

Summit Hall Reserve HOA

GREEN TEAM ACTION PLAN 2022-2025

In 2021 Summit Hall Reserve 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 Summit Hall Reserve 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

Cobbler Place and Fairbanks Drive, Gaithersburg, MD

POPULATION

82 households
~175 residents

GREEN TEAM MEMBERS

Quinn Odorizzi, Property Manager
Jon Sundy, Board member
Jon Griffin, Board member

GREEN TEAM CONTACT

Quinn Odorizzi, Property Manager

QOdorizzi@cmc-management.com

PARTNERS

Sustainable Maryland
Environmental Finance Center
City of Gaithersburg
Chesapeake Bay Trust



COMMUNITY ACTION

Establish a Green Team

Action Leads:

Target Year: Spring 2022

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:

Community participants agreed that a Green Team would be a useful addition to the community, as a sub-committee of the Board. They agreed to pass a formal designation of a Green Team, and will use the Diamond Farms resolution as a template.

Develop a Green Team Action Plan

Action Leads:

Target Year: Spring 2022

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/35Izug8>

Progress and Implementation Notes:

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

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.

Install A Little Free Library

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Little Free Library | <https://bit.ly/3wqGeo7>

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.).

Coordinate with neighboring HOAs on Green Initiatives

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Creating Sustainable, Resilient, and Healthy HOAs | CAP Management Denver, CO | <https://bit.ly/3uV6mHd>
- Greening Your HOA | Piedmont Environmental Council | <https://bit.ly/33t1IVw>
- Green Condo and Homeowners Associations: Ideas on Green Initiatives from Across the Country | HOA Leader | <https://bit.ly/3sMCFoN>

Progress and Implementation Notes:

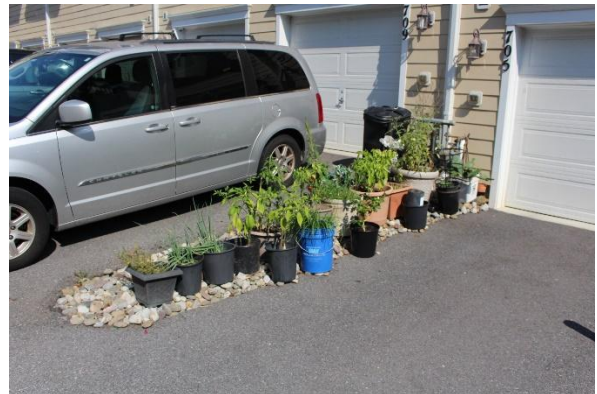
Opportunities with adjacent 17 Barkley Apartments, as well as other HOAs near the Muddy Branch/Whetstone sub-watershed (Audubon Square, Hidden Creek, etc.) City can provide coordination as well.



Figure SEQ Figure * ARABIC 1. Residential Green Teams in Gaithersburg as of 2022

STORMWATER MANAGEMENT

The common area in the center of the community has the highest potential for stormwater projects. Trees could be planted along edge to provide shade; an existing drain could be the site of a rain garden; and plantings along the top of the retaining wall could be swapped out with native/pollinator friendly species. In addition, homeowners each have one parking space in front of their garage located in rear alleyways which they own and can landscape as they like. The small gravel drainage area where downspouts empty into provides multiple opportunities for greening, whether it is pollinator-friendly plantings and/or expanded stormwater infrastructure (e.g., rain barrels/cisterns).



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:

This could include Bohrer Park, twice per year.



Figure . Bohrer Park, on the northwestern boundary of the community, offers an opportunity for a variety of volunteer stewardship projects.

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 4 yard signs; additional outreach materials can be promoted online.

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:

The community currently has one pet waste station. Opportunities exist to install additional ones. SM provided HOA with 4 pet waste education yard signs. As of March 2022 Summit Hall has requested a quote for an additional pet waste station.



Maintain Pervious Concrete Sidewalks

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

Progress and Implementation Notes:

Pervious concrete sidewalks were installed in the original development stages. After 209 years, they are having maintenance issues and need to be repaired to retain their stormwater function.

ECO-FRIENDLY LANDSCAPING

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:

An annual Arbor Day/ Earth Day planting could receive funding support.

WILDLIFE HABITAT

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:

The central common area, as well as the common areas between and beside buildings, offer opportunities for pollinator-friendly plantings. This would simply be an expansion of some existing bee-friendly plants (e.g., Black-eyed Susans around central gazebo). Frontage along West Deer Park is mainly turf grass and could be the location of a long, linear pollinator garden.



WASTE REDUCTION

Host a Community-wide Garage/Yard Sale

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- 7 Ideas for Starting an Annual Neighborhood Yard Sale | Trulia's Blog | <https://bit.ly/3uA27ke>
- Getting HOA Buy-in for Your Next Community Yard Sale | Rich Swier's Blog | <https://bit.ly/3BNG2jJ>

Progress and Implementation Notes:

Great way to meet neighbors and recycle items.

CLEAN & RENEWABLE ENERGY

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/3gkWZIm>
- 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. Can be promoted online and with posters.

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, continue as needed.

TRANSPORTATION

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:

Traffic calming measures have already been installed, continue as needed.

Promote Bike to Workday

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Bike To Work Day | Bike To Work Metro DC Network | <https://bit.ly/34d062r>

Progress and Implementation Notes:

Can be promoted online and with yard signs.

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:

Can be promoted online.

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/3rlAVUj>

Progress and Implementation Notes:

Explore available incentives.