

Wingate HOA

GREEN TEAM ACTION PLAN 2024-2027

In 2023 Wingate 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. 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 Wingate 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

LOCATION

Intersection of Wingate Drive & Lanham Severn Road

POPULATION

256 households
~1,000 residents

GREEN TEAM ESTABLISHED 2023

GREEN TEAM MEMBERS

Michele Mergner, Property Manager
Yonette Thomas
Serena Parrish
Jeane Byrnes
Marcelle McGhee
Madonna Chernesky

GREEN TEAM CONTACT

Marcia Tucker,
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PARTNERS

Sustainable Maryland
Environmental Finance Center



ENVIRONMENTAL
FINANCE CENTER



COMMUNITY ACTION

Establish/Grow a Green Team



Action Leads:

Target Year: 2023

Estimated Cost and Resource Needs: Free

Potential Partners:

Potential Resources:

- SM Framework presentation | Sustainable Maryland | <https://go.umd.edu/cyZ>

Progress and Implementation Notes:

In process as of Fall 2023. SM can provide GT with a resolution template for the Board to consider adopting.

Promote/Partner with MD Green Schools

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- MD Green Schools Program | Maryland Association for Environmental and Outdoor Education | <https://bit.ly/35AMhLu>
- News Release: PGCPs Leads State in Green School Certifications | <https://bit.ly/3P2v9k9>

Progress and Implementation Notes:

All four schools in the area are certified Maryland Green Schools.

Partner with Nonprofits or Higher Education Institutions

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Community Partnership Grant (CPG) | Prince George's County, MD | <https://bit.ly/3FoC96D>
- Partnerships | MNCPPC, MD | <https://bit.ly/38XQydw>

Progress and Implementation Notes:

The goal is to help build capacity and provide technical assistance (such as grant writing, research, etc.)

Coordinate with Neighboring HOA Green Teams 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>
- "Go Green" Program | Forest Heights, MD - Official Website | <https://bit.ly/3MXmrlc>

Progress and Implementation Notes:

There are 10 HOA/Civic Association Green Teams in the County, including Brinkley Station in Temple Hills, plus municipal Green Teams in Forest Heights and Fairmount Heights. Contact information for each HOA with a Green Team in Prince George's County can be found on the [SM website](#).

STORMWATER MANAGEMENT**Promote Stormwater Best Management Projects and Rebate Program****Action Leads:****Target Year:****Estimated Cost and Resource Needs: Potential Partners:****Potential Resources:**

- How Property Managers & HOAs Should Deal with Stormwater | https://bit.ly/3LUkOoi_
- Commercial Stormwater Management | Prince George's County, MD | <https://bit.ly/38SPhod>
- Prince George's County Stormwater Stewardship - Chesapeake Bay Trust | <https://bit.ly/3LT8SmV>
- Stormwater - PFC Coalition | <https://bit.ly/3yjHnPf>
- Prince George's County Rain Check Rebate - Chesapeake Bay Trust | <https://bit.ly/3MHSQws>

Progress and Implementation Notes:

Residents can be informed via the quarterly newsletter.

Develop a Stormwater Management Action Plan

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Stormwater Management Design Manual | <https://bit.ly/3yAs84X>
- Green Streets, Green Jobs, Green Towns (G3) (for project execution) | Chesapeake Bay Trust | <https://bit.ly/3qi85qX>
- Watershed Assistance Grant Program (for conceptual plans/designs) | Chesapeake Bay Trust | <https://bit.ly/3AWvU7S>
- Sample Stormwater Action Plan: Mckenney Hills/Carroll Knolls Civic Association | Environmental Finance Center | <https://bit.ly/3rle4IR>
- Prince George's County Stormwater Stewardship | Chesapeake Bay Trust | <https://bit.ly/3GtOrex>

Progress and Implementation Notes:

EFC/SM can potentially provide grant-funded assistance.

Conduct Pet Waste Management Outreach



Action Leads:

Target Year: Existing

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Pet Waste Program Matrix | Sustainable Maryland | <https://bit.ly/3hyGUiS>
- Pet Waste | Improving Water Quality in Your Community | <https://bit.ly/3yWFngd>
- Outreach and Restoration Grant Program (behavior change track) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Scoop That Poop | Prince George's County, MD | <https://bit.ly/3LJUf4p>

Progress and Implementation Notes:

The HOA has several signs at intersections reminding residents to clean up after their pets. SM can provide electronic outreach materials for Green Team to distribute to residents via the [website](#) and newsletter, if interested.

Install and Maintain Green Infrastructure



Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Approved Green Infrastructure Master Plan | MNCPPC, MD |

<https://bit.ly/3PFr1H1>

- Prince George's County Climate Action Plan Draft | Require Community-Wide Climate Resilient Green Infrastructure |

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

- 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:

Examples include bioswales, rain gardens, pervious pavers, rain barrels, green streets, etc. Funding and technical assistance for projects can come from the and non-profits. The primary stormwater retention pond is a high priority for the community.

ECO-FRIENDLY LANDSCAPING

Adopt and Promote Native Plant Landscaping Practices

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Tree Planting and Gardening | Prince George's County, MD |

<https://bit.ly/3PFe3Jq>

- Plant Trees | Prince George's County, MD | <https://bit.ly/3V31ICm>

- Prince George's County Stormwater Stewardship Grant Program | Chesapeake Bay Trust | <https://ter.ps/129v>

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

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

- Landscaping with Native Plants | MD Native Plant Society | <https://bit.ly/3LvJXG3>

- Native Plant Guide | Chesapeake Native Plant Center | <https://bit.ly/3Luq3Lw>

Progress and Implementation Notes:

The Green Team is interested in educating residents about the benefits of native plants and pollinator-friendly plants, perhaps offering samples or seed packets at educational events. Residents can also be informed via the quarterly newsletter.

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://ter.ps/12a9>
- Guide to Assessing Urban Forests | i-Tree | <https://bit.ly/3ssca88>
- Tree Canopy Assessment | City of College Park | <https://bit.ly/3sCwung>
- Tree Inventory: Prince George's County, MD, USA | PlanIT Geo™ | <https://bit.ly/3IHb5Go>
- Forest and Tree Canopy Data for Maryland | <https://bit.ly/3IXfi9n>

Progress and Implementation Notes:

A tree canopy inventory can be accomplished with volunteers using cell phone apps. However, street trees are owned by the County. The County may conduct a survey.

Develop a Tree Canopy Plan

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Outreach and Restoration Grant Program (with tree plantings) | Chesapeake Bay Trust | <https://bit.ly/3HwaZek>
- Urban Tree Canopy Planning | MD Department of Planning | <https://bit.ly/3qFCNRv>
- Community Assessment & Goal-Setting Tool | Vibrant Cities Lab | <https://bit.ly/3rJny0k>
- Backyard Buffers Program | MD Department of Natural Resources | <https://bit.ly/3JkXvT8>
- Tree-Mendous Maryland | MD Department of Natural Resources | <https://bit.ly/35mPVIO>

Progress and Implementation Notes:

Tree canopy plan can be conducted by a certified arborist.

WILDLIFE HABITAT

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>
- Pollinator Gardens | University of Maryland Extension | <https://bit.ly/3wKTp1O>
- Pollinator

Packets | Prince George's Soil Conservation District |

<https://bit.ly/3sRm2te>

Progress and Implementation Notes:

Residents can be informed about the importance of pollinator-friendly plants via quarterly newsletter. The common areas could also be planted with pollinator gardens or meadows.

Adopt Sustainable Lake Management Practices

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Lake Management for HOAs | Solitude Lake Management | <https://bit.ly/3ufoifg>

Progress and Implementation Notes:

Green Team has expressed interest in stormwater management and geese control for the common pond.

HEALTH AND WELL-BEING

Promote Local Farmer's Market

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Prince George's County Farmers Markets | Food Equity Council | <https://bit.ly/3yPtIqS>

Progress and Implementation Notes:

Residents can be informed about farmers markets in Greenbelt, Bowie and College Park via the quarterly newsletter.

WASTE REDUCTION

Conduct Recycling Outreach and Education

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Keep Prince George's County Beautiful | Prince George's County, MD | <https://bit.ly/3MMFQFZ>
- Electronics Recycling (eCycling) in Maryland | <https://bit.ly/3LRWl3>
- Trash and Recycling Guide | Quince Orchard Park HOA | <https://bit.ly/3Bh4zgB>

Progress and Implementation Notes:

Residents can be informed via the quarterly newsletter.

Host a Community-Wide Garage/Yard Sale



Action Leads:

Target Year: Ongoing

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:

Wingate has an annual community-wide yard sale.

Offer and/or Promote Community-Wide Composting

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Prince George's County | PGC Composts | <https://bit.ly/3KI7iet>

- Prince George's County Leads Maryland in Composting with Expansion of Food Waste Program | Sierra Club | <https://bit.ly/3PGygP4>

Progress and Implementation Notes:

Residents can be encouraged to participate in the County's weekly curbside [food scrap pickup program](#).

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>
- Sustainable Energy | Prince George's County, MD | <https://bit.ly/3NA1ux1>
- Energy Efficiency Grant | Prince George's County, MD | <https://bit.ly/3wL4Yas>

Progress and Implementation Notes:

Residents can be informed via the quarterly newsletter. This aligns with the County's Climate Action Plan.

Promote Energy Audits for Homeowners

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Quick Home Energy Check-up | Pepco | <https://bit.ly/3LgG7kj>
- Do It Yourself Energy Assessment | U.S. Department of Energy | <https://bit.ly/3gkWZlm>
- Energy Assessments | Pepco | <https://bit.ly/3613AFH>
- Residential Clean Energy Rebate Program | MD Energy Administration | <https://bit.ly/3LD9YDE>

- Home Performance with ENERGY STAR® Program | Pepco | <https://ter.ps/12el>
- Sustainable Energy Resources | Prince George's County, MD | <https://bit.ly/3PKzEQu>

Progress and Implementation Notes:

Residents can be informed via the quarterly newsletter. This is in alignment with the County's Climate Action Plan.

TRANSPORTATION

Conduct a Walking Audit

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- 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:

Green Team has concerns about pedestrian safety.

Install Traffic Calming Measures

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

- Traffic Calming Measures for HOAs | Radarsign | <https://bit.ly/3L4FFW3>
- Vision Zero | Prince George's County | Safety Improvements | <https://bit.ly/3aorNIq>

Progress and Implementation Notes:

There are concerns about pedestrian safety. Speeding cars cutting through the community are a regular occurrence.

Promote the Benefits of Electric and Hybrid Vehicles

Action Leads:

Target Year:

Estimated Cost and Resource Needs:

Potential Partners:

Potential Resources:

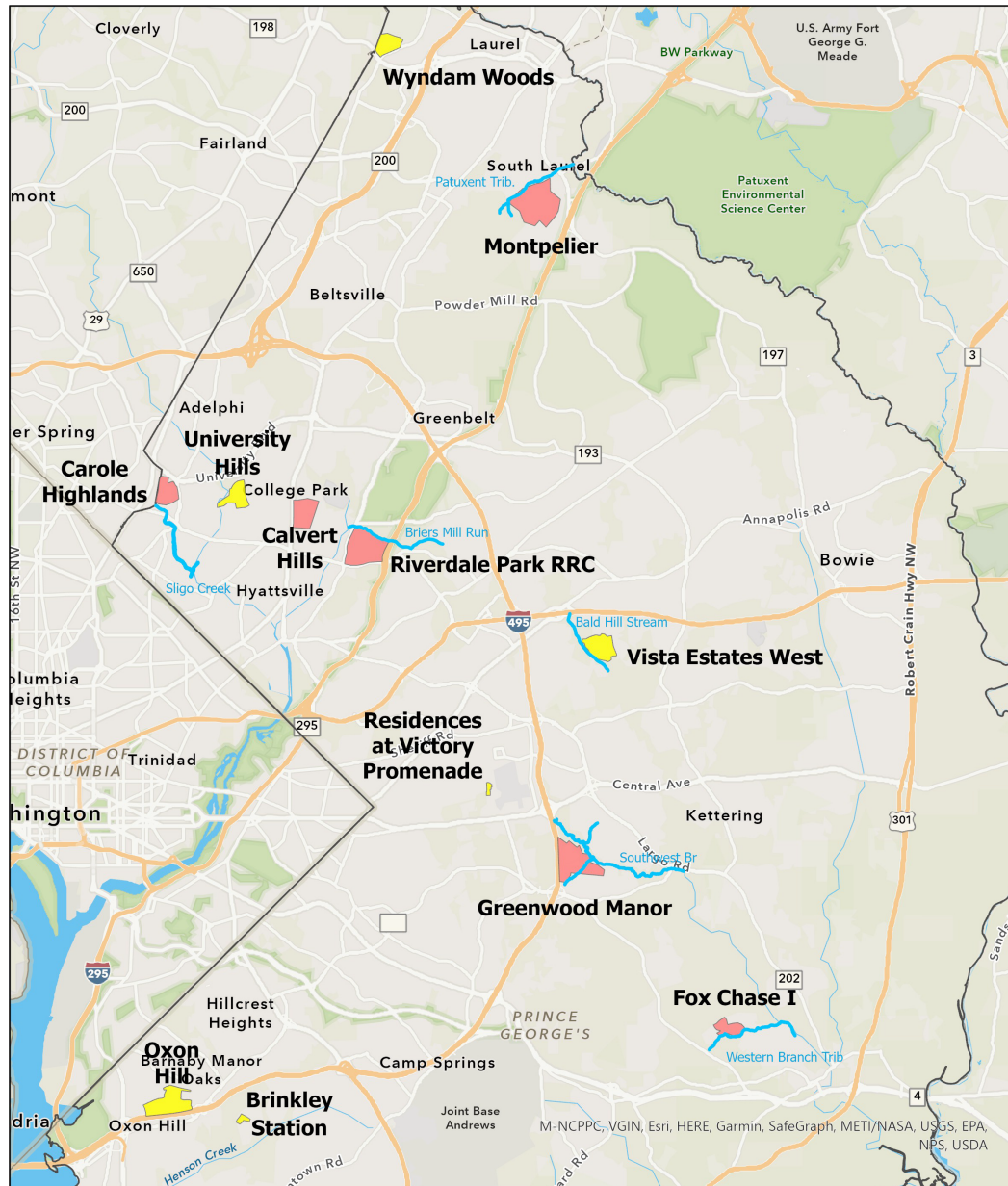
- Electric Vehicle Benefits and Considerations | US Department of Energy | <https://bit.ly/3okJ9tQ>

- EV Information | Electric Vehicle Association of Greater Washington DC | <https://bit.ly/3Hnp4L1>
- Zero Emission Vehicles | MD Department of the Environment | <https://bit.ly/3sdoxok>
- Mobile Sources Funding | MD Department of the Environment | <https://bit.ly/3gfmQB9>
- EV Tax Credit | Internal Revenue Service | <https://bit.ly/3oib5i5>
- Electric Vehicle Incentives | Maryland EV | <https://bit.ly/3pN0RGX>
- Climate Action Plan | Prince George's County | <https://bit.ly/3sUpOIC>

Progress and Implementation Notes:

Residents can be informed via the quarterly newsletter. This is in alignment with the County's Climate Action Plan.

APPENDIX A: HOA GREEN TEAMS IN PRINCE GEORGE'S COUNTY MAP



Prince George's County Green Teams



0 1 2 3 4 5 Miles

Green Team Community Boundary

Phase 1.0

Phase 2.0

Local Streams

PG County Boundary