

NEIGHBORHOOD NEWS

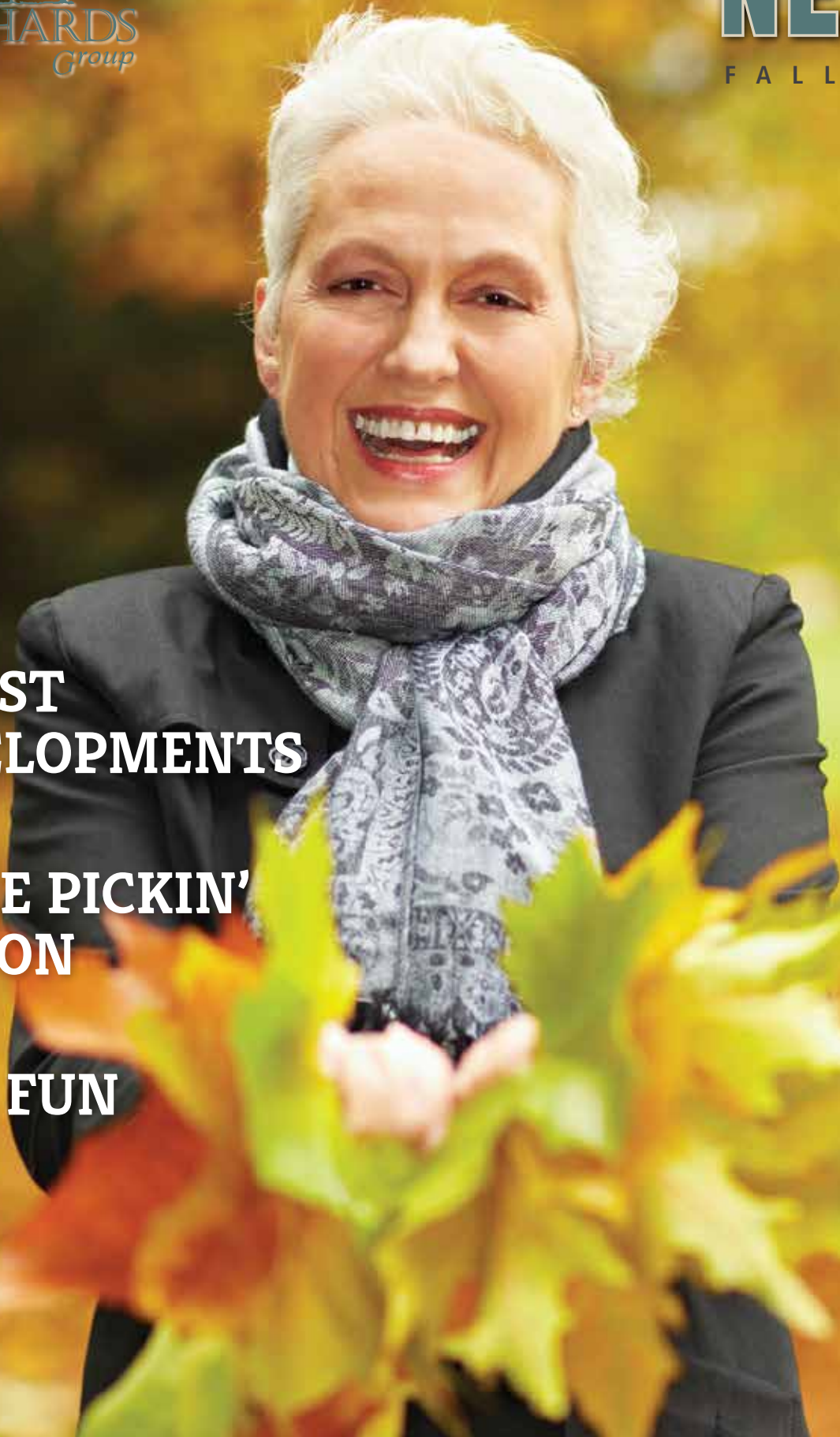


FALL 2015

LATEST DEVELOPMENTS

APPLE PICKIN' SEASON

FALL FUN



LATEST DEVELOPMENTS



Final site preparations at The Orchards of Big Creek, before construction begins.



Entry Wall Construction at Big Creek



Recreation and Athletic Center at Fowler Park

The Orchards of Stoney Point

At The Orchards of Stoney Point in Cumming, Ga., 47 homeowners have already closed on their new homes! With an average of seven to eight closings per month, we anticipate being nearly finished by this time next year. "We all knew Stoney Point would be a hit," said Mitch Block, director of sales and marketing and broker for The Orchards Group. "But as we have said so many times before, we had no idea how big a hit it would actually be."

Having recorded more than 120 sales in less than 12 months, The Orchards Group sales and construction teams at Stoney Point have had a very busy yet fulfilling and exciting year.

"Since we've been able to maintain a very strong construction pace with new homes starting all the time, there is a sense of a never ending change

to Stoney Point. If you have not been around in a month or so and come back to visit, you will immediately notice the changes that have taken place in just that four to six week period of time," said Deborah Reahm, sales associate for The Orchards Group.

With moving trucks showing up on a regular basis, weekly and monthly social activities at the clubhouse in full swing, people walking around the neighborhood meeting new friends and neighbors, Stoney Point is brimming with excitement. Stoney Point has easily been one of the fastest selling neighborhoods ever built by The Orchards Group. With continued strong demand for this very exciting and value-oriented product, the future is looking very positive for not only this neighborhood but new Orchards Group neighborhoods as well. One such new community is The Orchards of Big Creek.



The Playground at Fowler Park



Villa Buildings Ready to go at Stoney Point

The Orchards of Big Creek

The Orchards of Big Creek is the latest neighborhood being offered by The Orchards Group. With only 89 homes in total to be built and a fast sales pace, this new neighborhood will surely be sold out in less than one year – possibly in even just nine to 10 months.

Located on Highway 9 (Atlanta Highway) just $\frac{1}{4}$ mile south of Castleberry Road and Fowler Park, The Orchards of Big Creek will offer three different product lines, each with its own set of value packed floorplans starting in the high \$200s.

Of the 89 homes here, 52 will be “Southern Heritage” ranch condominiums, 25 will be “Arbors” villa townhomes, and 12 will be detached “Cottage” condominiums. Of course, the traditional Grand Clubhouse with outdoor saltwater pool, fitness center, large indoor entertaining spaces, parlor, and a gourmet kitchen will be central to this community as at all Orchards Group neighborhoods.

One of the key attractions to The Orchards of Big Creek is Fowler Park. Located less than $\frac{1}{4}$ mile away, this premier municipal park features tennis courts, an athletic center and gymnasium, a playground, a dog park, lacrosse and soccer fields, plus bike paths and dozens of acres of greenspace and walking trails. Also right next door, neighbors will discover the midpoint of the new 7-mile long Big Creek Greenway Bike and Walking trail, another plus for living at The Orchards of Big Creek.

With prices starting in the high-\$200s, The Orchards of Big Creek is sure to be a smashing success. Sales for Big Creek are currently being handled from the Stoney Point sales center, located $\frac{1}{3}$ mile south of Hwy 141 on Stoney Point Road.**

**Use 1350 Stoney Point Road, Cumming GA 30041 for GPS purposes.

Call 678-513-8879. Five professionally decorated model homes are available for touring seven days per week.

AUTUMN IS APPLE PICKIN' SEASON

Each fall, the North Georgia Mountains, a quick drive from The Orchards Group communities, is bursting with apples ready for picking. Grab a basket and go!

Hillcrest Orchards

9696 Hwy. 52 E., Ellijay
www.hillcrestorchards.net

Located near Ellijay in Gilmer County, Hillcrest Orchards includes a farmers market. Fall features also include petting farms, wagon rides, a playground and much more. Hillcrest Orchards also includes a bakery and ice cream parlor.

B.J. Reece Apple House

9131 Hwy. 52 E., Ellijay
www.reeceorchards.com

Family-owned B.J. Reece Apple House offers U-Pick Orchards. Guests can pick many apple varieties including Braeburn, Mutsu Golden, Red Delicious, and others. Kids will love the apple cannon and a petting farm. Check website for hours.

Mercier Orchards

8660 Blue Ridge Dr., Blue Ridge
www.mercier-orchards.com

A little north of Ellijay in Fannin County, Mercier's is a destination. Started in 1943, today the orchards include an impressive bakery, deli and market store. Don't miss the Farm Winery either. If you want to visit in other seasons, they also grow strawberries, cherries, blueberries, peaches and more.



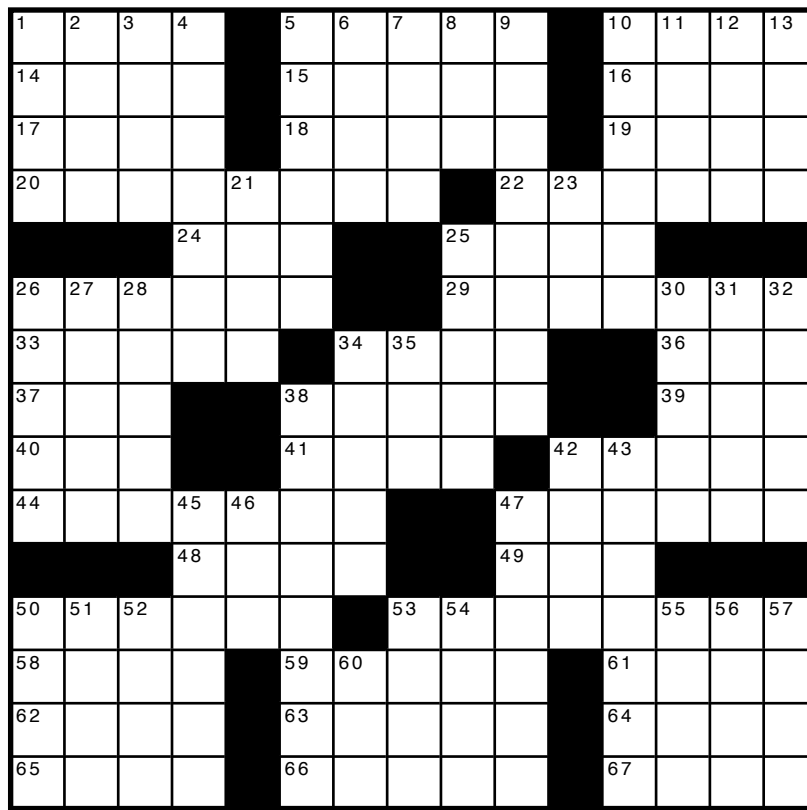
GEORGIA APPLE FESTIVAL Oct 10-11, Oct 17-18

Ellijay Lions Club Fairgrounds
1729 S. Main Street, Ellijay
www.georgiaapplefestival.org

The fourth annual Georgia Apple Festival includes more than 300 vendors with handcrafted items for sale and demonstrations of craft making. Festivities also include a parade and antique car show.

Across

1. Bar bills
5. Appliance brand
10. Sea east of the Caspian
14. Killed
15. Tribunal
16. Vessel
17. Go (over) carefully
18. Cuban dance
19. Album unit
20. Miscellaneous items
22. Midday nap
24. Summer Games org.
25. Flat sound
26. Festival
29. Lighter-than-air craft
33. D-Day beach
34. Jazz flutist Herbie
36. Barcelona bear
37. Lion, tiger, leopard, or jaguar
38. Label anew
39. ACLU concerns
40. Turkish title
41. On the briny
42. Boat often made of birchbark, canvas, or fiberglass
44. Correspondences
47. Some sculptures
48. ___-deucey
49. Goal, intention
50. Zone
53. Like a significant moment in time
58. ___ monde
59. That is, in Latin
61. New Rochelle college
62. Nabisco treat
63. Hostess Mesta
64. Mysterious character
65. Prefix with skeleton
66. Relaxed
67. School founded in 1440



Down

1. Cookbook amts.
2. Baseball family name
3. Capital on the Aare
4. Start for fish, meatballs, or massage
5. Second-largest continent
6. Pout
7. Weaponry
8. Essence
9. Collecting
10. Evaluate
11. Pi followers
12. Isn't wrong?
13. Annika Sorenstam's org.
21. Roster used to assign duties
23. Leb. neighbor
25. Capital city of Yemen
26. _____ point: where it all becomes clear
27. Icon
28. Really bother
30. Hard outgrowths
31. Playground retort
32. Assumed attitudes
34. Unordered
35. Corroded
38. Early fruit
42. San Francisco's ___ Tower
43. Movable cupboard
45. Body art
46. Green prefix
47. Sampled
50. Foot covering
51. Deserve
52. Prompted
53. Towel word
54. Wight or Man
55. Lopsided victory
56. ___ uncertain terms
57. Capital of Calvados, in NW France
60. Narc's employer

MARK YOUR CALENDARS!

Fall Fun!

Through Oct. 25

Pumpkin Festival

If the grandkids are visiting, you won't want to miss Stone Mountain Park's annual Pumpkin Festival. Fall-themed games, shows, a scavenger hunt and more. Plus enjoy Stone Mountain's regular attractions such as the Scenic Railroad and the Summit Skyride. Weekends (Friday – Sunday). Visit www.stonemountainpark.com for ticket information.



Oct. 24

Atlanta World Kite Festival & Expo

Let's go fly a kite! This fourth annual event offers kite flying, demonstrations, face painting, festival foods and more. Bring a kite or purchase one at the event. 1 – 6 p.m., Piedmont Park, Atlanta. www.atlantaworldkitefestival.com

Through Nov. 1

Oktoberfest

The 45th Annual Oktoberfest is Helen's biggest celebration! Enjoy German music, food, drinks and dancing – including waltzes, polkas and the chicken dance! For more information and hours visit www.helenchamber.com.

Through November

Marietta Artists Market

On each second and fourth Saturday, this open air market showcases juried exhibitions from a variety of local artists. While you're browsing, don't miss the Marietta Farmers' Market. Mill Street to Church Street, Marietta Square. www.marietta.com

LEAF WATCH 2015 AT GEORGIA STATE PARKS & HISTORIC SITES

North Georgia is known for its spectacular fall foliage. This autumn should be no different, with fall color peaks in late October into early November further north in the mountains.

BEGINNING OCT. 1, log on to www.gastateparks.org/leafwatch for find out which parks are experiencing what kind of colors.

State parks within easy driving distance of The Orchards Group neighborhoods include Red Top Mountain and Tallulah Gorge.



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076



RESALES & LISTINGS...



FOR SALE

ORCHARDS OF EAST CHEROKEE

312 Shade Tree Circle. A beautiful Hampton ranch floor plan on a great private lot. Hardwood floors grace the main level. The home has many windows with private wooded views. A chef's kitchen with ample granite counter space and maple cabinets is open to the great room and sunroom. This is an entertainer's dream home with a large dining room and open floor plan, so no one gets left out of the conversation. The basement has a finished great room and an extra large bedroom and bath for visiting friends and family. There is still room for storage and a surprise wine cellar.

ORCHARDS OF BRANNON OAK FARMS

1915 Brannon Commons Circle. Premier Orchards Property. This home has one of the best, most private lots in the community. Great first floor living that includes a large master suite. Office or den and a second bedroom and bath. Lots of area to entertain with a large dining room open to great room and screened porch. Large media room and office with a possible third bedroom upstairs.

ORCHARDS OF WINDWARD

2994 Oakside Circle. A three-bedroom Canterbury floor plan with the third bedroom den conversion. This home features a great kitchen with cherry cabinets and solid surface countertops. Hardwood floors are in the living area. Wainscoting adds a touch of elegance to the home. French doors lead to the den conversion. This home sits on a lot with great green space. It will move very quickly.

COMING SOON

Canterbury in The Orchards of Roswell
Ashville in The Orchards of Habersham Grove
Abbey in The Orchards Sweet Apple

UNDER CONTRACT

2002 Village Lane
338 Shade Tree Circle
2300 Village Lane
112 Heron Pond

SOLD

3131 Orchard Ridge Circle
169 Owens Farm Lane
2231 Orchard Place
1206 Village Lane
3053 Oakside Circle
2701 Grapevine Circle
224 Orchards Circle
2592 Grapevine Circle

DEAR FRIENDS & NEIGHBORS,



Dear Neighbors,

It seems like it has been a fast summer with not all that many blasting hot days. I, however, am looking forward to the cool fall evenings with the roars of football fans around me. With the change of weather, a change in home lending is coming upon us.

Interest rates are still hovering a little under 4%. If you are listening to the market, the news is that they are destined to go up, but the question is when? How will this affect you? Once they start to rise, the buyers that have been on the fence may decide to take this last opportunity at lower rates and make a move.

A change in the lending laws is coming to effect on the October 3. It is complicated, but one of the main ways it may affect you is the closings will take 45 instead of 30 days. However, at least 50% of the transactions I have had this year have been cash closings. I expect that the Active Adult niche will be affected the least, with demand continuing to remain strong!

If you are thinking of selling your home, please let me know. I would love to match the perfect buyer to your home and assist you in finding the home of your dreams.

Remember when selling your home try to make it be the one the buyer will remember:

- Make sure your home is sparkling clean!
- Do all repairs before you put it on the market!
- Let the light shine in. Make your home bright and sunny. Turn on all your lights.
- Declutter and remove all personal items and get rid of the clothes you don't wear in your closet.

If you want to know the value of your home, I will be happy to come and do a comparative market analysis. The values have risen this year. It is a great time to be selling your Orchards home!

Sincerely,

Geri Beckmann, Orchards' Resale Specialist

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

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.