

# Diamond Farm HOA

## GREEN TEAM ACTION PLAN 2022-2025

In 2021 Diamond Farm HOA worked with the Environmental Finance Center (EFC) at the University of Maryland and its Sustainable Maryland (SM) program to adopt the SM Residential Action Framework. Sponsored by the Chesapeake Bay Trust with support from the City of Gaithersburg, this framework guides homeowners' and civic associations through a process that increases their awareness of natural resources and watershed protection issues, educates their residents on the importance of community-based sustainability efforts, and encourages action.

Over the course of a year, the EFC project team led community members through a process of identifying and prioritizing shared areas of need, strategies for enhancing collective action, and opportunities for developing projects culminating in a Green Team Action Plan.

The Diamond Farm Green Team Action plan is a living document that establishes priority actions for the next three years and serves as a tool for Green Team members to stay organized and track progress over time.



### HIGHLIGHTS

#### ESTABLISHED

#### LOCATION

49 Rye Ct, Gaithersburg 20878, MD

#### POPULATION

268 households  
~750 residents

#### GREEN TEAM MEMBERS

Laura Tierney, Board President  
Karen Argain, Board member  
Pat Butler, Board member

#### GREEN TEAM CONTACT

Laura Tierney, Board President  
laurajtierney@yahoo.com

#### PARTNERS

Sustainable Maryland  
Environmental Finance Center  
City of Gaithersburg  
Chesapeake Bay Trust



ENVIRONMENTAL  
FINANCE CENTER



## COMMUNITY ACTION

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### Establish/Grow a Green Team

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- SM Framework presentation | Sustainable Maryland |
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

**Progress and Implementation Notes:**

Board adopted a formal Green Team resolution in summer 2021 (see appendix A).

### Conduct a Community Survey

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- SM Survey Template | Sustainable Maryland |
- Outreach and Restoration grant (behavior change) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

**Progress and Implementation Notes:**



## Develop a Green Team Action Plan

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- SM Green Team Action Plan Template Sustainable Maryland |
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant (for executing water-related projects) | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Advocacy & Stewardship Handbook | Audubon Naturalist Society | <https://bit.ly/3sfWzZ0>
- Homeowner's Guide to Sustainability | Angi | <https://bit.ly/3HZadqq>
- Environment | Community Associations | <https://bit.ly/35lzug8>

**Progress and Implementation Notes:**

Spring 2022. SM will provide a draft action plan based on community meetings.

## Establish a Sustainability Resources Center

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

**Progress and Implementation Notes:**

Create a web page for residents with resources.

## Conduct Sustainability Education and Outreach

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- HOA Covenants for Sustainability | Urban Land Magazine | <https://bit.ly/3HVGej7>

**Progress and Implementation Notes:**

General ongoing outreach as needed.

## Promote MD Green Schools

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- MD Green Schools Program | Maryland Association for Environmental and Outdoor Education | <https://bit.ly/35AMhLu>

**Progress and Implementation Notes:**

For elementary, middle, and high schools that HOA children attend.

## Track Diversity & Equity on Boards

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Equity Workgroup | Choose Clean Water Coalition | <https://bit.ly/3unqsto>

**Progress and Implementation Notes:**

## Partner with nonprofits or higher ed institutions

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Community Engagement and Restoration Mentorship Program | Chesapeake Bay Trust | <https://bit.ly/346360J>

**Progress and Implementation Notes:**

Explore future opportunities to partner with UMD, Muddy Branch Alliance, CBT, etc. to help build capacity and provide technical assistance (e.g., grant writing, research, etc.). Also, consider partnering with other neighboring HOAs (see appendix B).

## STORMWATER MANAGEMENT

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### Promote Stormwater Management Best Practices

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Stormwater 101 | Gaithersburg | <https://bit.ly/3gHCo14>
- Stormwater Pollution Prevention | Gaithersburg | <https://bit.ly/3Bft51z>
- Types of Stormwater Management Facilities | Montgomery County | <https://bit.ly/3JIHNqF>
- Rainscapes Reward Program | Gaithersburg | <https://bit.ly/3Hp6Okp>

**Progress and Implementation Notes:**

### Schedule Regular Community Cleanup Days

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- How to Organize & Lead Your Clean Up | Alice Ferguson Foundation | <https://bit.ly/3HkJiEY>
- Community Clean Up Event Support | Gaithersburg | <https://bit.ly/3rIWMus>
- City Cleanup Liability Release Form | <https://bit.ly/3rjhZ8m>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

**Progress and Implementation Notes:**

### Storm Drain Stenciling

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Storm Drain Stenciling | Chesapeake Bay Foundation | <https://bit.ly/3J23WKJ>
- Storm Drain Art Project | Gaithersburg | <https://bit.ly/3JcTtMD>

- Keep Montgomery County Beautiful Storm Drain Marking Program | Montgomery County | <https://bit.ly/3ohqBKK>
- Storm Drain Stenciling Action Project | MD Department of Natural Resources | <https://bit.ly/3okXMx9>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

**Progress and Implementation Notes:**

This is an excellent outreach and education project and the city can provide materials.

## Adopt-A-Stream

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Adopt-a-Stream | Alice Ferguson Foundation | <https://bit.ly/3ukdc8S>
- Adopt-a-Stream Team Leader | Montgomery County Volunteer Center | <https://bit.ly/3L12MRo>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Environmental Volunteer Opportunities | Gaithersburg | <https://bit.ly/3rIWMus>
- City Cleanup Liability Form | Gaithersburg | <https://bit.ly/3rjhZ8m>

**Progress and Implementation Notes:**

The HOA owns a stream corridor.

## Conduct Pet Waste Management Outreach

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Pet Waste Program Matrix | Sustainable Maryland | <https://bit.ly/3hyGUiS>
- Montgomery County's Pet Waste Management Program for HOAs | Montgomery County | <https://bit.ly/3AUyMIE>
- Outreach and Restoration grant (behavior change) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

**Progress and Implementation Notes:**

SM provided 5 pet waste yard signs; additional signage and electronic outreach materials can be provided. Consider formalizing the existing informal pet waste policy.



## Install Pet Waste Stations

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Montgomery County's Pet Waste Management Program for HOAs | Montgomery County | <https://bit.ly/3AUyMIE>

**Progress and Implementation Notes:**

There are currently seven pet waste stations located throughout the community. In 2021, a new dog park was created on open land near the pool, utility ROW, and on what was a ball field. In addition, there are pet waste stations located on Dosh Dr (2), the dog park near PEPCO easement and Quince Orchard Rd (1), near tot lot behind 49 Rye Ct (1), along PEPCO easement near 69 Midline Ct (1), and along PEPCO easement near 28 Landsend Dr. (1).

## Adopt a Salt Reduction Plan

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Winter Salt Watch | Izaak Walton League of America | <https://bit.ly/3ANKxu1>
- Road Salt Moving Toward the Solution Report | Cary Institute | <https://bit.ly/34vc2MV>
- Road Salt Best Management Practices Fact Sheet | NH Department of Environmental Services | <https://bit.ly/3GmFQbw>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Winter Maintenance Salt Application Guidelines and Calculator | Saltwise Wisconsin | <https://bit.ly/34Q83dQ>

**Progress and Implementation Notes:**

Specific products and application procedures can help reduce overuse of road salt. Contractors are currently limiting the amount and using new products. The HOA can formalize these practices into a plan and policies.

## **Install and Maintain Green Infrastructure (e.g., Bioswale, Rain Garden, Pervious pavers, Green Streets Etc.)**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- City Support | Gaithersburg
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Green Streets, Green Jobs, Green Towns (G3) (for project execution) | Chesapeake Bay Trust <https://bit.ly/3gi85gX>

**Progress and Implementation Notes:**

Several opportunities exist for small-scale stormwater infrastructure. Funding and technical assistance for projects can come from the City and non-profits.

The HOA conducted an erosion assessment which was a steep cost for the community's small budget. The HOA received a city matching grant for this project which covered half of the cost. This was the HOAs only previous grant.

## **ECO-FRIENDLY LANDSCAPING**

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### **Adopt and Promote Native Plant Landscaping Practices**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- City Support | Gaithersburg
- Rainscapes Reward Program | Gaithersburg | <https://bit.ly/3Hp6Okp>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Green Streets, Green Jobs, Green Towns (G3) (for project execution) | Chesapeake Bay Trust | <https://bit.ly/3gi85gX>
- Landscaping with Native Plants | MD Native Plant Society | <https://bit.ly/3LvJXG3>
- Native Plant Guide | Chesapeake Native Plant Center | <https://bit.ly/3Luq3Lw>

**Progress and Implementation Notes:**



## **Adopt and Promote Water-Efficient Landscaping Practices**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- City Support | Gaithersburg
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

**Progress and Implementation Notes:**

## **Establish and Promote No-mow Zones**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Green Streets, Green Jobs, Green Towns (G3) | Chesapeake Bay Trust | <https://bit.ly/3gi85gX>
- Benefits of a Low Mow or No Mow Zone | <https://bit.ly/3uF7jmN>
- Creating a Wild Backyard - Ground Covers | MD Natural Resources | <https://bit.ly/3sxlPCQ>

**Progress and Implementation Notes:**

There are several acres of turf grass near the dog park that could be converted to a pollinator meadow.

## **Adopt and Promote Integrated Pest Management Practices**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Pesticide Use Policy | Gaithersburg | <https://bit.ly/3vtHIDa>
- Integrated Pest Management | Woodlands to HOA | <https://bit.ly/3INNjZy>
- A Homeowners Guide to Integrated Pest Management | University of Nevada | <https://bit.ly/3MixzK8>

- Integrated Pest Management | UMD | <https://bit.ly/3hwwvhZD>

**Progress and Implementation Notes:**

The community is in compliance with the County and City laws, and the language has been included in the HOA's maintenance contractor's contract.

## **Adopt and Promote Conservation Landscaping Practices**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Conservation Landscaping Program | Gaithersburg | <https://bit.ly/34pwlv2>

- Outreach and Restoration | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

**Progress and Implementation Notes:**

## **Conduct a Tree Canopy Inventory**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Urban Tree Canopy Assessment | U.S. Department of Agriculture Forest Service | <https://bit.ly/3szEGon>

- Guide to Assessing Urban Forests | i-Tree | <https://bit.ly/3ssca88>

- Tree Canopy Assessment | City of College Park | <https://bit.ly/3sCwung>

- Tree Canopy Study | City of Salisbury | <https://bit.ly/3GIE0SO>

**Progress and Implementation Notes:**

A tree inventory was completed, including a 4 year priority list. The property has almost 600 trees (see appendix C).

## **Develop a Tree Canopy Plan**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- City of Gaithersburg Tree Manual | Gaithersburg | <https://bit.ly/3IXBR7i>
- Outreach and Restoration grant (with tree plantings) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Urban Tree Canopy Planning | MD Department of Planning | <https://bit.ly/3gFCNRv>
- Community Assessment & Goal-Setting Tool | Vibrant Cities Lab | <https://bit.ly/3rJny0k>
- Tree Montgomery - How It Works | Montgomery County | <https://bit.ly/3oJPFuq>
- Native Trees Discount | Montgomery County | <https://bit.ly/3oJTU94>
- Backyard Buffers Program | MD Department of Natural Resources | <https://bit.ly/3JkXvT8>
- Tree-Mendous Maryland | MD Department of Natural Resources | <https://bit.ly/35mPVIO>

**Progress and Implementation Notes:**

Recent trimming removed 40+ trees and cost \$70k. Consider developing a plan as follow-up to the Tree Canopy Inventory.

**Tree Planting**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- City Support | Gaithersburg
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Green Streets, Green Jobs, Green Towns (G3) | Chesapeake Bay Trust | <https://bit.ly/3gi85gX>

**Progress and Implementation Notes:**

There is funding and support available for an annual Arbor Day/Earth Day planting.

**WILDLIFE HABITAT**

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**Coordinate an Annual Bio Blitz**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- BioBlitz Program | National Geographic Society | <https://bit.ly/3HIH9c5>
- Sponsorship Program | Chesapeake Bay Trust | <https://bit.ly/3sbCJy7>

**Progress and Implementation Notes:**

A fun and informative single day educational event, where residents survey the plants and animals in their community. Done with a phone app.

**Conduct an Ecological Survey****Action Leads:****Target Year:****Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:****Progress and Implementation Notes:**

Board member keeps a birding list (see appendix D). Possible expansion to an online list where residents can contribute sightings. Already spotted: fish, frogs, bard owls, hawks, deer, bats, etc.

**Plant Pollinator Gardens****Action Leads:****Target Year:****Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:**

- Guide to Passing Wildlife-Friendly Property Maintenance Ordinances | National Wildlife Federation | <https://bit.ly/3hu5oK7>

**Progress and Implementation Notes:**

Possible locations on slopes, parking medians. Etc.

**Install Bat Boxes or Insect Hotels****Action Leads:****Target Year:****Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:**

- Bat Houses | MD Department of Natural Resources | <https://bit.ly/3uJiuV>
- Bat Houses | Bat Conservation International | <https://bit.ly/3BcBenC>
- Building and Managing a Bee Hotel | Michigan State University | <https://bit.ly/33imRSe>
- How to Build an Insect Hotel Webinar | Sustainable Maryland | <https://bit.ly/3oE47np>

**Progress and Implementation Notes:**

## Host a Bat Box or Insect Hotel Workshop

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

**Progress and Implementation Notes:**

Several local organizations offer these.

## Conservation Easements

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Forest Conservation Easement | Montgomery County | <https://bit.ly/3omdsAp>

**Progress and Implementation Notes:**

Consider putting HOA-owned stream corridor in an conservation easement.

## HEALTH & WELL-BEING

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### Permit Front Yard Vegetable Gardens

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Edible Front Yard Gardening in Residential Districts | Sustainable Development Code | <https://bit.ly/3AYQ9I4>

- HOA Gardening Rules and Workarounds | Gardens All | <https://bit.ly/3toiyhe>

- Dear Modern Farmer: Can I Legally Grow Food in My Front Yard? | Modern Farmer | <https://bit.ly/3J9jQTE>

**Progress and Implementation Notes:**

Residents already doing this with no adverse impact. Consider formalizing and/or promoting it.

## Install and Maintain a Community Garden

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Why And How To Set Up An HOA Community Garden | HOA Management | <https://bit.ly/3GQzn9m>
- How to Start a Community Garden | Sustainable Maryland | <https://bit.ly/3sxNgny>
- Community Gardens | UMD Extension | <https://bit.ly/3lzPFVF>
- Community Gardening Policy Reference Guide | Public Health Law Center at Mitchell Hamline School of Law | <https://bit.ly/3gorKvZ>
- Community Gardens Program | infoMONTGOMERY | <https://bit.ly/3orVJal>
- Experts Share Their Tips for Creating the Perfect Community Garden | Baltimore | <https://bit.ly/34B1GLw>

**Progress and Implementation Notes:**

Pepco allows gardens plots on right of way. Investigate expanding or formalizing the arrangement if possible.

## Distribute Educational Material on the benefits of an Active-Lifestyle

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- How to Create a Lifestyle Program Your Residents Love | First Service Residential | <https://bit.ly/3ptlo2i>
- Four Benefits of a More Active Lifestyle for Your Senior |Just Divine Home Care | <https://bit.ly/3Lgup9k>
- How a Manager Helps HOA Owners Be More Active and Healthy | HOA Leader | <https://bit.ly/3vw4IBn>
- Classes & Programs | Gaithersburg | <https://bit.ly/3tp4Daw>
- Wellness Program Information | Maryland Department of Budget and Management | <https://bit.ly/3ptzmC2>
- Senior Center Services | Maryland Department of Aging | <https://bit.ly/3swQM2B>

**Progress and Implementation Notes:**

This can be done online.

## WASTE REDUCTION

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### Develop a Litter Prevention and Outreach Campaign

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Litter Reduction Program | Montgomery County | <https://bit.ly/3Lhu8CQ>
- Keep Maryland Beautiful | MD Department of Housing and Community Development | <https://bit.ly/3uAXITy>

**Progress and Implementation Notes:**

Can be promoted online.

### Conduct Recycling Outreach and Education

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Recycle Outreach | Gaithersburg | <https://bit.ly/3AZXIIh>
- Recycle Coach App | Gaithersburg | <https://bit.ly/3AZXIIh>
- Recycling & Bulk Pick Up | Gaithersburg | <https://bit.ly/33ec1wq>
- Recycling Service Summary | Gaithersburg | <https://bit.ly/3rL8AXH>
- Trash and Recycling Guide | Quince Orchard Park HOA | <https://bit.ly/3Bh4zgB>

**Progress and Implementation Notes:**

City and County materials available, hardcopy and online.

### Start a Buy-Nothing Group

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Have you heard of the Buy Nothing Project? | Montgomery County | <https://bit.ly/3LbOOMu>
- Buy Nothing Project | <https://bit.ly/34vaX8e>



- 'Buy Nothing' Groups: A place to share goods and services | The Washington Post | <https://wapo.st/3JI28fY>

**Progress and Implementation Notes:**

Residents can swap unused items online

## **Review Current HOA Purchasing Practices and Evaluate Opportunities for Reducing Consumption**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Green Procurement and Environmentally Preferable Products (EPP) | MD Department of Environment | <https://bit.ly/3uwnq64>

**Progress and Implementation Notes:**

## **Adopt a Green Purchasing Policy for Goods and Services**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Green Purchasing | Montgomery County | <https://bit.ly/3HBn5CF>

**Progress and Implementation Notes:**

SM program can provide template

## **CLEAN & RENEWABLE ENERGY**

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### **Promote Energy Efficiency Practices**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Home Performance Rebates | Pepco | <https://bit.ly/346LKAP>
- Residential Rebates & Discounts | Pepco | <https://bit.ly/3s8wL1e>
- HVAC Efficiency Rebates | Pepco | <https://bit.ly/3GqtU8K>
- Smart Thermostat Savings | Pepco | <https://bit.ly/34vbp5H>

- Energy Wise Rewards | Pepco | <https://bit.ly/34Nze99>

**Progress and Implementation Notes:**

Can be promoted online.

## Promote Community Solar & Solar Co-ops

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- MD Capital Area Solar Co-op | Solar United Neighbors | <https://bit.ly/3rkmlXn>
- Oaks Landfill, Montgomery County Community Solar Project | Neighborhood Sun | <https://bit.ly/3omcX9w>
- Community Solar Resources | Pepco | <https://bit.ly/3sbn95H>
- Community Solar Pilot Program | MD Public Service Commission | <https://bit.ly/3AWpDJ8>
- A Guide to Community Shared Solar: Utility, Private, and Nonprofit Project Development | Sun Shot | <https://bit.ly/34sFXFT>
- HOA Solar Action Guide | Solar United Neighbors | <https://bit.ly/3sfW7tW>
- Completed Co-ops in Maryland | Solar United Neighbors | <https://bit.ly/3uFM9oA>

**Progress and Implementation Notes:**

Can be promoted online.

## Promote Energy Audits for Residential Homeowners

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Quick Home Energy Checkup | Montgomery County | <https://bit.ly/3sagEjt>
- Quick Home Energy Check-up | Pepco | <https://bit.ly/3LgG7kj>
- Do It Yourself Energy Assessment | U.S. Department of Energy | <https://bit.ly/3gkWZlm>
- Energy Assessments | Pepco | <https://bit.ly/3613AFH>
- Residential Clean Energy Rebate Program | MD Energy Administration | <https://bit.ly/3LD9YDE>

**Progress and Implementation Notes:**

All units are individually metered. Outreach can be done online.

## Promote On-bill Financing for Energy Efficiency

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- About Peak Energy Savings Credit | Pepco | <https://bit.ly/3GNNiWg>

**Progress and Implementation Notes:**

## Conduct Energy Audits on Community Facilities

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Home Energy Efficiency, Incentive sand Projects | Montgomery County | <https://bit.ly/35T6jBa>
- Schedule a Quick Home Energy Checkup | Montgomery County | <https://bit.ly/3sagEjt>
- Rebates & Discounts | Pepco | <https://bit.ly/3s8wL1e>
- Quick Home Energy Check-up Program | Pepco | <https://bit.ly/3LgG7kj>
- Do-It-Yourself Home Energy Assessments | U.S. Department of Energy | <https://bit.ly/3gkWZlm>
- Multifamily Energy Audit Guide | MD Department of Housing and Community Development | <https://bit.ly/3LdpWE7>

**Progress and Implementation Notes:**

- This can be done for the pool and poolhouse.

## Install energy efficient Appliances and Lighting in Community Facilities

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Energy & Green Building Incentive Program | Gaithersburg | <https://bit.ly/34z2KPR>
- Improving Your Home with Maryland WholeHome | MD Department of Housing and Community Development | <https://bit.ly/3GoFAsl>
- Homeowners | Green & Healthy Homes Initiative | <https://bit.ly/3utLVra>

- Home Energy Efficiency, Incentive and Projects | Montgomery County | <https://bit.ly/35T6jBa>
- Lighting Discounts | Pepco | <https://bit.ly/35VfINV>
- Appliance Recycling Program | Pepco | <https://bit.ly/3rGiSs0>

**Progress and Implementation Notes:**

## Upgrade to LED Streetlights

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- LED Streetlight Conversions in Maryland & Virginia: Opportunities, Challenges, and Strategies in 2020 | MD Energy Administration | <https://bit.ly/3siexKA>
- LED Street Light Conversion | Gaithersburg | <https://bit.ly/3gspjs8>
- County's Streetlight Conversion Yields Financial Savings and Reduces GHG Emissions | Montgomery County | <https://bit.ly/3oqMxTO>

**Progress and Implementation Notes:**

LED upgrades have been done; should coordinate with the City, which owns them.

## Install a Reflective White Roof or Green Roof on Community Facilities

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Green Roofs | Montgomery County | <https://bit.ly/3utHO7L>
- How to Maintain your Green Roofs | Montgomery County | <https://bit.ly/3B2hNOF>
- Civic Works Highlighted for Work on Cool Roofs in Baltimore | The Corps Network | <https://bit.ly/3rsuwqa>
- Guidelines for Green Roofs | Prince George's County | <https://bit.ly/3uunIKv>
- Green Roof Design Guidance | MD Department of Environment | <https://bit.ly/3Jq8ZVt>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

**Progress and Implementation Notes:**

## Install On-site Renewable Energy

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- HOA Solar Action Guide | Solar United Neighbors | <https://bit.ly/3sfW7tW>
- 2022 Maryland Solar Incentives, Tax Credits & Rebates | EnergySage | <https://bit.ly/3Jna6Fq>
- Residential Clean Energy Rebate Program | MD Energy Administration | <https://bit.ly/3LD9YDE>

**Progress and Implementation Notes:**

Assess whether solar is a viable option for the pool house roof. Solicit estimates from solar installers.

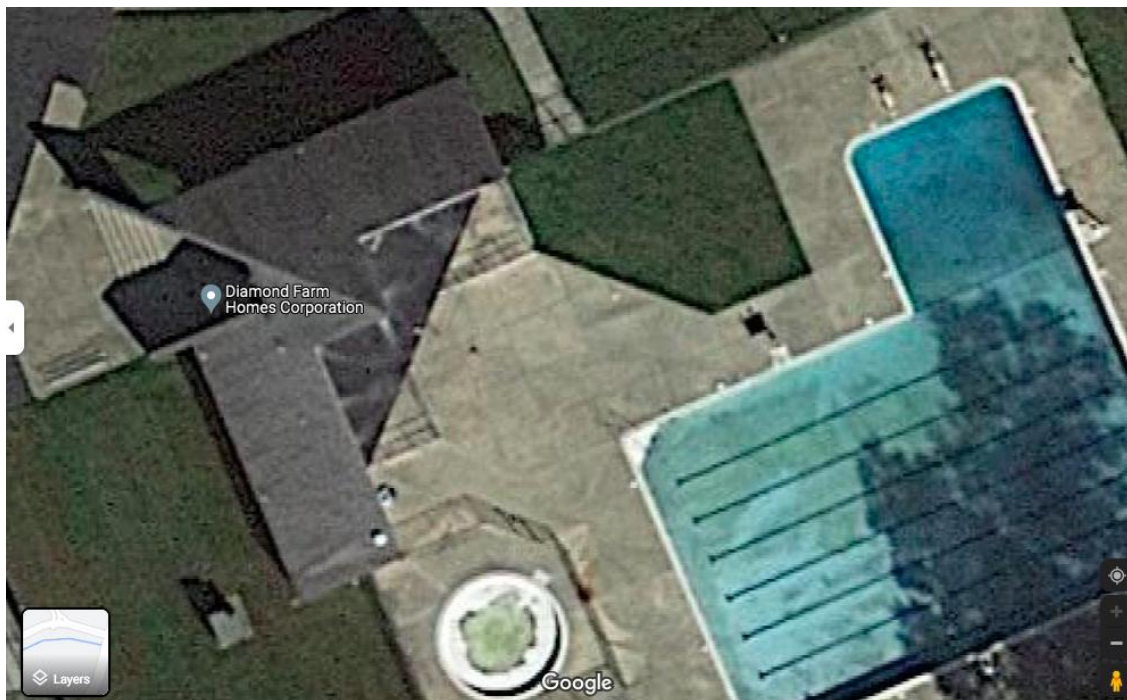


Figure 1. Assess pool house rooftop for possible solar installation site

## TRANSPORTATION

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### Install Traffic Calming Measures

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Residential Traffic Calming | Montgomery County | <https://bit.ly/3ogyhNG>
- Traffic Calming Measures | Montgomery County | <https://bit.ly/3HnTUDf>
- Traffic Calming Measures for HOAs | Radarsign | <https://bit.ly/3L4FFW3>

**Progress and Implementation Notes:**

### Promote the benefits of electric and hybrid vehicles

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Electric Vehicle Benefits and Considerations | US Department of Energy | <https://bit.ly/3okJ9tQ>
- EV Information | Electric Vehicle Association of Greater Washington DC | <https://bit.ly/3Hnp4L1>
- Zero Emission Vehicles | MD Department of the Environment | <https://bit.ly/3sdoxok>
- Mobile Sources Funding | MD Department of the Environment | <https://bit.ly/3gfmQB9>
- EV Tax Credit | Internal Revenue Service | <https://bit.ly/3oib5i5>
- Electric Vehicle Incentives | Maryland EV | <https://bit.ly/3pN0RGX>

**Progress and Implementation Notes:**

This can be promoted online and through the newsletter.

### Install Electric Vehicle Charging Stations

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**



**Potential Resources:**

- Electric Vehicle Supply Equipment Rebate Program | MD Energy Administration | <https://bit.ly/3IUoQLB>
- EV Smart Program | Pepco | <https://bit.ly/3rIAVUj>

**Progress and Implementation Notes:**

Explore available incentives.

**Conduct a Parking Assessment**

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- How To Do a Parking Study | Metropolitan Area Planning Council | <https://bit.ly/3GmZvbA>

**Progress and Implementation Notes:**

The pool parking area is very large, and could benefit from an analysis of a “shared use” parking arrangement, and also a stormwater retrofit with pervious asphalt.



Figure 2. Pool parking can be used for shared use parking and/or retrofit with permeable asphalt



## APPENDICIES

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### A. Diamond Farm Green Team Resolution

#### **Diamond Farm Homes Corporation Resolution Supporting Participation In the Sustainable Maryland Municipal Certification Program**

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Diamond Farm Homes Corporation strives to save community dollars, assure clean land, air and water, improve working and living environments as steps to building a sustainable community that will thrive well into the new century; and

WHEREAS, Diamond Farm Homes Corporation wishes to support a model of community governance which benefits our residents now and far into the future by exploring and adopting sustainable, economically- sound, community practices; and

WHEREAS, by endorsing a sustainable path Diamond Farm Homes Corporation through it's Board of Directors is pledging to educate itself and community members further about sustainable activities and to develop initiatives supporting sustainable community practices; and

WHEREAS, as elected board members of Diamond Farm Homes Corporation we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community:

NOW THEREFORE BE IT RESOLVED, that to focus attention and effort within Diamond Farms Homes Corporation on matters of sustainability, the Board of Directors of Diamond Farm Homes Corporation wishes to pursue local initiatives and actions that will lead to Sustainable Maryland Municipal Certification.

BE IT FURTHER RESOLVED, by the Board of Directors of Diamond Farm Homes Corporation that the community through its Board of Directors will be creating a Green Team and that team will be developing a Sustainability Action Plan.

  
Laura Tierney (Jul 23, 2021 08:47 EDT)

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Signature

Jul 23, 2021

Adoption Date






# Sustainability Resolution

Final Audit Report

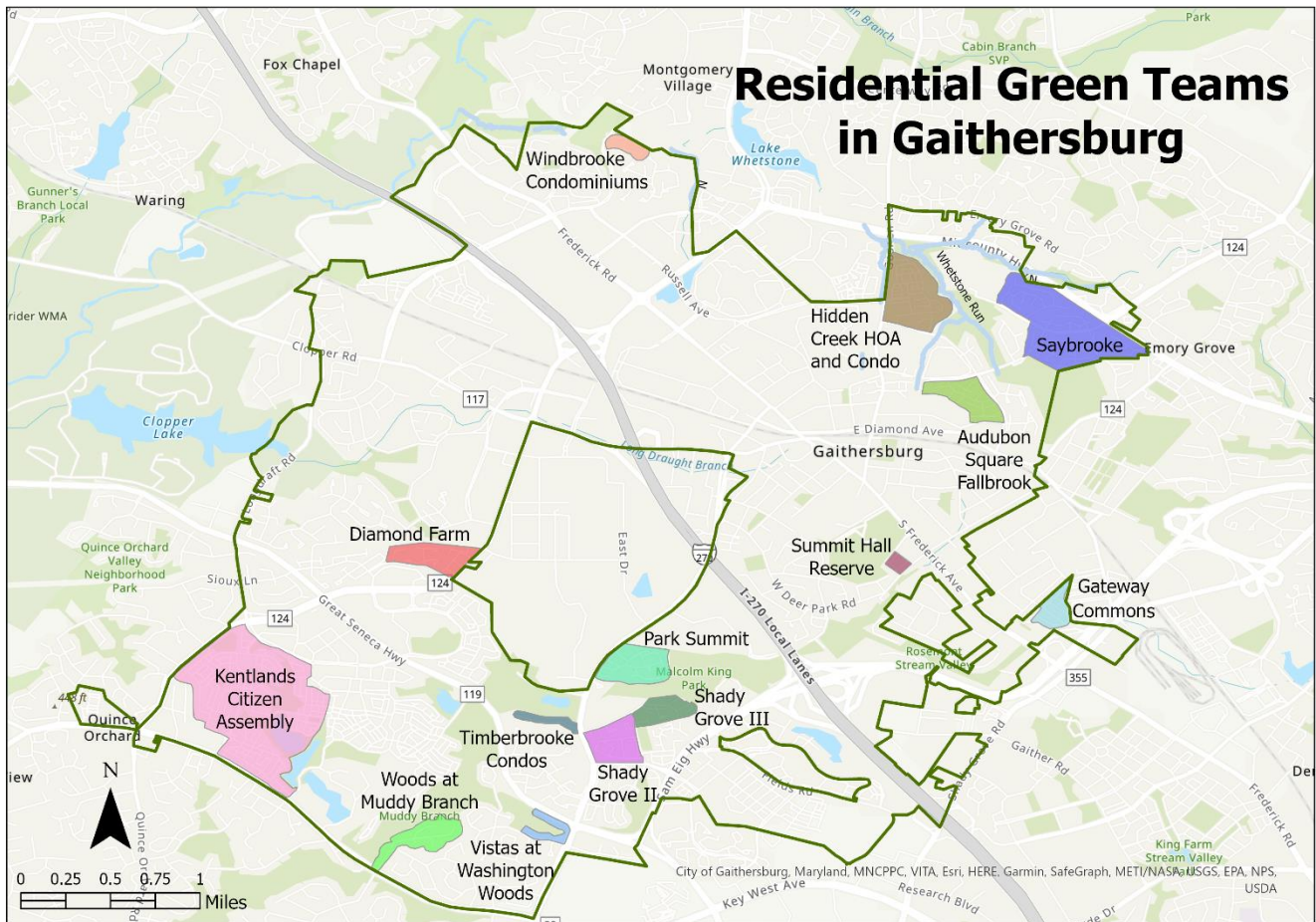
2021-07-23

Created:	2021-07-20
By:	Joselyn Wells (josie@communityassn.com)
Status:	Signed
Transaction ID:	CBJCHBCAABApuTY7xtQ3gYt-dvxpZgv2eOMC7gs7RAS

## "Sustainability Resolution" History

-  Document created by Joselyn Wells (josie@communityassn.com)  
2021-07-20 - 3:12:30 PM GMT - IP address: 108.45.29.51
-  Document emailed to Laura Tierney (laurajtierney@yahoo.com) for signature  
2021-07-20 - 3:13:25 PM GMT
-  Email viewed by Laura Tierney (laurajtierney@yahoo.com)  
2021-07-23 - 12:46:49 PM GMT - IP address: 98.138.219.13
-  Document e-signed by Laura Tierney (laurajtierney@yahoo.com)  
Signature Date: 2021-07-23 - 12:47:36 PM GMT - Time Source: server- IP address: 98.218.194.2
-  Agreement completed.  
2021-07-23 - 12:47:36 PM GMT

## B. Map of Residential Green Teams in Gaithersburg as of May 2022



**C. Excerpt from *Tree Inventory Master Report Diamond Farms HOA*.  
Prepared by: Erb's Tree Care LLC**

**Summary of Diamond Farms HOA tree count, by species:**

Summary Findings:

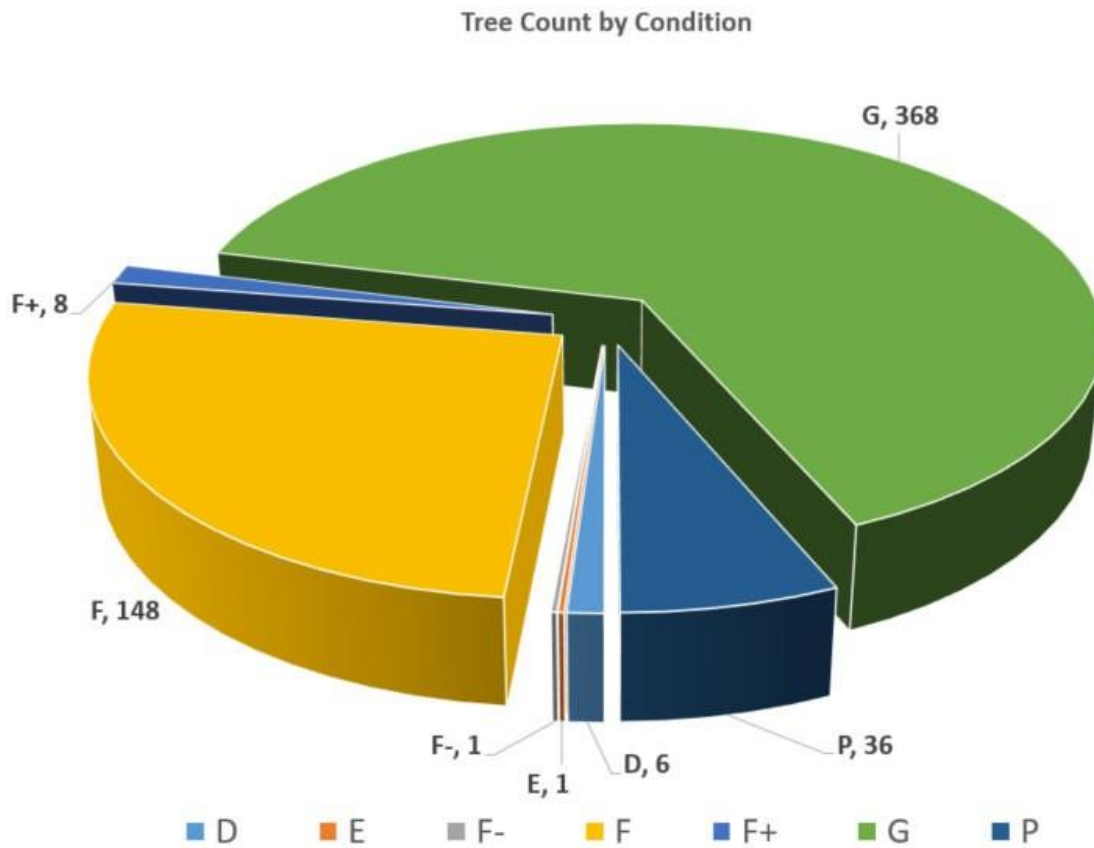
- Total tree count = 568
- 39 different species of trees
- 5 species account for 78% of the total tree count
  - Eastern White Pine, 61%
  - Flowering Cherry, 5%
  - Leyland Cypress, 4%
  - Flowering Dogwood, 4%
  - Pin Oak, 8.8%

Common Name	Grand Total
Eastern White Pine	344
Flowering Cherry	29
Leyland Cypress	25
Flowering Dogwood	24
Pin Oak	23
Red Maple	22
Crape Myrtle	10
Willow Oak	10
Norway Spruce	7
Honey Locust	6
Red Bud	6
Sugar maple	6
Kousa Dogwood	5
Silver Maple	5
Hemlock	4
Crab Apple	3
Mulberry	3
Nellie Stevens Holly	3
Red Oak	3
Black Cherry	2
Blue Spruce	2
Bradford Pear	2
Flowering Cherry	2
Norway Maple	2
Purple Leaf Plum	2
River Birch	2
Sweet Gum	2
Weeping Cherry	2
Yew	2
American Holly	1
Ash	1
Black Walnut	1
Catalpa	1
Cedar	1
Cherry	1
Japanese Holly	1
Japanese Maple	1
Pine Oak	1
Virginia Pine	1
<b>Grand Total</b>	<b>568</b>

### Summary of Diamond Farms HOA tree count, by condition:

Summary Findings:

- 64.8% of the trees are of “Good” condition; followed in rank order by – Fair (27.6%), Poor (6.3%), Dead (1.1%) and Excellent (0.2%)



## D. Diamond Farm Bird List (as of 9-26-21)

1. Canada Goose
2. American Robin
3. Turkey Vulture
4. Hermit Thrush
5. Coopers Hawk
6. Gray Catbird
7. Red-shouldered Hawk
8. Northern Mockingbird
9. Red-tailed Hawk
10. European Starling
11. Mourning Dove
12. Cedar Waxwing
13. Barred Owl (heard only)
14. Yellow Warbler
15. Ruby-throated Hummingbird
16. Yellow-rumped Warbler
17. Red-bellied Woodpecker
18. Palm Warbler (Myrtle)
19. Yellow-bellied Sapsucker
20. Pine Warbler
21. Downy Woodpecker
22. Northern Cardinal
23. Northern Flicker
24. Chipping Sparrow
25. Pileated Woodpecker
26. White-throated Sparrow
27. Eastern Wood-pewee
28. Song Sparrow
29. Blue Jay
30. Dark-eyed Junco
31. American Crow
32. Brown-headed Cowbird
33. Barn Swallow
34. Red-winged Blackbird
35. Tree Swallow
36. Baltimore Oriole
37. Tufted Titmouse
38. House Finch
39. Carolina Chickadee
40. American Goldfinch
41. White-breasted Nuthatch
42. House Sparrow
43. Brown Creeper
44. Carolina Wren
45. House Wren
46. Golden-crowned Kinglet
47. Ruby-crowned Kinglet
48. Eastern Bluebird