

The Reserve at Crown Pointe HOA

GREEN TEAM ACTION PLAN 2025-2030

In 2024, the Reserve at Crown Pointe 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 Reserve at Crown Pointe 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 Sam Eig Highway and Diamondback Drive

POPULATION

68 units (mix of single-family homes, townhomes, and condos)

GREEN TEAM MEMBERS

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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: 2024

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 2024.

Promote/Partner with Maryland Green Schools

Action Leads:

Target Year:

Estimated Cost and Resource Needs: Free

Potential Partners:

Potential Resources:

- MD Green Schools Program | Maryland Association for Environmental and Outdoor Education | <https://bit.ly/4aoUEan>

Progress and Implementation Notes:

- Green Team can reach out to local school leadership (ex. Fields Elementary) and encourage their participation in MD Green Schools program, in collaboration with other HOA Green Teams.

Track Diversity and Equity on Boards

Action Leads:

Target Year:

Estimated Cost and Resource Needs: Free

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:

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:

- Shady Grove Village, Shady Grove Village II, Shady Grove Village III, and Timberbrook HOAs have Green Teams and are nearby. Refer to the HOA Green Teams in Gaithersburg Map in the appendices of this report and the points of contact 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 website and listserv.

Promote Stormwater Rebate Program Education and Outreach

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:

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

Progress and Implementation Notes:

- This can be promoted on website and listserv.

Schedule Regular Community Clean Up Days

Action Leads:

Target Year: Existing

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/3rIWMus>

- City Cleanup Liability Release Form | <https://bit.ly/3rjhZ8m>

Progress and Implementation Notes:

- The community has an annual Spring cleanup. This can be promoted on website and listserv. This can be conducted with local volunteers and materials provided by City and non-profits. Students receive student service learning (SSL) hours.

Storm Drain Education and 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:

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. Previous/existing projects include:

- 1) A rain garden was installed 5-6 years ago;
- 2) Buried downspouts that go to cisterns - each home has a cistern;
- 3) A dry pond in the development which is mowed by contractor.

Potential future projects include:

- 1) Replacing the tot lot, consider including green infrastructure opportunities in new bid;
- 2) Hill on Sharpstead has erosion which is of concern;
- 3) Erosion issue on Middlebury Court on the hill. Consider planting a pollinator garden here.

Funding and technical assistance for projects can come from non-profits.

ECO-FRIENDLY LANDSCAPING

Adopt and Promote Integrated Pest Management Practices

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Pesticide Use Policy | Gaithersburg | <https://bit.ly/3vtHIDa>
- A Homeowners Guide to Integrated Pest Management | Teton Park and Rec | <https://bit.ly/4hfKATs>
- Integrated Pest Management (IPM) Principles | US EPA | <https://bit.ly/4jjADWY>

Progress and Implementation Notes:

- Landscape contractor does not apply pesticides or fertilizers. Homeowners can be educated via Google group and Facebook.

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:

- This can be accomplished with volunteers and cell phone apps.

Plant Trees



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>

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

Progress and Implementation Notes:

- Consider establishing an annual Arbor Day/Earth Day planting with possible grant funding support. There's currently a lot of funding for trees, even on private properties.

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. Done with a phone app. Nearby trails and forest are excellent areas for a Blitz. This can be promoted on website and listserv.

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:

- Consider planting a pollinator garden where there is an erosion issue on Middlebury Court.

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. This can be promoted on Google group and Facebook.

Distribute Educational Material on the Benefits of an Active Lifestyle

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- How to Create a Lifestyle Program Your Residents Love | First Service Residential | <https://bit.ly/3ptlo2i>
- How a Manager Helps HOA Owners Be More Active and Healthy | HOA Leader | <https://bit.ly/3vw4lBn>
- Classes & Programs | Gaithersburg | <https://bit.ly/3tp4Daw>
- Wellness Program Information | Maryland Department of Budget and Management | <https://bit.ly/3ptzmC2>

Progress and Implementation Notes:

- Take advantage of the tennis courts, basketball courts, and additional green park space are adjacent to the community. Additionally, a forest conservation area (“Crowne Wood”) is across the street, an easily accessible green space. These can be promoted via Google group and Facebook.

WASTE REDUCTION

Host a Community-wide Garage/Yard Sale

Action Leads:

Target Year: Existing

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 community currently holds an annual yard sale event.

CLEAN AND RENEWABLE ENERGY

Promote Solar, Community Solar and Community 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:

- Solar panels are allowed with an approved application. The HOA is investigating community solar with Neighborhood Sun. This can be promoted on website and listserv.

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:

Upgrade to LED Streetlights



Action Leads:

Target Year: Complete

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:

- The HOA-owned alley lights can be replaced with energy-efficient LEDs. Green Team can advocate for LED replacements on City-owned streets.

TRANSPORTATION

Conduct a Walking/Biking Audit



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Walk Audit Toolkit | Montgomery County |

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

- Walk Audit Toolkit and Leader Guide | AARP |

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

- Get to Know Your Neighborhood with a Walk Audit | Safe Routes to School National Partnership | <https://bit.ly/3sxTN1y>

Progress and Implementation Notes:

- The goal is to identify connectivity and safety issues. This can be a do-it-yourself, Green Team project. Several factors to consider include:

- 1) Kids walk to Fields School;
- 2) Bus lines 53, 56, & 76 all run by the community;
- 3) Community is bisected by busy roads (Diamondback and Sam Eig Hwy) but within walking distance to shopping, movie theaters, etc. at Downtown Crown.

APPENDIX

Appendix A: Map of Gaithersburg HOA Green Teams

