

# NEIGHBORHOOD NEWS

The  
ORCHARDS  
Group

SEPTEMBER 2011

**BROTHER AND  
SISTER MOVE INTO  
EAST CHEROKEE**

**HOMEOWNER \$1  
BREAST CANCER  
CHALLENGE**

**FUN AT THE ORCHARDS**

## LETTER FROM THE EDITOR

Homeowners at The Orchards have had so much fun this summer! Hearing everyone's travel stories has really been exciting! We have had several neighbors taking cruises together. A group from Brannon Oak Farm headed to Alaska and a group of ladies from Habersham Grove cruised to the Mediterranean. Homeowners even took simple day trips picnicking in the mountains! We love hearing how everyone is finding neighbors who quickly become friends for life!



*Isabelle and Jackson 1st day of school*

The Orchards' meet and greets this summer have been a real treat, and we have had some great musical guests! DM Lee, a talented acoustic guitar player came out to play for us. Plus one of our Brannon Oak Farm homeowners brought his seven-piece Dixieland band. See the photos on pages five and eight. I'm sorry in some ways to see summer end. Heat, I'm fine with you going away!

This month my family heads to Yellowstone! This trip has been planned for more than a year, and I cannot believe it is finally here! We are really excited, and I look forward to sharing our trip with you in the next newsletter!

Enjoy September, which will hopefully bring a relief to the heat, at least in the mornings and evenings. Grab some neighbors and head up to one of Georgia's beautiful state parks for the day. You would be surprised how much fun something so simple can be with a few friends, a picnic basket and beautiful views. Go ahead and plan it! You'll be happy you did!

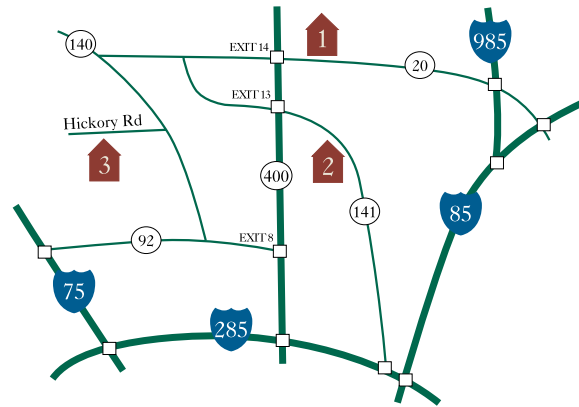
As always, Happy Reading!

Stacy Wheelus  
678-795-0200 ext. 210



### 1. The Orchards of Habersham Grove. CLOSEOUT SALE!

**JUST 3 REMAIN!** We have three of our most popular Ashewood plans available. One with a tiled screened porch and true walk up storage. The other two with sunrooms and true walk up storage. Many options are included in our super low prices. Come take your pick as we expect to be sold out soon. Tour the trademark of all The Orchards neighborhoods: The Grand Clubhouse, which provides the focal point for dinner parties, games and cards nights and so much more. Close to shopping, restaurants, Northside Hospital (Forsyth) and everything else you could ever need and just 1 mile from Ga 400, Exit 14. (Ga. Hwy 20). Call today before it's too late. **Sales Information: 678-513-8879**



### 2. The Orchards of Brannon Oak Farm. 5 MORE HOMES

**STARTED!** We are excited to announce the recent start of five new homes. We're building a brand new Haverford single-family home on a full daylight basement, as well as a new Ranch Condominium building featuring four value packed floorplans. Also come out to see our new, super energy efficient ECO-COMFORT home on Homesite 57. It's our popular Winston plan, featuring a sunroom, a screened porch and a patio. This plan leaves nothing to be desired. And if your taste is more oriented toward a "Master on the Main" Villa, we have several value priced homes ready now priced from the high \$250s to the low \$300s. If you have not seen our Cypress model you must come and check it out. Less than 2 miles from The Avenue shopping center. **Sales Center: 678-513-8879**



*The Ashewood with sunroom*

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### 3. The Orchards of East Cherokee. INTRODUCING THE

**PIEDMONT!** We have completed our newest value packed single-family, low maintenance home, The Piedmont, on Homesite 125. Come out and preview this exciting new home featuring two bedrooms + den, formal dining room, built-in cabinets, screened porch and true walk up storage – not to mention the benefits of a private tree lined homesite. The Orchards of East Cherokee is located in beautiful historic Hickory Flat and is less than 15 minutes from Roswell, Alpharetta, Woodstock and Canton, making this an ideal location. Easy access to I-575 and the North Georgia mountains. Come out and visit. We have a very nice array of finished, "Ready to Move In" homes in all price ranges and floorplans. Also featuring a limited availability of basement homesites. **Model Home: 770-345-5409**



*Dining room in Haverford plan*



*The popular Piedmont ranch*

## Brother Moves Close to Sister at East Cherokee



*Rosemarie and Vincent*

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Sunny Florida is a popular place to retire, but it's not the only option for active adults. While Florida is one of the best areas to take a tropical vacation, the cost of living is high and hurricane season's weather brings a slew of problems for active adults and Florida residents alike.

Leaving the Sunshine State and its high cost of living behind, two of The Orchards Group's residents relocated to Atlanta after 36 years in the Sunshine State. Vincent Fererra and his wife Myra relocated to The Orchards of East Cherokee, one of the top active adult Atlanta communities in Georgia. The couple adopted the rolling North Georgia hills, a more pronounced season change, proximity to family and a lower cost of living upon relocating.

In moving to East Cherokee, Vincent joined his sister Rosemarie, a resident since 2003. Upon visiting his sister, Vincent was impressed by the community. "The location and quality of the construction was what I was looking for," he said.

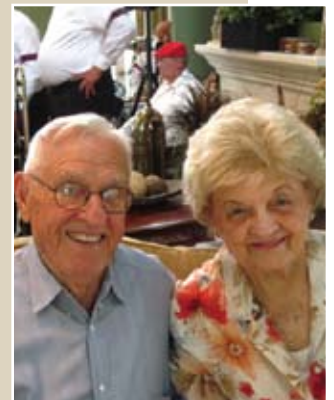
Mountainous Georgia is a nice sight after the flat Florida landscape, too. "The change of seasons is

a lot different, too," he added. "We lived in Florida for 36 years, and the change in fall is a lot prettier here."

From the condominium, "we can stand in the center and see out of all the windows. It's very open and built close to a tree line, which borders the property and is very scenic," he said.

Another great aspect of living in Orchards Group communities such as East Cherokee is the social calendar of events. Neighbors especially enjoy having Vincent around because he is the unofficial social events coordinator. Where Social Director Stacy Wheelus leaves off, Vincent picks up. He most recently organized the Fourth of July ice cream social. Vincent has a Memorial Day BBQ and year-end banquet dinner in the works for fellow homeowners





A great night at Habersham Grove! Live Dixieland music with a hint of jazz played for a full clubhouse of homeowners. Dancing, fabulous good and friends; it doesn't get much better than that!

## Summer Picnic



*Habersham Grove at Vogel State Park*

The Orchards of Habersham Grove Men's Club sponsored a summer picnic at Vogel State Park, high in the cool Georgia mountains and away from the summer heat wave. They rented a picnic shelter next to the lake. They fished, hiked and ate a wonderful lunch beside the lake. Erin, a park naturalist, spoke about the history and flora and fauna of the park. They had a great afternoon with good food and good neighbors!

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Tommy Demetriou and his wife Pat moved to The Orchards of Brannon Oak Farms two years ago from New York City. Tommy has really gotten into the "Southern way of life." He has learned to eat grits and like them and to say "y'all." As a result, two natural born Southerners and The Orchards residents Sonny Bush and Jay Rosser bestowed upon Tommy the esteemed title of "Honorary Southerner" at the August meet and greet social. Tommy was so surprised, and the entire community got a big kick out of him receiving his certificate.

## Honorary Southerner



*Jay Rosser, Tommy D, Sonny Bush*





## Homesite 57—"The Winston" at Brannon Oak Farm

**Presenting a HIGH "Energy Efficient Home" for  
"Peace of Mind" and reduced energy costs**



In addition to the **Energy Efficient** features already found in all homes built by The Orchards Group (see sales counselor for details), we are proud to offer a new increased **ENERGY SAVINGS** package that offers "Peace of Mind" and significantly reduced energy costs. Combining the crucial elements of hot water delivery, water usage, heating and air conditioning and insulation we believe this **UPGRADED** package will greatly benefit the homeowner. \*\*

"Rheem 95" tankless hot water system with 6 gallon electric storage backup  
"Grundfos UP-10" hot water re-circulating pump with timer  
"Pro-Flo 9300" dual flush "comfort height" commodes

"Lennox SL280V" high efficiency, variable speed gas furnace  
"Lennox ACX14" 16 SEER air conditioning system (requires the SL280V furnace)  
"Lennox HC-10" MERV-10 healthy climate HVAC filter system

"Tech Shield" radiant barrier roofing  
R-15 wall insulation and R-38 attic insulation

***For More Information: 678-513-8879***



\* Since all homeowners use their energy systems differently, The Orchards Group makes no representations as to the actual cost savings that will/can be experienced by the homeowner.





Brannon Oak Farms very own  
JC Campbell has a Dixieland  
band that came to play for  
a FULL clubhouse in July!  
Homeowners danced and the  
saints came marching in!  
We had a fun night with JC  
and his 7-piece band.



Summer is finally giving in to cooler temperatures, and the hint of changing colors in the trees means it is fall festival season in Georgia. Here are some highlights this month:

**Sept. 3-5**

**Powers' Crossroads Country Fair & Art Festival**

**Highway 34, Newnan**

<http://powersfestival.org>

Admission: \$7. Children 6 and younger, free.

Started in 1971, this long-running and popular festival features Southern foods, daily concerts and more than 150 exhibitors.

**Sept. 8-11**

**Yellow Daisy Festival**

**Stone Mountain Park**

<http://festivals.stonemountainpark.com>

Free with \$10/vehicle park entrance fee.

More than 400 artists and crafters from 38 States and two countries display their works for your appreciation and purchase. Daily live entertainment, Children's Corner activities, clogging and crafter demonstrations as well as fabulous festival foods.

Pets are not allowed at the Yellow Daisy Festival.

**Sept. 10 – Oct. 30, weekends**

**Apple Pickin' Jubilee**

**Hillcrest Orchards, Ellijay**

[www.hillcrestorchards.net](http://www.hillcrestorchards.net)

Admission: \$6.

Family fun includes picking your own apples, walking the nature trail or milking the cow. Ride a pedal car or in a mule-drawn carriage. Plus live entertainment.



East Cherokee celebrated with  
a fiesta for homeowners!  
A taco bar with all the sides  
and delicious Margaritas  
meant everyone had a blast!



The Orchards Group offers any of The Orchards homeowners a place to list classified ads for free. We will advertise personal items only; no real estate sales, please. This section will be offered on a first come, first served basis. We will need to know the item for sale, your asking price and your phone number. Due to production deadlines, we will need your information by the first of each month. Then your ad will appear in the subsequent month's new letter. It's easy! Just call Stacy Wheelus at 678-795-0200 ext 210. Or, if you prefer, you can e-mail your ad to [swheelus@orchardsgroup.com](mailto:swheelus@orchardsgroup.com).

**In order to keep interest in the classified ad section, we will only keep an item in for 3 issues. After it appears in the third issue the ad will be pulled.**

## FOR SALE

Round table with two matching chairs.  
Great for kitchen or sun room. Brown wrought iron, like new. Originally \$400.  
Asking \$125. Call 770-645-9705.

Plaid couch (gold, navy, and red tones) \$400.  
Two navy club chairs \$125 each. Purchase all for \$575. Call JoAnn at 678-923-5739.

Queen bed comforter set in burgundy. Includes skirt, sham reversible like new paid \$350 asking \$75 OBO. Call William 678-373-1179.

Full size mattress and green iron head/footboard. Call Jeanette at 770-888-9091.

Off white sofa, excellent condition. \$200 or best offer. Call Elaine 770-205-9134.

Limited Edition Collectible Steiff Teddy Bears.  
Teddy Rose Replica 1925. Pink mohair 16" long with rare center seam. 1879/10,000. Bought new in 1988 for \$400. Asking \$300.  
Jackie Replica 1953. Cream mohair 9" long. 2189/10,000. Bought new in 1987 for \$300. Asking \$225. Call John at 770-889-6601.

Two Lloyd Flanders white wicker arm chairs.  
Indoor/outdoor, \$65 for pair.  
Call Tom at 770 205 2789.

Pride Mobility Jazzy Select. Gently Used.  
\$1,500. Call Rose 678-277-9900.

Haverty's walnut drop leaf dinette table.  
42" round (with both leaves open) table with two chairs great for small Orchards kitchens. Like new condition must see \$150.  
Call Harriet 770-772-6998.

Dining Room Table and 4 chairs. Cherry color with distressed look, rectangular shape. TV Stand-Glass top/black. Both only a few years old. Call Caroline at 678-349-2206.

Gently used sofa and oversized chair (from Haverty's) soft plaid (red, yellow, green). \$500. Will sell separately Sofa \$300. Chair \$200. Sofa 85" across, chair 4' wide. Call Pat or Anne 770-753-4367.

"Relax your back" chair. Bought locally 1 year ago, specifically made to ease discomfort with back. Paid \$2000. Asking \$975.  
Call Joanne at 770-664-7172.

Moving Sale. 5 piece Wicker/Upholstery set - \$575; TV Cabinet - \$199; Queen & Twin Mattress/Bed Springs, Kitchen Buffet - \$99; Highboy Tall Chest of Drawers, End Tables, Sofa Table, Lamps, Pictures, Oriental Rugs, Chairs, twin brass headboard, mirrors, drop leaf table and chairs and more!  
Great condition. Call Karen at 404 819 8231 or 770 643 0933

New 9 piece dining group - counter height (table and 8 chairs). Solid wood construction with veneers; hidden butterfly leaves which extends to accommodate 8 chairs. One yr old.  
New paid \$750.00. Asking \$375.00.  
Call Arlene at 678-771-5081.

## WANTED

Good used lawnmower.  
Call Pamela at 770-754-4717.

Used 'Vespa' with low mileage. Good condition. Call Pamela at 770-754-4717.

# 3 DAY WALK UPDATE! \$1 CHALLENGE



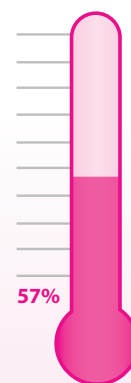
It's coming down the home stretch for my 3-day Walk for the Cure! I have raised \$1,424! I only need about \$1,000 more! I challenge each Orchards homeowner to send me \$1 during the month of September! Just \$1! Wouldn't it be great to know you were part of a huge movement to find a cure for breast cancer? For \$1 and the cost of a stamp YOU can make a difference!

I have only 2 months left to train to walk 60 MILES IN 3 DAYS! One dollar from you will make all my aches and pains after the 3 days worth it! This is an experience of a lifetime, and I would love for you to be a part of it!

Send your \$1 donation to Stacy Wheelus, 11660 Alpharetta Hwy, Ste 515, Roswell, GA 30076

# THANK YOU!

## MY PROGRESS



Goal: \$2,500.00  
Achieved: \$1,424.00



11660 Alpharetta Hwy  
Suite 515  
Roswell, GA 30076

Presorted Std  
US Postage  
**PAID**  
Mailed From Zip 30304  
Permit # 6849



## SEPTEMBER REALES & LISTINGS...

**ALL OUR HOMES ARE OPEN TO THE PUBLIC ONCE A MONTH. CALL  
678-795-0200, IF YOU ARE INTERESTED IN COMING TO AN OPEN HOUSE.**

### FOR SALE

**Brannon Oak Farms.** 1975 Brannon Commons. Beautiful townhome with a finished room in the basement. This spectacular home has barely been lived in. Hardwoods grace all living areas. Beautiful granite and warm wood cabinets are featured in this chef's kitchen. Huge master with sitting area. Loft and two bedroom and office are upstairs. All on a beautiful lot that borders greenbelt. \$389,999. Also available to lease.

**Orchards of Windward.** 2925 Oakside Circle. True 3-bedroom Canterbury floorplan. Great lot close to clubhouse and overlooking neighborhood. This home features a chef's kitchen including all appliances and Silestone countertops. Beautifully maintained and decorated with designer colors. \$239,000.

**Orchards of Sweet Apple.** 106 Sweet Apple Circle. Looks brand new. New neutral carpet and paint in this home. Granite counter tops, plantation shutters, central vac are just a few of the appointments of this beautiful home. Don't miss this great price \$229,000! REDUCED!

**Orchards of Habersham Grove.** 2647 Grapevine Circle. You will not see any better value than this spectacular home. Charleston floor plan with tons of upgrades. Chef's kitchen with granite counter tops, 42" maple cabinets with pull outs, stainless appliances and hardwoods in all living areas. Added luxury of upstairs bonus suite with full bath. All for the great value of \$224,900. Drastically REDUCED!

**Orchards at Duluth.** 3-bedroom Canterbury with new paint and carpet. Looks new! Heated and aired sunroom to enjoy all year around. Great price ready to move. \$169,000.

**Orchards of East Cherokee.** Asheville floorplan with sunroom and a bonus room. Beautiful greenbelt lot. Watch the birds from your private front porch. Duplex unit. \$228,500.

**Orchards of Windward.** 2957 Oakside Circle. Vanderbilt floorplan. Three bedrooms with hardwoods in all living areas. Beautiful maple built-ins, separate dining room. Too many extras to mention. \$265,000.

**Orchards of Sweet Apple.** 1604 Sweet Apple Circle. Beautiful Brazilian cherry hardwoods in all living areas. Solid surface countertops in chef's white kitchen. Great location in the neighborhood. \$259,500.

**Orchards of East Cherokee.** Courtyard Home 162 Owens Farm Lane. Hardwoods throughout home. Granite countertops, maple cabinets in this huge kitchen. Great corner fenced lot, largest in neighborhood. \$250,000.

### UNDER CONTRACT!

- 4403 Orchards Trace
- 1606 Sweet Apple Circle Leased
- 2300 Sweet Apple Circle Leased



## DEAR FRIENDS & NEIGHBORS,

Several different communities of The Orchards ended their summers with ice cream socials. After the summer we have had trying to beat the heat, I can't think of a better way to welcome autumn.

It is important to keep in mind that first impressions are really everything when it comes to selling your home in today's market. More options are on the table than ever before for buyers. As a result, it is not unusual for buyers to look at multiple homes in a single day. They usually begin to form an opinion about whether they like a house within just a few seconds. Those seconds can be critical, so you must make sure to make those seconds count for you.

Although it does not pay to give your home a complete remodel in the current market, it certainly will not hurt to make sure walls are freshly painted and that anything that is worn or broken is replaced or updated. This is particularly true with carpet, fixtures and appliances. It also helps to have your home professionally staged.

Home work is the key to selling your home. Educate yourself about your local market. Homes that are overpriced can sit on the market for months. If you have any questions regarding the market value of your home call me at 404-290-2330 for a free market analysis.

Have a great September and try to stay cool!

Geri Beckmann, Orchard's Resale Specialist  
404-290-2330 Direct, 678-795-0200

Visit my website @gbeckmann@orchardsgroup.com

**SPECIAL OFFER TO NEW ORCHARDS CUSTOMERS.** If you are interested in one of our three currently marketed new The Orchards neighborhoods and have a home to sell that is NOT currently on the market, contact me immediately to discuss our Special Listing Incentive Program designed for sellers just like you. **Call today: 404-290-2330.**