

Deer Park Place HOA

GREEN TEAM ACTION PLAN 2026-2031

In 2025, Deer Park Place HOA worked with the Environmental Finance Center (EFC) at the University of Maryland and its Sustainable Maryland (SM) program to establish a Green Team and adopt the SM Residential Action Framework. Sponsored by the Chesapeake Bay Trust with support from the City of Gaithersburg, this framework guides homeowners' 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 this Green Team Action Plan.

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



HIGHLIGHTS

LOCATION

Deer Park Land and West
Deer Park Road

POPULATION

145 townhouses

GREEN TEAM MEMBERS

Mark Moorman
Pat Stewart
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GREEN TEAM CONTACT

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PARTNERS

Sustainable Maryland
Environmental Finance
Center
City of Gaithersburg
Chesapeake Bay Trust

COMMUNITY ACTION

Establish/Grow a Green Team

Action Leads:

Target Year: 2025

Estimated Cost and Resource Needs: Free

Potential Partners: Sustainable Maryland

Potential Resources:

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

Progress and Implementation Notes:

- Completed in Fall 2025.

Track Diversity and Equity on Boards

Action Leads:

Target Year: Ongoing

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

Progress and Implementation Notes:

Partner with Nonprofits or Higher Education Institutions to Help Build Capacity and Provide Technical Assistance

Action Leads:

Target Year:

Estimated Cost and Resource Needs: Free

Potential Partners: Sustainable Maryland | <https://go.umd.edu/25j1>

Potential Resources:

Progress and Implementation Notes:

- The aim is to help build capacity and provide technical assistance (such as grant writing, research, partnership building, etc.) Consider opportunities to partner with the University of Maryland, Muddy Branch Alliance, Chesapeake Bay Trust, etc. in the future.

Coordinate with Neighboring HOAs 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/33t1IVw>

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

Progress and Implementation Notes:

- Summit Hall Reserve and Gateway Commons HOAs (east of I-270) have Green Teams and are nearby. Consider coordinating on events or policies.

STORMWATER MANAGEMENT

Promote Stormwater Best Management Practices

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners: City of Gaithersburg, Montgomery County Department of Environmental Protection (they have educational material that can be used)

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:

- The HOA's website/portal can be used to communicate green initiatives to residents.

Schedule Regular Community Cleanup Days

Action Leads:

Target Year: Existing

Estimated Cost and Resource Needs:

Potential Partners:

- Community Clean Up Event Support | Gaithersburg | <https://bit.ly/3rIWMus>

Potential Resources:

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

Progress and Implementation Notes:

- The HOA's website/portal can be used to advertise and recruit volunteers.
- This can be completed with local volunteers and materials provided by City and non-profits. Students who participate can receive student service learning (SSL) hours.

Install and Maintain Green Infrastructure

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- City Support | Gaithersburg | Environmental Services |

<https://bit.ly/4hgDAp8>

- 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:

- Includes Bioswales, Rain Gardens, Pervious Pavers, Green Streets, Rain Barrels, etc. Several opportunities exist for small-scale stormwater infrastructure on the community's common property. Funding and technical assistance for projects can come from non-profits.

Previous/existing projects:

1) Primary concern of HOA is addressing steep slope down to Summit Hall Elementary School parking area off Bralan Court. Some confusion exists regarding permitting. HOA is waiting for Pepco to mow the slope, and for City to grant the permit. City says the HOAs engineer/contractor sent incomplete information for review and therefore they are still waiting on necessary information. SM can facilitate a conversation.



ECO-FRIENDLY LANDSCAPING

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://go.umd.edu/25jm>
- Guide to Assessing Urban Forests | i-Tree | <https://bit.ly/3ssca88>

Progress and Implementation Notes:

- The HOA has spent a lot of money on trees and removed all Bradford Pears. Green Team is concerned about Pines that are unhealthy, very tall, and leaning. This inventory, along with a discussion with a licensed arborist, can help the make HOA long-term tree maintenance and planting decisions.
- The inventory can be accomplished with volunteers using smartphone apps.



Plant Trees and Shrubs

Action Leads

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- City Support | Gaithersburg | Environmental Services | <https://bit.ly/4hgDAp8>
- Urban Trees Mini Grant Program | Chesapeake Bay Trust | <https://go.umd.edu/25jo>
- Urban Trees Grant Program | Chesapeake Bay Trust | <https://bit.ly/3S6gerl>
- Community Engagement Mini Grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

Progress and Implementation Notes:

- The Green Team can consider starting an annual Arbor Day/Earth Day planting. Grant funding is available. Use the City of Gaithersburg's list of tree species when making a selection.

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 | bit.ly/48EvdA7

Progress and Implementation Notes:

- A fun and informative single day educational event, where residents survey the plants and animals in their community. This is conducted with a smartphone app. Nearby trails and forest are excellent areas for a Blitz. This can be promoted on Google forum, Facebook, quarterly newsletter, 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>

- Community Engagement Mini Grant | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>

Progress and Implementation Notes:

- The property contains a great deal of open space that is mowed. These present opportunities for meadows or other landscaping that use less fossil fuels. There are also gaps for plants in existing landscaping beds that can be filled in with native plants.



HEALTH AND WELLBEING

Promote Local Farmers Market

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

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

Progress and Implementation Notes:

- Promote the City's Farmers Markets to residents. Share information through the HOA's web portal.

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/3IzPFVF>
- Experts Share Their Tips for Creating the Perfect Community Garden | Baltimore | <https://bit.ly/34B1GLw>

Progress and Implementation Notes:

- The area behind the pool could be a location for a community garden with raised beds.



CLEAN AND RENEWABLE ENERGY

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/40kSELP>
- Energy Wise Rewards | Pepco | <https://bit.ly/34Nze99>

Progress and Implementation Notes:

- The HOA website/portal can be used to promote to residents, and the new quarterly newsletter can include sustainability news, updates, and information.

Promote Solar, 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>
- 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:

- Solar panels are permitted, with an approved application. Share information through web portal.

Upgrade to LED Streetlights**Action Leads:****Target Year:** Completed**Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:**

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

Progress and Implementation Notes:

- All HOA lighting has already been switched to LEDs. Advocate for the City to switch others within the HOA.

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>

- 2026 Maryland Solar Incentives, Tax Credits & Rebates |

EnergySage | <https://bit.ly/3Jna6Fq>

Progress and Implementation

Notes:

- The HOA's existing pool house is an excellent potential location for a rooftop solar array. Investigate funding opportunities.



