

Vistas at Washington Woods HOA

GREEN TEAM ACTION PLAN 2023-2026

In 2022 Vistas at Washingtonian Woods 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 Vistas at Washingtonian Woods 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

LOCATION

Hillside Lake Terrace,
Gaithersburg, MD

POPULATION

152 households
~250 residents

GREEN TEAM ESTABLISHED

2022

GREEN TEAM MEMBERS

David Easterday, Resident
Suzanne Leonard, President of
the Board
Pamela Schmidt-Cavaliero,
Resident
Ed Hsu, Resident
Micaela Wren, Resident
Diane Jacobson, Resident

GREEN TEAM CONTACT

Priscilla Fox-Morrill, Secretary of
the Board,
pfoxmorrill@gmail.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: Priscilla Fox-Morrill

Target Year: 2023

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- SM Framework presentation | Sustainable Maryland | <https://go.umd.edu/cyZ>
- 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:

In process as of Fall 2022. Sustainable Maryland provided a Green Team resolution from the Diamond Farm HOA as a template should Vistas at Washingtonian Woods want to formalize their Green Team. Priscilla will introduce a resolution at the October HOA meeting to formalize.

Develop a Green Team Action Plan

Action Leads: Priscilla Fox-Morrill

Target Year: 2023

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- SM Green Team Action Plan Template Sustainable Maryland | [Contact SM](#)
- 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/3HZadqg>
- Environment | Community Associations | <https://bit.ly/35Izug8>

Progress and Implementation Notes:

In process as of Fall 2022.

Conduct a Community Survey

Action Leads: David Easterday

Target Year: 2022

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

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

Progress and Implementation Notes:

David sent a Google Form survey to the community. Survey strives to understand local concerns and priorities and will inform future Green Team projects.

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. Determine how to manage the website. SM can help with the content to include.

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/3HVGejZ>

Progress and Implementation Notes:

Conduct general ongoing outreach as needed, via Facebook and hardcopy and/or email newsletters. Results from the community survey will help inform how this will be done.

Install A Little Free Library

Action Leads: Pamela, Priscilla, and Micaela

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

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

Progress and Implementation Notes:

Determine the best location to install a little free library.

STORMWATER MANAGEMENT

Schedule Regular Community Cleanup Days

Action Leads: Ed, David, Priscilla, Micaela

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:

Annual cleanups, possibly around Earth Day, can be completed with local volunteers. Consider reaching out to local schools and recruiting students who can use this opportunity to receive Student Service Learning (SSL) volunteer hours.

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:

Interested in doing this at the north end of the weir and at storm drain inlets on streets.
 City of Gaithersburg can provide materials. An excellent outreach and education project.
 Not a priority in the short-term but are interested in doing this in the long term.

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:

A pet waste station is already installed near the park entrance.
 The Green Team is considering adding one or two more. There is also interest in installing educational yard signs.



ECO-FRIENDLY LANDSCAPING

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/3hwwvZD>

Progress and Implementation Notes:

HOA already asks that landscape contractors don't use pesticides and requires the hand pulling of weeds. There is Green Team interest in looking into IPM practices.

Conduct a Tree Canopy Inventory

Action Leads: Priscilla

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:

This can be accomplished with volunteers with cell phone apps.

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/35mPVIQ>

Progress and Implementation Notes:

Long term after the tree canopy inventory is completed.

Tree Planting

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- City Support | Gaithersburg | [Contact SM](#)
- 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:

This can be an annual Arbor Day/Earth Day event. This could easily be funded through a grant, if planned and organized in advance. Check in with the City of Gaithersburg and Montgomery County as they often have tree giveaways. SM recommends signing up for the City's and County's environmental newsletters to stay up to date on the latest opportunities.

WILDLIFE HABITAT

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/3HlH9c5>
- 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.

Install Bat Boxes or Insect Hotels

Action Leads: Micaela

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:

HOA already received some insect hotels from the Maryland apiary association (bee sustainable). Find the best locations to install these.

HEALTH & WELL-BEING

Promote Local Farmers Market

Action Leads: Micaela

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- The Guide to Montgomery County Farmers Markets | Montgomery County | <https://bit.ly/3hwjydK>
- Farmers Markets | Gaithersburg | <https://bit.ly/3oKPU8n>

Progress and Implementation Notes:

Promote the City's Farmers Markets to residents online and via newsletters.

WASTE REDUCTION

Promote a Buy-Nothing Group

Action Leads: Priscilla

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:

A local buy nothing group already exists in the neighborhood. Green Team will advertise it online and via newsletters.

Promote Energy Efficiency Practices

Action Leads: David and Priscilla

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:

Information for residents can be delivered online or via newsletter.

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. Possible grants available.

Install a Reflective White Roof or Green Roof on Community Facilities

Action Leads: David

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:

When it comes time to replace roofs look into reflective roofing/materials.

TRANSPORTATION

Promote Bike to Work Day

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:

Information for residents can be delivered online or via newsletter.

Install Bicycle Parking and Storage Infrastructure

Action Leads: David

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:

Install Electric Vehicle Charging Stations

Action Leads: David

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

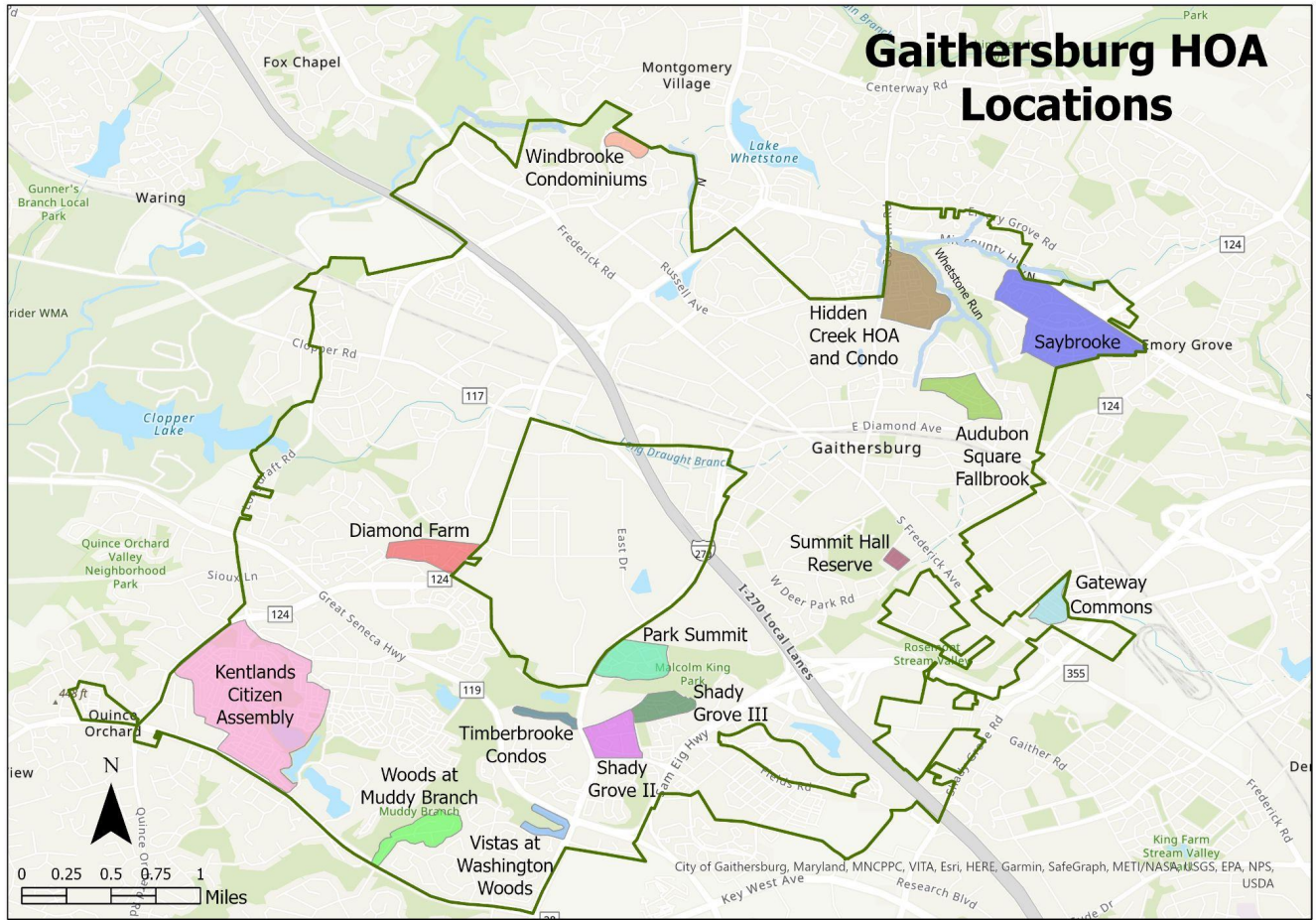
- Electric Vehicle Supply Equipment Rebate Program | MD Energy Administration |

<https://bit.ly/3lUoQLB>

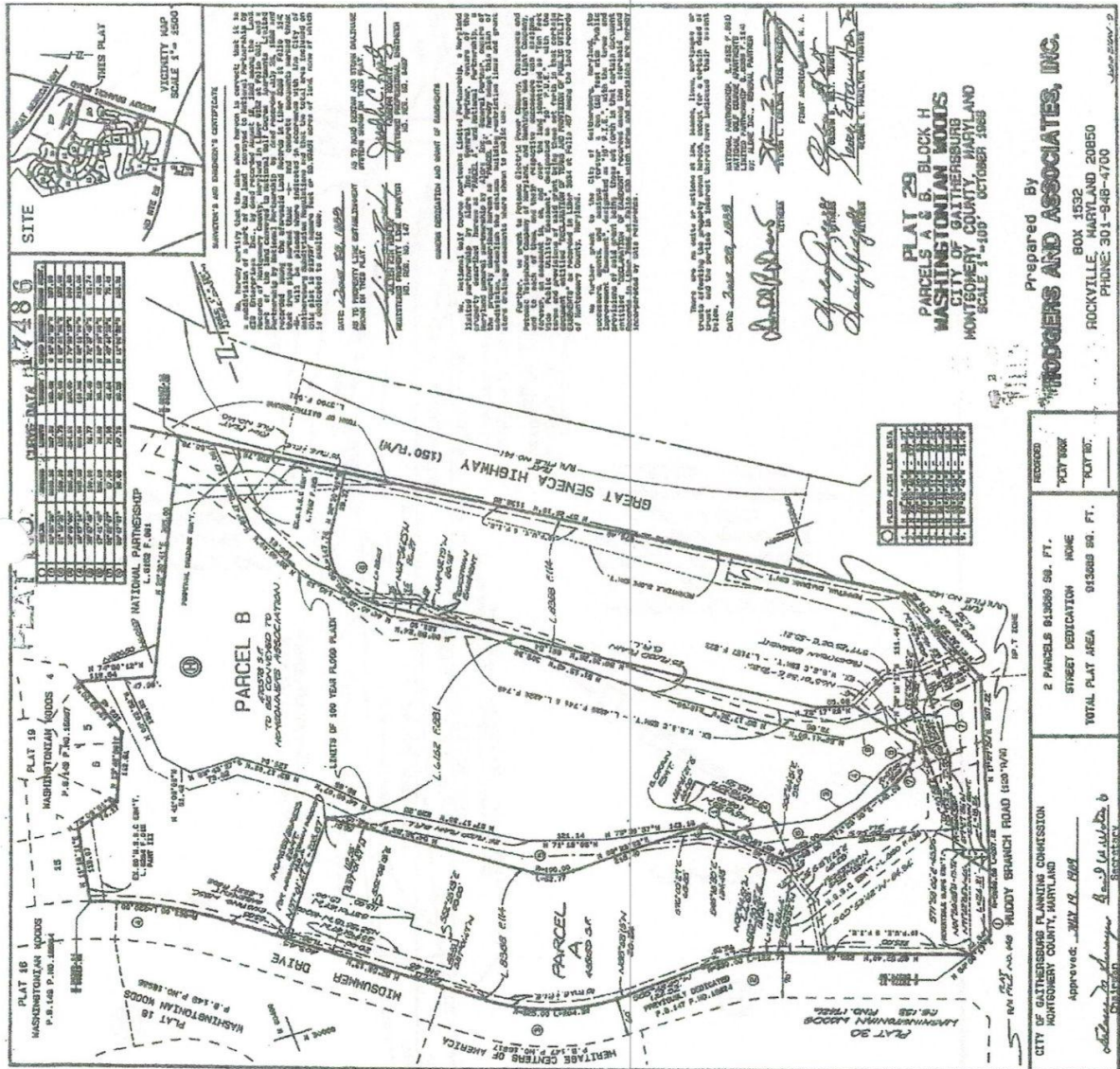
- EV Smart Program | Pepco | <https://bit.ly/3rlAVUj>

Progress and Implementation Notes:

Appendix A: HOA Green Teams in Gaithersburg Map



Appendix B: Parcel Maps - Vistas at Washingtonian Woods



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE CONDOMINIUM PLAT, CONSISTING OF THESE (3) SHEETS IS CORRECT, THAT IT IS A CONDOMINIUM PLAT OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON PART OF PARCEL A AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT 29, PARCELS A & B, BLOCK H, WASHINGTONIAN WOODS CONDOMINIUM" AS SHOWN ON SHEET 1 OF 3 OF PLAT NO. 5655, MARYLAND IN PLAT BOOK 154 AS PLAT NO. 1748B, THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, 11-101 ET SEQ., OF THE ANNOTATED CODE OF MARYLAND, 1988 AND FURTHER THAT THE PLAT IS CORRECTLY PREPARED AND COMES WITHIN THE SCOPE OF THE CAREFULLY ESTABLISHED BY ACCEPTED LAND SURVEYING PRACTICES AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS, I FURTHER CERTIFY THAT THE PLAT, TOGETHER WITH THE APPLICABLE PORTION OF THE ANNOTATED CODE OF MARYLAND, 1988, TITLE 11 OF THE REAL PROPERTY ARTICLE, 11-101 ET SEQ., AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

I FURTHER CERTIFY THAT THE AREA DESIGNATED HEREON AS PHASE 1 IS 64,000 SQUARE FEET OR L.S.E. OF AN ACRE OF LAND.

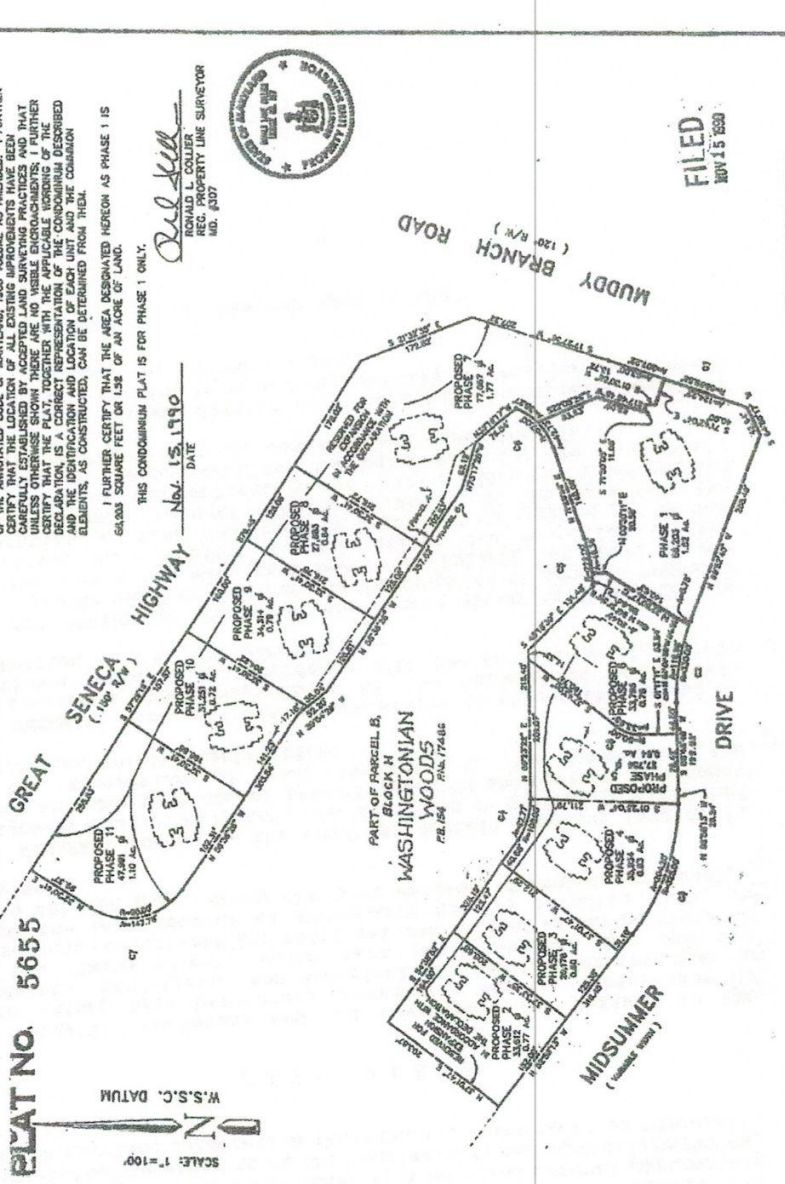
THIS CONDOMINIUM PLAT IS FOR PHASE 1 ONLY.

DATE Nov. 15, 1990

D. J. Hill
 D. J. HILL
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 4307



PHASE	AREA	ACRES	PERCENT
PHASE 1	64,000	1.46	100.00%
PHASE 2	0	0.00	0.00%
PHASE 3	0	0.00	0.00%
PHASE 4	0	0.00	0.00%
PHASE 5	0	0.00	0.00%
PHASE 6	0	0.00	0.00%
PHASE 7	0	0.00	0.00%
PHASE 8	0	0.00	0.00%
PHASE 9	0	0.00	0.00%
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PHASE 98	0	0.00	0.00%
PHASE 99	0	0.00	0.00%
PHASE 100	0	0.00	0.00%



CONDOMINIUM PLAT
 PHASING PLAN
**THE VISTAS AT
 WASHINGTONIAN WOODS
 CONDOMINIUM**
 CITY OF GAITHERSBURG
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100'



NOTE: PHASE 1 REPRESENTS THAT PORTION OF THE PROPERTY CURRENTLY BEING SUBMITTED TO THE VISTAS AT WASHINGTONIAN WOODS CONDOMINIUM. THE AREA SHOWN ON THIS PLAT DESCRIBED AS "RESERVED FOR EXPANSION IN ACCORDANCE WITH TITLE 11 OF THE REAL PROPERTY ARTICLE, 11-101 ET SEQ., OF THE ANNOTATED CODE OF MARYLAND, 1988 AND INCLUDED IN THE VISTAS AT WASHINGTONIAN WOODS CONDOMINIUM IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE SECTION 11-120, ET SEQ. OF THE ANNOTATED CODE OF MARYLAND, 1988 SHALL BE RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION ARE NOT COMPLETE AND THE DEVELOPER IS UNDER NO OBLIGATION TO COMPLETE SUCH AREA, THE DECLARATION RESERVES THE RIGHT TO ANNECT ADDITIONAL AREAS AND PHASES IN ANY SEQUENCE IT DESIRES.

RECORDED: _____
 PLAT NO.: _____
 PLAT NO.: _____

FILED
 NOV 15 1990

Slb44-90-1

Appendix C: Green Committee Survey - Vistas at Washingtonian Woods

1/25/23, 11:56 AM

Vistas Green Committee Survey

Vistas Green Committee Survey

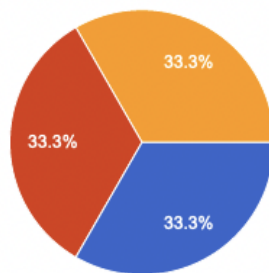
3 responses

[Publish analytics](#)

Are you already on the Green Committee, or are you interested in joining the Green Committee in the future?

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3 responses

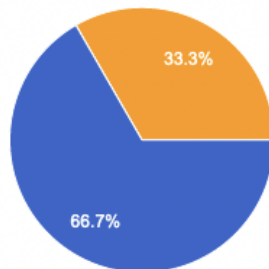


- Yes, I am already on the Green Committee.
- Yes, I am interested in joining the Green Committee.
- I may be interested in joining the Green Committee in the future.
- No, I am not interested in joining the Green Committee,...
- I am not interested in joining the Green Committee.

Are you able/willing to volunteer to aid in Green Community projects?

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3 responses

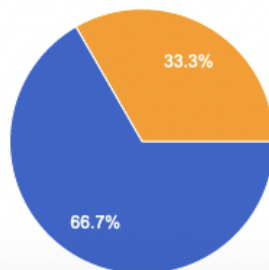


- Yes
- No
- Maybe

Are you interested in assisting in polling the community in person or conducting online surveys like this one to determine community concerns, interests, and priorities?

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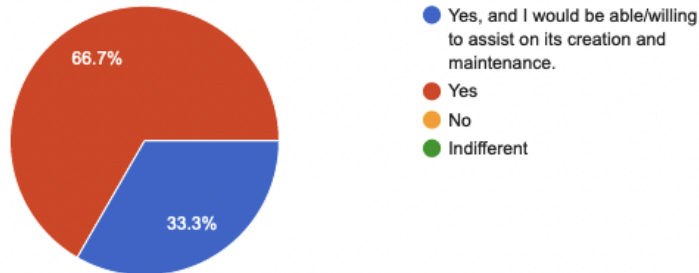
3 responses



- Yes
- No
- Maybe

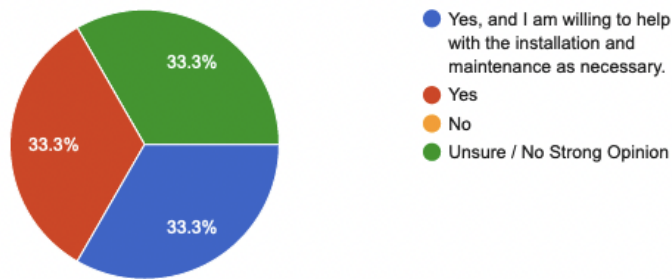
Are you interested in a webpage for resident information and resources? [Copy](#)

3 responses



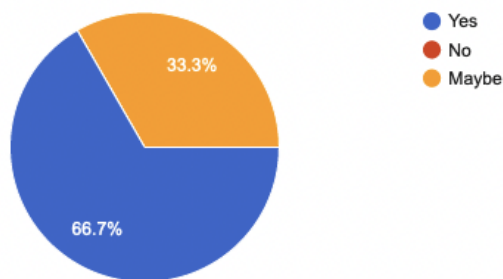
Are you interested in the installation of a "Little Free Library" somewhere in the community? [Copy](#)

3 responses



Are you interested in attending green committee meetings outside the Vistas community or otherwise engaging with other condo and homeowners associations in the City of Gaithersburg and Montgomery County? [Copy](#)

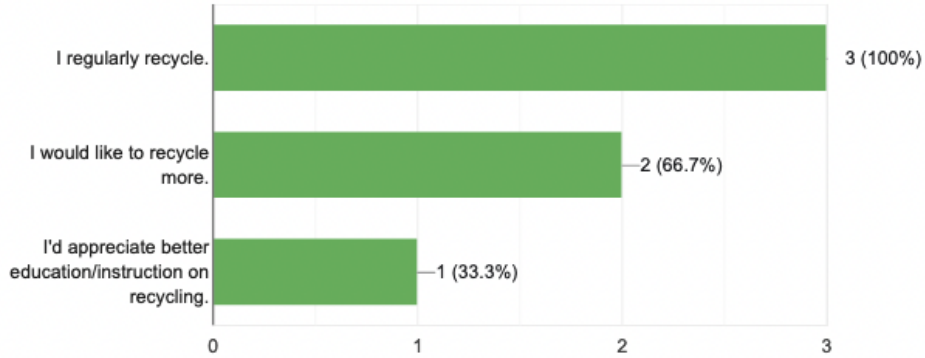
3 responses



Are you interested in recycling? Check all that apply.

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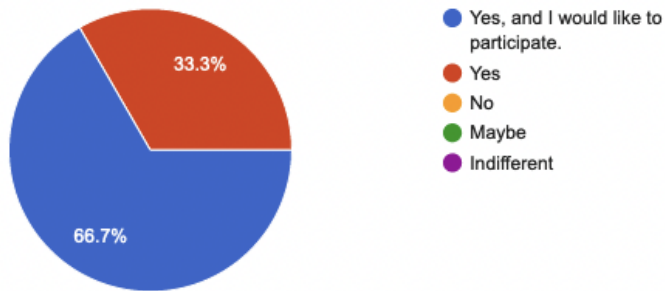
3 responses



Would you like to see the Green Committee perform a regular community cleanup day?

 Copy

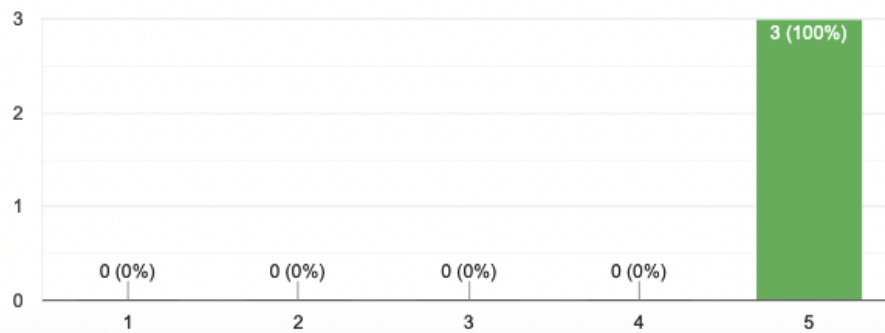
3 responses



How important is community landscaping to you?

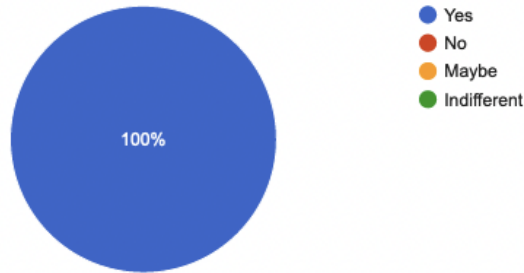
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3 responses



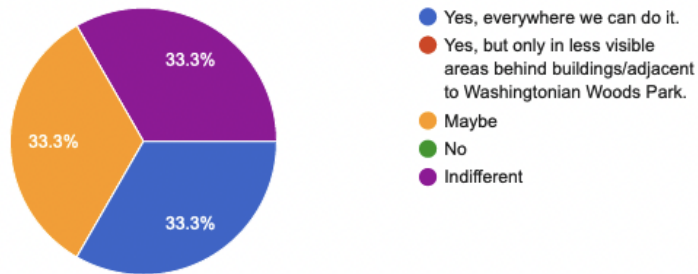
Are you interested in more water-efficient landscaping in the community? [Copy](#)

3 responses



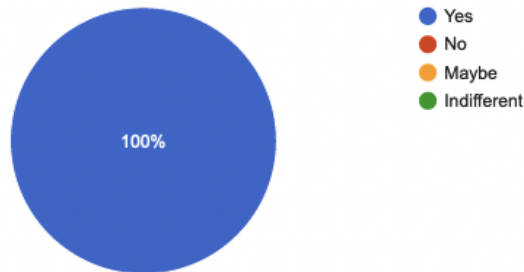
Are you interested in the establishment of "no-mow zones" in the community? (areas with native groundcover that do not require mowing) [Copy](#)

3 responses



Are you interested in the planting of pollinator gardens in the community? [Copy](#)

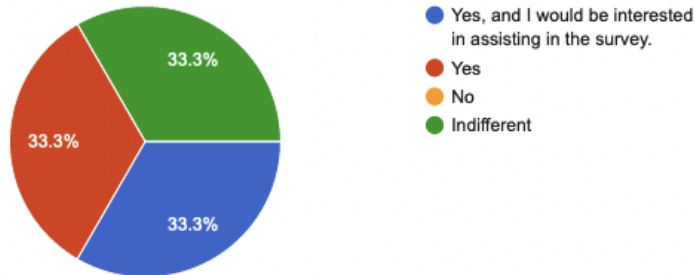
3 responses



Are you interested in the conducting of a survey of plants and animals within the community?

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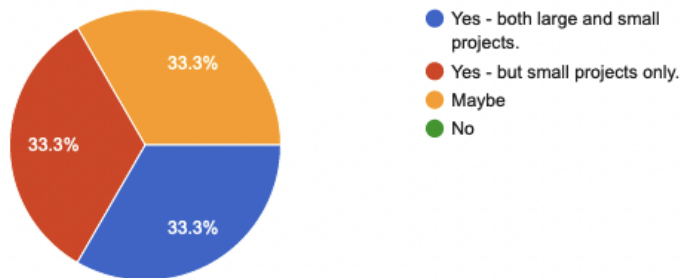
3 responses



Are you interested and able to volunteer in gardening and landscape projects in the community?

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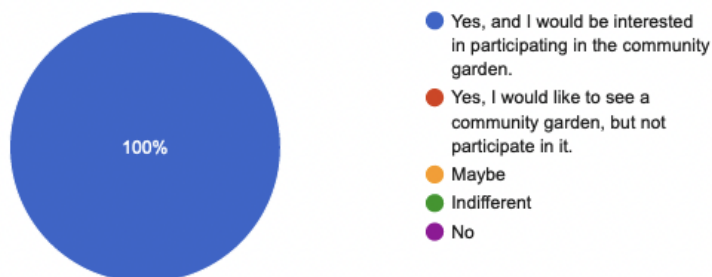
3 responses

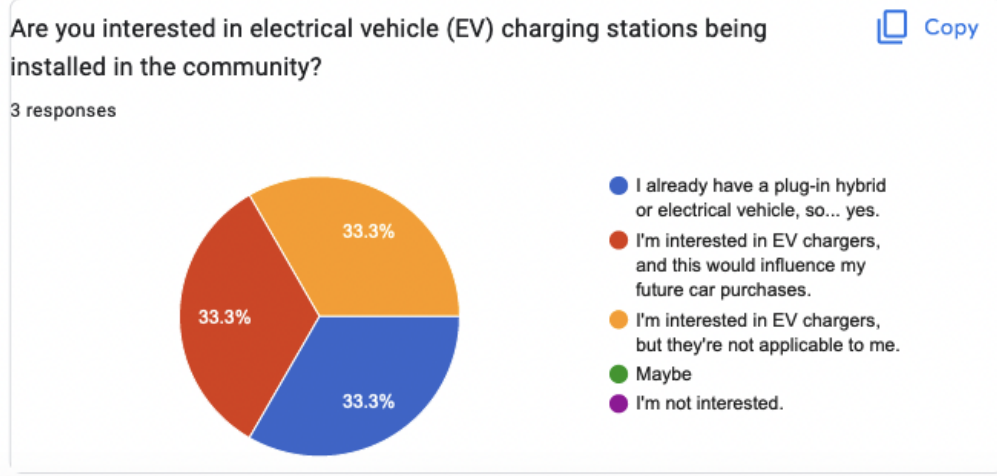
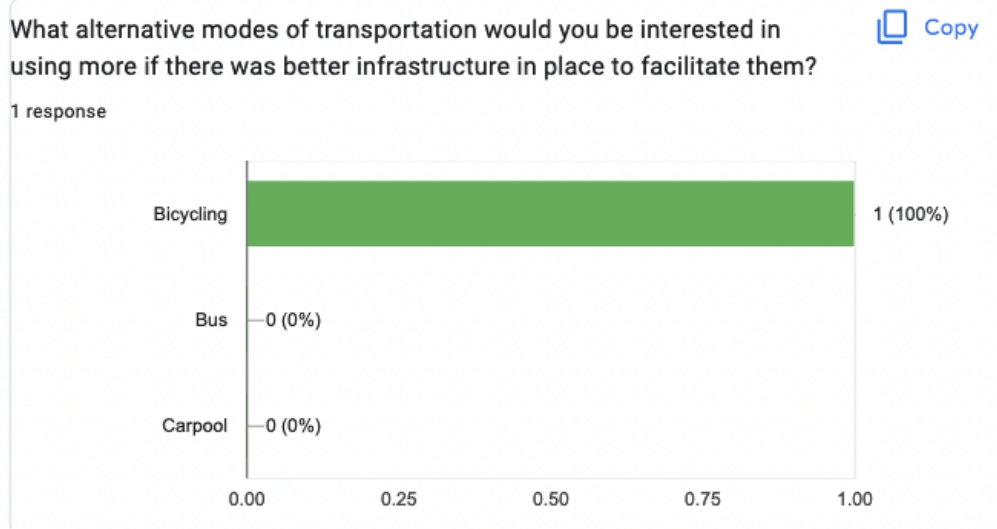
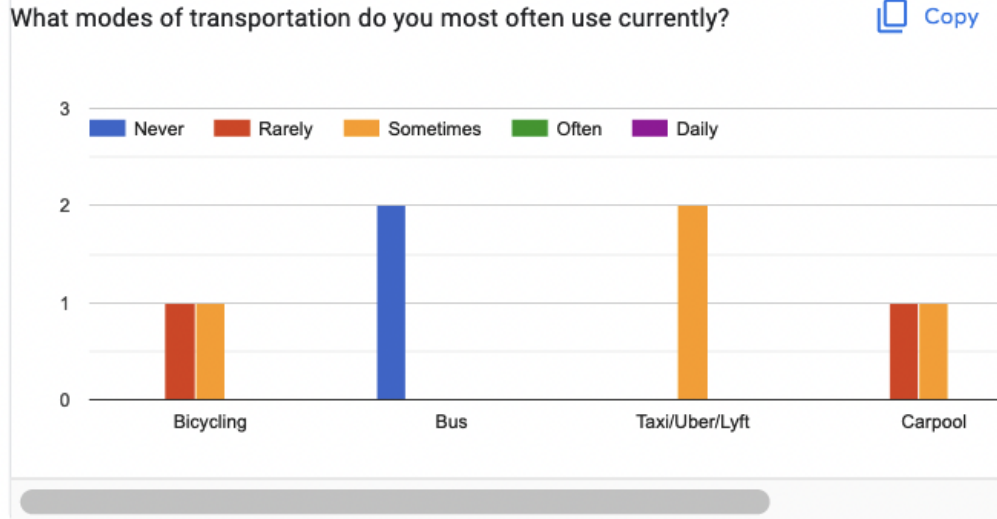


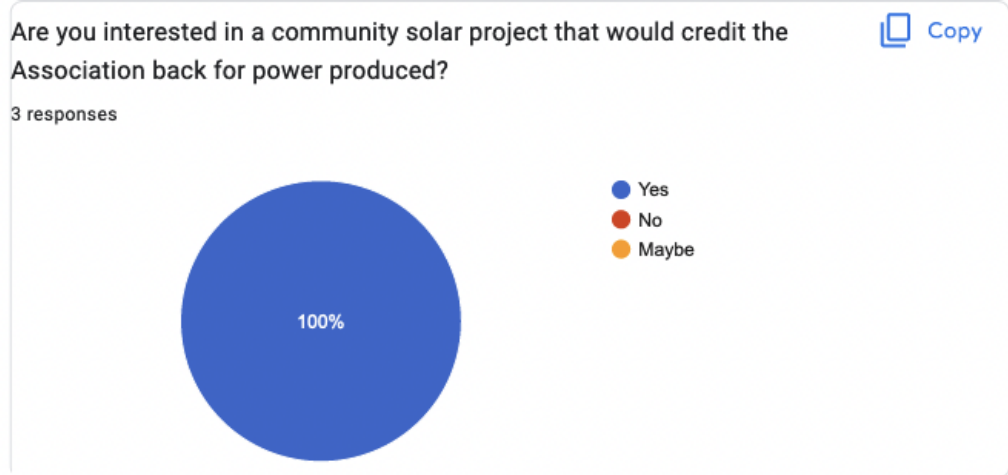
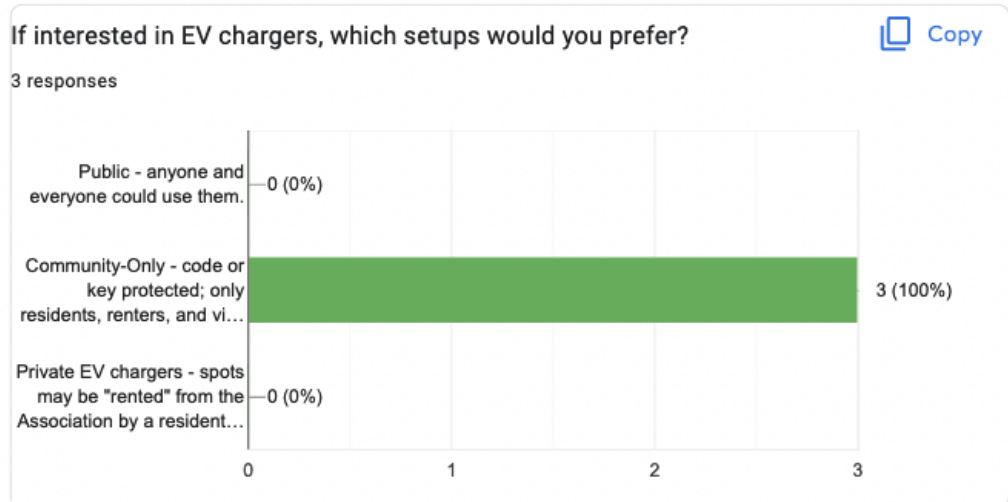
Are you interested in installing and maintaining a community garden?

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3 responses







What other sustainability projects would you be interested in?

1 response

I have to think about it- I really like the idea of solar panels! Thanks for organizing this group!

Any other notes or thoughts you would like to share?

1 response

I may be interested in assisting with a little free library in the community.

Thank you for your participation in this community survey!