



WESTPHALIA TOWN CENTER

MONTHLY NEWSLETTER



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DEVELOPMENT & INFRASTRUCTURE UPDATES

BUILDING WITH PURPOSE

We are pleased to share the following updates on infrastructure and development progress at Westphalia Town Center. Work continues across multiple areas, with several milestones recently achieved and others advancing through planning and coordination.

WOODYARD ROAD

All incoming and outgoing lanes along Woodyard Road are now fully open, improving access and traffic flow to and from the site.

PRESIDENTIAL PARKWAY

Coordination with PEPCO is nearing completion, with final paperwork currently being processed to allow for the ordering of streetlights along Presidential Parkway. In addition, construction of the retention ponds has been completed. Final paving and landscaping activities will be scheduled once streetlight installation timing is confirmed.

RESIDENTIAL DEVELOPMENT

Residential development continues to advance through the planning phase. Contract negotiations are nearing completion with three prominent homebuilders, and preliminary planning efforts are currently in progress. Horizontal development is targeted to begin toward the end of 2028.





RETAIL DEVELOPMENT

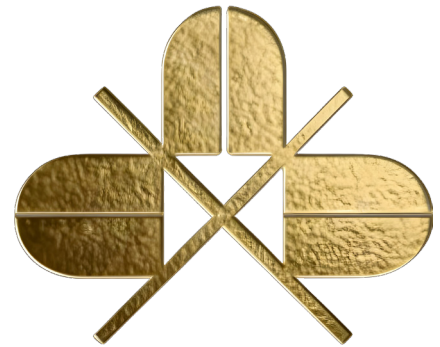
Preliminary grading for the retail component of Westphalia Town Center is currently targeted to begin between late 2026 and early 2027. A pre-application submittal is anticipated within the next 60 days, marking an important step in the entitlement process. At the same time, negotiations are underway to finalize a grocer lease agreement. The current target for the grocer's store opening is late 2028 to early 2029.

LOOKING AHEAD

These milestones reflect continued momentum across infrastructure, retail, and residential components of Westphalia Town Center. We appreciate the community's ongoing interest and support and will continue to provide updates as progress continues.

WALTON-WESTPHALIA LAUNCHES \$400K SCHOLARSHIP FUND

Walton Global has announced the launch of the Walton-Westphalia Scholarship Fund, a \$400K educational initiative designed to support residents of the Westphalia community. The fund supports students pursuing degrees in real estate or environmental science. For more information and eligibility requirements, visit www.westphalia.com



WTC CALENDAR



MON	2	GROUNDHOG DAY
SAT	14	VALENTINE'S DAY
MON	16	PRESIDENT'S DAY
WED	18	FIRST DAY OF RAMADAN

RESOURCE CENTER

Stay Connected, HOA Corner, and Questions / Concerns should be on this page. Have questions, ideas or feedback? We welcome hearing from you. Please contact the office at info@westphalia.com.



STAY CONNECTED

We are thrilled to announce that the Westphalia Town Center website is up and running. The refreshed design will make it easier to find community news, new construction updates, upcoming events, resources, and retail/residential updates, all in one place. Explore what's new at www.westphalia.com.

HOA CORNER

- No parking around the circle and bike lanes signs installed, this is open up the 2 lanes of traffic.
- Fitness Center: Mats for floors are scheduled to be installed the first week of February, fitness equipment will soon follow. Fitness center can open right after that.
- New clubhouse is coming along. The goal is to be open by Memorial Day 2026, should include rental space.
- Once open, Sentry management team will be on-site to serve the community.

The WTC Facebook page is an unofficial Facebook page. This page is not monitored or seen by management so complaints there are not reported. Please report all concerns to Maryland@sentrymgt.com or CommunityCare@sentrymgt.com or call 410-721-7171 or 1-800-932-6636. You do not have to speak to your manager to get service; we have over 80 human reps ready to assist you. Communication is tracked.

- Next open board meeting is coming soon, planning on late February or early March.
- Please pick up behind your pet and be mindful of your neighbors.
- Board Authority Reminder- The Board of Directors remains the decision-making authority for the Association, not Sentry management. Management acts in an administrative and advisory capacity at the direction of the Board.
- Read your governing Documents for rules and regulations. Nothing has changed since you signed for them at settlement.

HAVE QUESTIONS OR CONCERNS

For any questions or concerns related to the community, please contact maryland@sentrymgt.com to ensure your inquiries are received and addressed promptly.

WTC: A FRESH NEW LOOK

Westphalia Town Center Residents and Community,

We're excited to share some great news with you! On January 14, 2026, Westphalia Town Center officially launched a new look and website. This fresh look is designed to better reflect the vibrancy, growth, and sense of community that defines Westphalia Town Center. Our updated website makes it easier than ever to stay connected. From community news and events to important retail updates and resources, everything you need is now just a click away, all in one welcoming, easy-to-navigate space. We invite you to explore the new site at www.westphalia.com and see what's new as we step into the year ahead together. Thank you for being part of the Westphalia Town Center community and we look forward to continuing to grow, connect, and create together.

Warm regards,

The Westphalia Town Center Team

