us to highlight details about our significant work and cover more topics that are pressing to our mission. We have grown in every leg of our operations - land conservation, equestrian support, preservation advocacy, youth scholarships, and public engagement – and each vein is a vital contributor to our success.

Our growth into a relevant conservation player would not have been possible without your dedicated support and generosity. You have not only funded our mission, but you have inspired us with your faith in our ability to perform and your appreciation of our impact. It has been a story of partnership, engagement, volunteerism, and transparency. Every contribution goes directly toward an identifiable plan, and our established formula guarantees dividends.

Together we will continue to build our foundation and advance each facet of our mission forward in tandem. Our work will never end and there are more challenges every day, but we will rise to meet them head on with vision, resolve, and our dedicated community. We aim to be the best preservation organization in the region, and it is our pledge that your donations will move the needle in the battle to save our rural way of life.


C. Dulany Morison

Our Mission

*Uniting to Protect our Shared
Landscape & Equestrian Traditions
in Piedmont Virginia.*

“We foster the conservation of the Piedmont of Virginia’s open spaces and rural landscapes through supporting the sustainability of equestrian and sporting hound activities. We strive to enhance a community knowledge and appreciation of the long-term care needed to protect our landscapes and preserve the diverse wildlife habitats that nourish the native plants and animals that share our Virginia countryside.”

Board of Directors

*Dulany Morison, Chairman
Walter Kansteiner, Vice-Chairman
George Grayson, Treasurer
Laurie Ambrose, Secretary
Landon Butler
Thomas Salley*

*Katy Carter, Program Director
Sophie Langenberg, MRP Director &
Publications*

Cover Image: Tiffany Dillon Keen

2025 By the Numbers



12 Events



772 Participants



293 Acres Protected



5 Partnerships

Conservation

Our top priority is to protect the integrity of our historic landscape. Whether you are an equestrian, biker, hiker, walker, or front porch enthusiast, we all benefit from the beautiful territory of the northern Piedmont. Not only do the rolling hills and green pastures bring tranquility to residents and visitors alike, but they provide the foundation of the rural culture that we all love. If the landscape gets developed, the culture changes, history is forgotten and life in the country is lost. If we do not have the gameboard, we cannot play the game. We have made a substantial investment in conservation every year and have played an important role in protecting several critical properties.



The most significant victory came in 2024 when we spearheaded the effort to protect 189 acres on Quaker Lane (1) from becoming a 15-house subdivision. Then in 2025, we played a key role in protecting 200 acres on the Bull Run Mountains (2) that was approved to become a 6-house subdivision. And just last month we made a significant financial contribution to the protection of a 93-acre property on Green Garden Road (3), turning another vital part of our territory green.

Together these ~500 acres are now permanently protected for the benefit of future generations, and they serve as a reminder of what we can accomplish with determination and partnerships. These tangible victories are, without a doubt, the most impactful work we do, and we are excited to expand our portfolio of success. If you know anyone who is considering protecting their property with an easement or wants to know more about the available funding to support the initiative, please have them call us right away. Equally important, if you know any property threatened by imminent development, please bring it to our attention immediately. We are prepared to help in either situation and determined not to stop until we finish turning the map green.



Help conserve the greater integrity of Virginia's historic Piedmont landscape.

Public Engagement:

Events and gatherings to raise awareness about the preservation of our landscape and natural resources, encouraging communities to support and preserve Virginia together for future generations.

Our events connect the public directly to our private protected landscape and bring the community together to foster appreciation for rural living. In the past twelve months we have held trail rides through the heart of Mellon territory and the pristine Bull Run Mountain valley, passing through Milan Silos, Oak Spring, Gap Run, Silver Maple, and Barton Oaks. Some of these rides showcased the value of conservation and best management practices while others featured interpreters from the Virginia Piedmont Heritage Area who spoke about the unique history of the land going back to the 1700s.

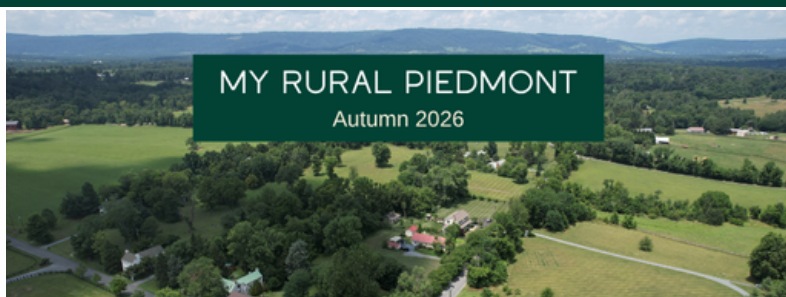
We walked another leg of the Goose Creek with renowned ecologist Michael Gaige, and learned about its history, native plant patterns, and witness trees. In May we hosted our second annual 5K Run/Walk for Conservation with the OCH Conservation Fund (OCHCF) at Stoke Farm. This event brought together walkers, hikers, and nature enthusiasts of all ages to explore rolling pastures, old growth woods, and a serene mile-long pathway by Little River. We also partnered with OCHCF for a two-day jump safety clinic that featured Juliet Graham, Lynn Symansky, Bruce Davidson, and Lauren Nicholson which gave riders a tune-up before hunt season on the beautiful grounds of Gum Tree and Little River Farm.

In August we held our second annual Conservation Cup golf tournament at the Shadow Creek Golf Club and were thrilled to have a full slate of participants supporting the cause on the links. Our volunteers turned out in droves to ensure the effort was a success and the endorsement of our many generous sponsors brought in meaningful capital that will directly fuel our mission. This success would not be possible without the incredible leadership and dedication of Daphne Alcock and Jerry Dabrowski. They poured countless hours into the endeavor, and ensured a splendid time was had by all.



Photo Credit: Madeleine Wallach

MY RURAL PIEDMONT



My Rural Piedmont (MRP) is approaching its one-year anniversary! Launched to connect landowners with practical information and resources for protecting and stewarding the northern Piedmont, MRP has quickly become a valuable resource for our community. Over the past year, we have sent a quarterly

newsletter highlighting funding opportunities for conservation, tips for property maintenance, information on native wildlife, and events that showcase our rural culture. MRP presented during the Hunt Country Stable Tour at Stoke to explain how visitors could remain involved in supporting our rural, agricultural economy and

preservation efforts. In the 1853 Tent at the Upperville Horse Show, patrons were able to collect information and sign up to receive our newsletter and other MRP communications. In the June 2026 issue of Country Zest & Style, MRP was featured as part of a Q&A article about staying engaged in the conservation community. And there's more to come! We're exploring the possibility of a **MRP Field Day** at Great Meadow next year; an exciting opportunity to bring the resources and people behind MRP together in person.

"From interesting information to important information -- My Rural Piedmont is the best e-newsletter I've seen in ages!" - Maura

Preservation Advocacy *Giving the land a voice*

This year has been rife with threats to our landscape, and we have been at the forefront of several important issues that effect the northern Piedmont region. Our battle against the proposed Eastwind's Resort on top of the Blue Ridge Mountains continues and we have joined forces with twenty other groups in opposing it. The 40-room resort and 88- seat restaurant would sit at the highest elevation at Ashby Gap, making it visible from the Crooked Run Valley Rural Historic District, village of Paris, and Sky Meadows State Park.



We have also partnered with several organizations against massive power tower construction that would wreck the countryside to feed data centers. The most pressing threat is the "Valley North Link" which would tear through rural properties in northern Loudoun. Power demand is at an all-time high and it is imperative that we actively resist these invasive proposals at every step along the way. In March we hosted a standing room only community meeting at Buchanan Hall to highlight the important history of the Middleburg Training Center and its value as an equestrian resource. We partnered with the Virginia Equine Alliance and the Virginia Piedmont Heritage Area to emphasize the gravity of what was at stake if the Army purchased the facility for its Caisson horses. Our final message was clear. We would celebrate the Caisson horses finding a permanent home in Loudoun County, but not at the expense of a thriving training facility that is a vital component of our agricultural economy and cultural heritage.

Pillars of Success

1840 Club

Our 1840 Club members provide impactful capital for our mission, and our success is directly tied to their incredible generosity. Whether they are Navy, Old Gold, or Scarlet members, they are making game-changing contributions to our organization, and we could not be more grateful for their commitment. In November we gathered in the Stoke Barn Club Room to thank our members in person and renew our pledge to dedicate their support towards endeavors that matter to our countryside. Membership is open to anyone willing and able to contribute \$1,000 annually to our organization and we would love to have you on our team. It not only serves as an opportunity to support our rural culture, but as a chance to celebrate the best of old Virginia with like-minded friends and neighbors.

Our rural way of life depends entirely on the munificence of our landowners. If they were not willing to open their property, there would be no Piedmont Hunt, and there would be no PFH Conservation Fund. Their hospitality not only allows us to gallop across the countryside to hounds, but it provides a gateway to connect the public to our private protected landscape through our many different events. Whether we are riding, hiking, or educating, this access builds public support for preserving our beautiful region and unique culture.

Landowners

Instilling a love of the northern

Andrew Looney Passion and Dreams Scholarship

We are thrilled to report another successful year for the Andrew Looney Scholarship thanks to the continued support of Mary and Gregg Looney. This year's recipient, Gwenevere Putnam, earned an outstanding reputation in the Piedmont stables through her enthusiasm and attention to detail. She took pride in her work and has expressed sincere gratitude for the opportunity to learn firsthand from Jordan, Cillian, and Rain. Whether she was caring for hounds, riding horses, or mucking stalls, she made the most of every minute and was a celebrated member of the team. We are sad to see her go, but excited for her bright future ahead.



Engaging the next generation in the rhythm of our rural culture is at the very heart of our mission and this important scholarship has inspired several young members of our community. Our last three scholars left with experience that developed their passion for life in the country and helped shape their goals for the future. Last year Bryan Correa finished his time with us and went on to start his own landscaping company, and he has since become a mainstay on several local farms in the area. It is this sort of success story that gives us faith the future and reminds us just how grateful we are to the Looney family for making these dreams come true.

1840 Club

Scarlet

Ms. Anita Antenucci
Mr. Zohar Ben-Dov
Mr. Robert Bonnie, MFH &
Ms. Julie Gomena
Mr. Shelby Bonnie, MFH
Mr. & Mrs. Michael Crane
Mr. & Mrs. Walter Kansteiner, MFH
Mr. William Kruvant
Mr. & Mrs. Gregg Looney
Dr. Ann Ma
Ms. Paula Michaels & Mr. Clyde Smith
Mr. & Mrs. C. Dulany Morison
Piedmont Fox Hounds
Mr. Colvin G. Ryan, MFH
Mr. Milton Sender
Mr. Michael A. Smith

Old Gold

Ms. Cricket Bedford
Mr. & Mrs. Landon Butler
Mr. George Grayson & Ms. Maria Tousimis
Mr. Christopher Wilson

Navy

Ms. Daphne Dillon Alcock
Mr. & Mrs. Christopher Ambrose
Mr. & Mrs. Matthew N. Berg
William Backer Foundation
Mr. & Mrs. John Bonsee
Ms. Patty Callahan
Mr. Timothy Cone
Mrs. N.L. Cooper
Mr. Jerry Dabrowski
Mr. & Mrs. Glenn Epstein
Ms. Mary Ewing
Mr. & Mrs. Jim FitzGibbon
Mr. Carl Russell Fletcher III
Ms. Nina Fout
Ms. Andrea Gilman
Julia & Ellia Giuliani
Mr. Raymond Guest
Ms. Cynthia Guill
Mr. & Mrs. Sydney Hall
Mrs. Leslie Hazel
Ms. Carolyn Hendrickson & Mr. Chris Baker
Mr. & Mrs. Steven Jell

Mr. and Mrs. Robert Lynch
Mr. & Mrs. Andrew Motion
Mr. M. Willson Offutt, IV
Mr. G. Markus Polivka
Ms. Nicole Perry & Mr. Andrew Stifler
Mr. Kevin Ramundo & Ms. Anne D'Ignazio
Mr. & Mrs. Thomas Salley
Mr. & Mrs. Fletcher Slater
Mr. & Mrs. George N. Slater
Drs. Kent Allen & Rae Stone
Mr. & Mrs. Reid Stuntz
Ms. Ann Thompson
Mr. James Thompson
Mr. & Mrs. William Van Wie
Mr. Gerry Vertucci & Ms. Gina Cotto
Mr. & Mrs. Brian Walker
Mr. & Mrs. Mark Wyatt
Mr. & Mrs. Arthur Zimmerman

*These leadership donors
significantly enhance our
ability to preserve the
northern Piedmont landscape
and its equestrian traditions.*

Join today!



Piedmont in the next generation.

Piedmont Countryside Scholarship

This year we launched a second youth opportunity, the Piedmont Countryside Scholarship. This scholarship is designed to provide financial assistance for local high school students as they pursue higher education at a university, community college, or technical school. The program is open to students connected to the Piedmont community, including the children of landowners, employees, and supporters, and it aims to recognize young individuals inspired by equestrian sport, conservation, open space, and life in the countryside.

We are positioned to award grants of up to \$2,500 to applicants with experience and goals that align with PFHCF values. To be considered, students must fill out the application and submit their resume, along with an essay, and two letters of recommendation. We have received several applications this summer and we look forward to honoring our first recipient next month. Special thanks to Landon Butler, Sarah Stettinius, and Tom Salley for taking the lead to establish the fund and governing the scholarship that will change the lives of our rising young leaders.



Ways to Get Involved

Preserve Our Landscape and Equestrian Tradition

We depend on your support to achieve our mission of protecting the natural habitat and beauty of the Virginia Piedmont for future generations and we sincerely appreciate your consideration.

*Donations
Planned Giving
Sponsorships
And More!*

Support us today:



Photo Credit: Madeleine Wallach

Interested in becoming more than a community member? Join the PFHCF family! Volunteers are vital to our mission and the success of our events and we would welcome your participation. Enthusiastic support of our programs helps build the community environment that is so important to PFHCF and our countryside.

Learn more:



Thank You!

Thank you for making our first half-decade such a grand success.
Together we will ensure the future of our rural way of life!

Thanks to the generosity of Shelby Bonnie, every September we gather at the historic horse show grounds in Upperville to celebrate our landowners with a cocktail reception. We look forward to this event all year because it gives us an opportunity to say to our landowners what is always on our mind: Thank you for this amazing privilege. Thank you for making our way of life possible and for inspiring all of us to be active participants in our rural heritage. We stand in your debt with heartfelt appreciation.



PO Box 592 | Upperville, VA | 20185
571.246.5029 | office@pfhconservationfund.org
www.pfhconservationfund.org

PFH Conservation Fund is a non-profit organization in the Commonwealth of Virginia and a 501(c)3 tax status as a charitable group.