

# KENSINGTON



**IMPORTANT NEWS:** In the month of April Kensington subdivision will have a very unique honor. Smith College AK is going to display a rare plant in our pool area. *Amorphophallus titanum*, the titan arum or “**Corpse Flower**”

At the peak of its growth, the Titan Arum can grow up to six inches a day! It is a rare tropical plant native to the equatorial rainforests of Sumatra, Indonesia. When in flower, it exudes a foul stench that smells like rotting meat. The smell will carry for blocks during daylight hours. For that reason, Indonesians call it Bunga Bangkai, which means “**Corpse Flower.**” *This truly an honor that not many folks get to experience.*

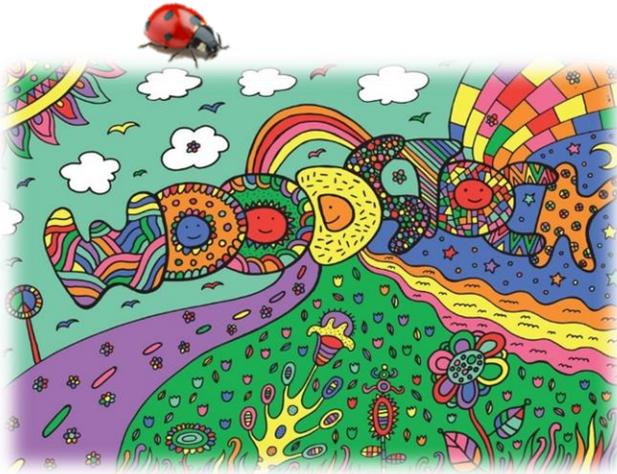
Native to the lowland rainforests of the island of Sumatra in Indonesia, this endangered species has only rarely flowered in cultivation in the United States. One of the largest inflorescences in the plant kingdom, it is also one of the most malodorous. The plant was first discovered in Sumatra in 1878 by Italian botanist Odoardo Beccari. He sent seeds to the Royal Botanic Garden at Kew where it first bloomed in 1889. It is in the same plant family as the familiar New England native, Jack-in-the-pulpit. For many years the plant produces only a single, highly dissected leaf, which can reach up to 12 feet high. During this stage the plant is building up a large underground storage organ, called a corm, which can eventually weigh up to 150 pounds. Once it reaches a critical size, the plant may send up a flowering stalk, usually every three to five years.

*These are probably the most spectacular flowers on earth folks.* The inflorescence (flowering stalk) of this species is one of the largest. The size of the corm determines the size of the flower **100-pound corms** have been known to produce flower stalks up to **9 feet tall**. The spadix, which holds all the small individual flowers, is yellow in color and is set against the deep, burgundy red of the spathe (the sheath surrounding the spadix). Contributing to this flower’s enigmatic and exotic allure is that *it is one of the worst smelling flowers you can encounter! The overpowering aroma of rotten flesh lures insects who serve as its pollinators. The spectacular showing is usually short-lived, usually lasting a day or two. On behalf of the BOD we ask that you do not touch the flower in bloom because the aroma will last for weeks on your skin and going grocery shopping would not be a good idea... April Fools*

SPRING  
is nature's way  
of saying  
LET'S  
PARTY!



**Garden boots** – used garden boots to make these adorable, colorful planters to hang on a fence. To do this yourself, just drill some holes in the bottom of the boots for drainage and hang them up with cup hooks or screws.



## PASTA FUN



SEASONEDTIMES.COM

**Woodstock** did not take place in Woodstock. Those planning the Woodstock Music and Arts Fair intended to hold the event in or near Woodstock, New York. However, the festival ended up being held in the town of Bethel instead.

### Groovy ~ Far Out ~ Dig It

**Richie Havens** was not scheduled as the opening act. Although he opened Woodstock, Havens was not supposed to go on stage until much later. However, traffic was so heavy that it kept many musicians from arriving on time. Havens happened to be there so was asked to go on stage. He ended up performing so long he ran out of songs to sing and improvised "Freedom," a piece that is still popular today.

**Jimi Hendrix** closed Woodstock in front of a relatively small crowd. Hendrix played his amazing rendition of "The Star-Spangled Banner" after most spectators had already gone home. The New York Post described his electrifying performance of our national anthem as "the single greatest moment of the Sixties."

Look for the following names of different kinds of pasta. They may be spelled forward, backward, downward, upward, or diagonally.

- ELBOW
- FARFALLE
- GNOCCHI
- LASAGNA
- MACARONI
- NOODLES
- PENNE
- ROTELLE
- SHELLS
- SPAGHETTI
- STARS
- TORTELLINI
- VERMICELLI
- ZITI



## Mood Ring Chart

- Cheerful/Energetic
- Active/Mixed Emotions
- Peaceful/Upbeat
- Loveable/Happy
- Calm/Relaxed
- Joyful/Excited
- In love/Passion
- Nervous/Anxious
- Cold/Stressed

### Who Invented the Mood Ring?

Two inventors from New York — Joshua Reynolds and Maris Ambats — created mood rings in 1975. They claimed that their mood rings would change colors as wearers' moods or emotional states changed. For example, here are the colors that would supposedly reflect particular moods: violet: happy or romantic.

# Articles

## 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.***



# Ways to **Prevent** Burglary at Home

Here's a disturbing stat that anyone can grasp instantly: Victims of burglaries in 2021 lost an average of \$3,251. For most of us, that's not chump change.

**SEE Something?**



**SAY Something!**

Douglasville Police Department  
Non-emergency: 770-920-3010  
Emergency: 911

- ✓ Trim your hedges, bushes, and trees
- ✓ Put tall ladders away
- ✓ Secure your windows and doors
- ✓ Secure your garages
- ✓ Store valuables away from windows
- ✓ Don't flaunt recent expensive purchases
- ✓ Set up interior lights on an automatic timer
- ✓ Set up motion-activated exterior lights
- ✓ Enlist in help of neighbors to keep an eye out
- ✓ **Use fake security/dog signs if you're on a budget**
- ✓ Invest in a security system

## Somerset @ Timber Ridge

*Our new neighbor with 238 single-family homes is on its way in, construction to begin third quarter 2022*

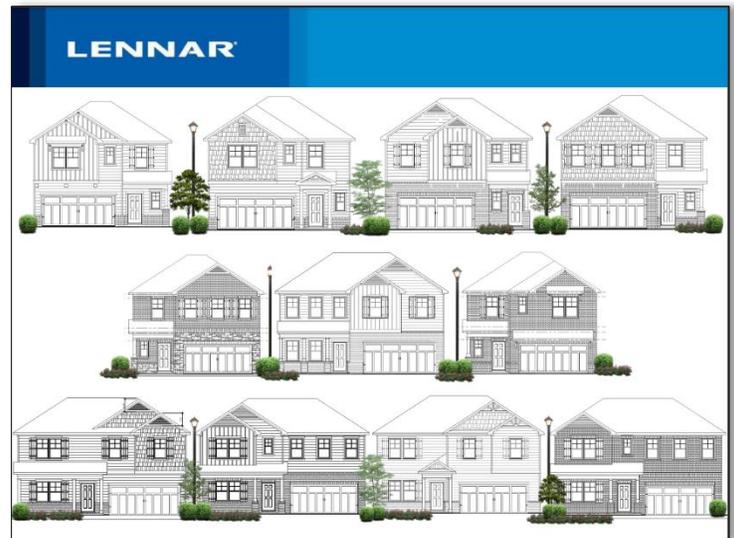
As you know last October 2021, the City Council approved the rezoning of 83.3 acres near the intersection of Prestley Mill Road and Timber Ridge Road to allow for a planned-unit development proposed by Atlanta-based Revive Land Group LLC.

Plans for the subdivision, **Somerset at Timber Ridge**, call for a variety of home sizes, with lots ranging from 42 to 60 feet wide and between 4,600 square feet and 8,400 square feet in area, according to materials filed with the city.

A July 2020 letter of intent filed on behalf of Revive noted that previous development proposals have been submitted for the wooded tract, including one in 2019 proposing townhomes, detached lots and senior housing.

Revive's plan reduces density by approximately 200 units from the last proposal, resulting in an overall site density of 2.86 units per acre, according to the letter.

Most of the homes will be in the south and southeast of the parcel, setting aside more than 30 acres for open space, including land surrounding Slater Mill Creek, which cuts through the north of the property. I spoke with Neville Allison the first week in March for an update on this development. "Currently we are waiting on land disturbance permit from the city. Once approved the project will begin sometime in April. The entire project has a projected build-out of four years.



# LENNAR

**Will handle construction of this project, which carries expected development and build-out costs of more than \$83 million.**

Lennar delivered over 52,925 in fiscal 2020 compared to 51,491 in fiscal 2019 and 45,627 in fiscal 2018. They primarily sell single-family attached and detached homes in communities targeted to **first-time, move-up, active adult, and luxury homebuyers**. The average sales price point of a Lennar home varies depending on product and geographic location. Example: For fiscal 2020, the average sales price was **\$394,000**. Based on current information that is in line with Somerset @ Timber Ridge. Schematic pictured above is the final facades that will be available to prospective new homeowners.