

NEIGHBORHOOD NEWS



SUMMER 2016

**SELLING QUICKLY
AT BIG CREEK**

**SUMMER FUN
AROUND ATLANTA**



WELCOME TO THE ORCHARDS OF BIG CREEK



Detached Cottage Condominium
Homes at Big Creek



Grand Opening of The Pool and
Clubhouse at Big Creek

With the **Grand Opening** of The Orchards of Big Creek behind us, we are pleased to announce that not only have the first 10 homeowners closed on their new homes, the community Grand Clubhouse and Pool are now in full operation and use as well. Adding to that, we recently completed the 3 Villa Townhome models creating 5 professionally decorated model homes available for touring 7 days a week.

We are also thrilled to tell you that we have now sold more than 50 of the 89 total homes to be built in The Orchards of Big Creek. With construction full steam ahead during these warmer summer months, we fully expect to be sold out no later than the end of this year. This wonderful neighborhood has really started to take shape!

“Historically speaking once we have homeowners living in the neighborhood and have the first 8-10 buildings complete with landscape there is always a renewed sense of urgency and demand for our homes. With more than 60 percent already sold, we are truly excited to finish this community out over the next 5 to 6 months,” said Craig Smith, sales counselor for The Orchards Group.

The Orchards of Big Creek offers a more cozy and intimate feel than some of the larger Orchards properties. The overall site is not that large, making it even easier for residents to get to know their neighbors. In fact, it is very common in all The Orchards Group communities to see several homeowners walking together and saying hi to new friends – and perhaps even stopping by for a cup of coffee or a glass of iced tea.



The Birch Townhome Villa



The Grand Clubhouse at Big Creek

The Orchards of Big Creek offers three distinct product lines:

The Southern Heritage Collection of our award winning Ranch Condominium plans comprises 52 of the 89 homes. All homes offer a screen porch as standard (sunroom optional), gourmet kitchen, large owner's suite with walk in closet and marble surround shower with seat. An abundantly sized activities suite / guest bedroom with full bath is featured upstairs.

The Arbors Collection represents a truly unique blend of both condominium and townhome living. With only 25 to build, all of these homes feature the owner's suite on the main level, but – unlike the Southern Heritage Collection mentioned above – also feature private rear yards. These homes

are also 25 percent to 30 percent larger than the Southern Heritage Collection.

The Cottage Condominiums offer fully detached individual homes, but with the condominium advantages of full exterior maintenance just as in the Southern Heritage and Arbors homes. All 12 of the Cottage Condominium homes come with a full daylight, walk out basement. As of this writing, 10 of the 12 cottage condominium homes have already been sold, so hurry – if it's not too late already!

The Orchards of Big Creek is open daily.
Monday – Friday 10 am – 5 pm
Saturday 11 am – 5 pm
Sunday 1 – 5 pm.
Or call 678-513-8879.

We look forward to seeing you soon.

HEY, BATTER, BATTER!

It's easy to catch a few innings of summer's sport in North Georgia. Grab some peanuts and Crackerjacks, and you won't care if you ever get back!



Atlanta Braves

This is the last season to catch the Major League Atlanta Braves at Turner Field in Atlanta. Next year the team moves to its new home in Cobb County.

Known for his antics and charm, don't miss Homer the Brave, the fun loving Braves mascot. Tickets available at <http://atlanta.braves.mlb.com>.

Gwinnett Braves

Often ranked the No. 1 family activity in Gwinnett, the Minor League Gwinnett Braves, the Triple A affiliate of the Atlanta Braves, play at home at Lawrenceville's Coolray Field through early September. www.gwinnettbraves.com

Rome Braves

The Class-A South Atlantic League affiliate of the Atlanta Braves, the Rome Braves keep baseball fun with tons of family friendly promotions. Home games scheduled through August. www.romebraves.com

DID YOU KNOW?

The National Baseball Hall of Fame & Museum is located in Cooperstown, N.Y. It was created in 1935 to celebrate baseball's 100th anniversary.

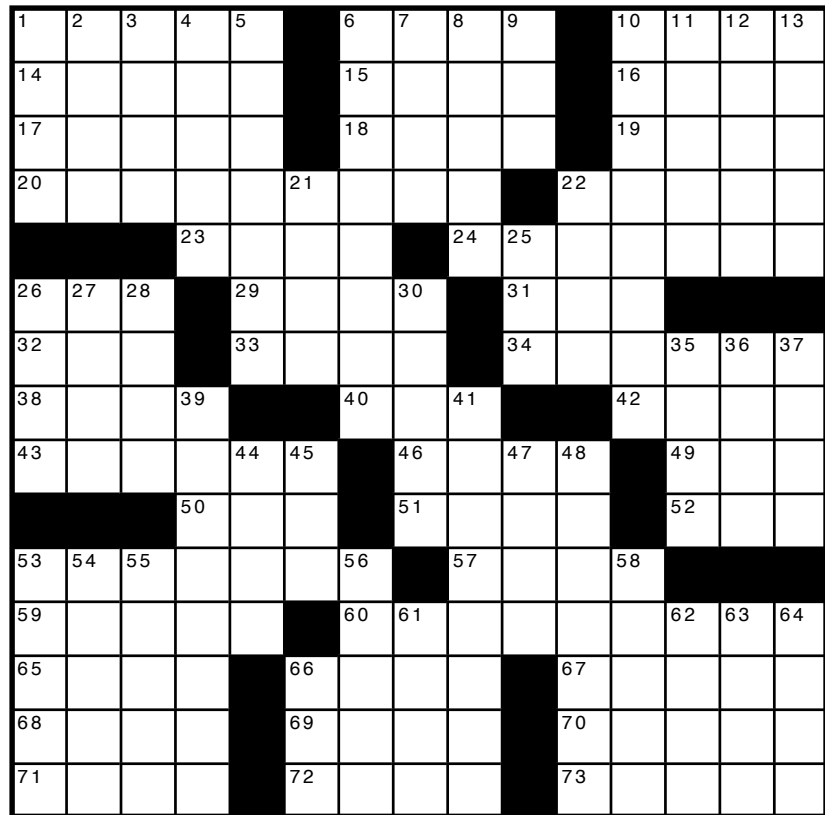
Source: FactMonster.com

FUN FACT!

The Atlanta Braves franchise was originally the Boston Red Stockings, founded in 1871.

Across

1. Breadth
6. Even ___ speak...
10. Served perfectly
14. The end of ___
15. Blacken the edges of
16. "Believe" singer
17. Humorous
18. Singer Vikki
19. Racer Yarborough
20. Overwhelming
22. Ascends
23. Son of Isaac
24. Arachnids
26. Officeholders
29. Choir member
31. Primate with a short tail or no tail
32. Seminary subj.
33. Undesirable plant
34. Extent
38. "Metamorphoses" poet
40. Wood of the Rolling Stones
42. Ike's ex
43. Regained consciousness
46. City in Western Nevada
49. Floor covering
50. Barracks bed
51. Attack a fly
52. Mil. officers
53. Big revision
57. Gift tag word
59. Disney mermaid
60. Makes known
65. Skater Lipinski
66. Linebacker Junior
67. External
68. French summers
69. Small gull
70. Persona non ___
71. Achy
72. Second hand, took advantage of
73. Some locks



Down

1. Very bad
2. A party to
3. Audition tape
4. Instant
5. Fine-toothed blade
6. Furnish with clothes
7. "Saint Joan" playwright
8. Tips off
9. Be human
10. Unfortunate happening
11. Pursue
12. Conger catcher
13. Women's wear
21. Roy's "singin' pardner"
22. Mature
25. Bud
26. Camaro model
27. St. Petersburg's river
28. Slender
30. Smells
35. Female child
36. Hardware fastener
37. Witches
39. Diminish
41. Newly discovered
44. Hard work
45. Giant Mel
47. Bust maker
48. Study of diseases of the ear
53. Gives a 9.8, say
54. Muse of love poetry
55. Electrician, at times
56. Sporting blades
58. Tierney of "ER"
61. Seldom seen
62. Romance lang.
63. Dole (out)
64. Ladies of Sp.
66. Actor Erwin

Crossword puzzles provided by BestCrosswords.com
(<http://www.bestcrosswords.com>). Used with permission.

MARK YOUR CALENDARS!

Summer Fun!



July 23

Atlanta Ice Cream Festival

The 6th Annual Atlanta Ice Cream Festival fills Piedmont Park with ice cold treats from top creameries in the area. Plus enjoy booths from various vendors, health and wellness demonstrations, musical entertainment, and much more. 11 am - 6 pm. www.atlantaicecreamfestival.com

Through October

Chihuly in the Garden

Chihuly in the Garden at the Atlanta Botanical Garden features 21 breathtaking glass installations in an encore exhibition of Dale Chihuly's 2004 blockbuster show.

See these amazing works of art by natural light during the day, and then illuminated in the evenings Wednesday - Sunday. <http://atlantabg.org/>

Opening July 2

Gatherround: Stories of Atlanta

Atlanta History Center's new cornerstone exhibition interpreting the history of Atlanta is rooted in the past but also is being created to capture Atlanta's stories of the present and to engage visitors to consider the city's path to the future. Artifacts, interactive media, recording booths, and immersive experiences, this exhibition will share the stories of individuals of many different backgrounds and perspectives.

www.atlantahistorycenter.com



GEORGIA MOVIES IN THE PARK

Nothing says summer fun like free, family movies on the big screen outdoors! For location details visit: <https://www.facebook.com/gamoviesinthepark>

Cumming

July 12: *Mystery Movie*

July 26: *Disney's Zootopia*

Woodstock @ Downtown

July 22: *Star Wars:
The Force Awakens*

Canton @ Downtown

July 16: *Disney's Zootopia*

August 20: *Alvin & The
Chipmunks: Road Chip*

Alpharetta

To Be Announced

SCENE AROUND THE ORCHARDS



*Celebrating Kentucky Derby Day at
The Orchards of East Cherokee*



*Gibbs Garden Homeowner Day Trip -
The Orchards of Stoney Point*



*Grand Opening of Pool Season at
The Orchards of Stoney Point*



*The Orchards of Windward -
International Buffet*



*St. Patrick's Day at
The Orchards of Stoney Point*

CROSSWORD ANSWERS

1	W	2	I	3	D	4	T	5	H	6	A	7	S	8	W	9	E	10	A	11	C	12	E	13	D		
14	A	15	N	16	E	17	R	18	A	19	C	20	H	21	A	22	R	23	C	24	H	25	E	26	R		
27	C	28	O	29	M	30	I	31	C	32	C	33	A	34	R	35	R	36	C	37	A	38	L	39	E		
40	K	41	N	42	O	43	C	44	K	45	D	46	O	47	W	48	N	49	R	50	I	51	S	52	S		
53	E	54	S	55	A	56	U	57	S	58	P	59	I	60	D	61	E	62	R	63	S	64	E	65	R		
66	I	67	N	68	S	69	A	70	L	71	T	72	O	73	A	74	P	75	E	76	R	77	S	78	E		
79	R	80	E	81	L	82	W	83	E	84	E	85	D	86	L	87	E	88	N	89	G	90	T	91	H		
92	O	93	V	94	I	95	D	96	R	97	O	98	N	99	T	100	T	101	I	102	N	103	A				
104	C	105	A	106	M	107	E	108	T	109	O	110	R	111	E	112	N	113	O	114	R	115	U	116	G		
117	C	118	O	119	T	120	S	121	W	122	A	123	T	124	L	125	T	126	S								
127	R	128	E	129	W	130	R	131	I	132	T	133	E	134	F	135	R	136	O	137	M						
138	A	139	R	140	I	141	E	142	L	143	P	144	R	145	O	146	C	147	L	148	A	149	I	150	M	151	S
152	T	153	A	154	R	155	A	156	S	157	E	158	A	159	U	160	O	161	U	162	T	163	E	164	R		
165	E	166	T	167	E	168	S	169	T	170	E	171	R	172	N	173	G	174	R	175	A	176	T	177	A		
178	S	179	O	180	R	181	E	182	U	183	S	184	E	185	D	186	Y	187	A	188	L	189	E	190	S		



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RESALES & LISTINGS...



FOR SALE

THE ORCHARDS OF STONEY POINT, 1235 Bluestone Drive. The first resale in The Orchards of Stoney Point. This Cypress floor plan with sun room is beautifully appointed. Upgraded hardwoods throughout all the living areas, plantation shutters, upgraded light cabinets, stainless appliances and state of the art media room with surround sound. This home looks like a model. **Offered at \$397,000.**

THE ORCHARDS OF WINDWARD, 3055 Oakside Circle. – A great opportunity to become a homeowner in the Orchards of Windward. This bright home has two bedrooms and baths on one level. In perfect condition with hardwoods in the living areas and new carpets in the bedrooms. Freshly painted and the master bath has been totally renovated. A great community close to all shopping and doctors' offices and easy access to GA 400. **Offered at \$310,000.**

THE ORCHARDS OF EAST CHEROKEE, 181 Owens Farm Lane - This home is a show case. A Magnolia single-family floor plan loaded with amenities. A private cul-de-sac lot in Cherokee County. The chef's kitchen with maple cabinets and granite countertops is open to the living area. This home also has a large screened in porch. The upstairs is finished complete with bath for visiting guests and grandchildren. This home is immaculate and looks brand new. **Offered at \$339,900.**

THE ORCHARDS OF BRANNON OAK FARM, 1975 Brannon Commons Circle - A beautiful Birch floor plan (Villa) on a basement located on a fantastic lot. This end unit backs up to a very private wooded area. Watch nature from your covered back porch. Warm hardwoods grace the first floor living areas. Granite and cherry cabinets and marble backsplash are in the chef's kitchen. The great room offers a custom built in and a great view of the woods. This home has a huge master on the main level with a seating area. An upstairs loft overlooks the great room. There are also two full bedrooms and bath for guests. Another room upstairs is perfect for a media area. The basement allows you to keep those family heirlooms safe and have plenty of storage. **Offered at \$385,000.**

To see any of these homes please visit my website at
www.orchardsgroup.com/resale/

UNDER CONTRACT

264 Orchards Circle • 231 Orchards Circle

SOLD

1235 Creek Vista • 2212 Winslow Cottage • 1804 Village Lane
1402 Village Lane • 2706 Grapevine Circle • 1170 Brook Knoll Lane
1202 Village Lane • Please contact me if you would like the sold prices.

DEAR FRIENDS & NEIGHBORS,



Dear Neighbors,

Dear Friends,

I have had a very busy spring quarter selling homes in The Orchards communities. The list of buyers wanting to commit to The Orchards lifestyle is continuing to grow. Sales, as well as home prices, have continued to increase as we have entered the summer market.

Inventory is down 4% since May 2015. Sellers have been taking advantage of the shortage of inventory and sales prices have increased 9% from the asking prices in 2013 according to Realtor.com.

I have had great success selling homes in The Orchards communities. Homes that are selling in a shorter amount of days have been updated to compete with newer construction homes. The homes that have not been updated and are still selling at great locations and are priced correctly.

Here are some tips that I always give homeowners to give them an edge to selling their home and getting a better price for their home:

- Make sure your home is in good condition and needs no repairs.
- Present a clean and decluttered home.
- Price your home correctly.
- Make your home fresh to compete with new home competition.

I have a growing list of active adults waiting to enjoy The Orchards lifestyle. Please contact me for a free market analysis or if you are ready to put your home on the market.

Geri Beckmann, Orchards' Resale Specialist
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gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/

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.