

APRIL 5TH - 6TH - 7TH
Community-wide



If you're looking for some easy ways to make extra money? (*Who isn't?*) Maybe you're trying to ramp up your speed toward that lawn mower. Or maybe you just want to replace that old nasty couch that's been "Febreezed" one too many times.

No matter your reason, one of the tried-and-true ways to make some quick cash is by joining in on our **Kensington** Community-wide garage sale. And believe me: There's nothing better than a garage sale—for the seller and the buyer. You've got a well-loved kitchen

A few pricing \$uggestions_____

It's important to remember one rule: price your items to sell. Don't price your merchandise high and expect customers to negotiate your prices down because you will ultimately lose money.

- Baby clothes: \$1 - \$3
- Adult clothes: \$3 - \$5 (Name-brand clothes or have original tags can be sold for more.)
- Books: \$1 for hardcover books, \$0.25 - \$0.50 for paperback books in good shape (donate)
- DVDs/CDs: \$3 - \$5 each
- Electronics: No more than one-third of the retail price for used items.
- Furniture: \$10 - \$30 for low-quality furniture, or one-third of the retail
- Home decor: \$3 - \$5 "nick-nacks"
- Use Easy-To-Read Price Tags



What the Canadians see...



SATURDAY APRIL 13TH

POOL PARKING LOT 9:00 (about 2-hours)

**TOOLS NEEDED : HARD/LEAF RAKES * SHOVELS * GLOVES * WHEELBARROWS
55-GALLON LEAF DRUM * PAINT TARP**



Things **YOU** can help with...

- Pick-up dropped branches scattered all around the common grounds
- Spray paint fence rails
- Plant flowers around pool and 2-areas on entrance island
- Spray paint pool furniture
- Set out pool furniture (chairs)
- Spread "Kid Mulch"
- Recoat Kid-Land swing set (3-V)

Something to Sink Your Teeth Into



“Seasoned” Adults Need to Maintain Good Oral Health?

Here are some things you can do to maintain a healthy mouth and strong teeth as you age.

- ✓ Drink fluoridated water and brush with fluoride toothpaste.
- ✓ Practice good oral hygiene. Brush teeth thoroughly twice a day and floss daily between the teeth to remove dental plaque.
- ✓ Visit your dentist at least once a year, even if you have no natural teeth or have dentures.
- ✓ Do not use any tobacco products. If you smoke, quit.
- ✓ Limit alcoholic drinks.
- ✓ If you have diabetes, work to maintain control of the disease. This will decrease risk for other complications, including gum disease. Treating gum disease may help lower your blood sugar level.
- ✓ If your medication causes dry mouth, ask your doctor for a different medication that may not cause this condition. If dry mouth cannot be avoided, drink plenty of water, chew sugarless gum, and avoid tobacco products and alcohol.
- ✓ See your doctor or a dentist if you have sudden changes in taste and smell.
- ✓ When acting as a caregiver, help older individuals brush and floss their teeth if they are not able to perform these activities independently.
- ✓ "A smile is an inexpensive way to change your looks"

CURB APPEAL

- ❖ **It's the first thing buyers see:** Your home's curb appeal is the first thing buyers see when they drive up to YOUR property. Buyers immediately start assessing the exterior and LANDSCAPING, forming a knee-jerk first impression.
- ❖ **It reflects the maintenance of the home:** The state of a home's exterior usually matches the interior.
- ❖ **Bad curb appeal can be a deal breaker for some buyers:** There are many buyers who won't even bother going inside to see the rest of the home if they aren't impressed with the curb appeal.
- ❖ **It helps your home stand out from the competition:** Bland or bad curb appeal makes a home forgettable.
- ❖ **It increases the perceived value of the home:** Small details, like dead patches of grass or old gutters, reduce the perceived value of a property just as much as larger details.

Article

5.2 Owner's Responsibility.

All owners shall maintain such lot in a manner consistent with the **Community-Wide Standard** to include the following: prompt removal of all litter, trash, refuse, and waste; lawn mowing on a regular basis; tree and shrub pruning; watering landscaped areas; keeping improvements, and exterior lighting in good repair and working order, keeping lawn and garden areas alive, free of weeds, and attractive; keeping driveways in good repair.

The Owner shall have ten days after receipt of such notice within which to complete such maintenance, repair or replacement, or, in the event that such maintenance, repair or replacement is not capable of completion within a ten-day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair or replacement and all costs thereof shall be assessed against the owner.

5.2 Owner's Responsibility.

Except for maintenance performed on a Lot by the Association pursuant to Section 5.1, if any, all maintenance of the Lot and all structures, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with the **Community-Wide Standard** and this Declaration. Such maintenance obligation shall include, without limitation, **the following**: prompt removal of all litter, trash, refuse, and waste; lawn mowing on a regular basis; 8 tree and shrub pruning; watering landscaped areas; keeping improvements, and exterior lighting in good repair and working order, keeping lawn and garden areas alive, free of weeds, and attractive; keeping driveways in good repair; complying with all governmental health and police requirements; and repair of exterior damages to improvements. ***In the event that the Board of Directors determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible hereunder, the Association shall, except in an emergency situation, give the Owner written notice of the Association's intent to provide such necessary maintenance, repair or replacement at the Owner's sole cost and expense.*** The notice shall set forth with reasonable particularity the maintenance, repair or replacement deemed necessary. ***The Owner shall have ten days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair or replacement is not capable of completion within a ten-day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at the owner's cost.***

When I eventually met Mrs. Right, I had no idea that his first name was Always!

How to Maximize Your Social Security Benefits

www.kiplinger.com/retirement/social-security/601708/social-security-basics-12-things-you-must-know-about-claiming-and

How to File Taxes for the Recently Deceased

<https://www.nextavenue.org/how-to-file-taxes-for-the-recently-deceased>

Reverse Mortgages Answers

<https://www.kiplinger.com/real-estate/mortgages/602488/reverse-mortgages-10-things-you-must-know>

The Truth About Depression in Older Adults

<https://health.usnews.com/senior-care/articles/the-truth-about-depression-in-older-adults>



Common Generation X Characteristics



God of selfies...

Independent - Gen Xers are self-sufficient, resourceful, and individualistic since they have been accustomed to caring for themselves since before reaching adulthood. They value freedom and responsibility and try to overcome challenges on their own.

Work-life Balance - Gen Xers value a healthy balance between time spent at work and personal time and want to pursue their own aspirations. Because they lived through difficult economic times in the 1980s, they are less committed to employers than their baby boomer parents.

Flexible and informal - Gen Xers adapt well to change and value an informal environment. They have a “work hard, play hard” mentality, appreciate humor and value diversity.

Digital video - 78.7% percent of Gen Xers download or stream video online at least once per month. Video holds appeal across generations, but Generation X seems particularly attached to it.

Facebook - Gen Xers spend nearly seven hours a week on social media. It’s safe to say that this generation is firmly in the camp of active Facebook users.

Twitter - Generation X prefers Twitter, so don’t give up on finding them on this social media network.

Content Marketing and blogging - Content of value will help you reap rewards when it comes to every demographic. Keep a laser focus on their pain points and aspirations and deliver with your content.



Web Page: www.kensingtonowners.com

FINANCIAL TAB PASSWORD IS (Kensington21)



Birds sleep without falling while perched on branches partly because they use tendons rather than muscles to secure themselves in place.

HIDING FROM THE WIFE!

BAR PHONE RATES

- \$1 "NO, NOT HERE"
- \$2 "JUST MISSED HIM"
- \$3 "JUST HAD 1 DRINK & LEFT"
- \$4 "HASN'T BEEN SEEN IN TODAY"
- \$5 "NEVER HEARD OF HIM"

{PLEASE SEE BAR STAFF UPON ARRIVAL}

DISCOUNTS AVAILABLE FOR REGULARS