

# Gaithersburg Sustainability Summit

## *for Homeowners Associations*

Thursday, January 30, 2025  
Via Zoom



ENVIRONMENTAL  
FINANCE CENTER



# Gaithersburg's Native Land

# Agenda

- 6:30 – 6:55pm: **Overview: Sustainable Maryland Residential Action Framework**
- 6:55 – 7:25pm: **Spotlight: Two Green Teams in Practice**
- 7:25 – 7:30pm: **Stretch Break**
- 7:30 – 7:50pm: **Planning and Funding Resources for HOA Green Teams**
- 7:50 – 8:10pm: **Gaithersburg's Eco Dashboard – an Interactive Tool for Communicating Green Initiatives with City Stakeholders**
- 8:10– 8:25pm: **Moving Forward: Expanding Green Teams in Gaithersburg**
- 8:25- 8:30pm: **Wrap Up /Next Steps**



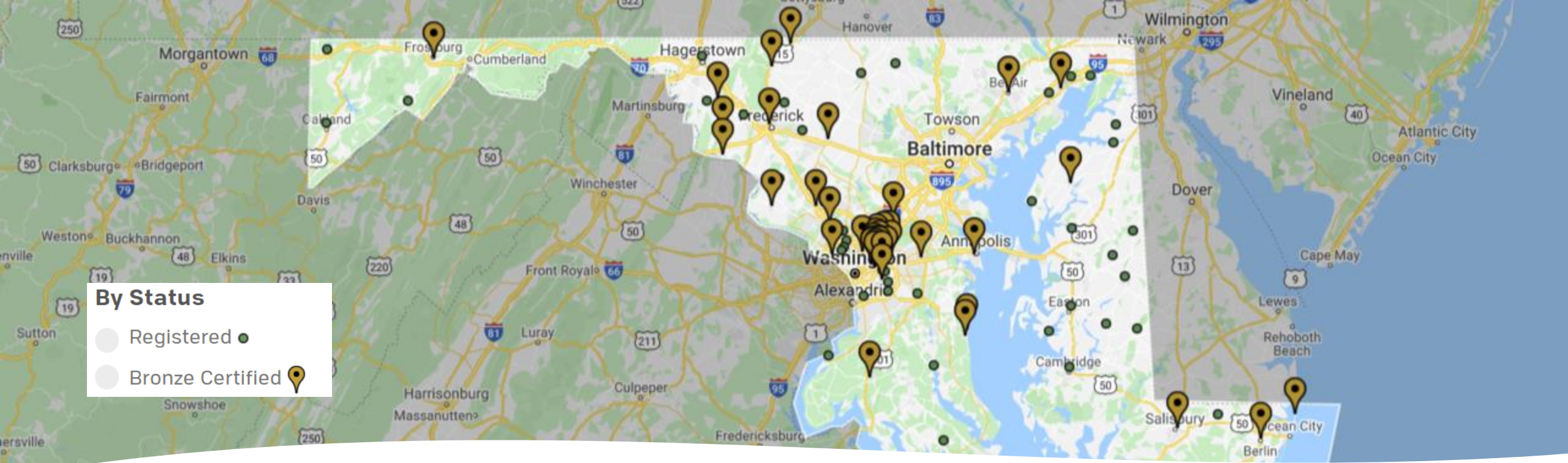
# Sustainable Maryland's Residential Action Framework

ENGAGING MARYLAND'S  
HOMEOWNERS ASSOCIATIONS



ENVIRONMENTAL  
FINANCE CENTER





- A **Free** and **Voluntary** program for communities that want to go green and save green
- We help communities:
  - Choose a direction for their sustainability efforts
  - Improve access to resources
  - Share successes with other communities
  - Track progress towards and gain recognition for achieving goals



# SM Residential Action Framework

TAKING STEPS TOWARDS A MORE SUSTAINABLE FUTURE



# 1. Establish a Green Team

## Present to the HOA

- You can have a formally adopted Green Team or an informal volunteer group

## Build On Local Assets

- Engaged community members with their personal passion and/or professional expertise

## Recruit Members

- Partnerships with local businesses, schools, congregations, non-profits, public health, arts

## Collaborate with other jurisdictions

- Partner with local municipalities, and other neighboring communities



## 2. Review the SM Residential Action Menu

	A	B	C	D
16		<b>Stormwater Management</b>	<b>Type</b>	<b>Resources</b>
17	SM-1	Promote Stormwater Management Best Practices	Outreach	<ul style="list-style-type: none"> <li>- Stormwater 101   Gaithersburg   <a href="https://bit.ly/3gHCo14">https://bit.ly/3gHCo14</a></li> <li>- Stormwater Pollution Prevention   Gaithersburg   <a href="https://bit.ly/3Bft51z">https://bit.ly/3Bft51z</a></li> <li>- Types of Stormwater Management Facilities   Montgomery County   <a href="https://bit.ly/3JIHNqF">https://bit.ly/3JIHNqF</a></li> <li>- Rainscapes Reward Program   Gaithersburg   <a href="https://bit.ly/3Hp6Okp">https://bit.ly/3Hp6Okp</a></li> </ul>
18	SM-2	Promote Stormwater Rebate Program Education and Outreach	Outreach	<ul style="list-style-type: none"> <li>- Rainscapes Reward Program   Gaithersburg   <a href="https://bit.ly/3Hp6Okp">https://bit.ly/3Hp6Okp</a></li> </ul>
19	SM-3	Schedule Regular Community Cleanup Days	Event	<ul style="list-style-type: none"> <li>- How to Organize &amp; Lead Your Clean Up   Alice Ferguson Foundation   <a href="https://bit.ly/3HKJiEY">https://bit.ly/3HKJiEY</a></li> <li>- Community Clean Up Event Support   Gaithersburg   <a href="https://bit.ly/3rIWMus">https://bit.ly/3rIWMus</a></li> <li>- City Cleanup Liability Release Form   <a href="https://bit.ly/3rjhZ8m">https://bit.ly/3rjhZ8m</a></li> <li>- Outreach and Restoration grant   Chesapeake Bay Trust   <a href="https://bit.ly/3HwaZek">https://bit.ly/3HwaZek</a></li> <li>- Community Engagement Mini-grant   Chesapeake Bay Trust   <a href="https://bit.ly/3ojLvJe">https://bit.ly/3ojLvJe</a></li> </ul>
20	SM-4	Storm Drain Stenciling	Event	<ul style="list-style-type: none"> <li>- Storm Drain Stenciling   Chesapeake Bay Foundation   <a href="https://bit.ly/3J23WKJ">https://bit.ly/3J23WKJ</a></li> <li>- Storm Drain Art Project   Gaithersburg   <a href="https://bit.ly/3JcTtMD">https://bit.ly/3JcTtMD</a></li> <li>- Keep Montgomery County Beautiful Storm Drain Marking Program   Montgomery County   <a href="https://bit.ly/3ohqBKK">https://bit.ly/3ohqBKK</a></li> <li>- Storm Drain Stenciling Action Project   MD Department of Natural Resources   <a href="https://bit.ly/3okXMx9">https://bit.ly/3okXMx9</a></li> <li>- Outreach and Restoration grant   Chesapeake Bay Trust   <a href="https://bit.ly/3HwaZek">https://bit.ly/3HwaZek</a></li> <li>- Community Engagement Mini-grant   Chesapeake Bay Trust   <a href="https://bit.ly/3ojLvJe">https://bit.ly/3ojLvJe</a></li> </ul>
21	SM-5	Adopt-A-Stream	Project	<ul style="list-style-type: none"> <li>- Adopt-a-Stream   Alice Ferguson Foundation   <a href="https://bit.ly/3ukdc8S">https://bit.ly/3ukdc8S</a></li> <li>- Adopt-a-Stream Team Leader   Montgomery County Volunteer Center   <a href="https://bit.ly/3L12MRo">https://bit.ly/3L12MRo</a></li> <li>- Outreach and Restoration grant   Chesapeake Bay Trust   <a href="https://bit.ly/3HwaZek">https://bit.ly/3HwaZek</a></li> <li>- Community Engagement Mini-grant   Chesapeake Bay Trust   <a href="https://bit.ly/3ojLvJe">https://bit.ly/3ojLvJe</a></li> <li>- Environmental Volunteer Opportunities   Gaithersburg   <a href="https://bit.ly/3rIWMus">https://bit.ly/3rIWMus</a></li> <li>- City Cleanup Liability Form   Gaithersburg   <a href="https://bit.ly/3rjhZ8m">https://bit.ly/3rjhZ8m</a></li> </ul>
				<ul style="list-style-type: none"> <li>- Rainscapes Reward Program   Gaithersburg   <a href="https://bit.ly/3Hp6Okp">https://bit.ly/3Hp6Okp</a></li> </ul>

<https://sustainablemaryland.com/resources/homeowners-associations>

# 2. Review the SM Residential Action Menu

## ACTION CATEGORIES



Community Action



Stormwater Management



Eco-Friendly Landscaping



Enhancing Wildlife Habitat



Health & Well-Being



Waste Reduction



Clean & Renewable Energy



Transportation

# Community Action

## Research, Planning, & Policies

- Conduct a Community Survey
- Develop a Green Team Action Plan

## Outreach & Promotion

- Advertise Green Team
- Promote MD Green Schools

## Projects & Programs

- Establish a Sustainability Resources Center
- Host Cultural Events
- Commit to Greening Events
- Commission a Public Art Installation

# Stormwater Management

## Research, Planning, & Policies

- Conduct a Flood Risk Assessment
- Develop a Stormwater Management Plan
- Adopt a Salt Reduction Plan
- Pass a Pet Waste Policy

## Outreach & Promotion

- Promote Stormwater Management Best Practices
- Promote Water Conservation Practices
- Conduct Pet Waste Management Outreach
- Distribute Incentive Program Materials

## Projects & Programs

- Install Pet Waste Stations
- Adopt-A-Stream
- Storm Drain Stenciling
- Host a Stream/Community Cleanup
- Install and Maintain Green Infrastructure
- Host a Rain Barrel Workshops

# 3. Explore Potential Community Actions

## Questions to keep in mind

1. What are our community's priorities and goals?
2. Are there any known issues?
3. What actions have already been initiated/completed?
4. Where are there areas of opportunity?
5. Who are the members of the community?
6. What do we control?
7. What local assets and resources can we build on?

## Community Assets



Community  
Members



Property



Policies



Outreach &  
Communication



Services &  
Procurement

## 4. Develop a Green Team Action Plan



# 4. Develop a Green Team Action Plan


## SAMPLE ACTION PLANS

### Summit Hall Reserve HOA GREEN TEAM ACTION PLAN 2022-2025

In 2021 Summit Hall Reserve HOA worked with the Environmental Finance Center (EFC) at the University of Maryland and its Sustainable Maryland (SM) program to adopt the SM Residential Action Framework. Sponsored by the Chesapeake Bay Trust with support from the City of Gaithersburg, this framework guides homeowners' and civic 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 a Green Team Action Plan.

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



#### HIGHLIGHTS

##### ESTABLISHED

##### LOCATION

Cobbler Place and Fairbanks Drive, Gaithersburg, MD

##### POPULATION

82 households  
~175 residents

##### GREEN TEAM MEMBERS





Quinn Odorizzi, Property Manager  
Jon Sundy, Board member  
Jon Griffin, Board member

##### GREEN TEAM CONTACT

Quinn Odorizzi, Property Manager  
[QOdorizzi@emc-management.com](mailto:QOdorizzi@emc-management.com)

##### PARTNERS

Sustainable Maryland  
Environmental Finance Center  
City of Gaithersburg  
Chesapeake Bay Trust




### COMMUNITY ACTION

#### Establish a Green Team

**Action Leads:**  
**Target Year:** Spring 2022  
**Estimated Cost and Resource Needs:**  
**Potential Partners:**  
**Potential Resources:**

- SM Framework presentation | Sustainable Maryland
- 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:**  
Community participants agreed that a Green Team would be a useful addition to the community, as a sub-committee of the Board. They agreed to pass a formal designation of a Green Team, and will use the Diamond Farms resolution as a template.







#### Develop a Green Team Action Plan

**Action Leads:**  
**Target Year:** Spring 2022  
**Estimated Cost and Resource Needs:**  
**Potential Partners:**  
**Potential Resources:**

- SM Green Team Action Plan Template | Sustainable Maryland |
- Outreach and Restoration grant | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Community Engagement Mini-grant (for executing water-related projects) | Chesapeake Bay Trust | <https://bit.ly/3ojLvJe>
- Advocacy & Stewardship Handbook | Audubon Naturalist Society | <https://bit.ly/3sfWzZ0>
- Homeowner's Guide to Sustainability | Angi | <https://bit.ly/3H2adqq>
- Environment | Community Associations | <https://bit.ly/35tzug8>

**Progress and Implementation Notes:**  
SM will provide a draft action plan based on community meetings.



## 5. Take Action

- Coordinate with Board leadership, property managers, and local partners
- Tap into local resources
- Take a mix of easier short-term and more challenging long-term actions
- Celebrate wins big and small



## Local Environmental Groups & Green Initiatives (City of Gaithersburg, Maryland)

### Organic Lawn Care:

What the New Law Means  
for You and the Environment

by Daniel Dropik, Gaithersburg Stormwater Program Intern

*The use of chemical pesticides and fertilizers poses a risk to environmental health. How could using these products on a small scale contribute to a large-scale problem, and why should you care?*

#### What is the New Law?

Montgomery County's pesticide law restricts the use of "weed and feed" products and certain pesticides on private lawns, playgrounds, mulched recreation areas, and childcare facilities. The law aims to protect public health and minimize the potential pesticide hazard to people and the environment. Raising awareness and reducing pesticide use for cosmetic purposes is the goal. The law does not ban the sale of these products, which means you will still see restricted pesticides for sale. However, stores must place signage next to pesticides indicating which products are included in the ban. The law restricts most synthetic pesticides; organic pesticides are not affected. The City of Gaithersburg opted into the County's organic lawn care law effective December 2020.

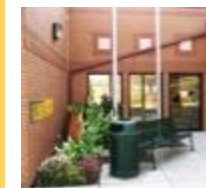
#### What's The Deal with Chemical Lawn Care Products?

Popular chemical lawn care products can contain ingredients harmful to both people and the environment. Glyphosate is one of these. Herbicides with glyphosate are useful for removing weeds but can have adverse side effects on our health, so much so that the World Health Organization has deemed the chemical a probable human carcinogen. Glyphosate bioaccumulates in nature, causing long-term damage to the environment. Through

bioaccumulation, man-made chemicals find their way into an organism's diet by seeping into its habitat and eventually into its food supply. Spraying glyphosate herbicide on plants will disrupt the digestive systems of bees and could contribute to the collapse of an entire honeybee colony. Rain ultimately washes the chemical down into streams and then the ocean, disrupting the reproductive cycles of fish. Thus the chemical continues to cause harm long after its usefulness on land.

Synthetic fertilizers also pose a threat and can have long-term consequences on our environment. Developed with exactly one goal in mind, these fertilizers can grow plants quickly, and they do this job well. But despite having exactly what a plant needs to grow quickly, these fertilizer products do not always give a plant what it needs to grow healthy. Most synthetic fertilizers only contain a mixture of the limited nutrients of nitrogen, phosphorus, or potassium. As a result, soil often lacks other essential nutrients such as calcium, magnesium, and sulfur, causing plants to develop weak roots and stems.

Synthetic fertilizers also contribute to topsoil depletion. Like any other natural resource, topsoil is finite, meaning it will run out if not preserved. Estimates predict that at our current rate, we will



# 6. Connect with Peer Communities

## BUILDING A STRONG NETWORK OF SUSTAINABILITY CHAMPIONS



Join Sustainable Maryland for a  
Virtual Connection Hour  
Thursday, March 3, 4:30-5:30pm



Dear Sustainable Maryland-ers,

Spring is on the horizon (with snow drops and daffodils and crocuses making an appearance this week), which made us realize it's been awhile since we've checked in with you.

Please join the SM Team today (Thursday, March 3), from 4:30-5:30pm, for a Virtual Connection Hour, and share what's inspiring or concerning you these days.

We want to know:

- what's on your mind?
- how we can help you?
- what you are planning in your community?

And we'll update you on the Sustainable Maryland funding bill (HB100/SB14) that is making it's way through the Maryland General Assembly this month, and how you can help make it a reality.

All are welcome - Green Team members, local elected officials, government staff, state and nonprofit representatives, and engaged citizens.



### 2nd Gaithersburg Homeowners/Civic Association Sustainability Summit

#### AGENDA

Location: Virtual - ZOOM: <https://umd.zoom.us/j/94997369475>  
Date: Thursday, March 24, 2022, 6:30-8:30pm

- 6:30 - 6:40pm: **Welcome from the City of Gaithersburg**  
Speaker: Mayor Jud Ashman
- 6:40 - 7:55pm: **Overview: Sustainable Maryland Residential Action Framework**  
Speaker: Mike Hunninghake, Sustainable Maryland
- 6:55 - 7:25pm: **Spotlight: A Green Team in Practice**  
Speakers: Susan Pourian (Chair, Parkside Green - Parkside HOA, Bethesda) and Alex Stavitzky-Zeineddin (Green Team Chair, Kentlands Go Green, Kentlands Citizens Assembly)
- 7:25 - 7:30pm: **Stretch Break**
- 7:30 - 7:50pm: **Building a Strong Network of Sustainability Champions**  
Breakout Rooms Discussions
- 7:50 - 8:10pm: **Supporting Sustainability through Community-Driven Stormwater Action**  
Speaker: Michael Weyand, Watershed Restoration Specialist, City of Gaithersburg
- 8:10 - 8:25pm: **Moving Forward: Expanding Green Teams in Gaithersburg**  
Speaker: Natalia Sanchez, Sustainable Maryland
- 8:25 - 8:30pm: **Wrap Up /Next Steps**



# 7. Reflect and Revisit the Process

- Track and measure progress towards Green Team Action Plan implementation
  - Communicate progress to Board leadership and community residents
- Update your Action Plan at least every three to five years
  - Survey community members to identify shifting priorities
  - Set aside time for a Green Team retreat to discuss progress and next steps
  - Adopt lessons learned from peer-to-peer community convenings
- Continue growing your Green Team
  - Recruit additional Green Team members



# Taking Steps Towards a More Sustainable Future

## Get Involved

### Residential Associations

- Share this video with your Board and propose adopting the SM Residential Action Framework
- Download the SM Residential Action Menu
- Partner with neighboring communities
- Pursue funding and technical assistance opportunities

### Counties and Cities

- Promote the SM Residential Action Framework to community associations
- Partner with Sustainable Maryland to launch a targeted outreach campaign
- Convene a Sustainability Summit for HOAs and Civic Associations

## SM Residential Action Framework



# Spotlight: Two Green Teams in Action

## **Developing the Action**

### **Plan:**

Carla Johnson, Property Manager,  
Bennington HOA

## **Implementing the Action**

### **Plan:**

Paola Kocerha and Christine Mabon, Shady  
Grove Village Green Team

# Bennington HOA

## **Townhouse community in Gaithersburg Maryland**

- **Community of 295 Townhouses**
- **Intersection of Clopper Road and Longdraft Road**
- **Common areas**
  - **Pool**
  - **2 playgrounds**
  - **Basketball court**
- **Self Managed**



# Green Team in Action: Bennington HOA

## **Sustainability in progress.....**

- **Mutt Mitt Stations**
  - 10 stations throughout the neighborhood
- **Annual Spring Cleanup**
  - Decades-long tradition
  - Clean up neighborhood/yards
- **Electrical conservation/renewable energy**
  - LED lights on the community clubhouse and pool
  - HOA Documents were revised to allow Solar panel installation on residents' roofs
    - Currently we have 20 homes installed
  - HOA documents were revised to allow residents to install their own EV chargers.
    - Currently have 3 installed thru ought the neighborhood
- **Community Website**
  - [Benningtoncommunity.org](http://Benningtoncommunity.org)



# Green Team in Action: Bennington HOA

## **Sustainability moving forward.....**

- **Mosquito control**
  - Educate residents about mosquito management
  - Install bat boxes and set up mosquito traps and dunks throughout the neighborhood
- **Encouraging Reading**
  - Install little free libraries to promote reading among residents, especially kids
- **Pollinator Gardens/Trees**
  - Habitat protection for bees, butterflies and fireflies
  - Annual Arbor Day/Earth Day planting
- **Green Infrastructure**
  - Bioswales, Rain Gardens Rain Barrels



# SHADY GROVE VILLAGE POLLINATOR GARDEN PROJECT



## GREEN TEAM: PAST PROJECTS



## SITE VISIT: SUSTAINABLE MARYLAND & MUDDY BRANCH ALLIANCE



# POLLINATOR GARDEN SITE SELECTION



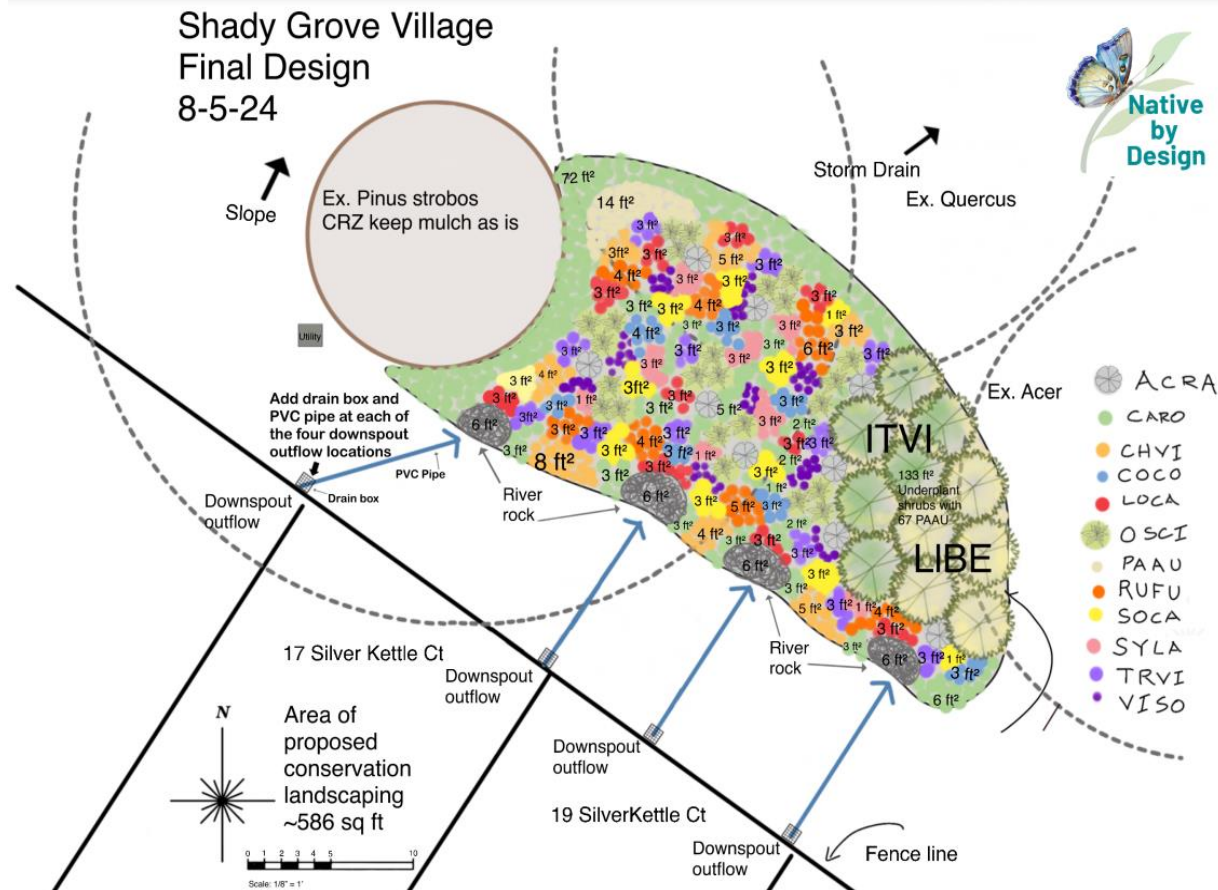
## The Site Selection

Hilly, shaded surface

No vegetation, mulched each year

Run-off from nearby downspouts

# DESIGNING THE GARDEN



## Muddy Branch Alliance Design

478 plants

14 species, all native

Flowering plants, ground cover

Deer resistant

Designed for spring-late fall bloom

## PLAN IMPLEMENTATION



### **Engaging funding partners**

CB Trust, City of Gaithersburg, HOA Board

### **Garden Installation**

Contacted landscapers for estimates

### **Maintenance Plan**

Done by SGV Volunteers

# GRANT PROPOSAL DEVELOPMENT



## **CBT Outreach & Restoration Grant**

Community Bulletin Board

Native plant giveaway

Pollinator Garden Tours

Training workshop: adaptive landscape management

## THANKS TO OUR COLLABORATORS & FUNDING PARTNERS



Muddy Branch Alliance  
ACTING TOGETHER LOCALLY



# 5-minute Break

---



# Planning and Funding Resources for HOA Green Teams



## **Muddy Branch Alliance**

Janette Rosenbaum,  
President

Lauren Hubbard, Lands  
Green Waters Clean  
Program Manager



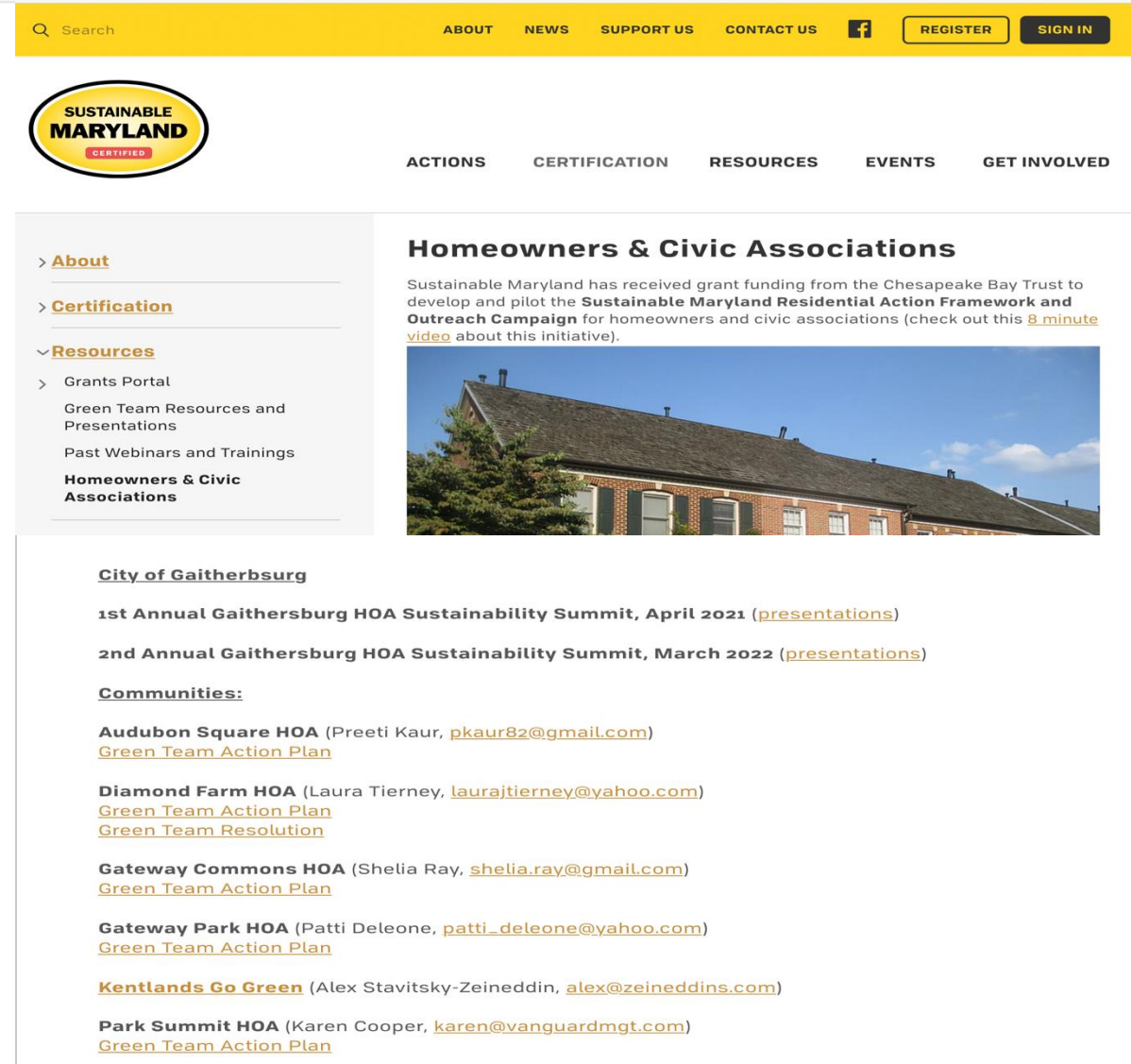
CITY OF  
GAITHERSBURG

# Gaithersburg Eco Dashboard 2025



# Sustainable MD HOA Resource Page

- Check out the HOA Sustainability Resource Page on the SM website
  - Names of HOA Green Teams, with contact details in Gaithersburg and Prince George's County
  - Copies of Sustainability Action Plans
  - Copies of Residential Action Framework template (Action Menu)
  - <https://sustainablemaryland.com/resources/homeowners-associations>



The screenshot displays the Sustainable Maryland website. The top navigation bar is yellow with links for ABOUT, NEWS, SUPPORT US, CONTACT US, and social media icons. Below this is a search bar and a yellow button labeled 'REGISTER' and a dark blue button labeled 'SIGN IN'. The main content area has a left sidebar with a 'Sustainable MARYLAND CERTIFIED' logo and a menu with links to About, Certification, Resources, Grants Portal, Green Team Resources and Presentations, Past Webinars and Trainings, and Homeowners & Civic Associations. The main content area features a section titled 'Homeowners & Civic Associations' with a paragraph about grant funding from the Chesapeake Bay Trust and a link to an 8-minute video. Below this is a photograph of a brick house. Further down, there is a section for 'City of Gaithersburg' listing the 1st and 2nd Annual Gaithersburg HOA Sustainability Summits with links to presentations. This is followed by a 'Communities:' section listing several HOAs with their contact information and links to their Green Team Action Plans: Audubon Square HOA, Diamond Farm HOA, Gateway Commons HOA, Gateway Park HOA, Kentlands Go Green, and Park Summit HOA.

Search

ABOUT NEWS SUPPORT US CONTACT US

REGISTER SIGN IN

Sustainable MARYLAND CERTIFIED

ACTIONS CERTIFICATION RESOURCES EVENTS GET INVOLVED

> About

> Certification

> Resources

> Grants Portal


Green Team Resources and Presentations

Past Webinars and Trainings

Homeowners & Civic Associations

### Homeowners & Civic Associations

Sustainable Maryland has received grant funding from the Chesapeake Bay Trust to develop and pilot the **Sustainable Maryland Residential Action Framework and Outreach Campaign** for homeowners and civic associations (check out this [8 minute video](#) about this initiative).



#### City of Gaithersburg

1st Annual Gaithersburg HOA Sustainability Summit, April 2021 ([presentations](#))

2nd Annual Gaithersburg HOA Sustainability Summit, March 2022 ([presentations](#))

#### Communities:

**Audubon Square HOA** (Preeti Kaur, [pkaur82@gmail.com](mailto:pkaur82@gmail.com))  
[Green Team Action Plan](#)

**Diamond Farm HOA** (Laura Tierney, [laurajtierney@yahoo.com](mailto:laurajtierney@yahoo.com))  
[Green Team Action Plan](#)  
[Green Team Resolution](#)

**Gateway Commons HOA** (Shelia Ray, [shelia.ray@gmail.com](mailto:shelia.ray@gmail.com))  
[Green Team Action Plan](#)

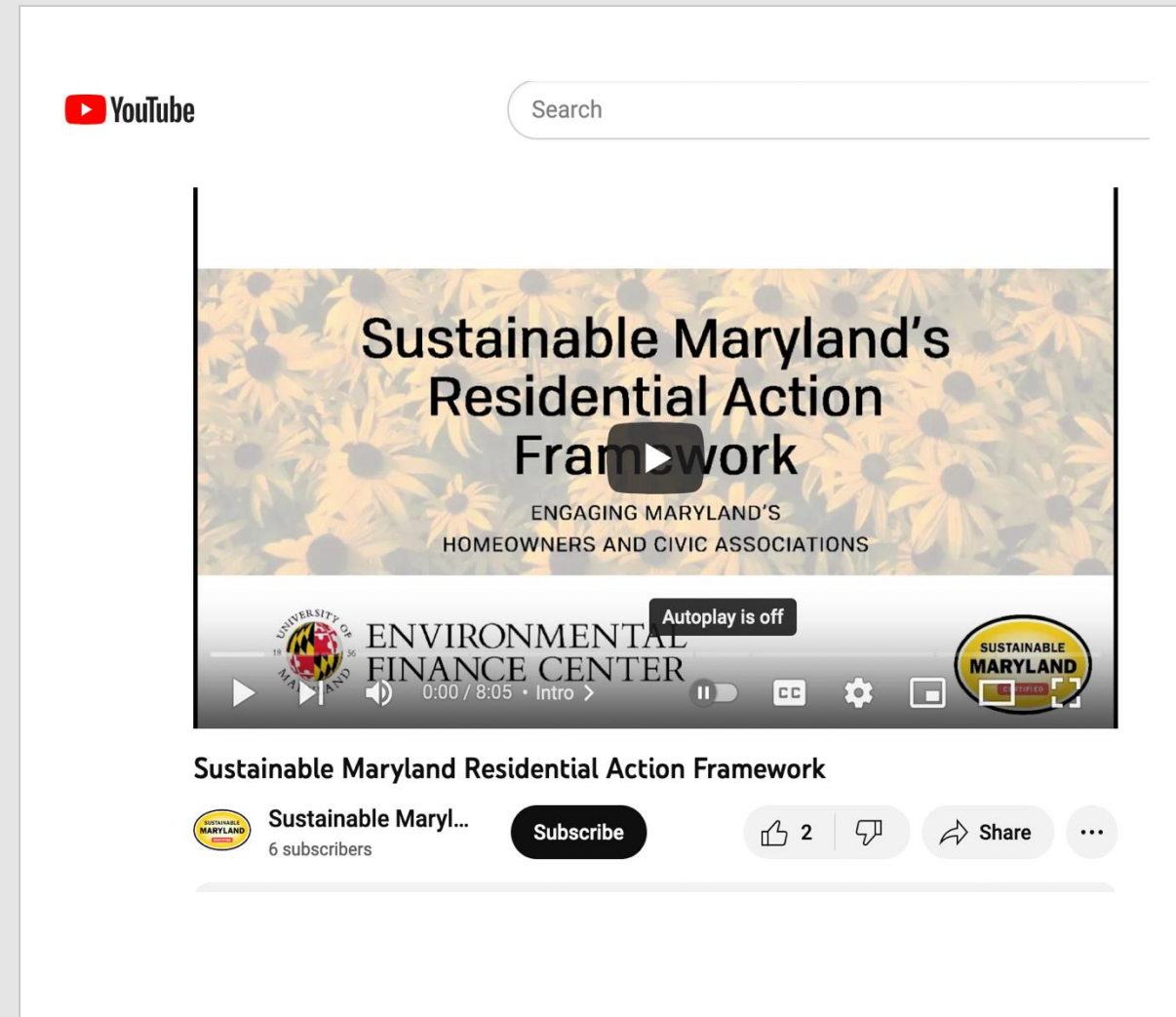
**Gateway Park HOA** (Patti Deleone, [patti-deleone@yahoo.com](mailto:patti-deleone@yahoo.com))  
[Green Team Action Plan](#)

**Kentlands Go Green** (Alex Stavitsky-Zeineddin, [alex@zeineddins.com](mailto:alex@zeineddins.com))

**Park Summit HOA** (Karen Cooper, [karen@vanguardmgt.com](mailto:karen@vanguardmgt.com))  
[Green Team Action Plan](#)

# Sustainable Maryland HOA Video

- **Check out the HOA Residential Action Framework Video**
  - An 8-minute overview of the HOA Green Team/Action Plan Framework
  - An excellent introduction for Board members and property managers



# Sustainable Maryland Next Steps

- Slides and resources from today's presentation will be shared in the coming days
- SM will continue to work with the City to engage HOAs to listen, learn, and provide support
- We look forward to getting in touch with you throughout the year!



# Stay Connected



ENVIRONMENTAL  
FINANCE CENTER

- Contact:
  - Mike Hunninghake  
[mikeh75@umd.edu](mailto:mikeh75@umd.edu)  
(301) 405-7956
  - Natalia Sanchez  
[nsanchez@umd.edu](mailto:nsanchez@umd.edu)  
(301) 405-5421
- Visit the Sustainable Maryland Website
  - <https://sustainablemaryland.com/>
- Join the Sustainable Maryland [Mailing List](#)

