NEIGHBORHOOD NEWS

The Orchards Group

NOVEMBER 2010

WATCH OUT FOR SCAMS!

COLLEGE NIGHT AT HABERSHAM GROVE

CHILI NIGHT AT EAST CHEROKEE

LETTER FROM THE EDITOR

Here we are in November and getting closer to ringing in 2011! Time sure does fly by! We have had an extremely busy fall, and I am glad November is here! No more baseball or cheerleading to keep me running ragged Monday through Friday! Jackson and Isabelle are doing great. Jackson is excited he is now 6, and Isabelle is looking forward to turning 8 – mainly because we are going to re-do her bedroom for her birthday. All the Disney princesses are coming down to make room for a "big girl" space. She wants blue paint and loves turtles, so I am not sure how I am going to pull this off. I'll keep you posted!

I am excited about Thanksgiving this year because we are heading out West to celebrate with my family. We will be in Palm Desert, Calif., for a week, and I am really looking forward to sunshine and investigating some new areas or state parks. We have the first weekend there on our own, so we are thinking of visiting Joshua Tree National Park. My family is also celebrating Christmas during Thanksgiving so we can be included in both holidays. That is one drawback about living so far away from my family. We never get to spend any holidays together.

I hope you have enjoyed the beautiful fall weather and were able to get out and enjoy what our state has to offer!

As always Happy Reading and Happy Thanksgiving!

Stacy Wheelus
678-795-0200 ext. 210

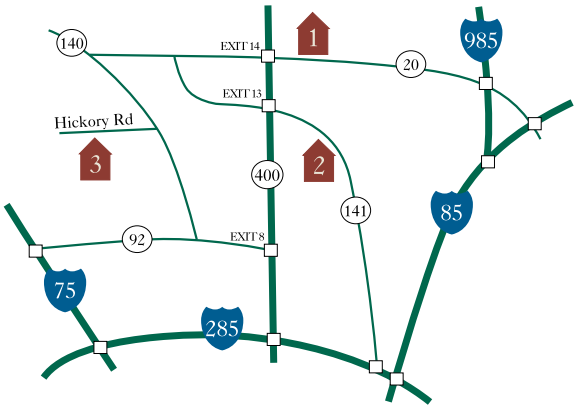
FOLLOW US ON FACEBOOK

The Orchards Group now has a Facebook page that features news stories and press releases about our current communities. If you are a Facebook user, simply log on to your Facebook homepage and then type "The Orchards Group" into the search window, and you can then access our page. And while you're there please click "LIKE" at the top. The more folks who click this, the better our presence on the Internet, which increases our exposure to more prospective owners. Thanks for your support and enjoy the page.

1. The Orchards of Habersham Grove. 3 SOLD IN LAST 45 DAYS! We are excited with the recent sales at Habersham Grove, getting us even closer to our Grand Finale. Take advantage of Grand Closing prices now starting at $199,900. **Save thousands** on any of our exciting finished inventory homes, all ready for immediate move in! The Charleston Model on site #1804 has been recently updated and is ready for sale at a great price. Call for details. Come see the new **Ashewood with Screened Porch** floor plan; it's a winner. We have homes with bonus rooms, attic storage areas and sunrooms. 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). **Sales Information: 678-513-8879**

2. The Orchards of Brannon Oak Farm. 4 NEW NEIGHBORS! We are so pleased that Brannon Oak Farm continues to experience good sales activity. We welcomed four new owners to the neighborhood who closed in the past 45 days with several more scheduled before New Year's Eve. Come see new floor plans including a new single-family detached Haverford model as well as a brand new value packed, detached floor plan called the Piedmont. The Haverford, which replaces our award winning Hampton floor plan, is a low maintenance, single-family detached home featuring larger secondary bedrooms than its predecessor plus walk up attic storage. The Piedmont is a smaller sibling to the Bellewood and is priced well under $300,000. Come see all the excitement at Brannon Oak Farm. 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. **Model Home: 678-513-8879**

3. The Orchards of East Cherokee. 2 NEW COURTYARD PLANS FOR SALE! We are excited to announce the completion of one of our brand new Courtyard Series' homes on homesite # 96, the Belmont. Featuring a beautiful living room / dining room combination, a large gourmet kitchen with walk-in pantry plus true breakfast area, this two-Bedroom + den plan offers you all the comforts of low maintenance living and a dynamic floor plan that will keep you and your guests happy. On homesite # 98, we are offering the Ascot with Bonus Room featuring a wonderful upstairs activities/guest suite with full bath. Both feature a covered patio plus maintenance-free landscaped courtyard area. Plus true walk up attic storage. We are centrally located between Roswell, Alpharetta, Woodstock and Canton. We're right off the intersection of Highway 140 and Hickory Road. **Model Home: 770-345-5409**



Beautiful Mature Landscaping Abounds

New Model Home Building Underway

The Grand Clubhouse

Watch Out for Scams

According to the Better Business Bureau (BBB), fraud targeting senior citizens is a growing concern as millions have fallen victim to scammers.

According to a June 2010 survey by Investor Protection Trust, more than 7.3 million senior citizens—roughly 20 percent of Americans aged 65 or older—already have "been taken advantage of financially in terms of an inappropriate investment, unreasonably high fees for financial services, or outright fraud."

"Having a serious conversation with your elderly parents about how they are managing their money is not easy, but it is extremely important in order to help protect them from unscrupulous crooks," said Alison Southwick, BBB spokesperson. "It's extremely important to keep the lines of communication open so that you can identify suspicious spending habits, as well as educate your elder family members on recognizing the red flags of common cons."

The following scams are described on the BBB Web site:

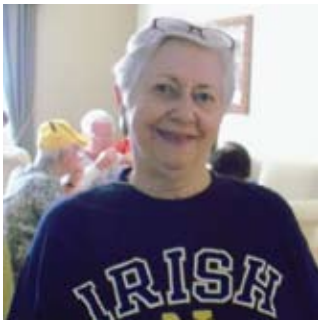
Medicare Scams – Navigating the Medicare system isn't easy and some scammers will look for any opportunity to take advantage of the confusion. Commonly, a scammer will claim to be with Medicare and ask for personal information such as Medicare, Medicaid, social security, credit card or bank account numbers. The victim might be given any number of excuses to provide this information including that an error needs to be fixed, that he or she is part of a survey or eligible to receive free products or can sign up for a new prescription drug plan.

Medicare will never call to ask for sensitive personal financial information. If you suspect fraud contact your local police or the Health and Human Services Office of Inspector General at 800-HHS-TIPS.

Bereavement Scams – Scammers will often try to take advantage of the increased vulnerability of senior citizens who have recently lost a loved one, such as a spouse. In one recent example, a mother and daughter team in Ohio would find targets by scouring the obituaries. They would then call the widow or widower and claim that their spouse had outstanding debts that needed to be paid immediately. Victims would then provide a blank check or credit card.

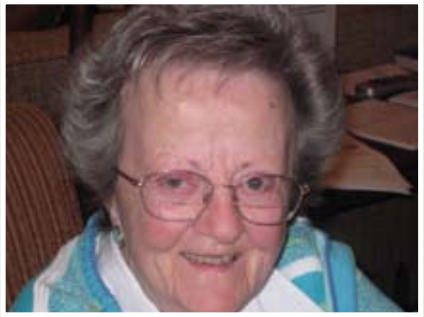
If you are uncertain about owing a debt when collectors call, ask for written confirmation.

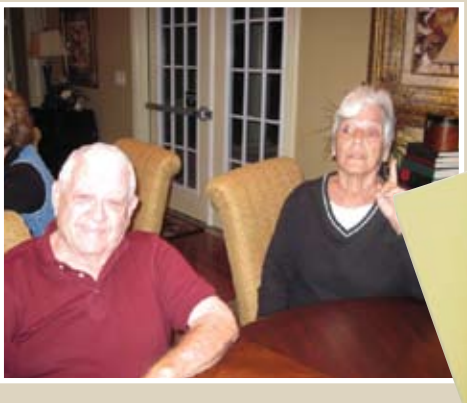
Sources: BBB News Center, Federal Citizen Information Center



Each homeowner brought a dish for this competitive get together. The winning side dishes recipe is published in the newsletter! See page 10.

Neighbors happily celebrated the end of a hot summer with ice cream and bingo.





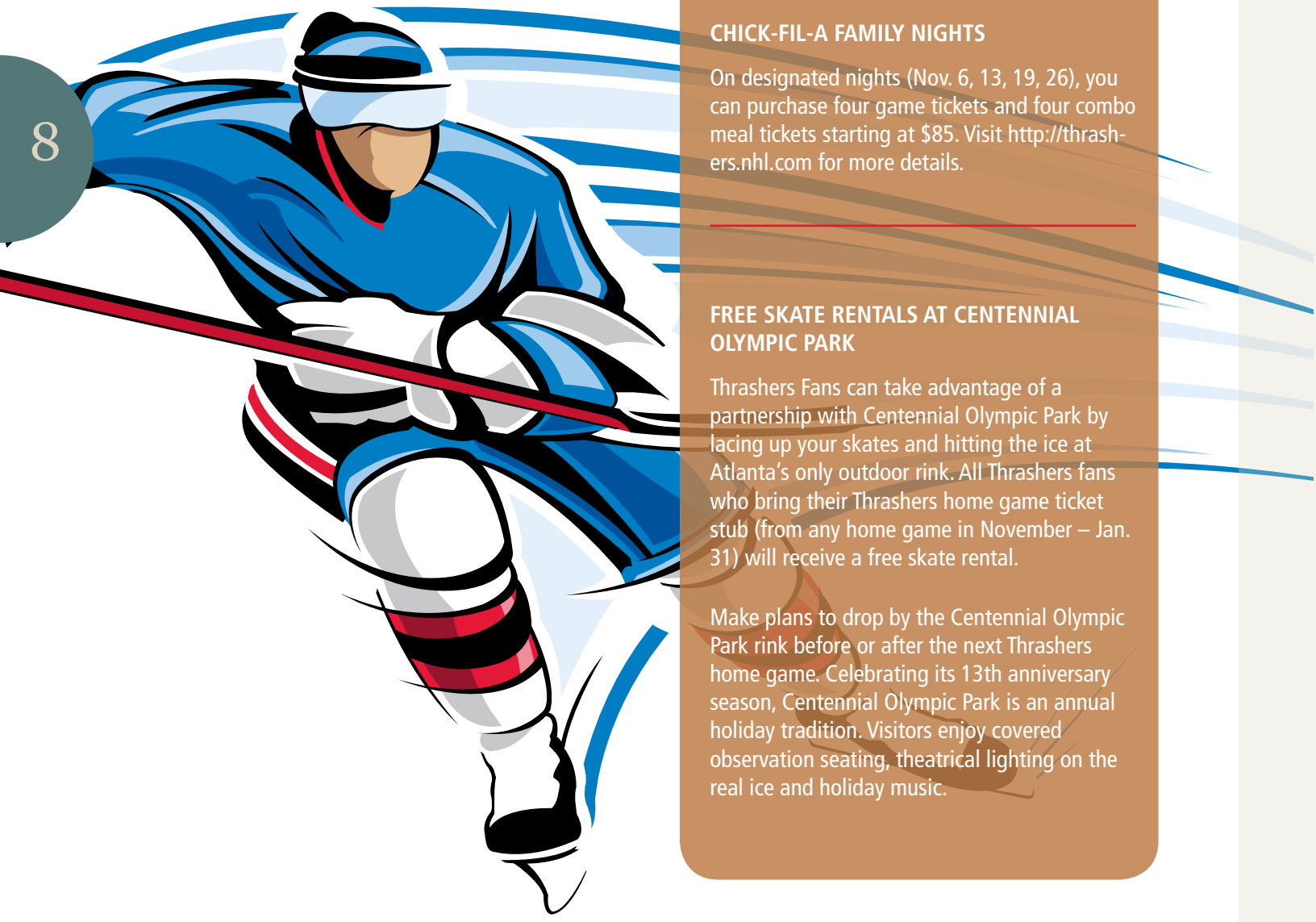
We had a full clubhouse for chili on a chilly night! We served chicken chili, a traditional beef chili, and after we stuffed ourselves we played a round of trivia!

HIT THE ICE WITH THE ATLANTA THRASHERS

With 10 home games this November, there's never been a better time to become an Atlanta Thrashers hockey fan – or to become an even bigger fan if the puck sliding across the ice is already a sound you love.

For purchasing tickets and all the information you need to plan a trip to Philips Arena to catch a game, log on to www.atlantathrashers.com. The Philips Arena box office is open Monday – Friday, 9:30 a.m to 5 p.m. On game days, the Box Office will remain open until the completion of the second period.

All children who are 24 months of age and older require a ticket for admission to any Philips Arena ticketed event. Children who have not yet reached their 2nd birthday may enter without a ticket provided they sit on the lap of an adult patron.



CHICK-FIL-A FAMILY NIGHTS

On designated nights (Nov. 6, 13, 19, 26), you can purchase four game tickets and four combo meal tickets starting at $85. Visit http://thrashers.nhl.com for more details.

FREE SKATE RENTALS AT CENTENNIAL OLYMPIC PARK

Thrashers Fans can take advantage of a partnership with Centennial Olympic Park by lacing up your skates and hitting the ice at Atlanta's only outdoor rink. All Thrashers fans who bring their Thrashers home game ticket stub (from any home game in November – Jan. 31) will receive a free skate rental.

Make plans to drop by the Centennial Olympic Park rink before or after the next Thrashers home game. Celebrating its 13th anniversary season, Centennial Olympic Park is an annual holiday tradition. Visitors enjoy covered observation seating, theatrical lighting on the real ice and holiday music.

Burgers, brats and dogs were on the menu for College Night. We had a great side dish competition with a silent ballot. We share the winning recipe on page 10.

Grape Salad

2 lbs. green seedless grapes

2 lbs. red seedless grapes

1/4 cup of sugar

8 ounces sour cream

8 ounces cream cheese

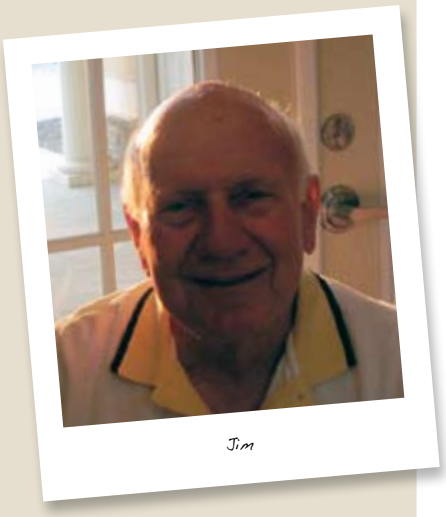
1 teaspoon vanilla extract

TOPPING

1/2 cup brown sugar

1 cup chopped pecans

Mix sugar, vanilla, cream cheese and sour cream until smooth. Stir in grapes and mix. Refrigerate for several hours before serving. Mix pecans and brown sugar together. Sprinkle on topping just before serving.



Papa Bill's BQ Meatballs

3 lbs. lean ground beef

1 5 ounce can evaporated milk

1 cup old fashioned oatmeal – not cooked

1 cup bread crumbs (or cracker crumbs)

2 large eggs

½ cup finely chopped onions

½ cup finely chopped green pepper

½ cup celery finely chopped (optional)

2 teaspoons salt

½ teaspoon black pepper

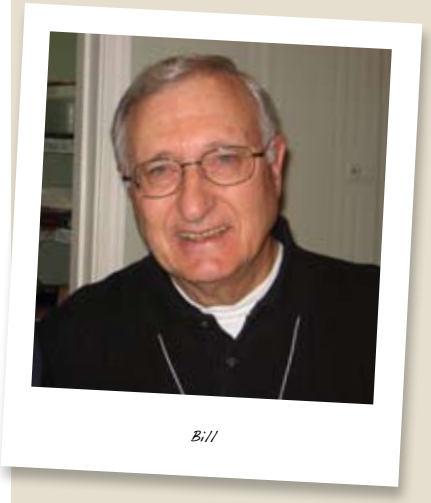
¼ teaspoon red pepper

2 teaspoon chili powder

1 16 ounce Kraft Original Barbeque Sauce

Mix all ingredients, roll into 1 ½ inch balls, place crock pot. Pour barbeque sauce over meatballs. Cook on high for 1 hour. Stir carefully; do not break up meatballs. Reduce heat to low and continue cooking 6 – 8 hours.

Use spaghetti sauce instead of barbeque sauce for great spaghetti and meatballs.



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 your prefer, you can e-mail your ad to 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

Kitchen Counter Stools- white with wicker top- $50

Christmas tree 7'- Montgomery Pine

6 layers of Branches includes tree stand excellent condition with assembly instructions $75

call Fred 850-621-5512

Lazy Boy Wallaway Recliner. Tan Double Stitch Leather. 1 1/2 Year Old. Paid $800. 1st $300 takes it!

100% wool oriental rug (high pile). Excellent Condition. 11' by 13'. $499 or best offer

3' by 4' Gold frame mirror. Bevel glass. $75

Two Lazy -Boy. Rocker-Recliners. One Year Old. Excellent Condition. $135 each

Call Elaine 770-205-9134

Stationary Bike $20. Call Marie 770-887-8796

Custom made window treatment for window size 110 3/4 W x 75 1/2 H. Colors: Soft gold, green & red stripe on gold background. Had them made then changed mind. Never used. Paid $1,000.00. Asking $300.00.

Queen size comforter & shams. Gray with silver trim. Like new. Used in guest room. Paid $450. Asking $175.00

Tassel trim for pillow or window treatment. 5 1/2 yds. Color soft gold, green and red. Never used. Paid $18.00 a yd. Asking $50.00

Floor rugs & runners. Three different rugs. $50.00 each.

Hanging light fixtures for dining room, kitchen. 40' aluminum extension ladder. $425.00

Call Eileen 770-889-9454

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

2 Motor Chairs For Sale. Shop Rider Sprinter Scooter. Used less than 5x. retails for $5-6K New. $2,000.

Pride Mobility Jazzy Select. Gently Used. $1,500.

Call Rose 678-277-9900

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

WANTED

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

Lazy boy type recliner. Brown or green fabric, no leather. Call Elizabeth at 678-352-1621

Do you have a working TV you need to get rid of? Give me a call. Eileen - 770-889-9454

HOLIDAY INVENTORY SALES EVENT

ORCHARDS OF EAST CHEROKEE 770-345-5409

2203 – The Asheville. Ranch condominium. Best value in community. Was $224,925. Now $199,900.
601 – The Charleston. Ranch condominium. Hardwoods galore! Was $326,645. Now $289,900.
128 –The Hampton. Single family. Maple hardwoods. Huge kitchen. Was $345,190. Now $294,900.

ORCHARDS OF HABERSHAM GROVE 678-513-8879

1804 – The Charleston. Former model. Loaded! All the bells and whistles. Was $350.950. Now $298,900.
1301 – The Ashewood. Screened porch with tile floor. Custom built-ins. Was $259,485. Now $229,000.
2001 – The Charleston. Private homesite. Gourmet kitchen. Bonus room. Was $299,000. Now SOLD

ORCHARDS OF BRANNON OAK FARM 678-513-8879

7 – The Bellewood II. Single family. Large living room, screened porch. Was $325,170. Now $289,000.
2304 – The Charleston. Ranch condominium. Three-sided fireplace. Bonus room. Was $307,880. Now $289,900.
4802 – The Birch. Master-on-the-main Villa home. Lots of sunlight. Media loft. Was $370,265. Now $344,800.

Prices and Availability Subject to Change without Notice. 11/01/10

The Orchards Group
11660 Alpharetta Hwy
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Roswell, GA 30076

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NOVEMBER 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 at Sweet Apple. 2306 Sweet Apple Circle. Abbey floor plan in pristine condition. New carpet makes this home look and feel brand new. Great location in community next to green space. Call for pricing.

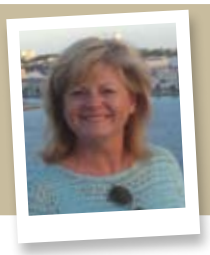
The Orchards at Sweet Apple. 106 Sweet Apple Circle. Canterbury floor plan with third bedroom conversion. This home features granite countertops, designer paint, central vacuum and plantation shutters. Great price for sought after Sweet Apple community. $249,900.

FOR RENT

Orchards of Sweet Apple. Three-bedroom den conversion. Best lot in the neighborhood. Hardwoods, solid surface countertops, and recently painted. Perfection! Hard to believe this is for RENT. Call for details. RENTED

Orchards of Habersham Grove. Better than new! One of the best lots in the neighborhood. Largest floor plan that backs up to natural area. Hardwoods in all living areas, plantation shutters, finished activity suite, Silestone countertops and 42-inch cherry cabinets are just a few of the upgrades in this barely lived in home. Call Geri for pricing. RENTED

Call me about an exciting new opportunity in The Orchards of Jones Bridge.



DEAR FRIENDS & NEIGHBORS,

Fall has crept up on us. November 7 is the day we "fall back" and change our clocks. Here is a list of things you can do to prepare your home for winter and save money on utilities.

1. Change those batteries. Change and reset all batteries in your smoke alarms. Also make sure your fire extinguishers are in working order.
2. Change filters in your heating and air conditioning.
3. Unplug your refrigerator and vacuum dust from the cooling coils in your refrigerator. This will make your unit more energy efficient.
4. Clean and repair your window screens.
5. Winterize your outdoor spigot. Drain and cover with foam covering.
6. Clean your dryer vent. Unplug and pull the dryer away from the wall. Vacuum behind it. Unplug the tube and remove as much lint as you can.

I hope you will find these tips helpful and that you make many happy memories this Thanksgiving season. Enjoy your families and friends.

I have many, many people to thank for the business I have had over the last couple of years. I appreciate the wonderful clients I have worked with and also the referrals that are given to me from all The Orchards communities. Thank you for the opportunity to serve you.

Best Regards,

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

Remember if you want a Realtor with successful resales experience and a dedication to selling Maintenance-Free Ranch Orchards Condos, Call Geri Beckmann at (404) 290- 2330.

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.**