

Gold Pointe Condominiums Green Initiative
2025

Nurturing a Green Approach in Homeowners Association Management

Mission: To create a more sustainable and environmentally friendly living space for our residents, reduce our environmental impact, and potentially lower operational costs.

Energy efficiency

- Upgrade to high-efficiency lighting: Replace traditional incandescent bulbs with LED or CFL lighting in common areas and individual units. Install motion sensors in common areas. This can significantly reduce energy consumption and lower electricity bills.
- Invest in energy-efficient appliances: Replace old appliances (e.g., refrigerators, washing machines, HVAC systems) with ENERGY STAR certified models.
- Install high-efficiency heating and cooling equipment: Upgrade HVAC systems to more efficient models, which can reduce energy use for heating and cooling by 20% to 50% when combined with proper insulation and air sealing.
- Improve building insulation and air sealing: Weather-strip windows and doors, and seal off draft-prone areas to prevent heat loss or gain.
- Consider renewable energy options: Explore the possibility of installing solar panels to power common areas or individual units.

Water conservation

- Install low-flow fixtures: Replace outdated fixtures with low-flow showerheads, faucets, and toilets in common areas and individual units.
- Address leaks promptly: Regularly check for and repair leaks in plumbing systems and appliances.
- Encourage residents to adopt water-saving habits: Promote practices like turning off the faucet while brushing teeth or shaving, taking shorter showers, and using dishwashers and washing machines only when fully loaded.

Waste reduction and recycling

- Establish a comprehensive recycling program: Provide clearly labeled bins for different types of recyclable materials and encourage residents to participate.
- Implement a composting program: Set up a community composting area or partner with composting services to collect food scraps and yard waste.
- Reduce single-use plastics: Encourage residents to use reusable bags, water bottles, and containers, and explore options for reducing plastic use in common areas.
- Explore opportunities for upcycling and repurposing: Encourage residents to find new uses for old items instead of discarding them.

Green transportation

- Provide EV charging infrastructure: Install EV charging stations in parking areas to support electric vehicle ownership.
- Offer bike storage and repair facilities: Encourage cycling by providing secure bike storage areas and possibly even a repair station.
- Promote public transportation: Provide information about nearby public transportation options and encourage residents to use them.

Education and community involvement

- Educate residents about sustainable practices: Host workshops, distribute newsletters, and provide tips on energy saving, water conservation, and recycling.
- Engage residents in green initiatives: Encourage residents to participate in community clean-up events, composting programs, and other activities to promote environmental stewardship.

Landscaping

- Sustainable landscaping not only enhances the aesthetic appeal of our COA community but also contributes to environmental conservation and resource efficiency. By adopting water-conserving plant choices, integrating smart

technologies, and fostering a holistic approach to landscaping, we can set a positive example for the broader community.

- **Water Conservation with Native Plants:** Opting for native plants that are well-adapted to the local climate can significantly reduce the need for irrigation. Native plants typically require less water, as they have evolved to thrive in the specific environmental conditions of the region. We pledge to review existing plantings which require excessive watering and pruning and replace with native plants. New plantings will meet the native planting guidelines.
- **Drought-Tolerant Landscaping:** Drought-tolerant landscaping goes hand in hand with water conservation efforts. Choosing plants that can withstand periods of low water availability minimizes the need for irrigation, contributing to long-term sustainability. Succulents, native grasses, and drought-resistant shrubs will be chosen in place of high maintenance plant material.
- **Smart Irrigation Systems:** We have embraced a technological sound Smart irrigation system which utilizes sensors and weather data to optimize watering schedules based on real-time conditions. This system ensures that irrigation is only applied when necessary, preventing overwatering and reducing water waste. Sprinkler system heads are being replaced to ensure water is immediately available each time the system is turned on and water is not escaping pipes and leaking into sidewalks and roadways.
- **Permeable Paving and Hardscape:** When asphalt needs replacing funds will be applied to inserting permeable paving materials, such as pavers, or porous asphalt which will mitigate the environmental impact of hardscape elements.
- **Composting and Mulching Practices:** We will coordinate with our landscape service provider to implementing composting practices and incorporating mulch into landscaping beds enriching the soil, improving water retention, and reducing the need for synthetic fertilizers. Composting site will be established to make these materials available immediately to landscapers within the community supporting an eco-friendly system.
- **Integrated Pest Management (IPM):** Rather than relying solely on chemical pesticides, we will use biological control, habitat manipulation, and pest-resistant plant selection with the goal of developing a healthier and more balanced ecosystem.
- **Wildlife-Friendly Landscaping:** Designing green spaces that provide habitat and food sources for native wildlife, such as birds and pollinators, contributes to the overall ecological health of our community. With each planting or plant removal we pledge to answer positively to the question, “How is this action supporting native wildlife?”
- **Community Gardens and Edible Landscaping:** We pledge to establish a community garden to provide homeowners an avenue to grow their own produce,

reducing the need for transportation and packaging associated with store-bought food, foster a sense of community engagement while promoting sustainable practices. Edible landscaping can include blueberry bushes and herbs.

- **Partnerships with Local Sustainability Initiatives:** We pledge to building partnerships with local sustainability initiatives, local environmental groups, community-based conservation projects and organizations which will provide us with valuable resources, knowledge, and support for sustainable landscaping endeavors.
- **Regular Landscape Audits and Assessments:** We pledge to implement a system of regular landscape audits and assessments ensuring that sustainability goals are consistently met. This will allow us to evaluate the success of sustainable landscaping practices, identify areas for improvement, and adapt strategies based on changing community needs and environmental conditions.