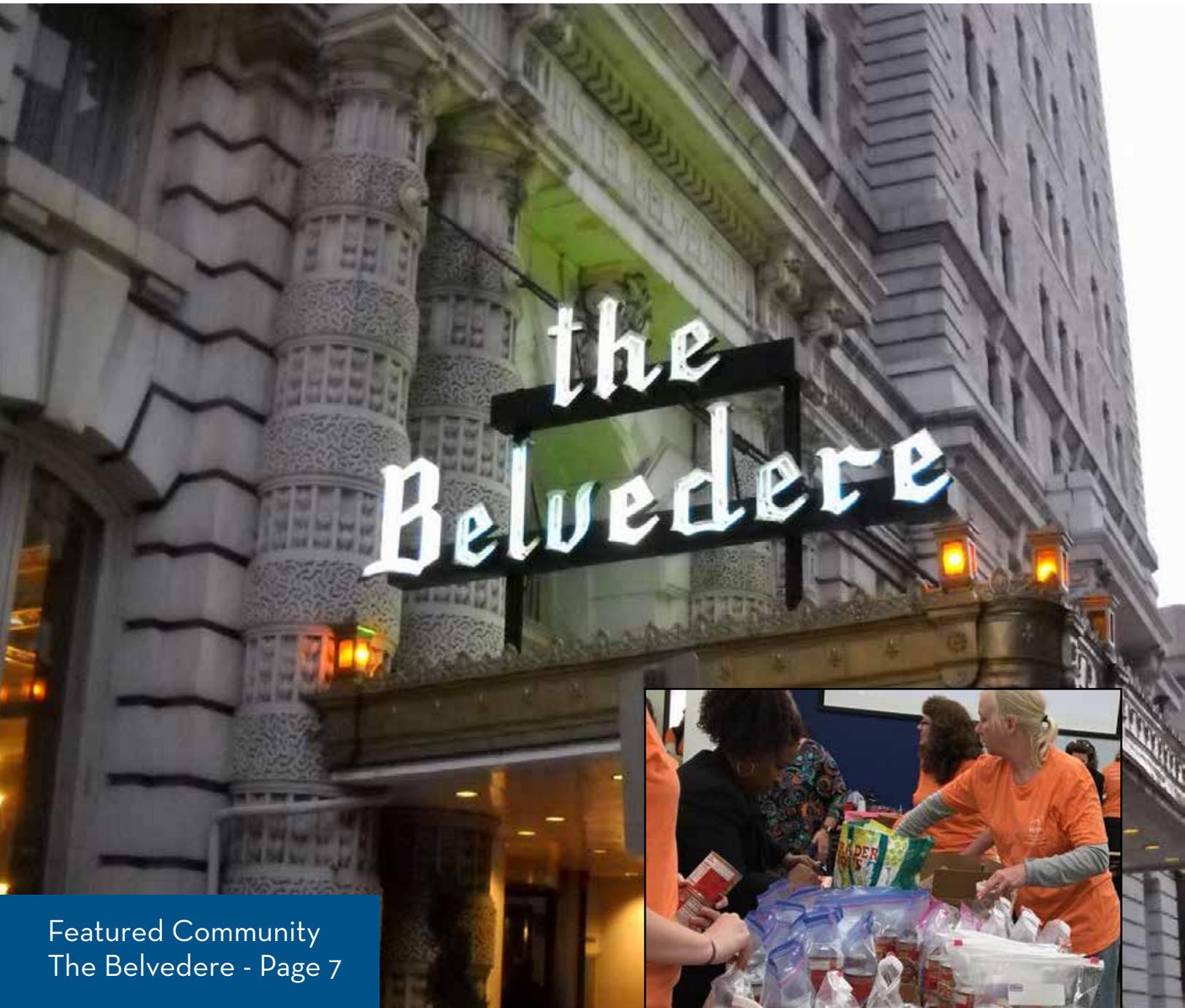


# The THRESHOLD



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# Smart Growth

By James H. Dahlgren, Jr.



The first half of 2018 has been a busy one! Since the beginning of the year, WPM has welcomed 7 new communities to our management portfolio – bringing the total number of units under management to just over 23,000.

While we continue to grow every year, our focus is on smart growth. Growth that enables us to better serve our clients. Growth that allows us to attract the best talent. Growth that aligns with our commitment to ensuring we create positive impact in our community.

As we grow, we continue to live by the values that are at the core of how we work and to establish strong personal relationships with those we serve – something that sets us apart from large national firms entering the market. Our leadership grew up in Baltimore; this is our home. We've been part of the evolving landscape in the region, building and growing to adapt to the changing dynamics of a burgeoning metro area. We believe that our role extends beyond property management to building community. It's why we invest in helping our own Associates grow and expand their skill sets. And it's why we continually strengthen our collective knowledge sharing, so that our growth is an advantage for our clients and ensures better outcomes and more vibrant communities.

This smart growth mindset also supports our belief that we can always be better. We look to our clients, homeowners and residents for feedback. In addition to doing what's right and delivering on the tasks at hand, we embrace continual learning and improvement. In doing so, we can continue to ensure our performance adds value and creates great places for people to live and work.

As you'll see in the pages that follow, our team has been hard at work maintaining and strengthening our existing portfolio of communities, welcoming new clients to WPM, investing in personal and professional development, and giving back to the greater Baltimore community. But we've also ensured a little fun along the way (be sure to check out WPM's Mini-Master's event on page 4!).

Looking ahead, we anticipate continued opportunities for growth this Fall – whether that's expanding our portfolio, increasing our community involvement or investing in new training and systems. While change and growth are hard work, the journey is a rewarding one. Thank you for being a part of it and for the confidence you place in us.

A handwritten signature in blue ink, appearing to read 'J. Dahlgren, Jr.' with a stylized flourish at the end.

James H. Dahlgren, Jr.  
President

## GROWTH BY DIVISION (2008 vs 2018)

### ASSOCIATION

24%

### MULTIFAMILY

47%

### COMMERCIAL

225%

### SENIOR LIVING

100%

### TOTAL WPM GROWTH

↑ 41%



2008



2018

### A GROWING TEAM OF ASSOCIATES



2008



2018

Increase of  
39%

### INCREASING USE OF MOBILE DEVICES



2008



2018

Increase of  
397%

## 10 Years of Smart Growth

Over the past ten years, WPM has increased the number of communities it manages by 41% with a 66% increase in total number of units under management.

The broadest geographic expansion has been in WPM's Commercial Division. Our geographic footprint has extended beyond Baltimore City to now include properties in Baltimore County, Anne Arundel, Harford, Howard and Prince George's counties.

WPM's Multifamily Division has also expanded its footprint into central Pennsylvania, now with over 650 units under management in York, Camp Hill, and Mechanicsburg. We've also expanded our presence in Baltimore City, increasing the number of communities we manage there by nearly 60%. Much of this growth can be attributed to our success leasing up new communities.

With a 66% increase in number of units under management, WPM's Association Division has also seen smart growth, increasing the total number of communities in the portfolio by 15, helping to protect and preserve property values for nearly 14,000 homes across the greater Baltimore metro region.

How have we managed to support this growth? Our team of Associates has increased 39% since 2008, while continuing to receive rankings as a Top Workplace in Maryland. What's more, technology has been a big piece of our growth - from the implementation of new systems for our communities to a 387% increase in the use of mobile devices (cell phones and tablets)!

## And the Green Jacket Goes To... WPM Masters Mini-Golf Tournament

In April, as professional golfers competed for the coveted champion “green jacket” at the U.S. Masters Tournament in Augusta Georgia, WPM hosted its own “Masters Mini-Golf Tournament” for Associates. The training room was transformed into a slightly shorter course, only nine holes, but complete with its own obstacles of varying difficulty. Associates enjoyed a country club-inspired lunch as well as fresh popped popcorn to help them keep up their strength throughout the day’s friendly tournament.

Nearly 50 Associates joined in the fun, playing as many rounds as they wanted. There was plenty of good-natured competition, with Associates checking the scoreboard throughout the day and teeing up for another attempt to achieve the lowest score. At the end of the tournament, that honor was awarded to WPM Executive Assistant Kristen Cheatham, who won with a low score of 17!

“It felt good to win,” remarked Cheatham. “Although, I have to admit I was a bit surprised, as mini-golf is not really my thing! And some of the holes were pretty tough. One had a giant rock right in the middle with zig-zag borders. It kept making my ball bounce off the sides! Everyone really seemed to have fun taking a break from their daily business routines and coming together for some friendly competition.”

Giving Associates a break and infusing their work with more fun was just what WPM President Jim Dahlgren had in mind when he planned the event.

“Our team is committed and works extremely hard,” said Dahlgren. “So, it’s important to have some fun along the way, too.” And when asked about how he did in the tournament? “Let’s just say my short game could use a little practice!”

## Michelle Thompson-Herzog Earns Certified Property Manager (CPM) Designation

We’re pleased to announce that WPM Real Estate Management Regional Property Manager Michelle Thompson-Herzog has earned her Certified Property Manager (CPM®) designation from the Institute of Real Estate Management (IREM®).

This elite mark of distinction designates property managers as reliable, committed authorities in the industry. Anyone who has worked with Michelle can attest that she possesses these qualities.

“Michelle works tirelessly to bring value to the communities she manages,” says WPM President of Multifamily Real Estate Len Frenkil. “She boasts deep industry knowledge and experience. Achieving the CPM designation affirms her commitment to excellence for WPM, our clients and our industry.”

Michelle Thompson-Herzog joined WPM in 2004. She holds designations as a Certified Apartment Manager (CAM) and Certified Apartment Portfolio Specialist (CAPS) from the National Apartment Association. An active member of the Maryland Multi-Housing Association (MMHA), Thompson-Herzog serves on a number of committees and is an instructor and judge for the NALP Leasing designation through MMHA. In 2016, she was the recipient of the “Shining Star” of the year award given by MMHA for her efforts and dedication to the association.

Congratulations, Michelle!



## Paint Sessions with Sarah

WPM Associates have been tapping into their artistic sides, thanks to the talents of Sarah Harned, Executive Assistant to Len Frenkil. An avid painter, Sarah holds a bachelor’s degree in fine arts from Towson University. Her work can be seen throughout the region at local coffee shops and in the homes of friends, family and other clients.

When Associates learned of her talents, Sarah was asked to share her love of and expertise in painting – and the now popular “Paint Sessions with Sarah” was born! Sarah leads these events at the corporate office as well as at WPM-managed communities. For a small fee, groups of up to 20 people receive paints, a canvas and, most importantly, Sarah’s expert step-by-step instructions and guidance for painting that session’s subject.

Sarah encourages the painters in her sessions to experiment with color palettes and showcase their individuality. For example, at a session she hosted in May, the students were painting pineapples. One painter wanted to give his pineapple painting a deconstructed, pixelated look. Sarah coached him in creating that effect.

Final paintings are displayed on an easel in the main entrance’s vestibule at the corporate office. Stop by and take a look at WPM’s budding artists’ masterpieces!



## United Way Campaign

Thanks to the generosity of Associates from WPM Real Estate Management and Lighthouse Senior Living, this year's United Way of Central Maryland (UWCM) campaign was a huge success! We raised more than \$36,000—an increase of nearly 30% from last year! Together with WPM's own corporate match of 10% for all funds pledged by Associates, our team contributed a total of \$39,773 to support UWCM's valuable services. These services include access to improved education, housing, employment and healthcare—enabling individuals and families in our community to build better lives.

"WPM has always been committed to creating great communities," notes WPM President Jim Dahlgren. "Our team cares about making a difference and has once again demonstrated the depth of their commitment through their generosity, selflessness and contributions."



United Way  
of Central Maryland

## Hodgepodge Lodge!

WPM partnered with the Irvine Nature Center this August to build a "Hodgepodge Lodge." Many may remember the popular PBS children's show from the 1970s of the same name. In the show, host and naturalist Jean Worthley—"Miss Jean"—and her orange-winged Amazon parrot, Aurora, introduced children to wild animals and explored other nature topics.

Worthley died in April 2017, but her legacy lives on thanks to a donation made in her honor to the Irvine Nature Center. The gift will fund a replica of the Hodgepodge Lodge that will serve as a hub for nature exploration for Irvine's guests. Stay tuned...



## WPM Associates Support Baltimore Hunger Project



At WPM, we're all about supporting the community and having a good time. Recently, we achieved both of these goals through fun events that also benefitted the Baltimore Hunger Project. This important organization bridges the gap between Friday and Monday by consistently providing weekend food packages to children identified as food insecure, in a compassionate and dignified manner.

In the spring, WPM hosted a "Packing Party." Approximately 25 volunteers and Associates prepared 500 food bags to be distributed in local schools.

And in June, at Multifamily Real Estate's Eastern Region Team Building Day, WPM managers and vendors took

the plunge for a good cause in a Dunking Booth. For a donation of \$1 to Baltimore Hunger Project, Associates had the chance to try to dunk their bosses (and many of them ended up in the tank!). The event raised a total of \$230 for the organization.

Both events were fun and benefitted our community!



## Welcome Owings Mills New Town

On April 1, WPM assumed management of Owings Mills New Town Community Association. The master association is comprised of 31 sub-associations, including 27 HOAs, plus apartment complexes and two shopping plazas. Owings Mills New Town also boasts numerous amenities, including three swimming pools, two dog parks and its popular Central Park, complete with a gazebo, playground, hiking trails and a community garden. The Park also provides an ideal location for the community's many events, such as National Night Out, the Jazz and Wine Festival, and other social events hosted throughout the year.

Owings Mills New Town boasts a rich history. In the mid-1700s, the Owings Family bought land in Green Spring Valley and built three mills along the Gwynn's Falls, lending the region its name. Other prominent families also settled in the region, including the Sherwood family, who were important to the shipping and fuel oil business in Baltimore. In the 18th and 19th century, the Owings Mills area attracted miners intent on extracting the land's ore, flint and gold. Many of the streets within the community still bear names from the mining industry, such as Flint Hill Drive and Gold Hill Road.

Fast-forward more than 200 years, Owings Mills was identified in the 1979 Baltimore County Master Plan as a location for a self-sustaining planned community. A comprehensive Plan for Owings Mills took shape with five separate land-use areas. One of those was the residential area, Owings Mills New Town. The community was built in phases throughout the 1990s until it became the thriving and beautiful residential area that it is today.

Owings Mills New Town Community Association is managed by Jamie Powers and her assistant David Stivelman.



## WPM Welcomes Silverbrook Farm Condominium



On June 1, WPM also began managing one of the Associations that is part of Owings Mills New Town Community Association: Silverbrook Farm Condominium. Located off of Lakeside Boulevard, this community is home to 136 condominiums, comprised of eleven three-story walk-up, garden-style buildings. Silverbrook's grounds enjoy lush trees and courtyard-like green spaces. Residents have easy access to the Red Run Stream and the inviting Red Run Stream Valley Trail that are located adjacent to the property. Residents also can take advantage of the long list of amenities that Owings Mills New Town has to offer.

Silverbrook Farm Condominium is managed by Banoo Zeinali and her assistant Krystal Knisely.



## Association Real Estate: Survey Says...!

Thanks to all who participated in our Association Management Survey. We appreciate and value your comments and wanted to share with you some of what we learned:

**ARE board members give some of the highest marks to WPM's professionalism and accurate financial reporting.**

**WPM's maintenance and construction services received high marks for their professionalism and response during emergencies and crisis situations.**

**Board members indicate they believe WPM is thoughtful about long-term planning for their community.**

**Overall, the majority of board members indicate high levels of satisfaction with WPM's day-to-day performance and the value WPM brings to their community.**

We're pleased to receive such positive feedback.

Of course, we can always be better! And many of you shared useful advice about how we can build on our success. These include:

**Strengthening our communications.** SenEarthCo has helped, but there is more we can do!

**Letting you know when we're in your community.** We need to tell you when we're in your community and sometimes be there a little more.

**Better consistency in response to maintenance issues.** Experiences have been inconsistent with regard to maintenance. We will continue our efforts to create a consistent level of service.



## THE BELVEDERE

In July, WPM added a very special property to its management portfolio: The Belvedere. Located in the heart of historic Mount Vernon in Baltimore City, its name literally means "beautiful view." Built in 1903 as a hotel, the building's high ceilings, etched detail designs and gilded ceilings reflect the Beaux Arts style, earning it the nickname, "The Grand Dame of Baltimore," and attracting the world's elite to lodge in its luxury quarters throughout the 20th-century.

Today, The Belvedere Condominium boasts the best that the past and present have to offer. Careful restoration and repurposing have ushered the Belvedere into the present day. In 1991, it was converted to condominiums and is now home to 112 efficiency, one and two bedroom units. Additionally, there are 84 commercial and retail units.

The Belvedere continues to be a destination for public and private events. Its five historic ballrooms offer options for intimate gatherings or largescale events and are among Baltimore City's premier venues. In 2012, one of those venues, The 13th Floor, got a total makeover with an urban chic décor that complements its view of Baltimore's glittering Inner Harbor. The Belvedere's other famous—or perhaps infamous—venue is The Owl Bar. At the height of Prohibition, this ground-level eatery was one of the nation's most notorious speakeasies. Its name comes from the owl statues positioned around the bar, and whose eyes would wink as a code that the owner had restocked the basement's stash of whiskey. Today, The Owl Bar offers casual dining, including their popular brick-oven fired artisanal pizzas.

It's interesting to note that one of WPM's own, Len Frenkil, has ties to this important structure. His grandfather, Victor Frenkil, was a politically connected Baltimore contractor who bought the Belvedere at auction in 1975, saving it from demolition. With the help of municipal loans, Victor worked to restore it over the course of the next two decades until he sold it at auction in 1990. According to family lore, Victor walked into the Belvedere looking to purchase a piano, but fell in love with the hotel and bought the whole building. In fact, the Belvedere even inspired Victor – a self-taught musician and song-writer – to write the song, "Meet Me at the Belvedere." Its lyrics capture the beloved building's storied past:

*Meet me at the Belvedere  
Come before the show  
Meet me at the Belvedere  
And see everyone you know.  
Dining with society  
In a cozy nook  
Mixing with celebrities  
To take a second look...*



The newest addition to WPM's Association Real Estate Division, The Belvedere is added to the management portfolio of Community Association Manager, David Grant, assisted by Karen Lall.

## The Equitable Building Joins WPM Portfolio in April

On April 1, WPM took over management of The Equitable Building apartment community, Baltimore's first high rise, the building has deep historic heritage including surviving the great Baltimore fire in 1904, hosting a Turkish bathhouse in the basement, and providing sought-after office space until its renovation in 2015. The property owners preserved the original marble walls and moldings in the lobby when converting the property to 189 studio, one- and two-bedroom apartments. Centrally located in Baltimore's city center, the community is within walking distance to many of Baltimore's best neighborhoods, including the Inner Harbor, Harbor East, Mt. Vernon and Federal Hill. A Baltimore Metro SubwayLink stop just outside the building offers access beyond the immediate community and the John's Hopkins campus is only a five-minute commute.

The community boasts a number of sought-after amenities including an indoor/outdoor rooftop lounge with city skyline views, an onsite business center, 24-hour front desk staff and onsite concierge from 7am to 11pm daily, fitness center with yoga room and a dog park. Come see what this amazing urban-living community has to offer ([www.theequitablebuilding.com](http://www.theequitablebuilding.com)). Welcome to the family!



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## Welcome St. James Place!

WPM welcomed St. James Place to its portfolio of multifamily communities on April 16. Offering 25 one- and two-bedroom apartments with dramatic picture windows and exposed brick walls, St. James Place is the perfect combination of historic and hip in urban living. The property is located in Mt. Vernon at the heart of a thriving cultural district with a short walk to the Hippodrome Theatre, the Walters Art Gallery and dozens of other museums, restaurants and theaters. Residents enjoy the advantages of ground-floor retail, a 24-hour fitness facility (as well as swimming pool access at 611 Park Avenue), on-site parking, laundry facilities, business center and a private courtyard. The community is currently 85% leased with planned upgrades to the parking lot lighting, enhancements to the community's security systems including modernizing technology and the addition of new cameras, the addition of a package locker system for delivery of parcels, and renovations to the fitness center. To learn more, visit St. James Place at [www.stjamesplaceapts.com](http://www.stjamesplaceapts.com).



## 1111 Light Street Now Under WPM Management

Located in the heart of historic Federal Hill, 1111 Light Street offers area residents a great place to call home. And as of May 11, they are part of the WPM Multifamily Real Estate community. The community is comprised of 93 one-, two- and three-bedroom apartments as well as twenty-four thousand square feet of office space, and first floor retail spaces currently occupied by M&T Bank and 7-Eleven. The apartments feature gourmet kitchens and modern baths, and some homes have their own private terraces. Additional community amenities include a rooftop lounge, grills, sundeck, clubhouse, 24-hour fitness facility, courtyard, and an attached parking garage. With the transition to WPM, a new digital portal allows residents online access to their accounts and opportunities to learn about all that is happening in the community. Planned upgrades include updates to the interior hallways, lobby and clubhouse. At nearly 95% occupancy, it's no wonder this community continues to receive 5-star ratings and reviews from residents. See why so many have chosen to make this modern, urban living community their home ([www.1111lightstreet.com](http://www.1111lightstreet.com)).



## QUICK UPDATES...



### Fox Building Update

We're excited to announce that the first residents have moved into the Fox Building in Hamden. The transformation of this 1920s industrial building to vibrant residential community with creative live-work spaces for area artisans has preserved the rich and historical culture of the neighborhood. We've received commitment on nearly half of the 93 apartments and 24 artists units. The final phase of work will be completed in September. In addition, MICA is working with us to program the commercial common areas to provide another great city space for residents to interact. For leasing information visit [www.thefoxbuilding.com](http://www.thefoxbuilding.com).

### Union Flats: Phase 2 Completed and 100% Occupied

In February, we announced that the first building of Phase 2 at Union Flats was beginning to be occupied with pre-leasing in full swing for the final three buildings. We are pleased to share that Phase 2 is complete and 100% occupied! Congratulations to the Union Flats team who leased the 96 Phase 2 units more quickly than expected and now maintains a waiting list for potential new residents eager to be part of this community. Thanks, too, to our residents for their referrals and positive ratings and reviews! In fact, Union Flats was just ranked among the National Top 50 properties for Online Reputation by J Turner Research, which monitors online ratings of more than 78,000 properties nationwide. We believe that creating community is key and we're delighted so many of our residents feel Union Flats is the community they want to call home.

## WPM Provides Swift Emergency Response for a Crofton House Fire

In the early morning hours on Saturday, May 12, a home in the Crofton Mews community caught fire. The flames swiftly consumed the townhome's roof as well as the roof of an adjacent home before firefighters could contain the blaze.

WPM Community Association Manager Troy Painter received a call about the fire from a Crofton Mews board member early that Saturday morning. By 8 a.m., Painter and a team from WPM's Maintenance & Construction Services Department led by Michael Brinegar were onsite already getting to work to secure the site. By the end of the day, WPM's team had boarded up the windows and installed a tarp where the missing roof once stood.

"The team came together very quickly," said Painter. "Even though it was an early Saturday morning and people didn't expect to have to come into work, everyone dropped what they were doing and came to assist. I was proud of how quickly and efficiently we were able to do what we could to help."



## Ask the Experts: Is Your Property Prepared for an Emergency?

As the old saying goes, plan for the best but prepare for the worst. That's especially true for property managers. Proactive property managers create emergency response and emergency restoration plans. But creating the plan is only half of the job.

"If you have a plan, and it's not updated and practiced regularly, that could be worse than having no plan at all," explains WPM President of Commercial Management and Construction Services, Mike Klein. "Managers may develop a false sense of security, thinking that they have a book of instructions ready to go in the event of an emergency. But what if the emergency personnel phone numbers have changed? ...or a recommended vendor is no longer in service? ...or the person with the key to the water shut-off room isn't accessible? Do you have a 'Plan B'?"

Clearly it is the job of the manager to ensure that the emergency preparedness plan is thoroughly updated and meticulously well-rehearsed. Below is a checklist of some of the most important tasks for disaster response planning and remediation.

- ✓ **Prepare for the worst.** Managers often prepare for routine smaller emergencies, such as flooding or electrical outages, but they balk at devoting time to preparing for something catastrophic. Regardless of how unlikely a major event may seem, it is imperative to prepare for the worst.
- ✓ **Plan for the Unique Challenges of Your Location.** Consider the unique challenges your property could encounter, particularly regarding its water and power supply.
- ✓ **Check Your Supplies.** Conduct periodic assessments of emergency response supplies.
- ✓ **Prepare Your Team.** Managers need to adequately train the team members who would stay during an emergency, and provide adequate food, supplies, first aid and equipment for the duration of the emergency. In addition, managers also ought to authorize the appropriate remaining employees to make purchase decisions or create plans of action to speed up the remediation process.
- ✓ **Confirm Your Vendors.** In addition to knowing who among the internal staff can be counted on during a disaster, managers should know which external service providers are contractually bound to show up to the facility and render service in a timely fashion and at a fair price.

Is your team prepared for a disaster? Remember, it is not a question of "if," but "when!" Contact the WPM Maintenance & Construction Services Team with your questions or comments. We're happy to share our years of experience.



## HOPKINS CREEK

### Congratulations, Darlene Marshall!



In February, Darlene Marshall was promoted to Executive Director of Lighthouse Senior Living at Hopkins Creek. In this role, Darlene is responsible for the overall strategy, operation and management of the Lighthouse community at Hopkins Creek. While new to this position, she is not new to Lighthouse; she joined the Lighthouse team in October 2016 as the Business Office Manager. Darlene boasts more than 20 years of management experience, both in the corporate sector and as a leader of nonprofit organizations. Congratulations, Darlene!

### Friday Ice Cream Socials

Looking for a cool treat to beat the heat? Then stop by Lighthouse Senior Living at Hopkins Creek this summer! All are welcome at their weekly Ice Cream Socials between 3-5 p.m. on Friday afternoons. Residents and their loved ones look forward to this weekly sweet social hour. See you there!

### Outdoor Makeover

Hopkins Creek's courtyard is getting a makeover! Crews are hard at work this summer to replace and expand Hopkins Creek's Memory Care courtyard. The new courtyard will feature additional hardscaping, new fencing, a pergola, and new outdoor furniture and will be surrounded by beautiful new landscaping. A great space for Lighthouse residents to enjoy.



### Hopkins Creek Celebrates Summer with Memorial Day Luncheon

Lighthouse Senior Living at Hopkins Creek celebrated the start of summer in style! At their annual Memorial Day Luncheon, residents and staff enjoyed picnic fare, including hamburgers, hot dogs, corn on the cob and more. Attendees listened to patriotic tunes and even sang along to their favorites. It was the perfect start to another great summer at Hopkins Creek.

## ELLICOTT CITY

### Welcome, Sharon Adler!



We're pleased to welcome Sharon Adler, who joined the Lighthouse Ellicott City team in June as Director of Community Relations. In this role, Sharon is responsible for the sales and marketing of the beautiful Assisted Living and Memory Care community that is currently home to 77 seniors. She brings years of experience in Senior Living Marketing. When not at Lighthouse, she enjoys cooking, reading and day trips. Sharon is married and has one son who is a nurse. Welcome, Sharon!

### Courtyard Expansion

Studies show that spending time in the great outdoors improves memory. That's why we're especially pleased to announce the Lighthouse Ellicott City's Memory Care community is expanding our outdoor courtyard! The new and improved outdoor space will boast walking paths, room for gardening and new outdoor furnishings that will provide a relaxing, natural environment for Lighthouse residents. Renovations are expected to be complete early this Fall.



### Ageless Art

In May, Lighthouse Ellicott City residents celebrated the amazing ways we can all create art throughout our lives at their annual Ageless Art event. Residents and their families perused exhibits by community artists, participated in arts and crafts demonstrations and enjoyed cocktails, hors d'oeuvres and live entertainment. Also on hand were caricature artists who drew personal portraits of attendees.

The event showcased art by community members, as well as Lighthouse's own talented residents, such as Wilma Layman. Her "Smokey Mountain Stream" oil painting served as the program's cover image. An avid artist since high school, Wilma's prolific body of work includes everything from family pets, to gorgeous botanicals, to a portrait of her late husband. These works and more were on display for an inspirational evening of art for all ages.

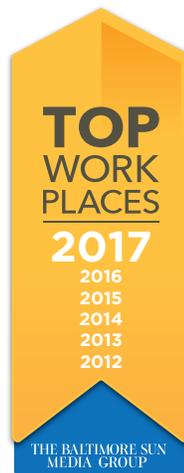
# The THRESHOLD

11433 Cronridge Drive, Owings Mills, MD 21117

## About WPM Real Estate Management

WPM Real Estate Management is an Accredited Management Organization® (AMO®) providing a full suite of property management services for over 23,000 units and 40,000 people throughout the Mid-Atlantic region. While maintaining a large portfolio of commercial, industrial, and retail properties, WPM is one of Baltimore's largest residential property managers, boasting an extensive portfolio of multifamily, condominium, senior housing, student housing and homeowner association communities.

Our leadership team has years of experience both as owners and as managers of residential communities and commercial properties. It is that experienced owner's perspective and our management style to proactively identify issues and opportunities that ensures our actions and decisions add value for those living, working or investing in the properties we manage.



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