

# NEIGHBORHOOD NEWS

  
The  
ORCHARDS  
Group

OCTOBER 2009

**BOWLING NIGHT  
AT EAST CHEROKEE**

**DULUTH ANNUAL  
ICE CREAM SOCIAL**

**WINDWARD  
WATER AEROBICS**



## LETTER FROM THE EDITOR

This month Jackson turns 5. It seems like this has taken so long, and I guess it is because he is so big for his age. He had a pirate themed birthday party with eight boys going through an obstacle course to "become" a pirate. A treasure chest piñata filled with bubblegum coins was the prize at the end. We had a blast.

Isabelle accomplished two major goals during the first months of school: tying her shoes and riding her bike with no training wheels. We have been trying to teach her to tie her shoes for the past two years, but she either couldn't get it or just didn't care. Finally she sat down at recess and just did it. Riding with no training wheels was all about confidence. She could do it, but each time she realized we let go of the bike she would panic and fall. Finally she said, "take off my training wheels." It was her idea, and we told her if they came off they were not going back on. I'm sure it helped when we went camping and she saw other kids her age with no training wheels - sometimes peer pressure is a good thing.

September had some great weather, and I am looking forward to fall more and more each day. Football season is underway, and I think I have already gained 10 pounds thanks to all the chips and dips I have been eating.

The Orchards communities have had some really great meet and greets over the past couple of months, and it has been very enjoyable being able to use the outside patios in our neighborhoods.

Brannon Oak Farm started a Bocce Ball League, with about 50 participants! They are keeping score and will have a winner at the end of the tournament. The homeowners organized the entire league and even set up a Bocce field. If you make it up to Brannon Oak Farm, make sure you stop and check it out.

Have fun this month, and don't forget to take a day trip to the North Georgia mountains, where you'll find tons of fabulous festivals.

Happy Reading!

Stacy Wheelus  
678-795-0200 ext. 210

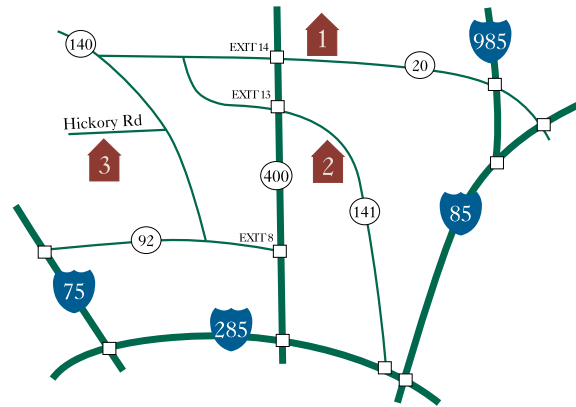


*Isabelle and Jackson*



*Isabelle, Brad and Jackson kick off College Football Season*

**1. The Orchards of Habersham Grove. AFFORDABLE LIVING AT ITS FINEST!** With inventory homes priced in the low \$200s, there's never been a better time to purchase your new, maintenance-FREE Village Home at Habersham Grove. You won't find a nicer group of folks to call your "new friends" than here. Discover the fun lifestyle awaiting you at The Orchards of Habersham Grove. Enjoy the trademark of all 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 Deborah or Roselle TODAY! **678-455-8101.**



**2. The Orchards of Brannon Oak Farm. FIVE PROFESSIONALLY DECORATED MODELS!** Come see the highly acclaimed model home park, showcasing two Ranch Village homes, two "Master on the Main" Villas and the very popular Hampton Gallery plan. Come see what all the excitement is about as Brannon Oak Farm continues to be the most highly demanded active adult community in our area. The Grand Clubhouse features nearly 3,600 square feet of space, two fireplaces, two cards and games rooms, reading den, large pool with fire pit plus a recently completed Bocce Ball green. You can "Purchase with Confidence" at this flagship neighborhood. Prices range from the \$260s – high \$300s. (1.5 miles East of GA 400, Exit 13) in Forsyth County. Just 1 mile from The Avenue of Forsyth. Call Deborah and Roselle. **678-513-8879.**



*The Asheville*

3



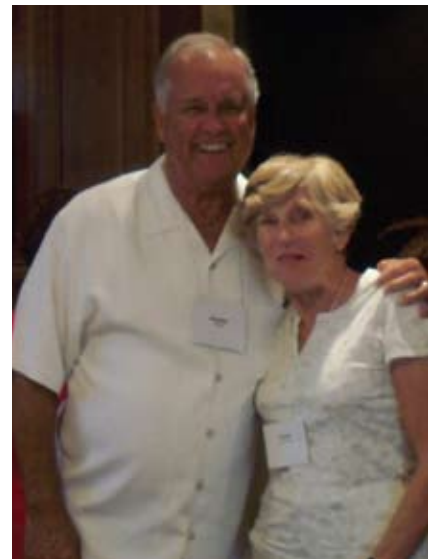
*The Charleston Gourmet Kitchen*

**3. The Orchards of East Cherokee. CONVENIENCE WITH "COUNTRY" CHARM!** Come visit The Orchards of East Cherokee today and see how this quiet, tree lined neighborhood is still convenient to everything you need. While here, see the new Ashewood plan, featuring a large screened-in porch. The Orchards of East Cherokee is centrally located between Roswell, Alpharetta, Woodstock and Canton, with the largest Kroger in Cherokee Country located directly across the street. And don't forget to see our two brand new professionally decorated model homes. LOW MAINTENANCE GALLERY HOMES and MAINTENANCE-FREE VILLAGE HOMES AWAIT YOUR VISIT. We're right off the intersection of Highway 140 and Hickory Road. Call Craig. **770-345-5409.**



*The Gallery Series*





4

**The Orchards of  
Brannon Oak Farm  
Super Salad Night**  
Salads galore! At this summer  
potluck, everyone brought a  
salad to share. We enjoyed  
everything from Jello salad to  
shrimp pasta salad.

# Fall Foliage at Red Top Mountain State Park and Lodge

---

This popular park on 12,000-acre Lake Allatoona is ideal for swimming, boating and fishing. Visitors can bring their own boats or rent from Park Marine. Twelve miles of hiking trails wind through the park, providing opportunities for exercise and to explore a reconstructed 1860s log cabin (open and staffed on Saturdays). A 3/4-mile paved trail behind the restaurant is suitable for wheelchairs and strollers. Named for the soil's rich red color caused by high iron-ore content, Red Top Mountain was once an important mining area for iron.

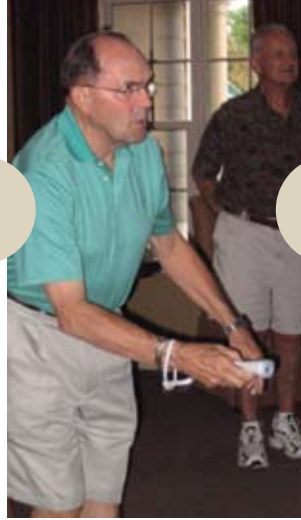
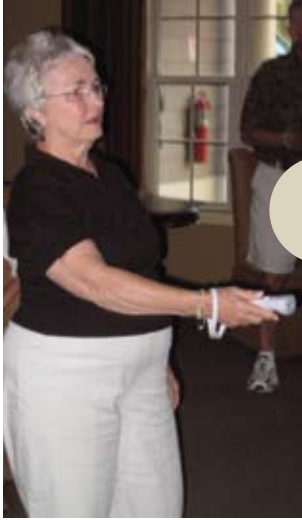
Just a short drive from metro-Atlanta and its surrounding suburbs, the park was voted "Best Attraction" in Bartow County's 2008 People's Choice Awards.

To learn more visit the park online at <http://gastateparks.org/info/redtop/>.

---



EAST CHEROKEE BOWLING NIGHT



6

The Orchards of East Cherokee  
East Cherokee Bowling Night  
We had a blast playing Wii Bowling. Two big winners took the trophies home.



HARRIS ORCHARDS OF DULUTH ANNUAL ICE CREAM SOCIAL



Harris Orchards of Duluth  
Sold out in 2001  
Annual Ice Cream Social  
Every year Dr. Seuss comes to  
visit during the annual ice  
cream social.



BRANNON OAK FARM BOWLING NIGHT



8

The Orchards of Brannon Oak Farm  
Bowling for everyone!  
We had a great time bowling in our Grand Clubhouse with Wii! We had plenty of strikes and lots of hecklers!!



## Get the Heads Up on Helmets

If you experience a bicycle accident, your broken bones and scrapes are sure to heal, but brain damage can be permanent. When riding a bike, your head is vulnerable to serious injury – even in a low-speed crash. You can protect your head and your future by wearing a helmet.

### How Helmets Protect You

The American Academy of Orthopaedic Surgeons (AAOS) reports that during a fall or crash, a helmet absorbs much of the force of impact that would otherwise be directed to the head. Thick plastic foam (firm polystyrene) inside the hard outer shell of a helmet crushes to cushion the blow. A helmet should be replaced after a crash.

Each year, bike-related crashes kill approximately 900 people and injure 567,000 others. Although more people than ever are using bike helmets, only half of the more than 80 million bike riders wear them all the time; approximately 43 percent never use helmets. Wearing a bike helmet reduces the risk of serious head and brain injury by 85 percent.

### Choosing a Helmet

Discount department stores and bicycle shops offer many models of helmets that are typically priced around \$20 and above. Be sure to choose a helmet that meets the standards of the Consumer Product Safety Commission or the Snell Memorial Foundation. Take some time trying on helmets and choose one with the right size and fit.

AAOS offers these tips for choosing a helmet:

- **Snug** - It does not slide from side-to-side or front-to-back.
- **Level** - It is square on top of your head, covering the top of the forehead. It does not tilt in any direction.
- **Stable** - The chinstrap keeps the helmet from rocking in any direction. Chinstraps should be replaced if any part of the buckle breaks; otherwise, a helmet may fly off in an accident.

*Sources: AAOS, National Institutes of Health*





# WINDWARD WATER AEROBICS



10

*The Orchards of Windward  
Windward Water Aerobics  
Windward has a huge group  
of homeowners who do water  
aerobics through the summer.  
Keep it up! That is great exercise!*



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

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

2002 Buick Rendezvous  
100,700 miles - Good Condition  
Asking \$6,000 or best offer.  
Call Patti 770-888-5163

Queen Bed Comforter Set. Includes skirt, 2 shams, fall colors reversible floral/solid excellent condition. \$35.  
Call Carol 678-349-2206

King Bedroom Suite. Includes headboard, footboard, two night stands, armoire and dresser w/ mirror. The wood is solid maple. Quality workmanship with fine detail. Like new condition. Also, includes mattress. \$2500.00.

10 - 5 pcs. place settings of Lenox "Kristy" fine bone china.

10 - 5 pcs place settings of Yamazaki "Affair" stainless flatware.

10 Waterford crystal water goblets.

Please call me to discuss price.  
Call 770-889-9454

Color Printer. Brand New, Factory Sealed, in its original box! Light weight. Prints beautiful 4" x 6" pictures in under 1 min! Print directly from any camera memory card. \$40. (retail price:\$89.99)  
Ben 770-993-9332

Wheelchair. Like New, \$1,000.  
Call Barbara: 770-851-7778

## WANTED

90's or newer auto with low miles, good condition.  
Call Bill 770-645-7824

## ORCHARDS GROUP KITCHEN AND BATH REMODELING DIVISION

HAVE YOU BEEN DREAMING OF A NEW ESPRESSO MAPLE KITCHEN WITH SPARKLING STAINLESS STEEL APPLIANCES AND STRIKINGLY BEAUTIFUL GRANITE COUNTERTOPS, BUT ARE CONCERNED ABOUT HOW TO FIND A TRUSTWORTHY AND RELIABLE CONTRACTOR ?

Call Stacy Wheelus  
678-795-0200 ext 210







11660 Alpharetta Hwy  
Suite 515  
Roswell, GA 30076

Presorted Std  
US Postage  
**PAID**  
Mailed From Zip 30340  
Permit # 6849



## OCTOBER'S RESALES & LISTINGS...

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

### FOR SALE

**The Orchards of Windward.** 3005 Oakside Circle. Finally a Hamilton Floor Plan. Very traditional 2-bedroom floor with extensive molding. A Covered porch welcomes you to this home. Some of the features include cherry cabinets, a huge dining room and sunroom all in this gated community for \$235,000

**The Harris Orchards of Duluth.** 3003 Orchards Ridge Circle. This immaculate 3-bedroom Canterbury floor plan sits in a park like setting trees and lawns on two sides. Some of the interior features are hardwood floors in all living areas and a heated and aired sunroom. All for an unbelievable price of \$225,000.

**Orchards of Roswell.** 2704 Village Lane. 2-bedroom/2-bath Abbey floor plan in sought after Roswell neighborhood. Great location in this gated community. Additional desk in kitchen. Enjoy maintenance-free living in this active community. \$240,000.

**Orchards of Sweet Apple.** 1504 Sweet Apple Circle. A gorgeous Canterbury. This home is beautifully appointed. Light and bright home with additional built-ins. Cherry cabinets, granite countertops, marble backsplash and stainless appliances in kitchen. Beautiful hardwood cherry floors through living area. You must see this one. \$286,900.

**Orchards of Windward.** 3066 Oakside Circle. Two master Abbey floor plan. Great location in subdivision, close to clubhouse. Tile in kitchen and laundry room. Neutral colors; move right in. Stone exterior. A price you cannot beat. \$235,000.

**Orchards of Crabapple.** 2231 Orchards Place, Roswell. 2-bedroom/2-bath. Heated and cooled sunroom. New heat and air. ALL NEW APPLIANCES! Beautiful corner built-in in kitchen. Updated Corian countertops and tile backsplash. Ceiling fans throughout! \$225,000.

### UNDER CONTRACT

**Orchards of Habersham Grove.** 2617 Grapevine Circle, Cumming. 3-bedroom/ 3-bath Charleston with all the upgrades. Hardwoods throughout, granite countertops, tile backsplash, 42-inch mocha cabinets, SunTunnel, French doors to den/office/third bedroom suite with bath. Beautiful private lot. Reduced! GREAT REDUCTION! \$264,500.



## DEAR FRIENDS & NEIGHBORS,

Dear Friend and Neighbors,

There is nothing like fall in the North Georgia Mountains. I hope you get outside this fall to enjoy some of the natural beauty that North Georgia offers. All the rainfall we had this year promises to bring an abundance of fall color.

Although we hear the market is picking up, it is in no way the same volume as we saw three years ago. Things are beginning to move, but competition is fierce. Here are some actions you can take to be put on a buyer's short list.

### 1. Invest in home improvements such as repainting and re-carpeting your home if needed!

Emotions play a huge role in buying a home. That's why, if financially possible, it's smart to paint, install new carpet, or make other improvements before marketing your home.

Many homeowners say they will only make the improvements when they get a contract. While that sounds logical, it's a catch 22 because many buyers won't get that "warm and fuzzy" feeling when walking in, and therefore won't make an offer. Buyers may mentally know they can negotiate new paint and carpet, but they may not be able to imagine the difference a fresh coat of paint or new carpet can make.

When the home stands out among the competition and buyers are dazzled when they walk in, the home will sell faster and for more money!

### 2. Clean, Clean and Clean!

Do not leave things lying around. Clean off those countertops. Straighten those closets. Make the beds. Clean all the windows.

### 3. Remember the little things!

The little things also go a long way! Make your house feel like a home! Before a showing or open house, bake cookies or burn candles. Also, make sure you let in some fresh air!

Good luck in selling your home this fall!

Sincerely,

Geri Beckmann, Resales Specialist  
Orchards Development, LLC  
404-290-2330