

# Victory Promenade HOA

## GREEN TEAM ACTION PLAN 2023-2026

In 2022 Victory Promenade 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 Prince George's County Department of Environment, 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 Victory Promenade 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

625 Touchdown Drive,  
Landover, MD 20785

#### POPULATION

413 households

#### GREEN TEAM ESTABLISHED

2023

#### GREEN TEAM MEMBERS

Robert Williams, Board  
President  
Doris Gross, Board Vice  
President  
Tonya Williams, Board  
Treasurer  
Sharon Jackson, Board  
Secretary  
Keith Adams, Board  
Member-at-Large

#### GREEN TEAM CONTACT

Joanne Pratt, CAMP  
Management,  
[jpratt@gocampmgmt.com](mailto:jpratt@gocampmgmt.com)

#### PARTNERS

Sustainable Maryland  
Environmental Finance  
Center  
Prince George's County  
Department of Environment  
Chesapeake Bay Trust



ENVIRONMENTAL  
FINANCE CENTER



## **COMMUNITY ACTION**

### **Establish/Grow a Green Team**

**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:** Free

**Potential Partners:** N/A

**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. SM provided a GT resolution from Diamond Farm HOA as a template (no formal resolution as of 9-8-22).

### **Develop a Green Team Action Plan**

**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- SM Green Team Action Plan Template Sustainable Maryland | [Contact SM](#)
- 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:**

In process as of Winter 2022-2023.

### **Install a Little Free Library**

**Action Leads:**

**Target Year:** 2024

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- How do I get my Homeowner's Association (HOA) to allow a Little Free Library? | <https://bit.ly/3kJpl14>
- PG Books from Birth | <https://bit.ly/3vOtcGG>

**Progress and Implementation Notes:**

SM can provide examples from other communities.

## Track Diversity 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 to Help Build Capacity and Provide Technical Assistance

**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>

- Community Partnership Grant (CPG) | Prince George's County, MD | <https://bit.ly/3FoC96D>

**Progress and Implementation Notes:**

Aims to help build capacity and provide technical assistance (e.g., grant writing, research, etc.). Identify future opportunities to partner with the University of Maryland, Sustainable Maryland, the Anacostia Watershed Society, Chesapeake Bay Trust, etc.

## Coordinate with Neighboring HOA Green Teams on Green Initiatives

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Greening Your HOA | Piedmont Environmental Council | <https://bit.ly/33t11Vw>

- Green Condo and Homeowners Associations: Ideas on Green Initiatives from Across the Country | HOA Leader | <https://bit.ly/3sMCFoN>

- "Go Green" Program | Forest Heights, MD - Official Website | <https://bit.ly/3MXmrlc>

**Progress and Implementation Notes:**

There are 10 new HOA/Civic Association Green Teams in the County, including the Oxon Hills Civic Association, plus municipal Green Teams in Forest Heights and Fairmount Heights. See map in Attachment A of this report. Contact information for each HOA with a Green Team in Prince George's County can be found on the [SM website](#).

## **STORMWATER MANAGEMENT**

### **Promote Stormwater Rebate Program**

**Action Leads:**

**Target Year:** 2024

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Stormwater – People For Change Coalition | <https://bit.ly/3yjHnPf>
- Prince George's County Rain Check Rebate - Chesapeake Bay Trust | <https://bit.ly/3MHSQws>

**Progress and Implementation Notes:**

### **Storm Drain Stenciling**



**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Storm Drain Stenciling | Chesapeake Bay Foundation | <https://bit.ly/3J23WKJ>
- Volunteer Storm Drain Stenciling Program | Prince George's County, MD | <https://bit.ly/3yVDeRW>
- 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:**

The County has a ton of free resources that you can use that SM can connect you with.

## **Conduct Pet Waste Management Outreach**

**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Pet Waste Program Matrix | Sustainable Maryland | <https://bit.ly/3hyGUiS>
- Pet Waste | Improving Water Quality in Your Community | <https://bit.ly/3yWFngd>
- Outreach and Restoration Grant Program (behavior change) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Scoop That Poop | Prince George's County, MD | <https://bit.ly/3LJUf4p>

**Progress and Implementation Notes:**

SM can provide pet waste yard signs and electronic outreach materials, if interested. This Action advances the County's water quality goals.

## Install Pet Waste Stations



SM stations if we have them in stock soon.

### Action Leads:

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- The Best 10 Pet Waste Removal Services in Prince George's County, MD | <https://bit.ly/3LGtuh5>
- Prince George's County Scoop the Poop Campaign | <https://go.umd.edu/pkm>
- Prince George's County Pet Waste Management Campaign | <https://go.umd.edu/pks>

### Progress and Implementation Notes:

The HOA has several (around 15) stations, maintained by a contractor. SM may be able to obtain replacement stations at no cost to HOA. This Action advances the County's water quality goals. Green Team is interested in

## Adopt a Salt Reduction Plan

### Action Leads:

**Target Year:** Ongoing

**Estimated Cost and Resource Needs:**

**Potential Partners:** Landscaping contractor

**Potential Resources:**

- Maryland Reduces Use of Road Salts to Protect the Environment and Public Health | The Southern Maryland Chronicle | <https://bit.ly/3GiqZ3O>
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Maryland Increases Alternatives to Road Salts to Advance Environmental and Transportation Goals | <https://bit.ly/3alyzyA>
- Salt Management Plan | MD State Highway Administration | <https://bit.ly/3aoCYAZ>

### Progress and Implementation Notes:

Community can work with a contractor and/or the County to reduce salt application and examine substitutes. This Action advances the County's water quality goals.

## Install and Maintain Green Infrastructure

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Approved Green Infrastructure Master Plan | MNCPPC, MD |

- <https://bit.ly/3PFr1H1>

- Implementing the Green Infrastructure Plan | MNCPPC, MD |

- <https://bit.ly/3MZI5Hn>

- Require Community-Wide Climate Resilient Green Infrastructure | Prince George's County Climate Action Plan |

- <https://bit.ly/3PEBQZZ>

- Prince George's County Stormwater Stewardship Grant Program | Chesapeake Bay Trust |

- <https://ter.ps/129v>

- Outreach and Restoration Grant Program | 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/3qi85gX>

**Progress and Implementation Notes:**

Examples include bioswales, rain gardens, pervious pavers, rain barrels, green streets, etc. Several opportunities exist for small-scale stormwater infrastructure. Funding and technical assistance for projects can come from the County and non-profits.



## ECO-FRIENDLY LANDSCAPING

### Conduct a Landscape Survey

**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

**Progress and Implementation Notes:**

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

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Tree Planting and Gardening — Prince George's County, MD | <https://bit.ly/3PFfe3Jq>
- Plant Trees | Prince George's County, MD | <https://bit.ly/38la91U>
- Prince George's County Stormwater Stewardship Grant Program | Chesapeake Bay Trust | <https://ter.ps/129v>
- Outreach and Restoration Grant Program | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Landscaping with Native Plants | MD Native Plant Society | <https://bit.ly/3LvJXG3>
- Native Plant Guide | Chesapeake Native Plant Center | <https://bit.ly/3Luq3Lw>
- Plant Trees | Prince George's County, MD | <https://bit.ly/38la91U>

**Progress and Implementation Notes:**

Residents could be educated by a guided tour of Jurgensen Place property.

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

**Action Leads:**

**Target Year:**

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

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

**Progress and Implementation Notes:**

The community is interested in alternatives to Terminix for addressing burrowing hornets. Recently a homeowner mentioned there was a snake on their doorstep. Interested in non-lethal and non-impactful ways to deter pests.



## Adopt and Promote Conservation Landscaping Practices

**Action Leads:**

**Target Year:** 2024

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Home Gardens | Prince George's Soil Conservation District | <https://bit.ly/38HhYoz>
- Outreach and Restoration Grant Program | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

**Progress and Implementation Notes:**

Residents could be educated by a guided tour of Carlos Blanco's property.

## 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://ter.ps/12a9>
- Guide to Assessing Urban Forests | i-Tree | <https://bit.ly/3ssca88>
- Tree Canopy Assessment | City of College Park | <https://bit.ly/3sCwung>
- Tree Inventory: Prince George's County, MD, USA | PlanIT Geo™ | <https://bit.ly/3IHb5Go>
- Forest and Tree Canopy Data for Maryland | <https://bit.ly/3IXfi9n>

**Progress and Implementation Notes:**

A tree canopy inventory can be accomplished with volunteers using a cell phone app. The community has street and is surrounded by forested areas. An arborist was hired recently to address some particular trees and do trimming in certain areas.

## Plant Trees

**Action Leads:**

**Target Year:** Ongoing

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Tree ReLeaf Grant Program | Prince George's County, MD | <https://bit.ly/3NyS84J>
- Prince George's County Stormwater Stewardship Grant Program | Chesapeake Bay Trust | <https://ter.ps/129v>
- Outreach and Restoration Grant Program | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-Grant Program | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Marylanders Plant Trees | <https://bit.ly/3ICIUcS>

**Progress and Implementation Notes:**

The state is putting a lot of money into tree planting projects. Consider hosting an annual Arbor Day and/or Earth Day planting event.

## WILDLIFE HABITAT

### Plant Pollinator Gardens



**Action Leads:**

**Target Year:** 2024

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Guide to Passing Wildlife-Friendly Property Maintenance Ordinances | National Wildlife Federation | <https://bit.ly/3hu5oK7>
- Pollinator Gardens | University of Maryland Extension | <https://bit.ly/3wKTp1O>
- Pollinator Packets | Prince George's Soil

Conservation District | <https://bit.ly/3sRm2te>

**Progress and Implementation Notes:**

Driveway areas are potential locations for pollinator gardens.

## **Establish a Mosquito Control Program**

**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Mosquito Control | Maryland Department of Agriculture | <https://bit.ly/3sUGXvk>

**Progress and Implementation Notes:**

Driveway areas are potential locations for pollinator gardens.

## **HEALTH AND WELL-BEING**

### **Promote Local Farmer's Market**

**Action Leads:**

**Target Year:** 2024

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Farmers Markets | MNCPPC, MD | <https://bit.ly/38NviaP>

- Farmers Markets Serving Prince George's County | <https://bit.ly/38lufJo>

**Progress and Implementation Notes:**

## **WASTE REDUCTION**

### **Host a Community-Wide Garage/Yard Sale**

**Action Leads:**

**Target Year:** 2024

**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:**

The HOA did this years ago and is interested in picking this up again. Green team will look into whether there are any local buy nothing groups to partner with.

## Transition to a Paperless Office

**Action Leads:**

**Target Year:** 2025

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- HOA Recording Keeping: The Pros and Cons of Going Paperless | HOA Leader | <https://bit.ly/36pB68P>
- 9 Ways to Go Paperless in Your HOA | Cedar Management Group | <https://bit.ly/3pdUhcu>

**Progress and Implementation Notes:**

## CLEAN AND RENEWABLE ENERGY

### Promote Community and Solar Co-Ops

**Action Leads:**

**Target Year:** 2025

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- MD Capital Area Solar Co-op | Solar United Neighbors | <https://bit.ly/3rkmlXn>
- CleanChoice Energy Community Solar Opens New Prince George's County Solar Farm | <https://bit.ly/3ab82Ur>
- Community Solar Resources | BGE | <https://tinyurl.com/2fy9avkj>
- 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:**

Residents can be informed via online webinars by community solar providers.

**Promote On-Bill Financing for Energy**

**Action Leads:**

**Target Year:** 2025

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- About Peak Energy Savings Credit | BGE | <https://tinyurl.com/ycxnzaxj>
- Maryland Energy Assistance Program by Prince George's County Department of Social Services | <https://bit.ly/3PMwBHU>

**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>

- How to Sign up for Green Energy in PG County and Montgomery County, MD if your Utility Company is BGE | <https://tinyurl.com/2p9fx56j>

**Progress and Implementation Notes:**

The Clubhouse has suitable solar access to permit the installation of solar panels. Could this be included on the reserve study? Or based on the condition of the club house, consider installing this practice at a later date. Also consider warranty considerations for roofing and insurance. Perhaps consider at another location on site, not just the clubhouse roof.

## Consider Adopting Time of Sale Energy Disclosure Requirements



**Action Leads:**

**Target Year:** 2025

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Residential Energy Use Disclosure: A Review of Existing Policies | <https://bit.ly/3AXJR5n>

**Progress and Implementation Notes:**

## TRANSPORTATION

### Install Traffic Calming Measures



**Action Leads:**

**Target Year:** 2023

**Estimated Cost and Resource Needs:**

**Potential Partners:**

**Potential Resources:**

- Traffic Calming Measures for HOAs |

Radarsign | <https://bit.ly/3L4FFW3>

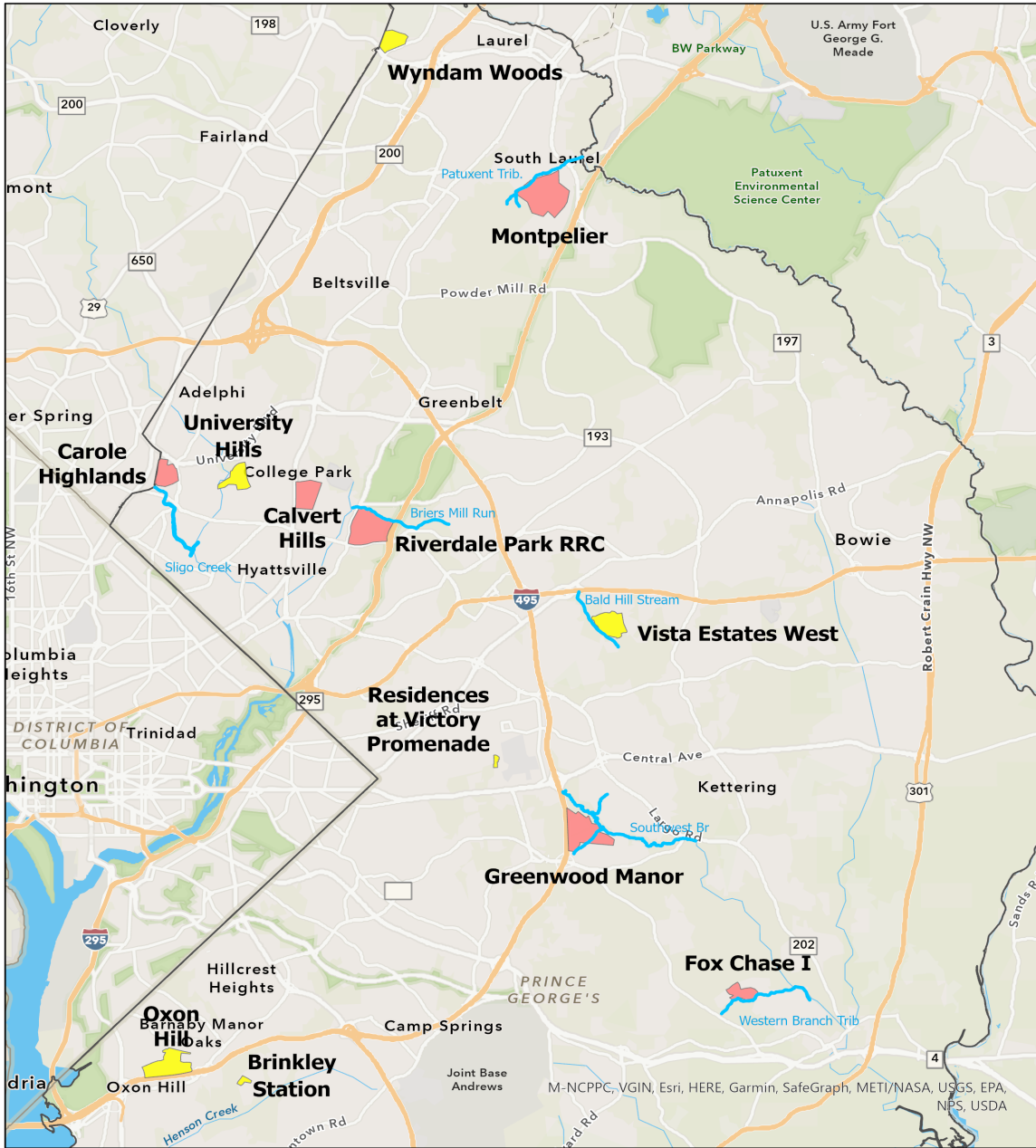
- Safety Improvements | <https://bit.ly/3aorNIq>

**Progress and Implementation Notes:**

There is frequent cutting through the community by cars from adjacent apartments.

The community has also lobbied for traffic calming at Garret Morgan.

# APPENDIX A: HOA GREEN TEAMS IN PRINCE GEORGE'S COUNTY MAP



## Prince George's County Green Teams

Green Team Community Boundary

Phase 1.0

Phase 2.0

Local Streams

PG County Boundary

