

Relda Square HOA

GREEN TEAM ACTION PLAN 2024-2029

In 2023, Relda Square 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 Relda Square 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 Longdraft Road and Pavilion Drive

POPULATION

68 single family homes
~180 residents

GREEN TEAM MEMBERS

Lauren Dellapenna
Rick Grimes
Katie Schwartz
Misha Sogonov

GREEN TEAM CONTACT

Mary Eustice, Resident,
mweustice@yahoo.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:

Target Year: 2023

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 2023.

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. This can be promoted and/or hosted on a community website, Facebook page, and in newsletters.

Promote Maryland Green Schools

Action Leads:

Target Year:

Estimated Cost and Resource Needs: Free

Potential Partners: Surrounding HOA Green Teams

Potential Resources:

- MD Green Schools Program | Maryland Association for Environmental and Outdoor Education | <https://bit.ly/35AMhLu>

Progress and Implementation Notes:

- Diamond Elementary is nearby. Green Team can reach out to school leadership and encourage their participation in MD Green Schools program.

Track Diversity and Equity on Boards

Action Leads:

Target Year:

Estimated Cost and Resource Needs: Free

Potential Partners:

Potential Resources:

- Equity Workgroup | Choose Clean Water Coalition | <https://bit.ly/3unqsto>

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:

Potential Partners:

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 (e.g., grant writing, research, etc.) For future opportunities to partner with UMD, Muddy Branch Alliance, Chesapeake Bay Trust, etc.

Coordinate with Neighboring HOAs on Green Initiatives

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Creating Sustainable, Resilient, and Healthy HOAs | CAP Management Denver, CO |

<https://bit.ly/3uV6mHd>

- 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 Kentlands and Diamond Farm have Green Teams and are nearby.

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 completed via a community newsletter.

Promote Stormwater Rebate Education and Outreach

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners: City of Gaithersburg

Potential Resources:

- Rainscapes Reward Program | Gaithersburg | <https://bit.ly/3Hp6Okp>

Progress and Implementation Notes:

- This can be completed via a community newsletter.

Schedule Regular Community Cleanup Days

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners: City of Gaithersburg

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

Progress and Implementation Notes:

- Cleanups can be conducted with local volunteers and materials provided by the City. Students can receive Student Service Learning (SSL) hours. Consider including invasive species removal as part of this effort.

Storm Drain Stenciling



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners: City of Gaithersburg

Potential Resources:

- Storm Drain Stenciling | Chesapeake Bay Foundation | <https://bit.ly/3J23WKJ>
- Storm Drain Art Project | Gaithersburg | <https://bit.ly/3JcTtMD>
- 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 City can provide materials. This is an excellent outreach and education project, especially for children. There are several storm drains that would provide excellent spots for drain murals or stenciling.

Develop a Stormwater Management Action Plan

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

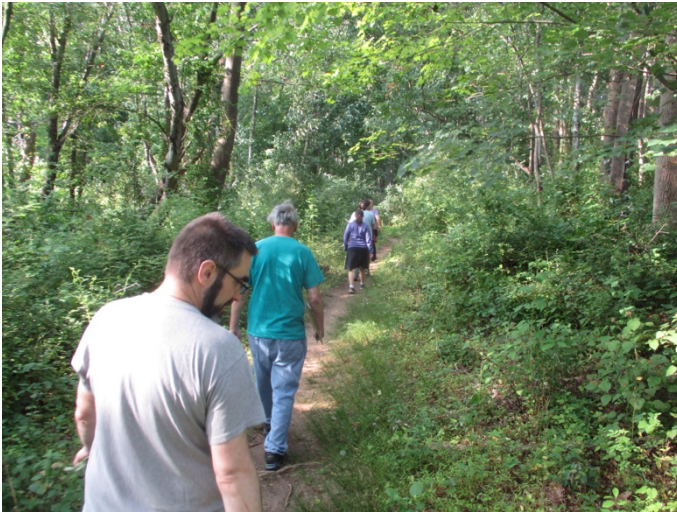
Potential Resources:

- 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) (for project execution) | Chesapeake Bay Trust | <https://bit.ly/3qi85gX>
- Watershed Assistance Grant Program (for conceptual plans/designs) | Chesapeake Bay Trust | <https://bit.ly/3AWvU7S>
- Stormwater Action Plan: Mckenney Hills/Carroll Knolls Civic Association | Environmental Finance Center | <https://bit.ly/3rle4IR>

Progress and Implementation Notes:

- Sustainable Maryland can aid with the funding and development of a stormwater plan.

Conduct Pet Waste Management Outreach



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Pet Waste Program Matrix | Sustainable Maryland | <https://bit.ly/3hyGUiS>
- Montgomery County's Pet Waste Management Program for HOAs | Montgomery County | <https://bit.ly/3AUyMIE>
- Outreach and Restoration Grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

Progress and Implementation Notes:

- Dog waste is an issue along the path adjacent to the creek. SM can provide pet waste yard signs in English and Spanish; additional signage and electronic outreach materials can also be provided if of interest.

Adopt a 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>
- Road Salt Moving Toward the Solution Report | Cary Institute | <https://bit.ly/34vc2MV>
- Road Salt Best Management Practices Fact Sheet | NH Department of Environmental Services | <https://bit.ly/3GmFQbw>
- Winter Maintenance Salt Application Guidelines and Calculator | Saltwise Wisconsin | <https://bit.ly/34Q83dQ>

Progress and Implementation Notes:

- The Green Team is interested in negotiating a more sustainable winter salting contract. SM can provide the MD Department of the Environment's *Smart Salting Training Manual* which contains salt reduction strategies and tips on how to develop Smart Salting contracts.

Install and Maintain Green Infrastructure

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) (for project execution) | Chesapeake Bay Trust <https://bit.ly/3qi85gX>

Progress and Implementation Notes:

- Includes bioswales, rain gardens, pervious hardscapes, green streets, rain barrels, etc. Several opportunities exist for stormwater management projects on the community's seven acres of common property. Funding and technical assistance for projects can come from the City and non-profits. Areas include turf grass in common areas, slopes, cul de sac medians, etc. The foremost issue is the erosion of stream banks to the rear of homes. The Green Team is currently exploring options with the City with respect to easement.

ECO-FRIENDLY LANDSCAPING

Coordinate Invasive Species Removal

**Action Leads:****Target Year:****Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:**

- Weed Warriors | Montgomery County Parks | <https://bit.ly/32QFTil>
- About Invasives | Maryland Native Plant Society | <https://bit.ly/35BBSz>
- Native Plant Resources | Muddy Branch Alliance | <https://bit.ly/3ghPj9B>
- Invasive Plant Species of Concern | MD Invasive Species Council | <https://bit.ly/34sVgOU>

Progress and Implementation Notes:

- The community has invasive issues, especially at the interface with the park and along the trail.

Establish and Promote “No Mow” Zones



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Benefits of a Low Mow or No Mow Zone |

<https://bit.ly/3uF7jmN>

- Creating a Wild Backyard - Ground Covers | MD Natural Resources | <https://bit.ly/3sxlpCQ>

- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>

Progress and Implementation Notes:

- Work with the City of Gaithersburg to convert the soggy area on the other side of the creek into a “no mow” area. Advocate for planting native plants in this spot that like wet feet and can alleviate the standing water issue.

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://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:

- The tree canopy is aging out. There is special concern around unhealthy trees along property fence lines. There is Green Team interest in planning for succession planting and caring for older trees. An inventory can be conducted with volunteers with cell phone apps.

Plant Trees

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>
- Urban Trees Grant Program | Chesapeake Bay Trust | <https://bit.ly/3S6gerl>

Progress and Implementation Notes:

- Consider starting an annual Arbor Day or Earth Day planting with funding support from the Chesapeake Bay Trust.

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/48EvdA7>
- Setting Up Your iNaturalist Place for a BioBlitz | National Geographic Society | <https://bit.ly/4b2dbZX>

Progress and Implementation Notes:

- A fun and informative single day educational event, where residents survey the plants and animals in their community. Done with a phone app. Nearby trails and forest are excellent areas for a Blitz. This can be promoted in proposed new newsletter.

Plant Pollinator Gardens

**Action Leads****Target Year:****Estimated Cost and Resource Needs:****Potential Partners:****Potential Resources:**

- Lands Green Waters Clean | Muddy Branch Alliance | <https://bit.ly/3u5iLu3>

Progress and Implementation Notes:

- Possible locations throughout the community include common areas that currently have turf and along the sides of several streets.

HEALTH AND WELLBEING

Promote Local Farmers Market

Action Leads:

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. Residents can be informed via newsletter.

WASTE REDUCTION

Review Current HOA Purchasing Practices and Evaluate Opportunities for Reducing Consumption

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Green Procurement and Environmentally Preferable Products (EPP) | MD Department of Environment | <https://bit.ly/3uwnq64>

Progress and Implementation Notes:

- The Green Team is interested in negotiating strong, sustainable contracts.

Adopt a Green Purchasing Policy for Goods and Services

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Green Purchasing | Montgomery County | <https://bit.ly/3HBn5CF>

Progress and Implementation Notes:

- SM can provide a template.

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/34vbp5H>
- Energy Wise Rewards | Pepco | <https://bit.ly/34Nze99>

Progress and Implementation Notes:

- Residents can be informed via newsletter.

Promote Community Solar and 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>
- 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 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:

- Green Team wants to conduct a lighting audit first. Include the solar lights on the walking trail. Grant funding is available.

TRANSPORTATION

Install Traffic Calming Measures

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners: City of Gaithersburg

Potential Resources:

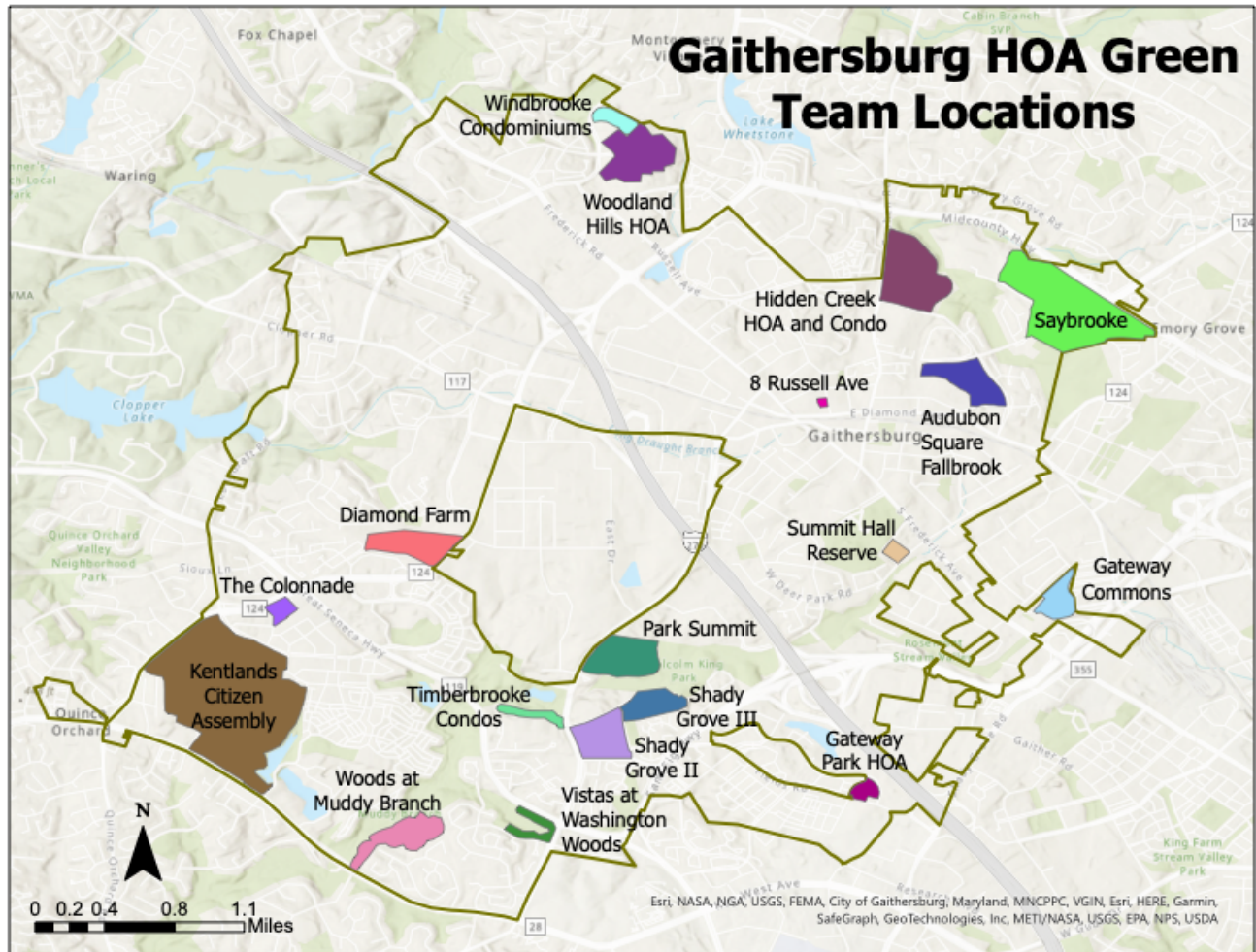
- Residential Traffic Calming | Montgomery County | <https://bit.ly/3ogyhNG>
- Traffic Calming Measures | Montgomery County | <https://bit.ly/3HnTUDf>
- Traffic Calming Measures for HOAs | Radarsign | <https://bit.ly/3L4FFW3>
- Safe Routes to School | Montgomery County | <https://bit.ly/34d3j1Z>
- Safe Routes to School | MD Department of Transportation | <https://bit.ly/3HmXU6F>

Progress and Implementation Notes:

- The Green Team is interested in traffic calming at the crossing where the school bus stop is (intersection of Fullview and Pavilion). It lacks a crosswalk, has obstructed sightlines, and is an entry point for other neighborhoods. Work with the City and/or County to determine if this could be a potential Safe Routes to School.

APPENDICES

Appendix A: Map of Gaithersburg HOA Green Teams





Appendix B: Summary of Recommended Funding Sources

Funding Source: Chesapeake Bay Trust

Chesapeake Bay Trust Planned Program Schedule - Fiscal Year 2024													
<p>In an effort to help applicants plan proposal development and submit applications to the Trust, a draft program schedule for the Trust's current fiscal year (FY) is provided. The Trust's FY is from July 1 to June 30. This calendar encompasses the general timeline (month) when we expect a Request for Proposals (RFP) to be available to the public and does not reflect when funding decisions will be made or when the applicant will be notified of the decision. RFP may be released at any time during the first month highlighted in green (unless noted otherwise) and the schedule is subject to change at any time. Review the program specific pages (program name is a link) for the most up to date information, and in-depth timeline information.</p>	Key												
	Program Open												
	Month Program Closes												
	Program Closed												
Program Name	2023						2024						
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	Jun.	
Community Engagement & Restoration Mini Grants	Rolling while funds are available												
Keep Maryland Beautiful			Opens in September		Due								
Green Streets, Green Jobs, Green Towns						Opens in December		Due					
Outreach & Restoration	Opens in May	Due											
Urban Trees						Opens in December		Due					
Urban Trees Mini Grant Program	Rolling while funds are available												
Watershed Assistance Grant Program			Opens in September		Due								

Updated 10/12/2023

Appendix C: Community Survey Results

Survey: Gaithersburg Homeowners/Civic Association			
Name of Homeowners Association/Community Association	Relda Homeowners Association, Inc.		
Year the community was developed	2/7/78		
Contact person	Mary Eustice		
Email address	mweustice@yahoo.com		
Phone number	301.525.1410		
Street Address of Community (or nearest cross-streets)	Longdraft Road & Pavilion Drive		
Website (link?)	N/A		
Social media (Facebook, list serv, etc.?)	N/A		
Newsletter (email, paper; how often?)	1st this Spring		
Land (# of acres, if known?)	7 acres of Relda common grounds		
Parks or Playgrounds (name? location?)	Relda Common grounds, Diamond Elementary play ground, Great Seneca Park Land		
Common Buildings (number? uses?)	N/A		
Total Number of Households?	68		
Number of Single Family Homes?	68		
Number of Townhouses or Apartments?	N/A		
Approximate Total Number of Residents?	guessing at 180 people		
Facilities/Maintenance company (name, contact details?)	Lawn Maintenance		
Trash Pickup? (municipality, County or contractor?)	Not HOA - Homeowner responsibility		
Active Volunteers Committees (name(s)?)	Relda Homeowners Assoc, Inc. - Board		
Nearby Streams or Waterways (name, if known?)	Stream from storm drain water		
Pet Waste Stations (how many? locations?)	N/A		
Nearby Schools (names? grade levels? locations?)	Diamond Elementary School, 4 Marquis Dr, K-5		
Please return to Mike Hunninghake. Program Manager. mikh75@umd.edu. 301-405-7956			
  ENVIRONMENTAL FINANCE CENTER			

S-440

ESTATES 11

COURT

SENeca

HARTLEY

RIDGE

4888/842
3.71 Ac.

4617/243
4.81 Ac.

P454

P465

P507

P512

N516

6th Dist

REDA SQUARE

PARCEL "B"

REDA SQUARE

P681

GLAZEBROOK

KEYSTONE COURT

WEST RIDING

KEYSTONE

CULLINAN

WEST

CULLINAN CT

PAVILION DRIVE

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GLAZEBROOK

KEYSTONE COURT

WEST RIDING

KEYSTONE

CULLINAN

WEST


CULLINAN CT

PAVILION DRIVE

6th Dist

Appendix F: Relda Square Storm Drain Map

ArcGIS  MC-StormNET™ MAP

Modify Map  Sign

