

Orchard Place HOA

GREEN TEAM ACTION PLAN 2026-2031

In 2025, Orchard 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 Orchard 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

Intersection of Quince Orchard Boulevard and Sebastiani Boulevard

POPULATION

156 townhouses

GREEN TEAM MEMBERS

Board President: Maria Cervantes
Board Member: Sergei Kim
Board Member: Sung Myung

GREEN TEAM CONTACT

Stephon Collins:
scollins@tmgainc.com

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:

- The Green Team is already doing this. There are five Board members and a female president.

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:

- Diamond Farm HOA and Quince Orchard Park HOAs have Green Teams and are nearby (both adjacent to the NIST property). Stephon is willing to help connect with other communities that he and/or his company manages.

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. The property manager is working on establishing a quarterly newsletter that can include sustainability news, updates, and information.

Conduct Pet Waste Management Outreach and 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>
- Pet Waste Program Matrix | Sustainable Maryland | <https://bit.ly/3hyGUiS>

Progress and Implementation Notes:

- Orchard Place has a couple of signs in the common area near the Sebastiani Boulevard entrance, which helps with pet waste nuisances. However, every now and then the HOA Board receives complaints about people not picking up after their dogs in other areas of the community.

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. One potential project is the necessary re-paving of some parking lots, which presents the opportunity for installing permeable asphalt/pavement (grant funding available).

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 is interested in completing a tree inventory. Their current landscaping/lawn care contractor assesses the health of trees but no long-term plan is in place. The inventory can be accomplished with volunteers using a smartphone app.

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 underutilized space behind visitor parking presents an opportunity to create a pollinator meadow, which would also reduce the amount of mowing and costs associated with mowing.

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:

- Napa Valley (the area behind the houses which is in a conservation easement has mosquito issues).

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/3hwiydK>

Progress and Implementation Notes:

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

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:

- 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:

- Solar panels are allowed with an approved application (one house in the community has solar panels). The HOA website/portal can be used to promote to residents and the new quarterly newsletter can include sustainability news, updates, and information.

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:

- Street lights are maintained by the HOA and have been upgraded to LEDs.

TRANSPORTATION

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/3rlAVUj>

Progress and Implementation Notes:

- Residents are allowed to run power chords from their homes to their vehicles.

APPENDICES

Appendix A: Map of Gaithersburg HOA Green Teams

