

# Timberbrook Condos

## GREEN TEAM ACTION PLAN 2022-2025

In 2021 Timberbrook Condominiums 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 Timberbrook 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.



Figure 1. Timberbrook Green Team 2021

### HIGHLIGHTS

#### ESTABLISHED

#### LOCATION

Timberbrook Lane,  
Gaithersburg, MD

#### POPULATION

168 households  
~400 residents

#### GREEN TEAM MEMBERS

David Worcestor  
Michael Dennis  
Michelle Gunnison

#### GREEN TEAM CONTACT

Layla Brown  
Property Manager  
[Lbrown@comsource.com](mailto:Lbrown@comsource.com)

#### PARTNERS

Sustainable Maryland  
Environmental Finance Center  
City of Gaithersburg  
Chesapeake Bay Trust



ENVIRONMENTAL  
FINANCE CENTER



# COMMUNITY ACTION

## Establish/Grow 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:**

High Priority. Board members at site visit agreed to pass a formal designation of a Green Team for the community and may use the Diamond Farms resolution as a template.

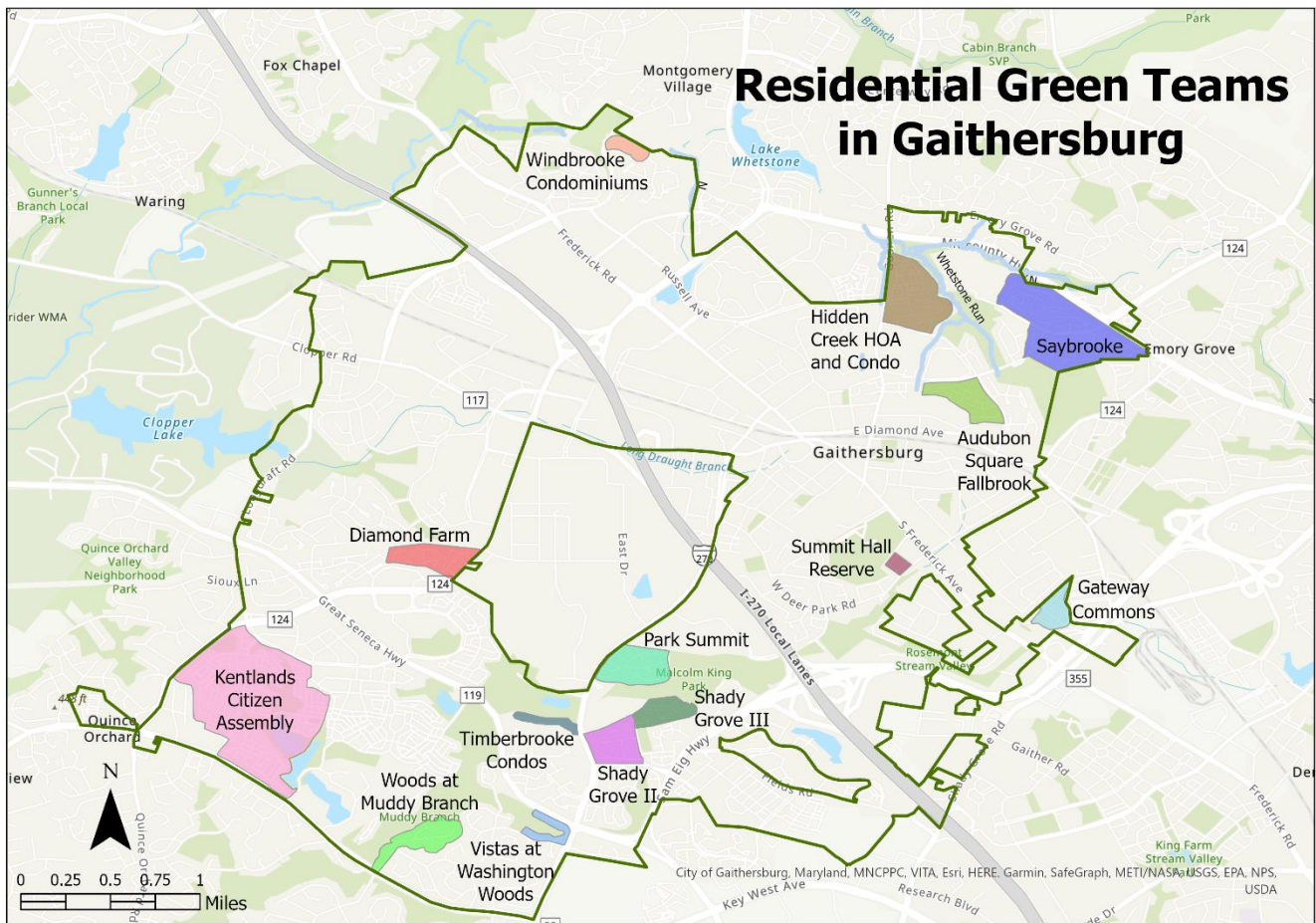


Figure 2. Residential Green Teams in Gaithersburg as of 2022

## 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/35lzug8>

**Progress and Implementation Notes:**

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

## 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:**

Low Priority. Trail access to Muddy Branch stream corridor: property is immediately adjacent to the Izaak Walton League, which has trail network that is accessible to all residents (via Pepco entrance; via Kentlands; and across Muddy Branch). Opportunities for various partnerships with IWL could include: cleanups, invasive species removals, plantings, etc. 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.).



Figure 3. Trail Access to Muddy Branch Stream Corridor

There is also an opportunity to coordinate with the City on a grant-funded restoration/enhancement project at the “Frog Pond.” This pond area, which is owned by the City, is immediately adjacent to Timberbrook’s front entrance, at the base of converging slopes that drain to Muddy Branch. The pond is an intermittent wetland with wildlife habitat area that supports a variety of species.



Figure 4. Frog from "Frog Pond" near Timberbrook Entrance

## 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:**

High Priority. Can be promoted online.

### 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:**

High Priority. 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:**

Medium Priority. Muddy Branch is immediately adjacent to the property, with accessible trails.

## 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:**

High Priority. The community currently has four pet waste stations. Opportunities exist to install additional stations.



## 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:**

High Priority. A procedure is in place, but could be formalized into policy and reviewed periodically.

## ECO-FRIENDLY LANDSCAPING

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### Coordinate Invasive Species Removal

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Weed Warriors | Montgomery County Parks | <https://bit.ly/32QFTil>
- Maryland Invasive Plants Prevention and Control | MD Department of Agriculture | <https://bit.ly/3INfDES>
- About Invasives | Maryland Native Plant Society | <https://bit.ly/35BBSz7>
- Native Plant Resources | Muddy Branch Alliance | <https://bit.ly/3ghPj9B>
- 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>
- Invasive Plant Species of Concern | MD Invasive Species Council | <https://bit.ly/34sVgOU>

**Progress and Implementation Notes:**

High Priority.

## 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:**

High Priority.



*Figure 5. Areas with slope erosion can serve as potential restoration sites, conversion to wildflower meadow and no-mow zones*

## 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:**

High Priority. E.g., make sure sprinklers are on only when needed.

## WILDLIFE HABITAT

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### 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:**

High Priority. Locations on slopes, parking medians, and common areas offer opportunities for pollinator-friendly plantings.



*Figure 6. Parking median strips can serve as potential locations for native wildflowers/pollinator garden*

## 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:**

High Priority.



## 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:**

High Priority. Site visit attendees agreed that there is a need for greater education of residents regarding recycling and trash procedures. City and County materials available, hardcopy and online.

## Offer and promote Community-wide Composting

**Action Leads:** Michelle

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Compost Drop-Off Site | Gaithersburg | <https://bit.ly/3L7TSBz>
- Food Composting Made Easy | in Gaithersburg | <https://bit.ly/3LlrxI2>
- Food Scraps (Food Waste) | Montgomery County | <https://bit.ly/3BfATAp>

**Progress and Implementation Notes:**

High Priority. Possible community compost bin in unused parking area. Coordinate with City's pilot programs.

## 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:**

High Priority.

## **CLEAN & RENEWABLE ENERGY**

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### **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:**

High Priority. Need to define/identify "community facilities."

### **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 sand 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:**

High Priority. Need to define/identify "community facilities."

## TRANSPORTATION

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### Install Bicycle Parking and Storage Infrastructure

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Essential Bike Parking Guide | Association of Pedestrian and Bicycle Professionals | <https://bit.ly/3GmuyEp>
- Bike Parking Guide | Reliance Foundry | <https://bit.ly/3sa6DTu>

**Progress and Implementation Notes:**

High Priority. All parking spaces are common, first come, first serve with no reserved spaces other than those reserved for disabled parking. Parking in the far lots are relatively unused and underutilized which presents various opportunities for infrastructure with co-benefits (e.g., bicycle parking racks/shed, electric vehicle charging stations, conversion to pervious asphalt, etc.).



*Figure 7. Underutilized parking area presents many opportunities*

### 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:**

High Priority. 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/3rIAVUj>

**Progress and Implementation Notes:**

High Priority. Explore available incentives.