

NEIGHBORHOOD NEWS



SUMMER 2015

**STONEY POINT
UPDATE**

**EXPLORE SAWNEE
MOUNTAIN**

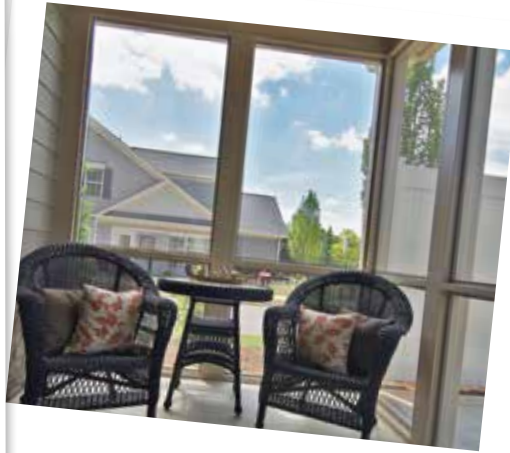
SUMMER FUN!



THE ORCHARDS OF STONEY POINT



Inside The Grand Clubhouse



Screened Porches Included on All Plans



The Birch Villa Kitchen

Final Homes Now Selling!

Remarkable as it may seem, and less than two years since one of the worst housing markets in United States history ended, we are proud to announce that The Orchards of Stoney Point has established the fastest average monthly sales pace of any of The Orchards Group's 15 active adult neighborhoods in North Metro Atlanta, dating back to 1998.

"Our financial projections were conservatively set at five sales per month," said Mitch Block, broker and director of sales and marketing for The Orchards Group. "With the housing recession just having ended less than 12 months prior to our Grand Opening, we were not sure how the market would respond to a new property with 130 homes to build."

The results have been nothing short of spectacular. With purchase agreements starting in September 2014, the community has logged 115 sales to date, making for a staggering average of more than 12 new homes sold per month. Even in the prime of the Atlanta housing market in the mid- to late-1990s, very few new home properties of any kind ever came close to that type of sales rate.

THE ORCHARDS OF STONEY POINT



The Birch Villa Master Bath



The Cypress Villa Media Room Option



The Dogwood Villa Owner's Suite

Needless to say The Orchards of Stoney Point has been received well beyond the firm's expectations.

"Half of our buyers are moving in locally, while the other half are coming from out of state to be closer to family. It's a truly wonderful mix of people, and the 20 plus owners who have already moved in are organizing social functions and will continue to organize hobby groups such as book clubs, crafts clubs, men's poker and much more," said Deborah Reahm, onsite sales counselor.

The Orchards of Stoney Point has drawn serious attention from those buyers in the marketplace searching for high quality, high value "active adult" neighborhoods

and homes. This spectacular community combines maintenance-free lifestyles, two unique product lines, and seven floor plans in total, plus top notch amenities including an outdoor saltwater pool, a Grand Clubhouse featuring a fitness center and entertainment spaces and a long standing reputation for building quality homes and offering great customer service.

Model homes are open seven days per week. **Call 678-513-8879 today to speak with Deborah, Craig, or Joannie.** They are always available to assist you in your new home and new lifestyle purchase decision. **Also find us on the web at www.OrchardsGroup.com.**

EXPLORE SAWNEE MOUNTAIN PRESERVE

According to its website, Sawnee Mountain Preserve, located less than 15 minutes from The Orchards of Stoney Point, offers visitors 963 acres of scenic passive space, hiking trails, and an interactive Visitor Center.

Sawnee Mountain visibly links to the summit of the Blue Ridge Mountain Range, as well as the rich history of the woodland culture of North Georgia's Native American inhabitants. The mountain is named after a local Cherokee Native American Sawnee. Now, after having survived the passage of time, natural disasters, searches for gold, timber clearing, and urban development, the mountain is home to Sawnee Mountain Preserve & Visitor Center.

In 2005 the Preserve was awarded Most Outstanding Green Space Plan by the Georgia Urban Forestry Council.

Picnic areas and guided hikes are available.



PLANNING A VISIT:

Visitor Center and Parking
4075 Spot Rd
Cumming, GA 30040

Visitor Center Hours:
Monday – Saturday,
8:30 a.m. – 5 p.m.
Hours are subject to change.

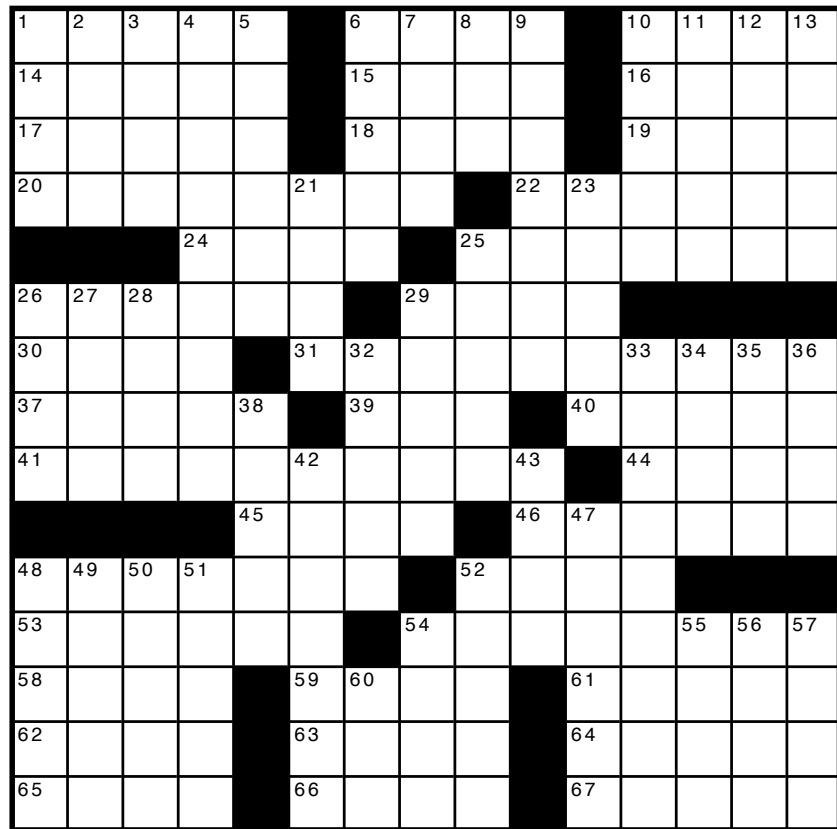
Trail and Parking Gate Hours:
Everyday 6 a.m. – 9:30 p.m.

www.sawneemountain.org

Across

1. Light ____
6. Some DVD players
10. Without
14. 1,000 kilograms
15. Jack of "Rio Lobo"
16. Coil
17. Summed
18. An apple or a planet will have this at the centre
19. Commedia dell' ____
20. Top of a metal fastener
22. Tin plate
24. Tombstone lawman
25. In any case
26. Serenaded
29. Nabisco treat
30. Bailiwick
31. Beyond what is human
37. Bank offerings
39. IBM products
40. Unaccompanied

41. Crookedness
44. ____ boy!
45. Musical composition for two
46. Writer Hemingway
48. Village near the Matterhorn
52. Pierce with a knife
53. 1986 sci-fi sequel
54. Lively
58. Billy ____ had a hit song with "White Wedding"
59. As to
61. Make up
62. Nerve network
63. Sandy tract
64. Italian lady
65. Gaelic language of Ireland or Scotland
66. Pitcher
67. Bellowing



Down

1. ____ impasse
2. Pop
3. The King ____
4. Oafish
5. Linux variety
6. Summary
7. Lump of earth
8. Swiss river
9. Ore refinery
10. List of candidates
11. Main artery
12. Short letters
13. Used up
21. Archer of myth
23. Hilo hello
25. Give it ____!
26. Preservative
27. Buck follower
28. Approach

29. Footnote abbr.
32. Unexpected victory
33. Capital of Mongolia
34. Speck
35. Hill dwellers
36. Trim
38. Largest country in Africa
42. Exterior
43. Abominable Snowman
47. Open shelter
48. Congo, formerly
49. Like some statesmen
50. Mob scenes
51. Scuffle
52. Facial expression used by Elvis Presley
54. "Judith" composer
55. Up ____ good
56. Sicilian resort
57. Expensive
60. Of recent origin

MARK YOUR CALENDARS!

Summer Fun!



Atlanta Braves Baseball

Visit Turner Field before the Braves move to their new Cobb County stadium!
For game schedule and ticket information go to <http://atlanta.braves.mlb.com>.

Through the Summer

In July

Pick Your Own Sunflowers

3360 Shiloh Road, Cumming.
Open daily, 8:30 a.m. – 8:30 p.m.
while flowers are in bloom. \$10
per car. Get updates from the
farm on [Facebook: The Anderson's
Sunflowers](#).

July 11

Atlanta Street Food Festival

Try Atlanta's favorite food trucks
plus browse local artists' booths
and enjoy live entertainment.
Piedmont Park, noon – 10 p.m.
Wristbands, \$12 each.
www.atlantastreetfoodfestival.com.

July 29 - August 2

Cirque du Soleil Varekai: Tales of the Forest

The Arena at Gwinnett Center,
Duluth.

Tickets: \$40 - \$145.

www.gwinnettcenter.com.

Cumming Farmers' Market

Grab a basket and fill it with
fresh flowers, produce and more
from the Cumming Farmers'
Market at the Cumming
Fairgrounds. 7 a.m. – 1 p.m.,
Wednesdays and Saturdays.
235 Castleberry Road.



Through September

SCENE AROUND THE ORCHARDS



In April, residents from The Orchards of Windward put on a play titled *American Cavalcade*. Resident Sheila Allen directed 24 talented residents in the evening of humor, music, and fun that included seven skits representing periods in American history.

Jane Foote, Carolyn Dotson, Doreen Bushman, and Elizabeth Lutterman portray women of the Continental Congress in The Orchards of Windward's production of *American Cavalcade*.

CROSSWORD ANSWERS

1	A	2	S	3	A	4	I	5	R	6	R	7	C	8	A	9	S	10	S	11	A	12	N	13	S
14	T	O	N	N	E					15	E	L	A	M				16	L	O	O	P			
17	A	D	D	E	D					18	C	O	R	E				19	A	R	T	E			
20	N	A	I	L	H	E	A	D		21					22	L	A	T	T	E	N				
				24	E	A	R	P						25	A	T	L	E	A	S	T				
26	S	A	N	G	T	O				29	O	R	E	O											
30	A	R	E	A					31	S	U	P	E	R	H	U	M	A	N						
37	L	O	A	N	S				38					39	P	C	S			40	A	L	O	N	E
41	T	O	R	T	U	O	S	I	T	Y				43				44	A	T	T	A			
						45	D	U	E	T				46	E	R	N	E	S	T					
48	Z	E	R	M	A	T	T						52	S	T	A	B								
53	A	L	I	E	N	S				54	A	N	I	M	A	T	E	D							
58	I	D	O	L						59	I	N	R	E				61	A	T	O	N	E		
62	R	E	T	E						63	D	E	N	E				64	D	O	N	N	A		
65	E	R	S	E						66	E	W	E	R				67	A	R	O	A	R		

SUBMIT A STORY

Any Orchards community may submit a pre-written story and photo for a Special Event to be considered for publication in the *Neighborhood News*. Contact Mitch at: MJBlock@orchardsgroup.com.



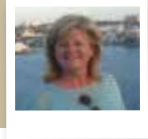
11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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RESALES & LISTINGS...



DEAR FRIENDS
& NEIGHBORS,



FOR SALE

ORCHARDS OF HABERSHAM GROVE

2592 Grapevine Circle. Charleston floor plan with hardwoods in the living areas. Finished bonus room with extra storage room upstairs. Plantation shutters throughout. Duplex lot! Great location in the community. \$279,000.

ORCHARDS OF BRANNON OAK FARMS

1915 Brannon Commons Circle. Premier Orchards property with great location close to shopping and medical facilities. Apple floor plan. Traditional style with master second bedroom and office on the main. Huge loft for media area and another large room upstairs. Reduced! \$329,900.

ORCHARDS OF DULUTH

3051 Orchards Ridge Circle. Great location in the community! Abbey two-master floor plan. This home is beautifully kept and very neutrally decorated. Lots of greenspace to look out from the sunroom. Close to downtown Historic Duluth. Priced very reasonably at \$189,990.

ORCHARDS OF EAST CHEROKEE

224 Orchards Circle. Sought after Asheville floor plan with finished bonus and bath. Designer decorated and many upgrades added. Owner has lift to upstairs bonus room. Extremely private lot with lots of greenspace and landscaping. \$289,000.

SOLD

118 Owens Farm Lane
208 Owens Farm Lane
2001 Sweet Apple Circle
1965 Brannon Commons Circle
2949 Oakside Circle
3111 Orchard Ridge Circle

UNDER CONTRACT

169 Owens Farm Lane
2231 Orchard Place
1206 Village Lane
3053 Oakside Circle
2701 Grapevine Circle
2692 Grapevine Circle

Dear Friends,

I hope everyone had a great spring and is ready to relax and enjoy a beautiful summer in Georgia. Spring was cool and beautiful this year; let's hope we can beat some of the heat and humidity this summer.

Interest rates are still under 4%, but there is talk of the rates increasing before the end of the year. Historically, a rise in interest rates will bring buyers into the market for fear of higher payments. As sellers, this makes it a great time to put your home on the market.

Resale inventory is very low right now, giving the seller a much more strategic advantage. I have buyers waiting for the right plan in several neighborhoods. Now is a great time to sell your Orchards Group home!

Call to let me help position your home in the best light to maximize your home's value. If you are ready to buy, let me know what your "wish list" is, and I will help you find a home to fit your dreams.

Sincerely,

Geri Beckmann, Orchards' Resale Specialist

404-290-2330 Direct, 678-795-0200

gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/

The weather is warming up and so is the market. Call me for a free market analysis and a worry free selling experience. I would love to match up some of my hopeful buyers to your beautiful home.