

Hyde Park II B HOA

GREEN TEAM ACTION PLAN 2026-2031

In 2025, the Hyde Park II B 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 Hyde Park II B Park 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

Christopher Avenue between Russell Avenue and Montgomery Village Avenue

POPULATION

58 units (four garden style condominiums, buildings 431, 433, 435, & 437)

GREEN TEAM MEMBERS

Board Vice President: Elise Batchev
Board Treasurer: Heather Ward
Resident: Evie Papoulias
Property Manager: Carey Porter

GREEN TEAM CONTACT

Board President: Patricia Maloney
hydepk2bpatricia@gmail.com

PARTNERS

Sustainable Maryland
Environmental Finance Center
City of Gaithersburg
Chesapeake Bay Trust

COMMUNITY ACTION

Establish/Grow a Green Team

Action Leads: Patricia Maloney

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.



Commission a Public Art Installation



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

- City of Gaithersburg | Cultural Arts Advisory Committee |

<https://go.umd.edu/25iw>

Potential Resources:

- City of Gaithersburg | Visual Arts in Public Spaces |

<https://go.umd.edu/25iv>

- Arts Barn | Gaithersburg | <https://bit.ly/32SLvbM>

- Pepco Sustainable Communities Grant Program

Sustainable Maryland | <https://go.umd.edu/25ix>

- Community Engagement Mini-grant | Chesapeake Bay Trust |

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

Progress and Implementation Notes:

- The two-story blank brick wall along 431 and/or 433 Christopher Avenue would be an ideal location for a mural. There are also opportunities to paint green electrical boxes throughout the community as well.



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:

- Community Engagement and Restoration Mentorship Program | Chesapeake Bay Trust | <https://bit.ly/346360J>

Progress and Implementation Notes:

- 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:

- The Windbrooke Homeowners Association is within one mile of Hyde Park II B and has a Green Team. There is the potential to coordinate on events, policies, or purchasing. Other potential communities with Green Teams to collaborate with can be found on the [Sustainable Maryland Resources for Homeowners Associations Website](#).

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:

- This can be promoted on notices on top of mailboxes in English and Spanish as well as through an email distribution list.



Schedule Regular Community Cleanup Days

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

- Community Clean Up Event Support | Gaithersburg | <https://bit.ly/3r1WMus>

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:

- This can be promoted on notices on top of mailboxes in English and Spanish as well as through an email distribution list.
- This can be completed with local volunteers and materials provided by City and non-profits. Students receive 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.

#1: The Green Team is interested in rainwater harvesting/cisterns, especially on the backs of the buildings where the ground slopes down to Walker Run and there is some visible erosion. Rainwater harvesting/cisterns could be paired with conservation landscaping which uses native plants with deep root systems to prevent erosion and treat stormwater runoff.

#2: The Green Team has several areas (some of which are under tree canopies) that do not have an established ground cover.



#3: The Green Team is interested in de-mulching some of the landscaped beds on the rear of the buildings and planting more native plants in those areas. Funding and technical assistance for projects can come from non-profits.

Adopt a Winter 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>
- Maryland Department of the Environment | Winter Salts | <https://go.umd.edu/25ji>
- Maryland Department of the Environment | Resources for Salt Management at Home | <https://go.umd.edu/25ji>
- Winter Maintenance Salt Application Guidelines and Calculator | Saltwise Wisconsin | <https://bit.ly/34Q83dQ>

Progress and Implementation Notes: The HOA's snow removal company is not the same as their landscaping company. Consider asking the current snow removal company to take the [Maryland Department of the Environment's professional applicator training](#) or hire a contractor that is already Smart Salt certified.

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 Green Team has concerns regarding how close to the building some trees are planted, especially on the rear of the buildings. The HOA last trimmed trees about 1.5 years ago. This inventory can be accomplished with volunteers with cell phone 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:

- Green Team can consider starting an annual Arbor Day/Earth Day planting. Grant funding is available.

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 event can be conducted using a smartphone app. Nearby trails and forest are excellent areas for a Blitz. This can be promoted on notices on top of mailboxes in English and Spanish and an email distribution list.

Install Bat Boxes and/or Insect Hotels

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Bat Houses | MD Department of Natural Resources | <https://bit.ly/3uIJiuV>
- Bat Houses | Bat Conservation International | <https://bit.ly/3BcBenC>
- How to Build an Insect Hotel Webinar | Sustainable Maryland | <https://bit.ly/3oE47np>

Progress and Implementation Notes:

- The Green Team is interested in installing both bat boxes and insect hotels in the forested area behind the property where Walkers Run is. This would help control the mosquitos in this area. Heather Ward's High School science club students can help make the bat boxes and the Green Team can install them.

Establish a Mosquito Control Program

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Mosquito Prevention Checklist | My Green Montgomery | <https://bit.ly/3HnfTtW>
- Make Your Own Mosquito Trap | My Green Montgomery | <https://bit.ly/3ukckB6>

Progress and Implementation Notes:

- Walkers Run, which is right behind Hyde Park II B, is a mosquito habitat.

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. This can be promoted on notices on top of mailboxes in English and Spanish and an email distribution list.

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:

- This can be promoted on notices on top of mailboxes in English and Spanish and an email distribution list.

Upgrade to LED Streetlights

Action Leads:

Target Year: Ongoing

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:

- Hyde Park II B has a mix of LED lights and older sodium halide lights. When lights are due for replacement, the Green Team is using LEDs. These newer lights are also Dark Sky friendly. The Green Team can also advocate for LED replacements on City-owned streets.

Install On-Site Renewable Energy

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Maryland Solar Incentives, Tax Credits & Rebates | EnergySage | <https://bit.ly/3Jna6Fq>
- HOA Solar Action Guide | Solar United Neighbors | <https://bit.ly/3sfW7tW>

Progress and Implementation Notes:

- The Green Team is interested in exploring solar. There is good solar access on all four buildings.

APPENDICES

Appendix A: Map of Gaithersburg HOA Green Teams

