

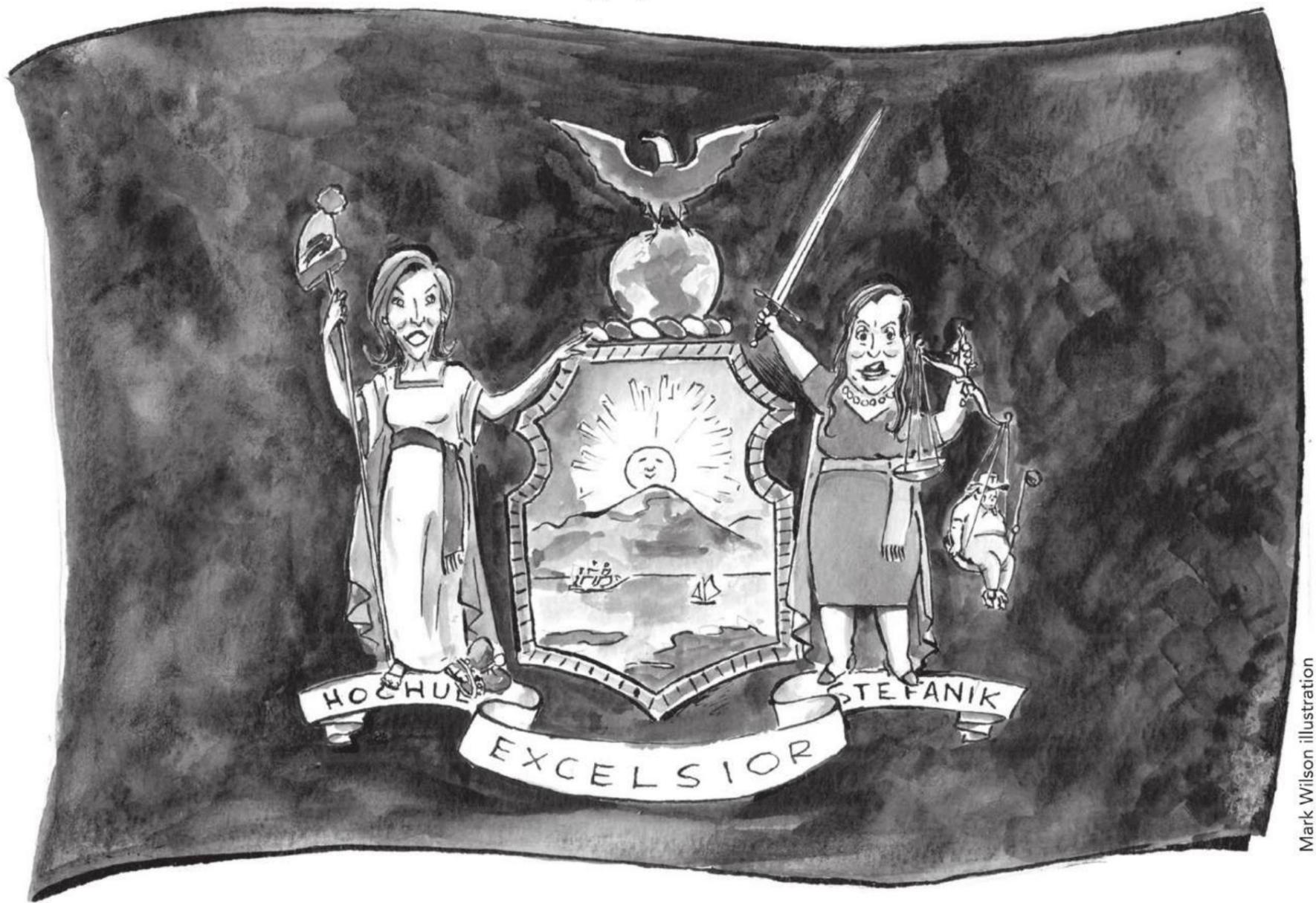
HILL COUNTRY

# observer

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## Which way, New York?



Mark Wilson illustration

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# When a college taught homesteading skills

## New film explores impact of program born amid '70s back-to-land push

By **KATE ABBOTT**  
Contributing writer

NORTH ADAMS, Mass.

Tom Roberts remembers gently chasing the cows into the barn at milking time.

He remembers coming outside on a winter day, snow falling onto his sleeves, the feel and scent of milking, the steam coming off the bucket and the taste of raw milk.

And the experience was part of a college course.

Roberts is looking back 50 years to a fall semester when he studied at the Center for Resourceful Living. For five years, from 1975 to 1980, the Massachusetts College of Liberal Arts — then called North Adams State College — ran a teaching program at a 52-acre farm in Clarksburg, three and a half miles from campus.

People from the community shared their expertise in beekeeping, horseshoeing, soil testing, and how to make butter and yogurt. At the same time, college professors taught biology, physics and innovations in renewable energy. Together they explored ideas about land and ecological relationships, cooperative communities and sustainable living.

For students, it was a rare academic meeting of hands-on experience and living ideas. And according to alums who gathered this fall to remember the center, those years have influenced the course of their lives.

The Center for Resourceful Living was the brainchild of North Adams natives Lawrence and Elizabeth Vadnais, known to their students and friends as Larry and Betty, who imagined a place where young people could learn through acts of farming and take courses at the same time.

Larry was a sociology professor at North Adams State, and he taught his students to see patterns in the environment, social systems, culture and history. He encouraged students to



Courtesy archives of the Free Library, Massachusetts College of Liberal Arts

A student at the Center for Resourceful Living works on a logging project with a draft horse in the late 1970s. North Adams State College operated the hands-on teaching program from 1975-80.

think through their choices and imagine ways to live sustainably, explained Sharon Wyrriick, a northern Berkshire filmmaker whose newest work, with upcoming screenings in December and January, tells the story of the center and its impact.

### Roots of a local food movement

Wyrriick said the origin of her film “Did You Put Milk in the Bucket?” goes back nearly a generation. Between 2009 and 2011, she was working on a film about food systems in the northern Berkshires. And she talked with the Vadnais then about their own homestead farm and their teaching days.

She was becoming a farmer herself then. From 2012 to 2024, Wyrriick would steward her own land at Many Forks Farm in Clarksburg.

Larry had founded and directed the Center for Resourceful Living, and Betty acted as a partner in the center many ways, Wyrriick said. Betty taught the students canning and preserving and how to make bread, and she made them feel comfortable in a rural setting that was often new to them. She gave them a sense of confidence.

“Students who had contact with Larry and

Betty talked about their kindness,” Wyrriick said. “Larry could draw out their skills and interests, making them believe in themselves. They would say, ‘I found out I had a strength I never knew about.’ Beyond being able to milk a cow, ‘he taught me I could go into something I didn’t know how to do and learn it — and succeed.’”

Wyrriick said she felt an element of that herself as she got to know the Vadnais family when she was starting her own farm. They lived up the road, and she said she could always stop by for a cup of coffee and some encouragement.

After farmer Molly Comstock took over the operation of Many Forks Farm in a transition that concluded last year, Wyrriick returned to those 15-year-old tapes. And she began to reach out to people who had been touched by the Center for Resourceful Living.

Although she could no longer talk again with Larry or Betty Vadnais (Larry died in 2017, and Betty died earlier this year), she found their family and colleagues, friends in the community and alums who came through the center as students.

In all she sat down with some 44 people who shared their recollections of the time of change

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in which the center was established in 1975. And on a fall afternoon at MCLA's Gallery 51, she looked across photos of students carving spiles to tap maple trees, checking beehives, testing soil in the garden.

**Rediscovering rural living**

The center took root in the early years of the environmental movement, Wyrriick said. At the beginning of the 1970s, the Clean Air Act and Clean Water Act had just been enacted, and a back-to-the-land movement was in full swing around the nation — especially in the hills of rural New England, where idealistic young people were taking up organic farming, organizing local food co-ops and reshaping the region's foodways.

Many of the center's students came from Boston, and the practices of farming were often new to them, outside their experience or contact, Wyrriick said.

They enrolled in the program for all kinds of reasons. Some wanted to get out of the city. Some felt limited and frustrated by their time in classrooms. Some wanted more guidance or a sense of purpose. Through the center, they told her, they found community and acceptance.

Wyrriick met many of them this fall. On Oct. 11, MCLA hosted a 50-year reunion for the center, and some 70 people came back to North Adams from across the country.

Their college-age experiences of agriculture and green living had launched them on many different life paths. One of the alumni now earns a living installing solar panels, while another is an advocate for the homeless. One became a dairy farmer, cheesemaker and farrier. And one is program director of the Massachusetts Clean Energy Center.

Wyrriick traces the Center for Resourceful Living's influence in the choices and differences its alums have made in the world.

As they talk with her in the film, they remember how and when they first learned about the center — from their classmates who arrived late wearing farm clothes, or from a course Larry taught in the college's fireside lounge, with students circled around on couches.

Mary Ann McFarland went to the library for some night reading and found "Living the Good Life." The book by Helen and Scott Nearing, first

published in 1954, described their experience of homesteading in Vermont and inspired a generation of young people to try living off the land.

Often through word of mouth, students found out that North Adams State College had a program that would let them live and work on a farm — and build the place from the ground up.

"We decided it was time to try a new style" of teaching, Larry Vadnais says in a recollection from about 15 years ago captured in the film. "We wanted to look for a farm, a piece of land where the students could live, and instill in young people a better sense of responsibility and a better understanding of relationship to our earth, our food supply and our energy supply."

**Warnings of scarcity ahead**

The publication in 1972 of "The Limits to Growth," a study that relied on early computer modeling, set off a discussion on college campuses around the country about a potential future in which the earth's finite resources might not be able to sustain a growing population and ever-expanding economic activity.

Larry and Betty were living in Williamstown when first energy crisis hit in 1973, and they were thinking about what this would mean for college students. So in a leap of faith, the couple sold their house in Williamstown in 1974 and moved to a 15-acre farm in southern Vermont.

"We were thinking that so many college student were unprepared for an age of scarcity," Larry recalls in the film. "They didn't know where their food supply came from. And how could we help them prepare for something like that?"

He imagined a college farm where the

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students could live and work while taking classes — and where their studies could become an outgrowth of their everyday living.

MCLA had just bought 80 acres for athletic fields, and part of that land became the first seeding of the program. In the summer of 1975, 12 students started building a barn there, with a plan for a dormitory to come. They cleared some land, Wyrriick said, and did some logging in the forest, intending to use their own lumber.

The soil turned out to have too much rock ledge to allow a septic system.

So Larry and Betty offered their own homestead. They had a family farm — enough to keep a Jersey milk cow, a chicken coop and pigs, an organic garden, wood for the fire. They gave students living space in their house, as well as on campus, and converted their barn. The program began its first full academic year in the fall of 1975.

And then a new challenge struck: Larry had a heart attack in August 1976. He recovered, Wyrriick said, but he had to pull back from the physical work of running the farm. The college bought land in Clarksburg, and the program moved there for the 1976-77 school year.

**Working with horses, livestock**

Students in the program took courses over a semester, a year, two years — and at the same time they learned hands-on skills at the farm, in the garden. Photos from the MCLA exhibit this fall show them hitching up a team of draft horses to plow and pull the hay wagons.

"Many alums brought up the horses," Wyrriick

*continued on page 6*



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# Which way, New York?

## Stefanik's entry into governor's race sets up an epic clash

By MAURY THOMPSON  
Contributing writer

Supporters in her northern New York district and Republican allies around the state say U.S. Rep. Elise Stefanik represents the ideal GOP candidate for next year's governor's race.

They argue that Stefanik, who formally declared her candidacy on Nov. 7, has the political skills and fund-raising prowess a Republican will need to convince voters that New York needs to change course – and to break more than a decade of one-party Democratic control in Albany.

But Democrats and some nonpartisan analysts say the choice of Stefanik as the GOP candidate could be a gift to incumbent Gov. Kathy Hochul – and to down-ballot Democratic candidates across the state. Many of them see Stefanik as a hyper-partisan warrior. And as one of President Trump's most outspoken allies, they say she is unlikely to appeal to swing voters in a deep-blue state where the president remains deeply unpopular.

Both Hochul and Stefanik still face declared or possible primary opponents next year, though neither appears vulnerable to a serious intraparty challenge so far. If they become their parties' respective nominees as expected, New York's first-ever gubernatorial contest with women leading both major parties might wind up breaking other barriers, such as for campaign spending – and perhaps for vitriol.

The issues that will animate the campaign are already taking shape, with Stefanik and her allies focusing on public safety concerns as well as the state's high cost of living. Democrats are focusing on Stefanik's support for Trump's unpopular policies, including major pending cuts to Medicaid and health care subsidies. And both sides are stressing their ideas for making the state more affordable.

### A vulnerable incumbent?

Hochul was elected as lieutenant governor in 2014 on a ticket with Gov. Andrew Cuomo, and she ascended to the governorship when Cuomo resigned amid a sexual harassment scandal in 2021. Previously she had served as a congresswoman from a Buffalo-area district.

When she ran for her first full term as gover-

nor in 2022, Hochul prevailed with 52.8 percent of the vote. It was the state's closest gubernatorial contest in nearly three decades. Since then, her lukewarm favorability ratings have added to speculation that she could be vulnerable in 2026.

But in four nonpartisan polls conducted by the Siena Research Institute since June, Hochul has consistently led Stefanik by a wide margin.

In the latest Siena poll, conducted Nov. 10-12 in the days following Stefanik's formal entry into the governor's race, Hochul led by 52 percent to 32 percent for Stefanik.

Hochul's percentage was unchanged from the previous Siena poll in September, but Stefanik gained 5 points with increased support from Republicans and independents.

Among New York City voters, Hochul led Stefanik by 62 percent to 20 percent, with 17 percent undecided and 1 percent who would vote for "someone else." The poll found Hochul leading by 9 percentage points in the downstate suburbs and by 3 percentage points upstate.

Independents have been key to Stefanik's margins in her six congressional races. But the political preference of independents in her North Country district doesn't necessarily reflect how independents statewide are likely to vote.

"Most independents are already spoken for by the major parties," explained Bill O'Reilly, a Republican political consultant from Westchester County. "But a small portion is persuadable, and they tend to drive polling. Independents will be crucial for GOP candidates next year, make or break."

Vince Casale, a Republican strategist from Cooperstown, said independents across the state "share common frustrations – rising costs for groceries, electricity and health care.

"They want affordability, safety, and leadership that works," he added. "That's where Elise has a big advantage."

Others are more skeptical.

Matt Dickinson, a political science professor at Middlebury College, pointed out that while Stefanik has consistently won re-election easily in a her House district, she'll now be competing for votes in a vastly different electorate. Across New York, Democratic voters outnumber Republicans by a margin of more than 2-to-1.

"The jump to winning statewide office, in my view, is going to be difficult," Dickinson said.

He pointed out that Democrats now control every statewide office and both U.S. Senate seats. No Republican has won a statewide race in New York since George Pataki was elected to his third term as governor in 2002.

And her strong support for President Trump and his policies could be a liability, he added.

"Stefanik has been increasingly identified with Trump, and the president lost New York decisively

in 2024, receiving only 43 percent of the vote," Dickinson said. "I would also note that the president's party typically does not do well in midterm elections to the House. That midterm slump may also impact the New York governor's race as well."

### 'Perceived unpopularity'

Republicans point to Stefanik's reputation as a shrewd campaigner and prolific fund-raiser. Given what they view as Hochul's unpopularity, particularly upstate, they say Stefanik can win.

"She's the right candidate in New York at the right time," said Warren County Republican Chairman Tim McNulty.

But Hochul's "perceived unpopularity" might not actually be real, said former U.S. Rep. Bill Owens, D-Plattsburgh, whose decision to step down in 2014 set the stage for Stefanik to win his open North Country seat.

This year, in a special election held in November to fill an open seat in the 115th Assembly District, a potential swing district along the Canadian border, Republican candidate Brent Davison focused his campaign on tying his Democratic opponent, Michael Cashman, to Hochul. But Cashman wound up winning the race by nearly 4 percentage points.

Hank Sheinkopf, a Democratic strategist in New York City, played down the potential of Stefanik winning the governor's race, saying she would need to capture at least 30 percent of the New York City vote to win statewide.

"That's not likely," he said.

Stefanik likely will do well in the Southern Tier, where the economy is suffering, and she might pick up votes in western New York, but it will be hard to overcome the Democratic enrollment advantage in New York City, Sheinkopf said.

Republicans point to increasing GOP enrollment in New York City as a sign that the political balance may be shifting. The party has gained voters in all five counties of New York City since the last gubernatorial election in 2022.

Statewide, active Democratic enrollment increased by more than 21,000 voters between 2022 and 2025, while active Republican enrollment increased by more than 163,000 voters, according to the state Board of Elections. But Democrats still outnumber Republicans by 6.04 million to 2.86 million.

"I think that given the nature of New York's strong blue enrollment advantage that Stefanik has an uphill climb," Owens said.

### Lessons from a mayor's race

In television and radio interviews, Stefanik has repeatedly pointed to the results of this year's mayoral election in New York City – in which former Gov. Andrew Cuomo, running as an independent, garnered 41 percent of the vote against the

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Democratic victor, Zohran Mamdani – as a sign that a sizeable share of the city’s Democrats can be persuaded to vote for her.

Mamdani is a democratic socialist, and Stefanik and her supporters say voters who opposed his left-leaning politics will be open to her message.

“Republicans need to be reaching out to those Cuomo voters,” O’Reilly said. “We suddenly have a lot in common. We’re all anti-socialist.”

Many of Cuomo’s votes, however, may have come from Republicans. The Republican mayoral candidate, Curtis Sliwa, received just 7 percent of the vote, down from the nearly 28 percent he received in 2021 in a head-to-head contest against Democrat Eric Adams.

Casale predicted more voters in New York City might embrace Stefanik if Mamdani’s policies fail.

“If history is an indicator, a good Republican candidate can earn 20 percent or more in the city when the climate is right,” he said. “With candidate Mamdani becoming Mayor Mamdani, voters will get a front-row seat to witness what happens when the far left runs wild, and then that number could climb even higher.”

Owens said Cuomo drew strong support from Jewish voters in the mayor’s race.

“If you’re talking about the heavy Jewish vote in New York, Stefanik will probably benefit from that,” he said. “But, again, is that enough votes to get her past the high blue blocks of voters?”

Stefanik has drawn national attention over the past two years for her criticism of antisemitism on college campuses, and in particular for her aggressive questioning of university presidents about the climate for Jewish students amid campus protests against the war in Gaza. Her grilling helped lead to the resignation of the presidents of Harvard University, the University of Pennsylvania and other institutions.

Sheinkopf said the Jewish vote in portions of New York City has been shifting Republican in recent years. But Jewish voters in many parts of the city, such as the Upper West Side of Manhattan, remain overwhelmingly liberal and Democratic.

“That’s not going to change,” Sheinkopf said. “They voted for Mamdani. They’re not going to vote against a liberal Democrat. It’s not in their nature.”

And many Democrats and Democratic-leaning independents are likely to remember Stefanik’s embrace of Trump’s stolen-election claims and her description two years ago of people convicted of crimes in the Jan. 6 Capitol riot as “hostages.”

**A more moderate Stefanik?**

Dickinson, the Middlebury College professor, suggested Stefanik will aim for a more moderate tone as the governor’s race unfolds.

“She is going to run on affordability issues, and reducing crime, which makes sense,” he said. “But Hochul will likely counter by trying to tie Stefanik to Trump and her voting record in the House, which consistently supports Trump.”

In fact, on the day Stefanik announced her can-

didacy, the Hochul campaign released a video ad linking Stefanik with Trump.

“Elise Stefanik is running for governor of New York to do what she’s always done, to put Trump first,” the ad’s narrator says. “Elise Stefanik – she’ll always put Trump first ahead of you.”

McNulty, the Warren County Republican chairman, said Stefanik doesn’t need to shed her MAGA image to win. Republican Lee Zeldin received 47 percent of the statewide vote in his 2022 race against Hochul, so Stefanik need only gain a little bit of ground to win, he explained.

“Given the state of things, I think a MAGA Republican can win,” McNulty said. “But it’s not just a MAGA Republican. Elise Stefanik is an ideal candidate.”

Stefanik’s campaign announcement video didn’t mention Trump by name. And at other times, without distancing herself from Trump’s policies, she appears to avoid reminding voters of her loyalty to him.

“I delivered the biggest middle-class tax cut in history for New Yorkers,” she has said in numerous television and radio interviews. But she usually doesn’t explain that she’s referring to her support for the president’s big domestic spending bill when it passed the House this summer.

Lynne Boecher, the Warren County Democratic chairwoman, predicted that Stefanik’s support of that legislation, which will sharply cut Medicaid spending while extending tax cuts for the wealthy, will work against Stefanik in the governor’s race.

Owens, the former congressman, noted that Stefanik does not mention Trump on her gubernatorial campaign website.

“Personally, I think she’s got to go a long way to take herself out of his shadow,” Owens said.

**A Mamdani effect?**

Stefanik, meanwhile, has attempted to tie Hochul to Mamdani.

In her announcement video, Stefanik criticized Hochul for “cozying up” to Mamdani and his political philosophy by endorsing him for mayor. She has repeatedly said that Hochul “bent the knee” to Mamdani. And she has repeatedly referred to Mamdani, the city’s first Muslim mayor, as a “jihadist.”

Boecher, the Warren County Democratic chairwoman, said the governor’s endorsement of Mamdani reflects Hochul’s recognition of the democratic process, given that Mamdani defeated Cuomo in Democratic Party primary, rather than agreement with all of Mamdani’s platform.

“They’re very different, philosophically, in many ways,” said Boecher, who also is a Democratic National Committee member.

In fact, since the election, Hochul has said she is skeptical of Mamdani’s proposal to eliminate fares on Metropolitan Transportation Authority buses in New York City, though she said she would consider ways to reduce or eliminate fares for the poor. The MTA is a state-controlled authority.

Dickinson, the Middlebury College professor,

said he isn’t convinced that demonizing Mamdani will prove to be an effective strategy for Stefanik.

“Republicans are banking on moderate voters viewing Mamdani as too extreme, and painting him as the face of the Democratic Party,” Dickinson said. “It’s not clear to me how successful this will be in a statewide election in New York. It depends in part, on how Hochul, who endorsed Mamdani, responds to efforts by Stefanik to link her with him.”

Since she moved from lieutenant governor to governor after Cuomo’s resignation in 2021, Hochul has staked out moderate positions on some issues while putting the brakes on the priorities of more liberal Democratic legislators in Albany.

Former Republican National Chairwoman Ronna McDaniel said that simply labeling Mamdani a socialist will not help Republicans to

*continued on page 11*



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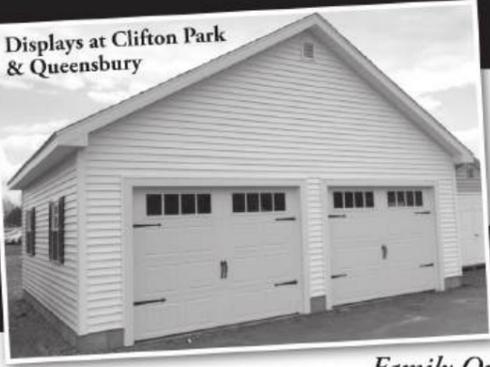
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# Farming continued from page 3

said. "They had an impact in a lot of ways."

People remember the horses walking in the pasture, flopping down and rolling in the snow. They remember the feel of these huge animals in close contact — and the familiarity they came to feel over time as the horses became part of their lives.

They tell stories about the cows and pigs and chickens, as they grew relationships with the animals to varying extents and learned a sense of their personalities, understandings, ways of being in the world.

And they learned to slaughter pigs and chickens, Wyrriick said. They learned to understand, in a direct and immediate way, what it meant to eat meat. The experience prompted some to abstain from meat-based diets from then on.

Students in the program could study more than 30 subjects, Larry says in the film. They could pick fresh apples and make cider, apple sauce, shape snowshoes, whittle spiles from sumac to make maple syrup. They could learn the construction of methane digesters for fuel. On cold, raw days, they could spend more time indoors and learn about cooking, repairs or caring for greenhouses.

### Learning hands-on skills

Chris Kilfoyle, who retired in 2025 as president at Berkshire Photovoltaic Services in North Adams, warmly remembers his time studying with local roofer Leo Mastrianni at the center.

"He taught structures, cars, how to keep a truck going," Kilfoyle says in the film. "That was my in to photovoltaics. I knew how to put in a

hole that didn't leak."

He also honors and recalls Forrest 'Bud' Sherman, president of North Adams Sheet Metal, a family business.

"His business has grown amazingly," Kilfoyle tells Wyrriick. "There are probably 60 guys doing welding and all kinds of good trade work in the northern Berkshires and beyond. And Bud taught a course in welding for the Center for Resourceful Living back then."

Part of the center's mission, as Larry saw it, was to build a network of people who could teach a range of skills for self-sufficiency.

"He always wanted to reach out to the experts in the community," his son, Andrew Vadnais, recalls in the film. "He would call the farmers in the community professors. 'Professor Demers,' he would say, and Ken Demers would say, 'Whoa.'"

In a 1970s photograph, Demers shows students how to groom a draft horse. He was a dairy farmer who taught students how to hitch a team and care for them. Larry assembled a community of local people to teach his students blacksmithing and soap making — and how to raise rabbits, drive a nail, or put in a composting toilet.

One goal, Larry says in the film, was to teach students how to become less dependent on big industries by taking more responsibility for their own lives.

### Focus on green energy

Vadnais created a program across disciplines — biology, history, anthropology. William Seeley, a professor of physics at North Adams State and later at MCLA, became an integral part of the program. He was an innovator in alternative energy, Wyrriick said.

At a time when those technologies were new,

Seeley designed solar panels and worked with the farm crew to install them. A photograph shows students helping to assemble them on the roof of a solar kiln they made to dry wood.

The students went on to build a solar-powered dormitory, Wyrriick said, and explored all kinds of alternative energy concepts — methane digesters, solar insulation, stone in a building's foundation that would hold heat in the winter and cool in the summer.

And while they were learning to do, Vadnais also taught them to think, to play with ideas and to understand the choices they were making together, and how and why. He wanted to teach shared values, Wyrriick said.

In his courses, students read what were new books at the time. They debated E.F. Schumacher's "Small Is Beautiful," with its focus on fostering sustainable local economies, and the works of Paul Ehrlich, the Stanford biologist known for his warnings that the planet's limited resources would become unable to sustain its growing population and rates of consumption.

For the students in North Adams and Clarksburg, these conversations involved more than abstract philosophy.

"We were talking about how we wanted to live," alum Marty Beattie says in the film.

They were considering potential life choices and lifestyles, Wyrriick said. Talking with them today, she sees the center's lasting influence among them — in their intentional ways of living.

"You can go into any field and carry these values with you," she said.

Among the alums she has talked with, Wyrriick said she has met teachers and organic farmers, an orchardist, a massage therapist and a photographer, a psychologist, a social worker, a

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- from Glens Falls: 45 minutes
- from Hudson: 1 hour, 40 minutes
- from Manchester: 50 minutes
- from Pittsfield: 1 hour, 30 minutes
- from Saratoga Springs: 30 minutes
- from Williamstown: 1 hour

See map on page 10

literacy advocate, a nature guide and whitewater rafter, musicians, a journalist, an LEED-certified builder and energy retrofitter, an airplane pilot, a veterinarian, and a dressage rider.

**Putting lessons to work**

Why did the program wind down? Some part of the answer, Wyrick said, may have involved resources.

When Larry had to step back from some physical work because of his health, the program went through a series of farm managers. And a college environment naturally means people coming and going — and having to constantly

replenish a body of skills and institutional knowledge.

Alums in the film talk about the challenges for the college running a program like the Center for Resourceful Living. Some of the college's leaders questioned hands-on learning in a liberal arts program.

The full program as the Vadnaises had envisioned it ended in 1980, though elements of the program continued until 1986. And MCLA's Vadnais lecture series continues today with speakers such as Elizabeth Kolbert, William Moomaw and Bill McKibben who carry on the center's emphasis on environmental

sustainability.

"That's the gift MCLA gave many of us — the ability to have that critical thinking, to understand and look at a world bigger than we were," said alum Dan MacFarland, who's now the senior housing rehabilitation officer at the North Carolina Housing Finance Agency.

The program convinced him that he could make an impact, MacFarland said. The center taught students to go out into the world with the tools and confidence to make changes in the people and places around them.

"Nature gave you the test," Larry says in the film. "And then you had to learn the lesson."

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## NEWS &amp; ISSUES

# Once tenants, now owners

Backers see triumph for affordability as residents buy mobile home park

By JOHN TOWNES  
Contributing writer

PITTSFIELD, Mass.

This fall, a group of residents of Lake Onota Village, a mobile home park off Valentine Road on the west side of Pittsfield, joined together to buy the park for \$5.5 million.

The purchase, concluded in October, means 89 of the park's households now jointly own its land and infrastructure as members of the Lake Onota Village Association Inc.

The deal kept the park's previous owner, MH Communities of Nashua, N.H., from going forward with a plan to sell it to a private equity firm based in the western United States — a change many tenants feared could lead to higher costs, reduced maintenance and less control over the fate of their homes.

The park's residents were able to buy it using Massachusetts' "right of first refusal" law, which gives resident groups the option to purchase when owners of mobile home parks decide to sell them. The Lake Onota park's residents received help from a nonprofit group that provides expertise and financial resources to support these types of purchases.

Against the backdrop of a national shortage of affordable housing, supporters say the Pittsfield transaction represents one strategy for preserving a supply of housing for the people with low to moderate incomes who traditionally have lived in mobile home parks.

As the national housing shortage has worsened over the past decade or more, private-equity investment firms with large amounts of capital have increasingly been buying up mobile home parks as well as houses and apartment buildings. Critics say this conversion to investor-owned properties is one factor in escalating prices for all types of housing — and often leads to the displacement of current tenants in rental properties.



John Townes photo

Michele Rogers and Bill Lyman are among the new owners of Lake Onota Village, a mobile home park in Pittsfield, Mass. They joined 88 other park households to jointly buy the land under all their homes.

But unlike apartment tenants, who only have to take their possessions when they move, occupants of mobile home parks are more restricted in their ability to move if the new owner of their house lot raises their lease payment or fails to maintain the infrastructure in the park. A recent article in *Forbes* magazine pegged the national average cost of moving a mobile home to a new site at more than \$9,000.

Those who follow the industry say 23 private equity firms now operate more than 1,800 mobile home parks across the United States, and these firms are continuing to acquire more.

"There's a huge flood of private investors buying up mobile home parks," said Nora Gosselin, the director of resident acquisitions for New England Resident-Owned Communities, a nonprofit organization that helps park residents. "When that happens, the residents get the worst of the situation. The investors know that many people in mobile home parks can't move, and we typically see an escalation of rents and a decline in maintenance."

Gosselin said the strategy of resident purchases of mobile home parks first emerged in the 1980s, but in recent years it has become a vital tool for protecting the affordability and condition of parks. Laws governing the sale of mobile home parks and their tenants' rights vary by state, but lately there has been a push to strengthen the rights of tenants in these

situations.

New York and most New England states have laws giving residents or their representatives a "right of first refusal" in the event that a mobile home park is offered for sale. (New York strengthened its law in 2023 to cover any sale; previously it had only provided for resident purchases in situations where an owner or buyer was proposing a change in use of the property.) Some states either have no such protections or a weaker version that residents be notified of a potential sale and be given an "opportunity to purchase."

#### Homeowners on leased land

Mobile homes, also known as manufactured housing, are built in facilities elsewhere before being transported to a site and connected to its infrastructure. The average cost of a new mobile home now ranges from about \$80,000 to \$150,000.

Although some purchasers of manufactured homes place them on land they own, many others choose to rent or lease sites in mobile home parks whose operators pay land taxes and maintain neighborhood infrastructure such as water and septic systems and in some cases roads and amenities such as laundry facilities.

Traditionally, under independent owners, park rents were relatively stable and interactions with management were direct and personal. The combination of loan payments for a home plus the ongoing site rental was low enough to be affordable for people on moderate incomes.

But if a new owner raises prices or neglects property maintenance, it becomes harder for homeowners to sell their homes in place. And because of the high cost of relocating a mobile home, residents with tight budgets and limited savings can wind up as captive tenants — or even at risk for eviction if they can't keep up with payments.

MH Communities, the company that owned Lake Onota Village until October, made a

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deal earlier this year to sell eight mobile home parks in New England and New York, including the one in Pittsfield, for \$87 million. The buyer was Crown Communities LLC, an investment firm based in California and Wyoming that acquires and manages mobile home parks in the Midwest and Northeast.

Under Massachusetts law, mobile home park residents automatically have the right to purchase a mobile home park that has a potential buyer, provided they are able to match the other offer. Residents have 45 days to make an offer, plus 90 days to arrange for the sale. Any group purchase requires that at least 51 percent of homeowners approve.

In April, New England Resident-Owned Communities contacted residents of Lake Onota Village to inform them of the option of purchasing the park themselves — and to offer the organization’s assistance in helping to arrange the transaction.

Since its founding in 2009, the nonprofit group has supported the conversion of 65 manufactured-home communities across New England to resident ownership. (The group is an affiliate of the Cooperative Development Institute, a regional nonprofit founded in 1994 that supports the creation of democratically owned cooperative enterprises and networks in the Northeast.)

“We have a relationship with the state attorney general’s office,” Gosselin said. “They provide us with notices of these proposed sales. We then contact the residents.”

Whether residents are willing or able to buy a mobile home park varies by community, she added.

“This model is very community dependent

because it involves neighbors going into business with each other,” Gosselin said. “We help them to achieve that. But we don’t want to pressure people into making a purchase or have them be surprised later. We explain the law and all of the steps that are required, and then we leave them to make the decision. If they choose to do it, we can work with them.”

**Organizing and persuading**

At Lake Onota Village, the idea initially was a hard sell, with most residents either skeptical or resistant to taking on such an ambitious and expensive project.

Among the skeptical was Renee Marcantel, the president of the Lake Onota Village Association Inc.

“At first I thought it was a scam,” she said.

But said she changed her mind after investigating the situation further. Although there had been some issues with the park’s former owners, she concluded that the prospect of it being taken over by a large investment corporation was potentially worse.

“I researched what has happened in other parks that have been taken over by these private equity firms,” Marcantel said. “It wasn’t good. I was ultimately convinced that trying to purchase it ourselves was the best option.”

Marcantel, who is a nurse, added that she also was concerned for some of her neighbors.

“There are a number of seniors living on fixed incomes here,” she said. “I was really worried at what would happen to them. Rents are really high in all housing, and there is a two-year wait for senior housing.”

Marcantel and several other proponents began a concerted effort to win the support

necessary to move forward.

“There was serious resistance at first,” she said. “It took a lot of knocking on doors and convincing people. We also held a community picnic and other events and had a table set up by the mailboxes to explain it to people.”

By mid-May, they had reached the threshold of approval and submitted an offer. The Lake Onota Village Association was established as the legal purchaser and owner. It is structured as a cooperative in which participating residents own shares in the overall venture.

Gosselin said she was impressed by the residents’ efforts.

“This group has a lot of heart,” she said. “They were determined and worked hard to make this happen.”

In the end, 89 households out of the park’s 110 eligible owner-occupied dwellings opted to participate in the purchase. The remaining households that chose not to participate may continue to occupy their homes as tenants, and they also are able to buy into the ownership group at any time.

**Taking charge**

The buyers are financing the purchase through ROC USA, a national organization that provides low-interest loans and technical expertise for the purchase of mobile home communities by residents. The Lake Onota association also has received a \$2 million grant from the state Affordable Housing Trust Fund.

Participants said the purchase required a lot of detailed business planning to ensure the effort would be viable and to satisfy the terms for financing. The buyers also had to

*continued on page 14*

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# ELECTION 2025

## Election reshapes local governments in Mass., N.Y.

By FRED DALEY  
Editor

Voters in the Nov. 4 general election chose new mayors to lead the cities of Hudson and Glens Falls while re-electing incumbent mayors in North Adams and Saratoga Springs.

And there were a few surprises in the balloting for town supervisor seats in a dozen rural and suburban towns across Columbia, Rensselaer, Saratoga, Warren and Washington counties.

In **Hudson**, Democratic candidate Joseph Ferris narrowly prevailed over three-term incumbent Mayor Kamal Johnson, who was running on the Working Families Party line after losing the Democratic primary to Ferris in June. Although Ferris won the primary by 9 percentage points, the final vote count in the general election was 959-918, a difference of about 2 percentage points.

Ferris had criticized Johnson's management of city affairs as well as the incumbent's close ties to local developer Eric Galloway and his Galvan company, which has become a major landlord in the city over the past two decades.

Johnson, the city's first Black mayor, posted an emotional tribute to the city on his Facebook page after conceding the election, describing Hudson as "the place that raised me, tested me, shaped me, and sometimes tried to break me."

In **Saratoga Springs**, Republicans tightened their hold on the city government after winning a majority on the City Council last year for the first time since 2011. Although the city's

voter rolls have turned steadily more blue over the past two decades, Democratic divisions over policing reforms, racial justice and other issues helped GOP candidates find a path to victory in the 2023 city elections and in a special election last year.

This year, Republican Mayor John Safford won a second two-year term, turning back a challenge from Democrat Michele Madigan, a former city finance commissioner who had represented the city on the county Board of Supervisors for the past two years. Safford garnered 4,318 votes to Madigan's 4,031.

Republican challenger Jessica Troisi defeated incumbent Democrat Dillon Moran for commissioner of accounts, 4,328 to 3,895. For the open seat of city finance commissioner, Republican Joanne Kiernan bested Democratic candidate Shafer Gaston, 4,262 to 4,079. And for city public works commissioner, Democratic candidate BK Keramati toppled Republican incumbent Charles Marshall, who'd been appointed to the job last year, 4,361 to 4,019.

Democratic candidates Minita Sanghvi and Sarah Burger won the two open county supervisor seats representing the city.

In **Glens Falls**, 3rd Ward Councilwoman Diana Palmer easily won the mayor's office after defeating incumbent Bill Collins in June's Democratic primary. Collins remained on the general election ballot but had suspended his campaign.

In **North Adams**, Mayor Jennifer Macksey easily won a third two-year term, defeating challenger Scott Berglund 2,024 to 903.

Voters also chose six incumbents and three newcomers from among a field of 13 candidates for the nine-member City Council. The incumbents re-elected Lisa Blackmer, Keith Bona, Peter Breen, Andrew Fitch, Bryan Sapienza and Ashley Shade. The new members are Alexa MacDonald, Marie McCarron and Lillian Zavatsky. Peter Oleskiewicz was the only incumbent whose re-election bid was unsuccessful.

**Columbia County** voters chose Democratic candidate Jackie Salvatore to become the new county sheriff. Salvatore, the current under-sheriff, becomes the first Black woman to be elected as a county sheriff in New York. She'll take over from incumbent Democrat Don Krapf, who endorsed her after opting not to seek a second term. Salvatore easily defeated Republican candidate John Rivero, 13,383 to 9,567.

Incumbent Republicans won three of the four contested town supervisor races in the county. But in Ancram, Democratic challenger Colleen Lutz defeated incumbent Republican James MacArthur, 389-358.

In **Rensselaer County**, Republican Steve McLaughlin won a third four-year term as county executive, defeating Democratic candidate Tiffani Silverman by 21,700 to 18,507.

In **Saratoga County**, voters chose Republican candidate Brett Eby to become the county's new district attorney after the mid-term resignation of Republican Karen Heggen in August. Eby defeated Democratic candidate Robert

*continued on page 19*

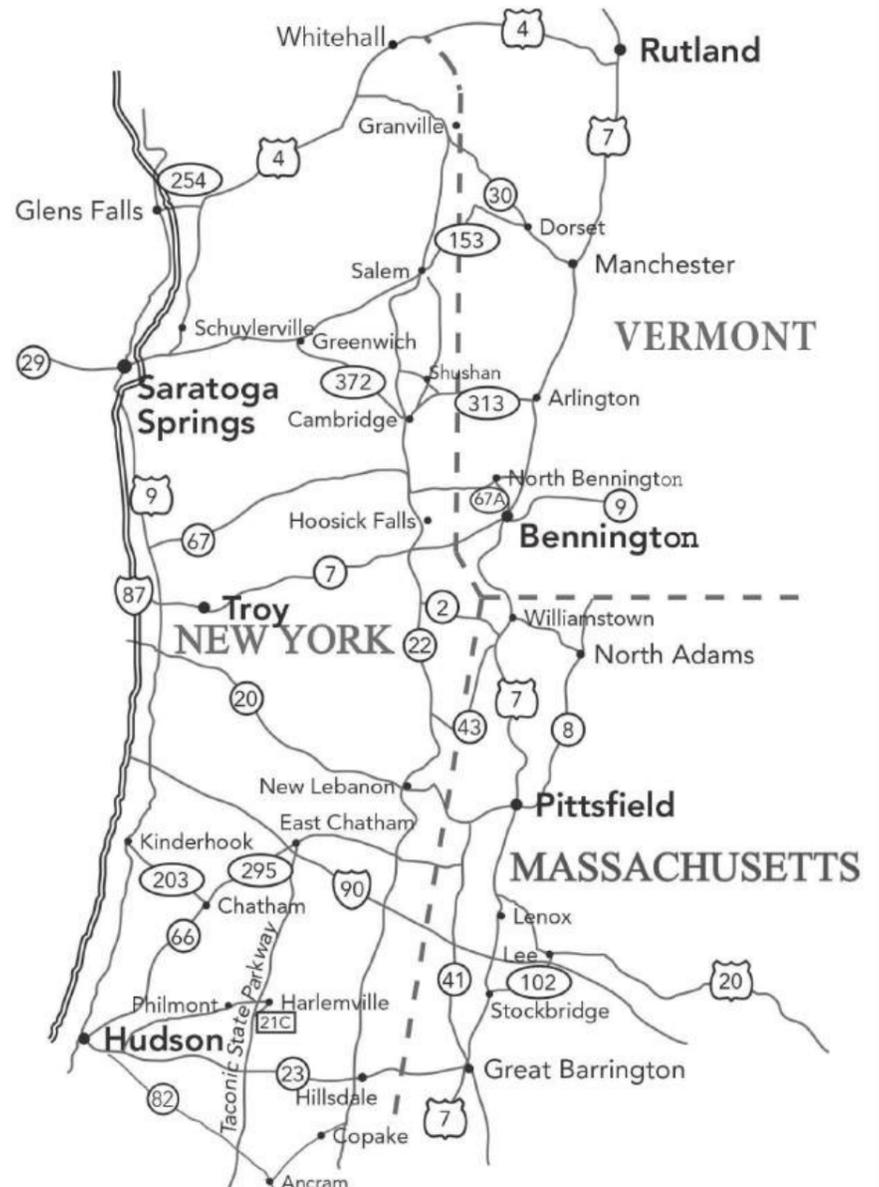
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# Governor continued from page 5

win in New York.

"I don't think calling him a socialist is going to resonate," McDaniel said in a Nov. 6 interview on the C-SPAN program "Ceasefire." "I don't think people know what a socialist is. I think you have to talk about how he is going to bankrupt New York."

### Emerging campaign issues

Among other issues expected to be prominent in the race is bail reform.

A state law passed in 2019 all but ended the practice of requiring cash bail for criminal defendants accused of misdemeanor and nonviolent felony offenses.

Some changes to the 2019 law, providing more discretion for judges, were enacted in 2022 as part of the state budget, but many legislators in the Hudson Valley and the North Country are still calling for full repeal.

"Cashless bail will remain an issue in New York until it's overturned," O'Reilly said.

Casale called bail reform "a centerpiece issue" in the governor's race and said the current system is "the poster child for everything wrong with Hochul's leadership in Albany."

Owens said concerns about bail reform could generate votes for Stefanik in the North Country and Hudson Valley. But he said it's not so much an issue in major population hubs such as Buffalo and New York City.

He argued that Stefanik's relative silence on President Trump's Canadian tariffs and his suggestion that the United States should annex Canada will benefit Hochul.

"That has a lot of importance along the border

from here to Buffalo," Owens said.

Boecher said Hochul will benefit from her record of action, such when she directed New York to make full payment of Supplemental Nutrition Assistance Program or SNAP benefits, in November, when federal food-aid payments were delayed by the government shutdown in Washington.

John Faso, a former Republican congressman from Columbia County who was the GOP gubernatorial candidate in 2006, said issues that will benefit Stefanik are "cost of living, taxes, regulations and outmigration of business and people from the state."

"Elise can win in my view," Faso added. "She is smart, fearless, and focused on issues that matter to New Yorkers."

### Intraparty challenges

Both Stefanik and Hochul may face primary challengers.

Nassau County Executive Bruce Blakeman has said he is considering competing against Stefanik for the Republican nomination.

On Nov. 7, Stefanik announced that she had the support of more than 72 percent of the weighted vote of county chairmen across the state, making her the "presumptive nominee."

If that level of support holds, it would be enough to block Blakeman from automatically qualifying at the state convention for a spot on the primary ballot. Instead, he would need to undertake an arduous statewide petition process to get on the ballot.

Lt. Gov. Antonio Delgado announced his campaign for the Democratic nomination on June 2, but so far his campaign has drawn little public attention.

Delgado, of Rhinebeck, is a former Rhodes scholar, hip-hop artist and music industry and public interest lawyer who grew up in Schenectady. He represented the 19th Congressional District in the Hudson Valley from early 2019 until May 2022, when Hochul appointed him lieutenant governor.

Delgado was elected to the post that November, running in tandem with Hochul on the Democratic ticket.

He is still lieutenant governor, but Hochul has taken away his state offices and much of his staff.

The *New York Times* has called Delgado's candidacy a "long shot," despite Hochul's mediocre favorability ratings with voters.

The last two New York lieutenant governors who attempted to become governor – Democrat Mary Ann Krupsak in 1978 and Republican-turned-Democrat Betsy McCaughey in 1998 – did not succeed.

Sheinkopf, the Democratic strategist from New York City, said of Delgado, "Realism and history work against him."

Robert Turner, a political science professor at Skidmore College, said statewide Democratic primaries typically are decided in New York City, where there is a heavier concentration and turnout of Democratic voters.

Turner said Delgado is charismatic and "a fresh new face," but it will be a challenge for him to raise sufficient funds to get his message out.

Hochul, by virtue of incumbency, he said, will have plenty of campaign funds and ample media coverage.

Delgado, however, might gain an opportunity in the primary if federal budget cuts force Hochul to take unpopular measures in next year's state budget, he said.

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ARTS & CULTURE

# Creative collective

Vision forged as teenagers carries friends through years of film projects

By **STACEY MORRIS**  
Contributing writer

GLENS FALLS, N.Y.

The subterranean studio of the Ravacon Collective is in temporary repose, its collection of artifacts awaiting the next assignment.

On one side of the room, bunkers of plastic crates containing scenery and sundry objects needed for set design are stacked floor to ceiling. Nearby is an embankment of television screens in all sizes and from a range of eras.

Next is a display of marionette-sized lizard aliens and wide-eyed zombies standing in rows on a tabletop like an encroaching army of ghouls on pause.

“They’re rod-puppets we used in a music video for a band called Starset,” explained Max Van Scoy, one of the members of the collective.

The progressive metal band, he said, commissioned Ravacon to help make a futuristic video titled “Toksik.” At last count, the video had racked up more than 1.5 million views on YouTube.

Ravacon’s oversized room in the basement level of The Shirt Factory – a former mill building that now houses offices, galleries, studios and retail shops – might at first glance seem like a desolate storage area. But on any given day, depending on the group’s rotation of projects, the space comes alive with production energy.

Among the collective’s members are Van Scoy, his brother Lucas, brothers Christopher, Jonathan and Stephen Phelps, and Ryan Fitzgerald and Joel Barlow. All are childhood friends who graduated from South Glens Falls High School, just across the Hudson River from their studio headquarters.

The scope of their projects ensures no two workdays are ever the same. Max explained that each project – whether it’s a video, feature film or a script – bears the indelibly unique imprint of the collective’s behind-the-scenes creators while also reflecting the input of the



Joan K. Lentini photo

Members of the Ravacon Collective gather at their studio in the basement of The Shirt Factory building in Glens Falls. The group includes, from left, Jonathan Phelps, Matthew Howk, Joel Barlow, Nathan Andrew Wright (seated left), Max Van Scoy (seated right), Jade MacDuff (standing) and Lucas Van Scoy (seated far right).

actors, musicians and artists with whom they work.

**Family garage to local TV**

The Phelps and Van Scoy brothers grew up in the same South Glens Falls neighborhood just a few blocks from one another. Their bond as childhood playmates solidified over the years, and as teenagers they found themselves convening in the unofficial studio space of the Phelps family garage, where they would immerse themselves in experimental film projects using the family camcorder. They were joined there by classmates Fitzgerald, Barlow, Nate Wright, Jared Phelps (a cousin of the three Phelps brothers), Laura Hajek and Jade MacDuff.

The group’s interest in art, music and film intensified throughout their high school years, and they made their first cinematic mark when South High officials asked them to put their skills to use by recording the school’s annual charity dance marathon.

After high school, many of them pursued studies in film, theater and related fields: Max and Christopher attended film school at Full Sail University in Winter Park, Fla.; Stephen studied art and technology at Rensselaer Polytechnic Institute in Troy; and Jonathan as well as Fitzgerald, Wright and Hajek studied film and theater at the State University of New York at Purchase. But being scattered around the country proved only temporary.

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In 2003, Max landed a job as cameraman at a local broadcast television station, WNCE-TV8, whose studios were in Glens Falls at the time. The station soon hired Barlow and Christopher as well, and the three spent their days shooting live news broadcasts, talk shows, cooking segments and the like — until one day in 2005, when station manager Jesse Jackson offered them the chance to create their own half-hour show.

“Jesse heard about some of our side film projects and liked what we did,” Max recalled.

Since high school, members of the group, who now range in age from 37 to 47, had amassed a body of short films, made largely in the Phelps garage, which the guys had dubbed the Ravacon garage. The chance to produce content for a regular half-hour television slot took their creative work to a new level.

“Jesse gave us free license to do what we wanted,” Christopher Phelps recalled in a phone interview from his home in Brooklyn. “We spent the summer of 2005 just filming and working off each other’s energy.

“Sometimes it got weird,” he added with a laugh. “It was a lot of fun.”

The TV8 trio, along with the rest of the crew, produced and starred in sketch comedy segments that made up the Ravacon Show, which soon had a cult following. And thanks to an unplanned encounter with a police officer while filming, the show got a surge of national attention.

The encounter happened during a sketch on a street corner for the character Banana Boy, played by Christopher in a full-sized banana costume. The star found himself in police custody after menacing the villain in the sketch, played by Lucas, with a plastic knife while Jonathan filmed.

“Suddenly there was a cop ordering us all to the ground, and Banana Boy was put in handcuffs and placed in the squad car,” Max recalled. “The next day, we woke up to a flurry of national news coverage. People remember us to this day as the Banana Boy people.”

He smiled as he pointed to the yellow costume, still preserved in suspension from the studio’s ceiling.

“Some of our sequences were only a few seconds long,” Jonathan recalled. “It wasn’t an easy show to produce, but it was great creative experience. So many times, when you try for the perfect thing, it doesn’t work. But when you get some talent together and flesh out ideas, the spontaneity of it is awesome.”

**Brooklyn-to-Glens Falls link**

Although some of the group’s members

moved to the New York City area to pursue acting, set design, and directing, the Ravacon Collective remained intact, moving its headquarters from a family garage to The Shirt Factory in 2008. It was around then that the group gained its newest member, Tim Oakley.

From the city, brothers Christopher and Stephen and Fitzgerald made inroads into the feature film industry, sometimes seeking assistance from the upstate crew. Stephen’s initial work as prop master and later as a production designer on feature film sets helped to build the collective’s cache of contacts.

Work requests for music videos and short films increased. Soon, the collective’s clients included nationally known performers ranging from The Black Crowes to Addison Rae.

“Stephen and Ryan work on feature films and pull the rest of us in for various jobs when it works out,” explained Christopher, who spends a fair portion of his time producing and directing videos for the YouTube crowd.

“It’s where music videos are watched nowadays,” he said. “Most of the videos are shot at The Shirt Factory. We’ve maximized the space there, and it’s very affordable. It’s also nice to go up and get a break from the city.”

The Van Scoy brothers are based in Glens Falls, as is Jonathan, and they handle much of the animation and scenic design for the music videos.

“We all do different things and have varying areas of expertise, but what drives us more than anything is good storytelling,” Max said.

Lucas works as head vegan chef at Rock Hill Bakehouse & Cafe, just down Curran Lane from The Shirt Factory, and he also leads the local rock band William Hale.

“I’m the guy called on for building monster puppets, miniatures, sets, ... whatever they need me to build,” he explained. “In the collective, I’m also the musician. Depending on the project, I cull from my skills and do what’s needed. I love showing up.

“A lot of our collective is built from absolute trust of one another,” he added. “It’s rare in showbiz. But because we all grew up together and formulated vision together, we have something that’s particularly special.”

The camaraderie shows, and members are quick to point out other members’ strong points.

“Ryan Fitzgerald is a production master, an incredible screenwriter, and is just as talented in front of the camera,” Lucas said. “And Jonathan is an amazingly prolific artist. He is certainly a

major factor in pushing my interest in making films.”

**Sci-fi, horror films**

One recent project was the 2021 short science-fiction film “Odyssey,” directed by Christopher and designed by Stephen, with the rest of the crew assisting with things like green-screen puppet animation and set design. The sets required a herculean collaboration that included creating more than 30 city buildings and skyscrapers, in addition to a spaceship cockpit.

“Odyssey,” which won Best of the Fest at the Adirondack Film Festival, has a dystopian storyline. To the viewer, the action takes place, Star Wars style, in a spaceship hurtling through a beleaguered galaxy. It was shot in-studio, mostly on a small scale, with a handful of actors rounding out the action.

“I’ve built a few spaceship cockpits in my day, but this one took the cake, it was so elaborate,” remembered Jonathan, the group’s eldest member, who also owns Ghosts Books, an esoteric bookstore at a separate location within The Shirt Factory. “Those moments when you create something unique and exciting make it all worth it.”

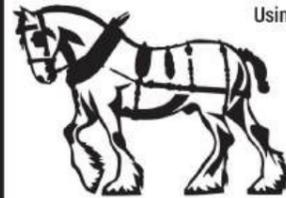
Often, they’ll undertake a project for the sheer creative challenge, as with 2014’s experimental horror film, “Lake Nowhere,” directed by Max and Christopher and shot on Great Sacandaga Lake in Saratoga and Fulton counties. With a script co-written by Christopher and Ryan Fitzgerald, the weeklong shoot took place in a rented lakeside cabin.

“We did it for ourselves,” Christopher recalled. “It was very low budget, but it turned out to be a steppingstone.”

The finished product was sent to various festivals and ended up being distributed on streaming services. It’s still available on Amazon Prime.

Matt Funicello, the owner of Rock Hill

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Bakehouse & Cafe, recalled seeing "Lake Nowhere" and being impressed.

"I was astounded that a bunch of kids we know made that film," he said. "I'm not a horror aficionado in any way, but what they did with almost no budget and everyone working together and believing in the project was pretty amazing."

"I've gotten to know most of them from coming into the cafe, and it's great they have space here at The Shirt Factory where their creativity can be unleashed," he said. "And it's heartening to see young people driven by the motto that it's important to make art and keep doing it."

**Sharing an Oscar**

In 2010, the group formed Ursidae Parade productions, the umbrella under which it produces short films, music videos, commercials, trailers and feature films.

And this year, Ursidae Parade got an unexpected catapult into the stratosphere for its members' work on the 2024 feature film "Anora," a romantic drama that was nominated for six Academy Awards. It took home five: Best Picture, Best Actress, Best Director, Best Original Screenplay and Best Film Editing.

The film stars Mikey Madison as Anora, a Brooklyn strip club worker who impulsively marries the son of a Russian oligarch. It was written, directed, produced and edited by Sean Baker.

Stephen Phelps was the film's production designer, responsible for its art department, which means, "the entire look of the film ... everything but acting and costumes," explained his brother Christopher, who was set decorator

for the film. Fitzgerald was its art director.

"We had the feeling we were working on something pretty special during the filming process," Christopher recalled. "But never did we think it would do as well as it did. It was great that my brother got to be there that night."

Christopher said he, Fitzgerald, and the rest of the crew of "Anora" watched in jubilation from Brooklyn as Stephen took the stage as part of the ensemble that accepted the Best Picture award in March.

After this dizzying and validating accolade, followed by a bit of celebrating, members of the Ravacon Collective have gone back to work on their myriad projects. These include more music videos as well as in-production and future feature films.

"Nothing that we can talk about now," Christopher said. "But things are in the works. What I love most about what we do is being able to tell an interesting story, ... whether it's through a music video I'm directing or working on a film set's art department, where you tell a story through how a room is designed and what's in it."

Across three decades and countless creative projects, the bond among this band of classmates seems stronger than ever.

"For me personally, it's my passion and my family," Lucas said. "I can't imagine doing it with anyone else. There's always the struggle of vision when we start on a project, but we trust one another deeply."

Visit [www.ravacon.com](http://www.ravacon.com) or [www.ursidae Parade.com](http://www.ursidae Parade.com) for more information about the Ravacon Collective and its members' production company.

**Park** *continued from page 9*

undertake due diligence to assess the property's environmental and physical condition and what basic repairs would be needed.

One necessary initial expense is to upgrade the park's water system, which has broken pipes and other problems.

The buyers also were required to hire a professional property manager to handle ongoing operations, such as maintenance, collecting and accounting for rents, leasing sites and other responsibilities. They have contracted with Moresi Associates, a development, real estate and property management firm based in North Adams.

Members of the new ownership group also had to determine what rents would be.

"The rent has to be all inclusive and enough to cover the purchase, maintenance and all other expenses involved in ownership," Gosselin said.

The previous monthly site rents ranged from \$350 to \$400. The members and their advisers decided to set a basic rent for all sites at \$522.

"We had to raise it somewhat, but we kept it as low as possible," Marcantel said. "A major difference is that the money won't go into the pockets of outside owners as profit. Instead, we will invest the rent income to make the property safer and more beautiful."

She said the resident-owners are considering future improvements and amenities such as adding a community center.

"If possible, we'd also like to lower the rent at some point if that becomes feasible," Marcantel added.

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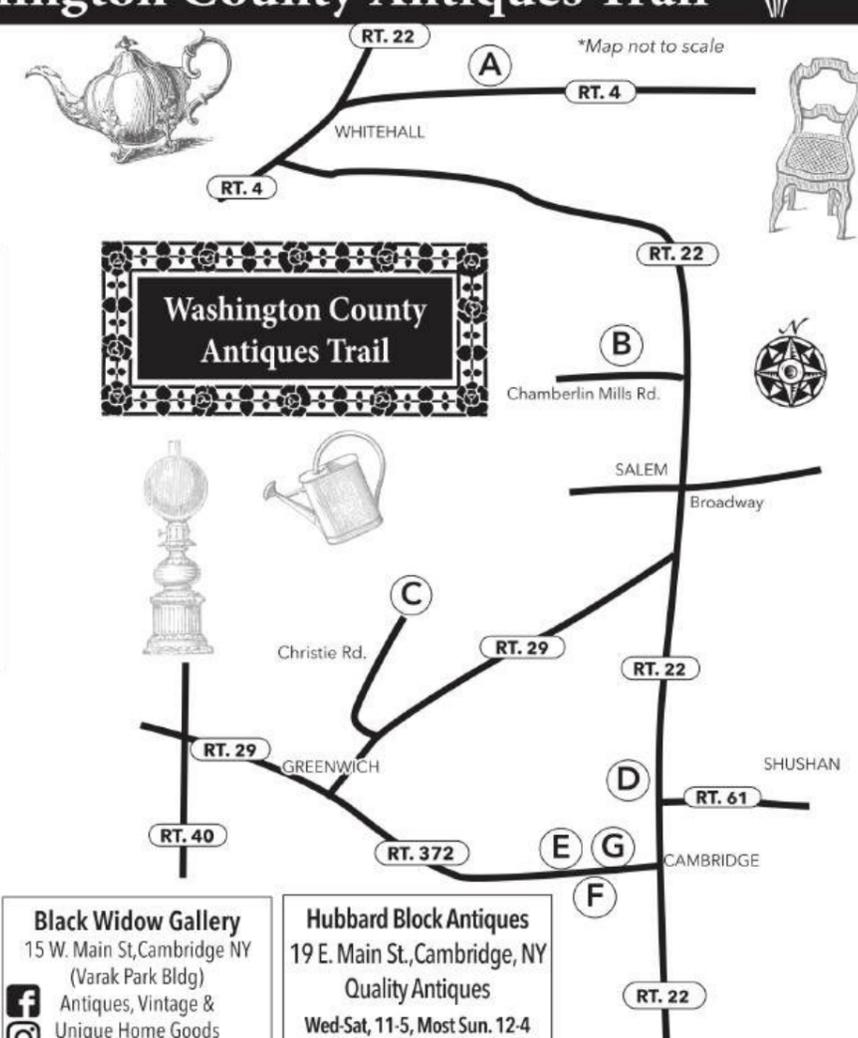
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- through Feb. 1: YATTA: "Iron + Palm Wine"

**BecketArtsCenter.org** • 7 Brooker Hill Rd., Becket, MA

- opening Dec. 4: Cornelia Hendricks

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- through Dec. 6: "Overbody: New Works by Sreshta rit Premnath"

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- through Dec. 30: Vermont Vice: Sex, Drugs, Money, and Murder
- through Dec. 30: Vermont Vice Regional Artist
- through Dec. 31: Women in Wartime
- through 2027: Art Bridges, feat. Paul Cadmus' "Lloyd & Barbara Wescott;" George Henry Durrie's "To Hartford - IX Miles;" Horace Pippin's "Holy Mountain I;" and David Smith's "March Sentinel"

**BerkshireHistory.org/InvisibleCommunity** • 780 Holmes Rd., Pittsfield, MA

- The Invisible Community: African Americans in Berkshire Co. (1830-2012) • Links at URL & Berkshire Co. Hist. Soc. YouTube Channel

**ChapmanMuseum.org** • 348 Glens St., Glens Falls, NY

- through Jan. 4: "By River, Road & Rail. How Transportation Shaped Our Communities"
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- Jan. 27-Apr. 19: "J.F. Holley's Adirondack Views"
- through Oct. 31: 1868 Bedroom AND 1910 Bedroom
- through Dec. 31: "A Seat at the Table: Discussions from the Past"

**ClarkArt.edu** • 225 South St., Williamstown, MA

- Dec. 20- Mar. 8: "Shadow Visionaries: French Artists Against the Current, 1840-70"
- through Jan. 25: "Mariel Capanna: Giornata"
- through May 17: "Gridlocked: The Geometry of Weaving"
- through May 31: "Raffaella della Olga: Typescripts"

**DArcySimpsonArtWorks.com** • 409 Warren St., Hudson, NY • Fri.-Mon., 12-5 pm

- ongoing: Tom Ferris' "Double Exposure"

**510WarrenStGallery.com** • 510 Warren St., Hudson, NY

- Dec. 5-28: Stephan Marc Klein's "Tunnel Visions"

**Folklife Center at Crandall Public Library**

- www.CrandallLibrary.org/Folklife-Center.com • 251 Glen St., Glens Falls, NY

- Folklife Gallery, through Dec. 31: Todd DeGarmo: "Night Market & Street Food: A Taste of Lanna Culture of Northern Thailand"

- YouTube: "Local Solutions in the Champlain Adirondack Biosphere" - Orig. feat. 12 mini-docus prod. by Folklife Center, supported by grant from Champlain Valley Nat'l Heritage Partnership

**HancockShakerVillage.org** • 1843 W. Housatonic St., Pittsfield, MA

- through Dec. 28: "Peculiar Grace"

**SalemCourthouse.org** • 58 E. Broadway, Salem, NY

- through mid-Spring '26: "Remembering Ruth: Light and Color"

**HudsonHall.org** • 327 Warren St., Hudson, NY

- Dec. 6-23: 2025 Community Canvas: A Winter Walk Youth Exhibition

**HydeCollection.org** • 161 Warren St., Glens Falls, NY • 518-792-1761

- through Feb. 1: Sharon Core: 1606 to the Sixties AND Tanya Marcuse: Woven No. 16
- through Mar. 8: A Feast of Fruit and Flowers: Women Still Life Painters of 17th C. and Beyond AND Nina Katchadourian: Fake Plants and Other Curiosities

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**LARAC.org** • 7 Lapham Pl., Glens Falls, NY

- through Dec. 24: Holiday Shop

**Lauren Clark Fine Art & Childs+Clark Gallery** • 684 Main St., Great Barrington, MA

- through Dec. 29: Joe Wheaton: "Wheaton Swan Song"

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- ongoing: "The Stuff of Life: Reading Wharton in the 21st Century"

**Norman Rockwell Museum** • 9 Glendale Rd, Stockbridge, MA • [nrm.org](http://nrm.org)

- through Jan. 4: "Illustrators of Light: Rockwell, Wyeth, and Parrish from the Edison Mazda Collection"

- through Feb. 22: "Norman Rockwell: Home for the Holidays"

- through Apr. 6: "Jazz Age Illustration"
- through Jun. 8: "The Art and Life of Deb Koffman"

**NorthCountryArts.org** • Ste. 120, 71 Lawrence St., Glens Falls, NY

- Shirt Factory • through Jan. 3: "Sweetheart Deal"

- 2nd Floor Gallery • through Dec. 29: Deborah Clinton

- Mezzanine Gallery, Queensbury Hotel • through Jan. 3: Fall Member Show

**PrivatePublicGallery.net** • 530 Columbia St., Hudson, NY • 212-286-0075

- through Jan. 11: Kylie Heidenheimer's "Here, Elsewhere"

**SohnFineArt.com** • 69 Church St., Lenox, MA

- Jan. 16-Mar. 30: "Salon d'hiver" (feat. artists TBA)
- through Jan. 12: "The Color of Memory," feat. Valda Bailey, John Clarke, Richard Alan Cohen, Yvette Lucas

**SparkofHudson.org** • 502 Union St., Hudson, NY

- through Dec. 19: "Hudson 1997-2003: Portraits by Phyllis Hjorth"

**SpencertownAcademy.org** • 790 NYS Rte. 203, Spencertown, NY

- through Dec. 7: "Curator as Artist IV"

**SpringStreetGallery** • 110 Spring Street, Saratoga Springs, NY • 518-290-0660

- through Jan. 2: Annual Members Exhibition

**SVAC.org** • 930 SVAC Dr., Manchester

- through Jan. 4, 2026: "Into the Abstract: Paul Gruhler & Neha Vedpathak"
- through Jan. 11: 2025 Open Members' Exhibition

**Tang.skidmore.edu** • 815 N. Broadway, Saratoga Springs, NY

- through Dec. 7: "Building Blocks"
- through Jan. 4: "See It Now: Contemporary Art from the Ann and Mel Schaffer Collection"
- through Jan. 31: "Ernest and Ruth"
- through Apr. 12: "Family Forms"

**ValleyArtisansMarket.com** • 25 E. Main St., Cambridge, NY • One-of-a-kind creations online

- through Dec. 24: Members Annual Holiday Show
- Dec. 26-28: After Christmas Sale
- Jan. 16-Feb. 8: Piecful Valley Quilters

**WorldChildrensMuseum.org** • 89 Warren St., Glens Falls, NY • Online museum at URL

- International Youth Art Collection



## Arts &amp; Culture

## THE CALENDAR DECEMBER 2025

## Mon. Dec. 1

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

**DeweyHall.org** • Berkshire Strings Public Rehearsal • 7:30 pm

misc.

**62Center.Williams.edu** • Crochet Coral Workshop • 4 pm • Williams College Museum of Art

## Tues. Dec. 2



**CaffeLena.org** • Storytelling Open Mic, feat. Tim Coombs • sogm-up 6:30/show 7 pm

misc.

**Parks.ny.org/moreau** • Mud Pond Hike (easy, 3 mi.) • 9 am • Free, ages 13+ • Reg. in Adv. REQ'D at 518-793-0511

## Wed. Dec. 3



**Williams.edu** • Midweek-music • 12:15 pm • Chapin Hall



**CaffeLena.org** • Poetry Open Mic, feat. Carol Graser • sign-up 6:30/show 7 pm

**WoodTheater.org** • Night of Improv w. Pulp City Comedy • 7 pm • 207 Glen St., Glens Falls, NY

misc.

**Parks.ny.org/moreau** • --Wrapping Paper Collage: Recycle & Create • 11 am • Free, all ages • Drop-in • --Full Moon Hike (2.5 mi., flat) • Free; family friendly; well-behaved, 6-foot-leashed dogs • Reg. in Adv. REQ'D at 518-793-0511

**Programs@Larac.org** • Holiday Potluck/Show & Share - Share your art & a favorite dish • 5-7 pm • RSVP at URL

**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

**DeweyHall.org** • Game Night • 7 pm • Donation at the door

## Thur. Dec. 4



**CrandallLibrary.org** • Bluegrass Music Jams • 6:30-8:30 pm

**CaffeLena.org** • Winter's Evening w/Ryanhood • 7 pm



• BerkshireTheatreGroup  
• HomeMadeTheater



**ClarkArt.edu** • "Leave Her to Heaven" (1954) • 6 pm • Free • Manton Research Ctr



**BattenkillBooks.com** • Bk Club: "The Heart in Winter" by Kevin Barry • 6:30-7:30 pm

**Sara\_Reservatios@nps.gov** • William P. Tatum III, Ph.D.: "The Woes of Richard Montgomery: The Invasion of Canada, 1775" • 6:30 pm • Visitor Ctr. • Res. REQ'D at email

**nps.gov/sara** • J.L. Bell: "Myths and Realities of Col. Henry Knox's Mission to Lake Champlain" • 6:30 pm • Visitor Ctr. • Res. REQ'D at Sara\_Reservatios@nps.gov

misc.

**SaratogaSeniorCenter.org** • Holiday Shop (local vendors) • Complimentary gift wrapping • 1-4 pm • Open to public • 290 West Ave, Suite 1 • 518-584-1621

**Spac.org** • Culinary Arts@SPAC: Potluck Desserts: Joyful Recipes to Share with Pride w/Justin Burke • 6-9 pm • \$95

## Fri. Dec. 5



**HudsonFalls.sals.edu** • Winter Book Sale, Bake Sale, & Raffle • 10 am-5 pm • 220 Main St., Hudson Falls, NY

**TheFoundryWS.com** • WERQSHIRES presents: A DRAG Christmas Story • 7:30 pm • Tix & event details at URL



**ClarkArt.edu** • vocalist & tap dancer Jenny Herzog & pianist Jacob Hiser • 6 pm • Tix & info at URL



• BerkshireCC.org  
• BerkshireTheatreGroup  
• HomeMadeTheater

**62Center.Williams.edu** • Cap & Bells: "Master and Margarita" • 6:30 pm • Free

**TheTwoOfUsProductions.org** • "A Christmas Carol" • 7 pm • Free • ZOOM • Reg at URL for access code

**BerkshireTheatreGroup.org** • Albany Berkshire Ballet "The Nutcracker" • 5 pm • Tix at URL • Colonial Theatre, Pittsfield, MA



**Crandall.Library.Calendardar.com** • Jane Austen's 250 - Novella: "Northanger Abbey" • 10:30 am-12 pm • Adults • Holden Rm.

**BattenkillBooks.com** • Sit 'n Knit • 2-4 pm

**ParkTheaterGF.com** • North Country Immigrant Justice Coalition "A New York for All: Convo on ICE & Protecting Our Immigrant Community" • Doors 6/show, 6:30 pm • RSVP

misc.

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 3-7:30 pm • Free

**Tang@skidmore.edu** • Tang Bazaar Student Creativity Showcase • 3:30-6 pm

**BerkshireBotanical.org** • Preview Party: Holiday Marketplace & Gallery of Wreaths • 5-7 pm • Pre-reg. REQ'D • \$75/\$100

**DowntownPittsfield.com** • Festive Frolic • photos w/Grinch, 5-8 pm; Park Square Tree Lighting Ceremony, 6 pm • All events, locations, & highlights at URL

**SpencertownAcademy.org** • Holidays in Spencertown

--Holiday Project for kids at Spencertown Academy • 5:30-6:15 pm  
--Tree lighting, Caroling, Santa & Mrs. Claus, on the Green • 6:30-7:30 pm

**Camb. Hist. Soc. & Mus.** • Victorian Christmas Open House • 6-8 pm • 12 Broad St., Cambridge, NY

## Sat. Dec. 6



**HudsonFalls.sals.edu** • Winter Book Sale, Bake Sale, & Raffle • 10 am-1 pm • 220 Main St., Hudson Falls, NY

**DeweyHall.org** • Public Berkshire Strings Rehearsals • 11:30 am

**CrescendoMusic.org** • The Bach Experience: Choral Music for the Spirit • 4 pm • St James Pl., Great Barrington, MA

**StockbridgeChamber.org** • Stockbridge Main St. at Christmas Holiday Concert & Group Sing-Along • 5-6:15 pm • \$40 each • Tix at URL • First Congregational Church, Stockbridge

**MyStrandTheater.org** • The Bluebellies 13th Annual Old-Time Christmas Revue • 7 pm • 210 Main St., Hudson Falls, NY



**WoodTheater.org** • Clara and the Land of Sweets (abrv. & narrated Nutcracker Ballet) • 2:30 & 5:30 pm • 207 Glen St., Glens Falls, NY



• BerkshireCC.org  
• BerkshireTheatreGroup  
• HomeMadeTheater

**BerkshireTheatreGroup.org** • Albany Berkshire Ballet "The Nutcracker" • 2 & 6 pm • Tix at URL • Colonial Theatre, Pittsfield, MA

**BecketArtsCenter.org** • "FRAGMENTS, a reading for World AIDS Day" • 4-6 pm • Free, donations welcome • 7 Brooker Hill Rd, Becket, MA

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

**62Center.Williams.edu** • Cap & Bells: "Master and Margarita" • 7 pm • Free

**SpencertownAcademy.org** • "For the Love of Me" Staged Reading, by Kate McLeod • 7 pm

**TheFoundryWS.com** • Just Add Water • 7:30 pm • Tix & event details at URL



**ImagesCinema.org** • "Beauty and the Beast" (1991) • 1 pm • Free • off-site at Milne Public Lib., 1095 Main St., Williamstown, MA

**SalemCourthouse.org** • Move in the Courtroom: "Elf" • 5-7 pm • 58 E. Broadway, Salem, NY



**ClarkArt.edu** • New parents/infants/pre-toddlers tour • 10:15 am • Free • Strollers & front-carrying baby carriers welcome • Meet at admissions desk

misc.

**IokaValleyFarm.com** • Breakfast with Santa • 8 am-12 pm • 3475 Rt. 43, Hancock, MA (see ad for seasonal events)

**FriendsOfMoreauLake.org** • Friends' Seasonal Craft • 10 am-12 pm • Reg. REQ'D at URL, space limited

**BenningtonMuseum.org** • Family Day & Children's Shopping • 10 am-2 pm • Res. req'd for shopping

**HydeCollection.org** • Adirondack Holiday Festival Family Fun Day • 10 am-3 pm • Adv. reg. REQ'D. at URL

**Warrensburgh, NY** • Holly Jolly Indoor Holiday Market & Artisan Fair • 10 am-3 pm • 89 River St.

**BerkshireBotanical.org** • Holiday Marketplace & Gallery of Wreaths • 10 am-4 pm

**StockbridgeChamber.org** • Historic Property Self-guided Tour • 11 am-3 pm • \$30 each • Locations & tix at URL

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**DowntownPittsfield.com** • Festive Frolic • Berkshire Ballet "The Nutcracker" • 2:30-3, ages 5-12; live music w/JJ Slater, 1-3 pm • All events, locations, & highlights at URL

**ClarkArt.edu** • Williamstown's Holiday Walk weekend • 12-5 pm, w/ artmaking 2:30-4:30 pm • 57 Sprng St.

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 2-8 pm • Free

**HudsonHall.org** • Winter Walk 2025 • 5-8 pm • Events at URL

**HappyVermont.com** • Lighted Tractor Parade • 5:30-6:30 pm • Manchester, VT

## Sun. Dec. 7



**Williams.edu** • Chamber Music Studio Recital • 2 pm • Brooks-Rogers Recital Hall

**CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**TheGlensFallsSymphony.org** • "Holiday Pops: Celtic Holiday" • 4 pm • Hudson Falls High School • Adv. tix. REQ'D at URL ASAP

**Hubbard Hall.org** • COIG • 6-8 pm • Cambridge, NY



• BerkshireCC.org  
• BerkshireTheatreGroup  
• HomeMadeTheater

**WoodTheater.org** • Sisters Christmas Catechism • 3 pm • 207 Glen St., Glens Falls, NY

**BerkshireTheatreGroup.org** • Albany Berkshire Ballet "The Nutcracker" • 1 & 4:30 pm • Tix at URL • The Colonial Theatre, Pittsfield, MA

**TheFoundryWS.com** • Alec Mapa: The Buttcracker • 7:30 pm • Tix & event details at URL



**BerkshireHistory.org** • Tantalizing Talks, Tea & Toddlies: Michelle Young ("The Art Spy: The Extraordinary Untold Tale of WWII Resistance hero Rose Valland") • 2-3 pm • Live, \$75; online, \$35 • URL or MobyDick.org or 413-442-1793 • 780 Holmes Rd, Pittsfield, MA

misc.

**IokaValleyFarm.com** • Breakfast with Santa • 8

am-12 pm • 3475 Rt. 43, Hancock, MA (see ad for seasonal events)

**Parks.ny.org/moreau** • Block Printing Cards & Needle-Felting Ornaments • 10 am • Free, ages 13+ • 24-hr Adv. reg. REQ'D at 518-793-0511, space limited

**Warrensburgh, NY** • Holly Jolly Indoor Holiday Market & Artisan Fair • 10 am-3 pm • 89 River St.

**BerkshireBotanical.org** • Holiday Marketplace & Gallery of Wreaths • 10 am-4 pm

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**RoeliffJansenHS.org** • Winter Walk in the Wilderness • 12-4 pm • Full schedule of Copake Falls' Holiday Cheer events at URL • 518-329-0652

**BecketArtsCenter.org** • Sean McCusker Live Painting Demo • 2-4 pm • 7 Brooker Hill Rd, Becket, MA

**ClarkArt.edu** • First Sun. Free • 10 am-5 pm; free special activities 1-4 pm • Free admission & activities

**HydeCollection.org** • Painted Nutcracker • 3:30-4:30 pm • All ages • \$30/\$15 members • Adv. reg. at URL

**LARAC.org** • Winter Arts Festival • 10 am - 4 pm • Queensbury Hotel

**StockbridgeChamber.org** • Stockbridge Main St. at Christmas Recreation • 12-2 pm • \$5 each, under 12 free • Events and tix at URL

**ParkMcCullough.org** • Community Tree Lighting • 3:30-5 pm • Free

## Mon. Dec. 8



**CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

**DeweyHall.org** • Public Berkshire Strings Rehearsals • 7:30 pm

**Williams.edu** • Violin Studio Recital • 7:30 pm • Brooks-Rogers Recital Hall



**ImagesCinema.org** • "The Muppet Christmas Carol" (1992) • 7 pm • off-site at Greylock Works, 508 State Rd., North Adams, MA



**Saratoga Senior Center.org** • Cybersecurity & the Art of Beekeeping • Free, open • 290 West Ave, Suite 1 • 518-584-1621

misc.

**Parks.ny.org/moreau** • Baker to Moreau Overlook Hike (mod.-hard, 2.5 mi) • 9:30 am • Free, ages 13+ •

# Arts & Culture

## THE CALENDAR DECEMBER 2025

Adv. reg. REQ'D at 518-793-0511

**BecketArtsCenter.org** • Maker Mondays • 6:30 pm • Drop-in

### Tues. Dec. 9

**FolklifeCenter.com** • Angelina & JP • 10:30 am • Queensbury Senior Ctr.

**Williams.edu** • Midweek-music • 12:15 pm • Chapin Hall

**CaffeLena.org** • Chuck Lamb Trio w/guest Sara Caswell • 7 pm



**CrandallLibrary.org** • "A Christmas Carol" w/master storyteller, Jonathan Kruk • doors 6:30/show 7 pm



**SaratogaSeniorCenter.org** • Charlie Kuenzel (Sar. Spgs. Hist. Mus.) • "Saratoga During the Gilded Period" • 9:30 am • Free, open to all • 290 West Ave, Suite 1 • 518-584-1621

misc.

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 12-4 pm • Free

### Wed. Dec. 10

**DeweyHall.org** • Jazz Jams • 7 pm • Suggested donations

**CaffeLena.org** • The Empty Pockets --Snow Day: Blues Rock for the Holidays • 7:30 pm



• BerkshireTheatreGroup

misc.

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 12-4 pm • Free

**Crandall.Library.Calendar.com** • Jane Austen's 250 - The Drawing Board: Jane Austen workshop • 6-7:30 pm • Reg. REQ'D. • Adults • Holden Rm.

**SparkofHudson.org** • Holiday Toy Swap • 6-8 pm

**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

**HubbardHall.org** • Breaking Bread Potluck • 6:30-8:30 pm • Cambridge, NY

### Thur. Dec. 11

**CaffeLena.org** • Overit Home Grown Series: Girl Love EP Release Party w/

Opener Dustin Lowman • 7 pm

**TheFoundryWS.com** • A Very Very Cassie & Maggie Christmas • 7:30 pm • Tix & event details at URL



• BerkshireTheatreGroup



**ClarkArt.edu** • "Kiss Me Deadly" (1955) • 6 pm • Free • Manton Research Ctr



**BattenkillBooks.com** • Monthly Poetry Night • 6:30-8 pm

**nps.gov/sara** • J.L. Bell: "Myths and Realities of Col. Henry Knox's Mission to Lake Champlain" • 6:30 pm • Visitor Ctr. • Res. REQ'D at Sara\_Reservations@nps.gov

misc.

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 12-4 pm • Free

**Parks.ny.org/moreau** • Potters Point Hike (off trail, not stroller-friendly) • 1 pm • Free • Adv. reg. REQ'D at 518-793-0511 • Meet at park office

**LARAC.org** • Ladies Night Holiday Shopping at Larac (10% off all purchases in Holiday Shop) • 5-7 pm

### Fri. Dec. 12

**SPAC.org** • Danú: An Emerald Isle Christmas • 7 pm • Arthur Zankel Music Ctr.

**CaffeLena.org** • High Horse • 8 pm



• BerkshireCC.org  
• BerkshireTheatreGroup  
• FortSalem  
• Shakespeare & Co.

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

**SalemCourthouse.org** • AmericanPhysicalTheater.org in the Courtroom • doors 6:30/show 7 pm • Free, donations gratefully accepted • 58 E. Broadway, Salem, NY

**TheFoundryWS.com** • JSackie Beat: Pretty Lady Christmas • 7:30 pm • Tix & event details at URL



**BattenkillBooks.com** • Sit 'n Knit • 2-4 pm

misc.

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**Parks.ny.org/moreau** • Pinecone Bird Feeders • 11

am-2 pm • Free, drop in, 1st come, 1st served

**SlateValleyMuseum.org** • Holiday Festival: Christmas in the Barn • 4-8 pm • Free

### Sat. Dec. 13

**CaffeLena.org** • --Guitar & Mandolin Recital • 10 am - 12 pm  
--Little Fols: Children at the Well • 3-4 pm  
--Folk Heritage Series: The Kennedys Rockin' Holiday Show

**SPAC.org** • Chamber Music Soc. of Lincoln Ctr: The Complete Brandenburg Concertos • 5 pm • Arthur Zankel Music Ctr. • Limited availability

**BerkshireTheatreGroup.org** • Evening of Holiday Jazz w/Tim Jones • 7:30 pm • Colonial Theatre, Pittsfield, MA

**BridgeSt.org** • Telos Consort - The Illusion of Self • 7:30 pm • 44 W. Bridge St., Catskill, NY

**SpencertownAcademy.org** • Vintage Jazz Concert w/Laura Anglade & Ben Rosenblum Trio • 7:30 pm • Tix at URL



**WoodTheater.org** • ABT's Nutcracker Ballet • 1 & 6 pm • 207 Glen St., Glens Falls, NY

**NorthBerkshireDance.org** • Community Dance • 7:15-10:30 pm • 906 Main St., Williamstown, MA



• BerkshireCC.org  
• BerkshireTheatreGroup  
• FortSalem  
• Shakespeare & Co.

**HubbardHall.org** • Holiday Breakfast: Traditions of Ukraine • 9-11 am & 11 am-12 pm • Cambridge, NY

**ClarkArt.edu** • The Met: Live in HD: Umberto Giordano's "Andrea Chénier" • 1 pm • Adv. reg. encouraged, limited capacity, at URL or 413-458-0524

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

**ParkTheaterGF.com** • The Body Barre Adult Dance Team: Christmas Cabaret, feat. The Storm Squad • 7 pm

**SalemCourthouse.org** • AmericanPhysicalTheater.org in the Courtroom • doors 6:30/show 7 pm • Free, donations gratefully accepted • 58 E. Broadway, Salem, NY

**TheFoundryWS.com** • Seeing Rainbows: Winter Open Stage in collab w/WANDER Berkshires • 7:30 pm • Tix & event details at URL



**ClarkArt.org** • The Met Live in HD: "Andrea Chénier" • 1 pm

**HydeCollection.org** • The Met Live in HD: "Andrea Chénier" • 12:30-3 pm

misc.

**CrandallLibrary.org** • Workshop: Froebel Star w/ Chris Ferris-Hubbard • 3 sessions available, call to register & choose: 518-792-6508, x239

**BecketArtsCenter.org** • Solstice Wreath Making • 10 am-12 pm • Reg. REQ'D. at URL (limited cap.) • 7 Brooker Hill Rd., Becket MA

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**Pittsfield, MA** • Mutts Gone Nuts: Santa Paws • 2 & 5 pm • 111 South St.



**SalemCourthouse.org** • Movie in the Courtroom: "It's a Wonderful Life" (PG) • 4-6 pm • 58 E. Broadway, Salem, NY



**BerkshireHistory.org** • Tantalizing Talks, Tea & Toddies: Kevin O'Hara ("A Lucky Irish Lad") • 2-3 pm • Live, \$75; online, \$35 • URL or MobyDick.org or 413-442-1793 • 780 Holmes Rd, Pittsfield, MA

misc.

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**Parks.ny.org/moreau** • both events REQ. adv. reg. at 518-793-0511  
--Hiking Challenge (3.03 mi) • 9:30 am • Free, ages 13+  
--Hiking Challenge Recognition Party • 12 pm •

**BecketArtsCenter.org** • 7 Brooker Hill Rd, Becket, MA  
--Sean McCusker Live Painting Demo • 1-2 pm  
• Hanukkah events: Mullen House • Reg. REQ'D: Deborah-AT-Becketartscenter.org  
--Latke-Making • 2-4 pm  
--Family Hanukkah Celebration • 4-7 pm

**MassAudubon.org/programs** • "Whose Tracks are These?" • 1-2:30 pm • Family, w/ages 6-12 yrs • Pleasant Valley Wildlife Sanctuary, Lenox • Reg. REQ'D at URL

### Mon. Dec. 15

**CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

misc.

**HudsonCrossingPark.org** • Carols, Cocoa, and Crafts at Champlain Canal Reg'l Gateway Vis. Ctr. • 1 pm • Free, donations welcome • 30 Ferry St., Schuylerville, NY

**Parks.ny.org/moreau** • Beginner Birding at Big Bend • 8:30 am • Free, ages 13+ • Meet at park office • Adv. reg. REQ'D at 518-793-0511

### Tues. Dec. 16

**CaffeLena.org** • Rochmon Record Listening Party: 2025 Retrospective • 7 pm



**Crandall.Library.Calendar.com** • Jane Austen's 250 - 90s Movie

Night: "Clueless" (1995) • 6-8 pm • Community Rm.

### Wed. Dec. 17

**CaffeLena.org** • Bluegrass Jam • 7 pm

**WoodTheater.org** • Anthony Nunziata "Christmas & Italy" • 7 pm • 207 Glen St., Glens Falls, NY

**TheFoundryWS.com** • Kongero • 7:30 pm • Tix & event details at URL



**WoodTheater.org** • Bk Club: "She of the Mountains" by Vivek Shraya • 6:30 pm • 207 Glen St., Glens Falls, NY

misc.

**ClarkArt.edu** • Collage Club • 6-8 pm • Free, rec'd ages 16+, drop in • Manton Research Ctr.

**Parks.ny.org/moreau** • Lake Ann Hike (4.5 mi, gain & loss of 330 ft.) • 8:30 am • Free, ages 13+ • Adv. reg. REQ. at 518-793-0511

**MassAudubon.org/programs** • Tracking Winter Wildlife for Beginners • 10-11:30 am • Adults • The Mount, Lenox • Reg. REQ'D at URL

**Crandall.Library.Calendar.com** • Family History One-to-One • 10 am-12 pm • Adults • Folklife Center Research Rm.

**ClarkArt.edu** • Collage Club • 6-8 pm • Free, ages 16+, drop in • Manton Research Ctr.

**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

### Thur. Dec. 18



**ParkTheaterGF.com** • Jazz Night: Killdeer Trio • doors 6:30 pm/showtime 7:30 pm • 15 Park St., Glens Falls, NY

**CaffeLena.org** • Peak Jazz: Jane Monheit Duo • 7 pm



• BerkshireTheatreGroup  
**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

**BecketArtsCenter.org** • Winter Solstice in Story & Song • 7-8:15 pm



**ClarkArt.edu** • "The Third Man" (1949) • 6 pm • Free • Manton Research Ctr

# Arts & Culture

## THE CALENDAR DEC '25 - JAN '26

### Fri. Dec. 19

 **CaffeLena.org** • Ellis Paul • 8 pm

 **BerkshireTheatreGroup**

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

 **BattenkillBooks.com** • Sit 'n Knit • 2-4 pm

misc.

**Parks.ny.org/moreau** • "The Christmas Owl" Storytime • 10:30 am • Free, drop-in

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

### Sat. Dec. 20

 **BerkshireTheatreGroup.org** • Kids Concerts w/Terry A La Berry & Friends • 12 pm • Colonial Theatre, Pittsfield, MA

**BecketArtsCenter.org** • Holiday Sing Along • 6-8 pm • 7 Brooker Hill Rd., Becket, MA

 **BerkshireTheatreGroup**

**HudsonHall.org** • Kwanzaa 2025: Operation Unite NY • 4 pm

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

**HubbardHall.org** • Holiday Reader's Theater Fundraiser in Honor of Janet Scudder • 7:30 pm • Cambridge, NY

 **WoodTheater.org** • Family Holiday Party: "Merry Madagascar" • 11 am • 207 Glen St., Glens Falls, NY

**ImagesCinema.org** • "White Christmas" (1954) • 1 pm • Free • off-site at Milne Public Lib., 1095 Main St., Williamstown, MA

 **Highland Quilt Guild** • 9 am • UMC, 12 Sheridan St, Argyle, NY

**GildedAge.org** • Bonnie Eastwood: "Christmas Traditions of the Victorian & Gilded Age" Tea & Talk • 3:30 pm • \$45 • Res. at URL or 413-637-3206

misc.

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**MassAudubon.org/programs** • Tracking Winter Wildlife for Beginners • 10-11:30 am • Adults • Pleasant Valley Wildlife Sanctuary • Reg. REQ'D at URL

**Parks.ny.org/moreau** • Shrews, Voles, & Moles ... Oh My! • 11 am • Free, ages 13+ • Adv. reg. REQ'D at 518-793-0511

### Sun. Dec. 21

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**CrescendoMusic.org** • A Tapestry of Traditions: Unraveling the History of Christmas Carols • 4 pm • St James Pl., Great Barrington, MA

**CaffeLena.org** • Elizabeth Woodbury Kasius & Maria Zemantauski & Friends: Eclectic Seasonal Show • 7 pm

 **WoodTheater.org** • Suite Moves: The Nutcracker, Reimagined! • 2 & 5 pm • 207 Glen St., Glens Falls, NY

 **BerkshireTheatreGroup**

**SalemCourthouse.org** • Winter Solstice Celebration w/Swaying Tree Yoga • 4-7 pm • Reg. REQ'D. at URL • 58 E. Broadway, Salem, NY

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc.

**HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**BerkshireGrown.org** • Farmers' Market & mini maker market at Greylock WORKS • 10 am-1 pm • 508 State Rd., N. Adams, MA

**BecketArtsCenter.org** • Sean McCusker Live Painting Demo • 2-4 pm • 7 Brooker Hill Rd, Becket, MA

**Parks.ny.org/moreau** • Adv. reg. REQ'D at 518-793-0511 --Walking in a Winter Wonderland (3.5 mi, flat) • 1 pm • Free, not stroller-friendly --New Moon @ The Telescope • 5:30 pm • Free, all ages

### Mon. Dec. 22

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc. **Parks.ny.org/moreau** • Eagle Watch (convoy-style journey, BYOBinocs) • 8:30 am

**BecketArtsCenter.org** • Maker Mondays • 6:30 pm • Drop-in

### Tues. Dec. 23

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

### Wed. Dec. 24

misc. **Parks.ny.org/moreau** • "The Christmas Owl" Storytime • 10 am, prompt • Free • Adv. reg. REQ'D at 518-793-0511

### Thur. Dec. 25

misc. **Parks.ny.org/moreau** • Holiday Walk at Big Ben (3.5 mi., flat, not stroller-friendly) • 12 pm, meet at park office • Adv. reg. REQ'D. at 518-793-0511, limited space

### Fri. Dec. 26

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

 **BattenkillBooks.com** • Sit 'n Knit • 2-4 pm

misc. **Parks.ny.org/moreau** • Blubber Gloves: How Animals Stay Warm in Winter • 11 am • Free, ages 6+ • Adv. reg. REQ'D. at 518-793-0511,

### Sat. Dec. 27

 **CrescendoMusic.org** • A Baroque Portrait: Elisabeth Jacquet de La Guerre • 4 pm • St James Pl., Great Barrington, MA

 **DeweyHall.org** • Sheffield Contra Dance • 7 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

 **ClarkArt.edu** • The Met Live in HD: "The Magic

Flute" (encore) • 1 pm

misc. **HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

### Sun. Dec. 28

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**CaffeLena.org** • A Joyful Noise: Live Gospel w/Soulist Garland Nelson & Friends • 5-7 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc. **HancockShakerVillage.org** • Festival of Trees: Barn to be Wild • 11 am-4 pm

**Parks.ny.org/moreau** • Appreciating Winter Birds • 10 am • Adv. reg. REQ'D. at 518-793-0511

### Mon. Dec. 29

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc. **Parks.ny.org/moreau** • Nature Center Detectives • 11 am • Free, all ages • Adv. reg. REQ'D. at 518-793-0511

### Tues. Dec. 30

 **CaffeLena.org** • The Suitcase Junket • 7 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc. **Parks.ny.org/moreau** • Make Your Own Fossil • 11 am • Free, all ages • Adv. reg. REQ'D. at 518-793-0511

### Wed. Dec. 31

 **CaffeLena.org** • Saratoga NYE: Reese Fulmer & The Carriage House Band • 7-9 pm & 9-10 pm

**ParkTheaterGF.com** • NYE Dinner & Comedy Show • Casey J. Salengo & Courtney Maginnis • doors & cocktails 6 pm/dinner 7 pm/showtime 8 pm • 15 Park St., Glens Falls, NY

**Pittsfield, MA** • NYE w/ Max Creek • 8:30 pm • 111 South St.

 **WoodTheater.org** • First Night of Funny • 4 & 7 pm • 207 Glen St., Glens Falls, NY

**EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

misc. **Parks.ny.org/moreau** • Eagle Watch (convoy-style journey, BYOBinocs) • 8:30 am • Adv. reg. REQ'D. at 518-793-0511

**BenningtonMuseum.org** • Noon Year's Eve Party for Kids • 11:15 am

### Thurs. Jan. 1

misc. **Parks.ny.org/moreau** • First Day Hike 2026 (hikes 2.1 and 3 mi) • 11 am • Free, no reg. req'd.

### Fri. Jan. 2

 **CaffeLena.org** • Peak Jazz: Richard Baratta Gotham City Latin Jazz Quartet • 8 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

### Sat. Jan. 3

 **CaffeLena.org** • Good-night Moonshine • 8 pm

 **EdithWharton.org** • NightWood • Tours betwn 5-7:30 pm

 **ImagesCinema.org** • "The Princess and the Frog" (2009) • 1 pm • Free • off-site at Milne Public Lib., 1095 Main St., Williamstown, MA

 **ClarkArt.edu** • New parents/infants/pre-toddlers tour • 10:15 am • Free • Strollers & front-carrying baby carriers welcome • Meet at admissions desk

### Sun. Jan. 4

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**CaffeLena.org** • Misty Blues • 7 pm

misc. **ClarkArt.edu** • First Sun. Free • 10 am-5 pm; free special activities 1-4 pm • Free admission & activities

### Mon. Jan. 5

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

### Tues. Jan. 6

 **CaffeLena.org** • Storytelling Open Mic, feat. Sandy Schuman • sign-up 6:30/show 7 pm

### Wed. Jan. 7

misc. **CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

### Thur. Jan. 8

 **CaffeLena.org** • Global Voices: Alla Boara • 7 pm

**CrandallLibrary.org** • The Colgate Resolutions • doors 6:30/show 7 pm

 **BattenkillBooks.com** • Bk Club: "Shy Creatures" by Clare Chambers • 6:30-7:30 pm

### Fri. Jan. 9

 **CaffeLena.org** • Jenna Nicholls • 8 pm

misc. **CrandallLibrary.org** • Ukulele w/Alexander Grandy • 2-3 pm, beg.; 3-4 pm, intermed. • Call for ukulele loan & to register: 518-792-6508, x239

### Sat. Jan. 10

 **ParkTheaterGF.com** • Mono Means One w/Progeny • 7:30 pm

**CaffeLena.org** • Folk Heritage: Steve Forbert Duo • 8 pm

# Arts & Culture

## THE CALENDAR DEC '25 - JAN '26

 **NorthBerkshireDance.org** • Community Dance • 7:15-10:30 pm • 906 Main St., Williamstown, MA

 **GhentPlayhouse.org** • Edith Wharton's "Roman Fever" Staged Reading to benefit Columbia County EMS • 4 pm

**WoodTheater.org** • Big Gay Blizzard: Drag Edition • 7 pm • 207 Glen St., Glens Falls, NY

 **HydeCollection.org** • The Met Live in HD: "I Puritani" • 12:30-5 pm

**Sun. Jan. 11**

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**CaffeLena.org** • Kyshona • 7 pm

 **GhentPlayhouse.org** • Edith Wharton's "Roman Fever" Staged Reading to benefit Columbia County EMS • 2 pm

 **ClarkArt.edu** • The Met Live in HD: "I Puritani" (pre-recorded) • 1 pm

**Mon. Jan. 12**

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

 **WoodTheater.org** • Adirondack Theatre Festival presents Mamma Mia! Monday Fundraiser • 6 pm • 207 Glen St., Glens Falls, NY

**Tues. Jan. 13**

 **CaffeLena.org** • Chuck Lamb Trio w/The Dylan Perillo Orchestra @Putnam Place • 7 pm • 63 Putnam St., Saratoga Springs, NY

**Wed. Jan. 14**

 **WoodTheater.org** • Night of Improv w.Pulp City Comedy • 7 pm • 207 Glen St., Glens Falls, NY

**misc.**  
**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

**Thur. Jan. 15**

 **FolklifeCenter.com** • Josh Clevensine • 12 pm • Moreau Community Ctr.

**CrandallLibrary.org** • Bluegrass Music Jams • 6:30-8:30 pm

**ParkTheaterGF.com** • Jazz Night: Rob Lindquist Trio • 7:30 pm

**Fri. Jan. 16**

 **Williams.edu** • I/O Festival 2026 - The Music of Now • 7:30 pm • CenterStage, '62 Center

**Sat. Jan. 17**

 **Williams.edu** • I/O Festival 2026 - The Music of Now • 7:30 pm • CenterStage, '62 Center

 **ImagesCinema.org** • "Willy Wonka & the Chocolate Factory" (1971) • 1 pm • Free • off-site at Milne Public Lib., 1095 Main St., Williamstown, MA

 **Highland Quilt Guild** • 9 am • UMC, 12 Sheridan St, Argyle, NY

**Sun. Jan. 18**

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**Mon. Jan. 19**

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

**Tues. Jan. 20**

No events

**Wed. Jan. 21**

**misc.**  
**ClarkArt.edu** • Collage Club • 6-8 pm • Free, ages 16+, drop in • Manton Research Ctr.

**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

**Thur. Jan. 22**

 **ClarkArt.edu** • "The Fall of the House of Usher" with new live score • 6 pm

**Fri. Jan. 23**

 • Ghent Playhouse

**misc.**

**CrandallLibrary.org** • See Jan. 9

**Sat. Jan. 24**

 **CaffeLena.org** • Dirty Glass Players • 8 pm

 **62Center.Williams.edu** • Hannah Klinkman & Nate Buchsbaum: "Delvers," followed by "Night Swim" anthology, w/diverse artists TBA • 7:30 pm

 • Ghent Playhouse

**misc.**

**MassMoCA.org** • Community Free Day • 10 am-5 pm • 1040 Mass MoCA Way, N. Adams, MA

**Sun. Jan. 25**

 **CambridgeDepot.com** • Song Circle (acoustic, local, sharing) • 3-5 pm • 6 Broad St., Cambridge, NY

**CaffeLena.org** • Dust Bowl Faeries • 7 pm

 • Ghent Playhouse

**Mon. Jan. 26**

 **CaffeLena.org** • Open Mic • sign-up 6:30/show 7 pm

**Williams.edu** • Williams Opera Workshop • 7:30 pm • Chapin Hall

**Tues. Jan. 27**

 **CaffeLena.org** • Julia Al-sarraf Album Release • 7 pm

**Wed. Jan. 28**

 **CaffeLena.org** • After School Folk Ensemble w/ Games Gascoyne & Oona Grady • 2:30-5:30 pm

**Williams.edu** • Williams Opera Workshop • 7:30 pm • Chapin Hall

**misc.**

**CambridgeDepot.com** • Trivia Night • 6:30 pm • 6 Broad St., Cambridge, NY

**Thur. Jan. 29**

 **CaffeLena.org** • Sweet Petunia w/opener Question of the Century • 7 pm

 **ClarkArt.edu** • "Beauty and the Beast" • 6 pm

**Fri. Jan. 30**

 **ParkTeaterGF.com** • Comedy After Dark: Liam Nelson • 8 pm

 • Ghent Playhouse

 **WoodTheater.org** • Banff Centre Mtn Film Fest. World Tour 2025 • 7 pm • 207 Glen St., Glens Falls, NY

**Sat. Jan. 31**

 **CaffeLena.org** • Honey-suckle • 8 pm

 • Ghent Playhouse

 **WoodTheater.org** • Banff Centre Mtn Film Fest. World Tour 2025 • 2 & 7 pm • 207 Glen St., Glens Falls, NY

### Election *continued from page 10*

Logan III, 27,955 to 26,944. Undersheriff Jeffrey R. Brown will take over as the new county sheriff, succeeding three-term incumbent Michael Zurlo, who opted not to seek another term. Brown, a Republican, defeated Democrat Ryan Mahan, 29,212 to 25,884.

In the four contested town supervisor races around the county, incumbent Democrat Cynthia Young in Malta and incumbent Republican Ed Kinowski in Stillwater each won re-election easily.

But in Wilton, Democratic challenger Toni Sturm bested incumbent Republican John Lant, 2,450 to 2,346, in a rematch of a race Lant had won handily two years ago.

And in Greenfield, Democratic candidate Michael Gyarmathy defeated Republican Kevin Veitch, 1,229 to 1,111.

In Warren County, longtime Queensbury Supervisor John Strough, a Democrat, won another term, turning back a challenge from Republican Councilman Mike Dixon, 3,767 to 3,301.

In the only contested town supervisor race in Washington County, Republican candidate Darlene Kerr defeated independent Kathleen Coffman, 174-115, to lead the town of Putnam.



### THEATER LISTINGS

**BerkshireCC.edu** • 1350 West St., Pittsfield, MA • Tix at URL or at door  
• "The Winter's Tale" • Dec. 5-14 • Fri. & Sat., 7 pm; Sun., 2 pm

**BerkshireTheatreGroup.org** • UNICORN Theatre, 6 East St., Stockbridge, MA • 413-236-8888  
• "A Christmas Carol," by Charles Dickens, adapted by Eric Hill • Dec. 4-21 • Thu.-Sat., 7 pm; Sat., 2 pm; Sun., 12 pm; Sensory Friendly show, Wed, Dec. 10, 6 pm

**FortSalem.com** • 11 E. Broadway, Salem, NY • 518-854-9200  
• "Snow Business" • Dec. 12-14 • Thu., Fri., & Sat., 7:30 pm; Sun., 2 pm

**GhentPlayhouse.org** • 6 Town Hall Pl., Ghent, NY • 518-392-6264  
• "Black Comedy" • Jan. 23-25 & Jan. 30 - Feb. 1 • Fri. & Sat., 7:30; Sun., 2 pm

**HomeMadeTheater.org** • Scirocco Music Hall, Saratoga Springs City Hall, 474 Broadway, Saratoga Springs, NY • 518-587-4427  
• "The Boxcar Children" • Dec. 4-7 • Thu., Fri., Sat., 7 pm; Sat. & Sun., 2 pm

**Shakespeare.org** • Elayne P. Bernstein Theatre, 70 Kemble St., Lenox, MA  
• "Sense and Sensibility" • Dec. 12-14 • Fri. & Sat., 7 pm; Sat. & Sun., 2 pm

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George Bouret photo

THE SHIRES OF VERMONT  
BENNINGTON - MANCHESTER

GETTING TO MANCHESTER & DORSET

- from Bennington: 30 min (Dorset, 40 min)
- from Cambridge: 45 min (Dorset, 40 min)
- from Glens Falls: 1 hour, 20 min (Dorset, 1:10)
- from Great Barrington: 1 hour, 50 min (Dorset, 2 hours)
- from Hudson: 2 hours (Dorset, 2:10)
- from Pittsfield: 1 hr, 20 min (Dorset, 1:30)
- from Saratoga Springs: 1 hour, 20 min (Dorset, 1:10)
- from Williamstown: 50 min (Dorset, 1 hour)

See map on page 10

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