

NEIGHBORHOOD NEWS



JULY 2011

**ECO-COMFORT
EFFICIENT HOMES**

**FLYING HIGH
WITH JAY ROSSER!**

NATIONAL BLUEBERRY MONTH!

LETTER FROM THE EDITOR

I hope everyone is enjoying summer! Summer came hot and fast this year, but it always seems like we have such a short spring! I have spoken with several of The Orchards homeowners, and I know they are having a blast with their grandchildren, whether they live close or have come for a visit. Atlanta offers so many activities, and I hope you take advantage of spending time doing something fun with the grandkids this summer!



Jackson and Isabelle on the last day of school

We have had a fun and busy summer so far. We have been to a couple Braves games, which both Jackson and Isabelle enjoy. Jackson can actually tell you the starting line up of the Braves, the positions each of them play and can even tell you what some of his favorite players' batting averages are! Even Isabelle knows the team! June was a fun month for us. We went boating on Lake Allatoona with some friends, went camping and visited a friend's lake house on Lake Keowee in South Carolina. I think my kids are part fish as they are constantly asking to go to the pool.

July is less busy for us with only one weekend away from home camping. I am hoping for some much needed rest and also hoping the organization and cleaning fairy will take time out of her busy schedule to pay a visit to my home. There is never enough time during the day!

My Orchards friends are always keeping busy with fun activities such as playing cards; going to lunch with neighbors; and even traveling around the world with friends, family and neighbors!

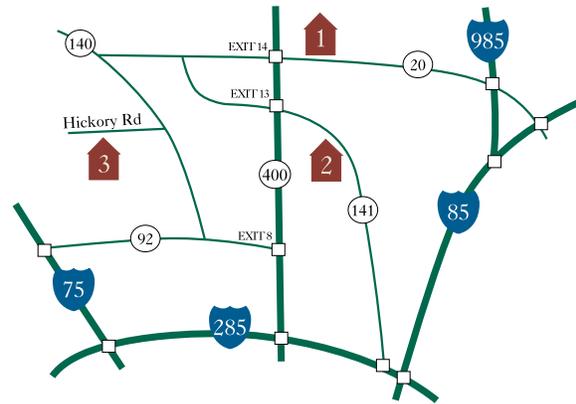
We have a group of ladies from The Orchards of Habersham Grove that will be traveling to Europe next month; their trip ends in Prague. I can't wait to hear about it, and I hope to share some of their travel stories with you!

As always, Happy Reading and Happy Fourth of July!

Stacy Wheelus
678-795-0200 ext. 210

1. The Orchards of Habersham Grove. ONLY 4 REMAIN!

Only four homes remain in this outstanding community. Take advantage of grand closing prices! Save thousands on any of our exciting finished inventory homes, all ready for immediate move in! The Ashewood plan highlights our “Ready To Sell” inventory. 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. Courtyard Homes Now Under Construction!

Prospective buyers have asked, “When will you build the Courtyard plans from The Orchards of East Cherokee at The Orchards of Brannon Oak Farm?” Well, the wait is over. Announcing the commencement of construction of each of these two highly acclaimed detached single family homes: The Ascot and The Belmont. Both of these plans feature the exciting “Courtyard” outdoor living concept offering privacy coupled with inviting open interior designs. Call today for more information. And if your taste is more oriented toward a ranch condominium or “Master on the Main” Villa, we have several value priced homes ready now, priced from the high \$250s to the low \$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**



*Ashewood with Screened Porch
Homesite 1301*

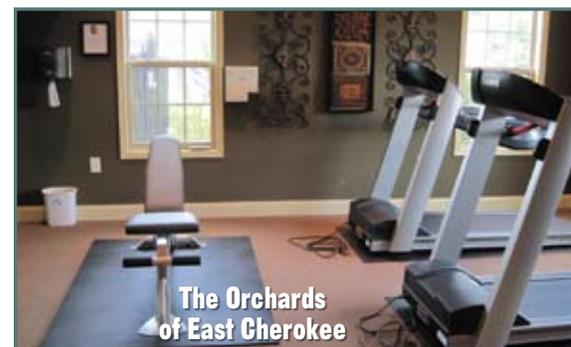


Ascot Courtyard Plan Homesite 8

3. The Orchards of East Cherokee. Sales!

With two sales recorded in June, The Orchards of East Cherokee continues to show its value and outstanding lifestyle opportunities. Also introducing The Piedmont on homesite 125. Come out to preview this exciting new home featuring 2 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



Get Fit in the Fitness Center

Flying High at Brannon Oak Farm

After flying in the Air Force for 38 years, Jay Rosser, a homeowner at The Orchards of Brannon Oak Farm, is ready to take on his next mission. Except this time instead of flying high and fast, Jay will be flying low and slow in his “Sky-Radar” airplane that he is building himself.

After the Air Force, Jay continued flying for several airline companies, eventually ending at Northwest Airlines before retiring in 2005. He had always known that one day he would enjoy building and flying his own plane. With his newly acquired spare time, he finally had the chance.

He started building the light sport aircraft in March 2010 and hopes to be celebrating its inaugural flight by the end of this year. The single-seat aircraft, similar to the Alaskan bush plane, is 30 feet long and has a wingspan of 15 feet. Jay is currently in the process of covering the whole plane with a specific type of aviation fabric and paint.

In November 2007, Jay and his wife, Bonnie, decided to cross off another item on their to-do list by downscaling and moving into a smaller quality home. After looking for the perfect home and



Jay Rosser

community, The Orchards of Brannon Oak Farm caught their eye. The Rossers were among the first to purchase an Orchards Group home in our Cumming, Ga., community.

“The Orchards Group responded to our every need,” Jay said. “After handpicking our own floorplan and custom features, we were able to watch the whole building process from start to finish.”

When asked what the couple’s favorite aspect of the community is, Bonnie replied, “The social aspect most definitely! There’s always something to do here at Brannon Oak Farm.”

So the next time you’re up in Cumming and happen to see a small airplane weaving throughout the clouds, wave – it could be Jay peering back down at you.

MORE ABOUT BRANNON OAK FARM

Brannon Oak Farm has 15 floorplans to choose from that offer two to four bedrooms and two-and-a-half to three-and-a-half baths, ranging in size from 1,475 to 2,900 square feet. Located just 1.5 miles from GA 400, homes are priced from the high \$250s.

For more information on the Brannon Oak Farm community and our two other Orchards Group communities, please visit The Orchards Group website or call 678-513-8879.



Beach Party Pizza Night! We had a great time eating our way through some gourmet pizza at the Clubhouse! We had a great turnout of about 60 homeowners; some even came ready to hit the waves after dinner!

It's National Blueberry Month!



July is officially National Blueberry Month!

According to the U.S. Highbush Blueberry Council, blueberries are not only a nearly fat-free refreshing summer treat, they also offer these nutritional and health benefits:

Blueberries are an excellent source of vitamin C.

Vitamin C is needed for the formation of collagen and to maintain healthy gums and capillaries. It also aids in the absorption of iron and promotes a healthy immune system.

Blueberries are a good source of dietary fiber.

A diet high in fiber contributes to heart health, helping to keep cholesterol in check. Fiber also aids in digestions and helps maintain regularity.

Blueberries are an excellent source of manganese.

Manganese plays an important role in the development of bones and in the metabolism of protein, carbohydrate and fat.

Blueberries contain substances that have antioxidant properties. Antioxidants help neutralize free radicals, which are unstable molecules linked to the development of a number of diseases including cancer, cardiovascular disease and other age-related conditions such as Alzheimer's. According to the USDA database of the antioxidant activity of selected foods (ORAC values), blueberries rank among the highest on a per serving basis. Substances in blueberries called polyphenols are the major contributors to the antioxidant activity of blueberries.

To learn more about blueberries and search a recipe database, visit www.blueberrycouncil.org.

FIGHT DIABETES WITH BLUEBERRIES

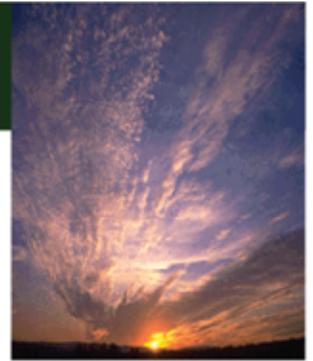
A daily smoothie containing bioactive ingredients from blueberry increased sensitivity to insulin and may reduce the risk of developing diabetes in at-risk people, says a new study. For information about the study, visit <http://www.nutraingredients.com/Research/Blueberries-show-anti-diabetic-potential-Study>.



Habersham Grove had a great turnout for Beach Blanket Bingo. Some residents even wore interesting costumes!



The ECO-Comfort Home



Presenting a HIGH Energy Efficient Home for Peace of Mind and Reduced Energy Costs

“The Winston” Brannon Oak Farm Lot 57

In addition to the **Energy Efficient** features already found in all The Orchards Group homes, 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, heater usage, heating and air conditioning and insulation, we believe this upgraded package will greatly benefit homeowners. **

Come visit this exciting new “concept” home today!

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FEATURES INCLUDE:

Rheem 95 series Gas fired Tankless Hot Water 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 SL280V furnace)

Lennox HC-10 MERV-10 Healthy Climate HVAC filter system

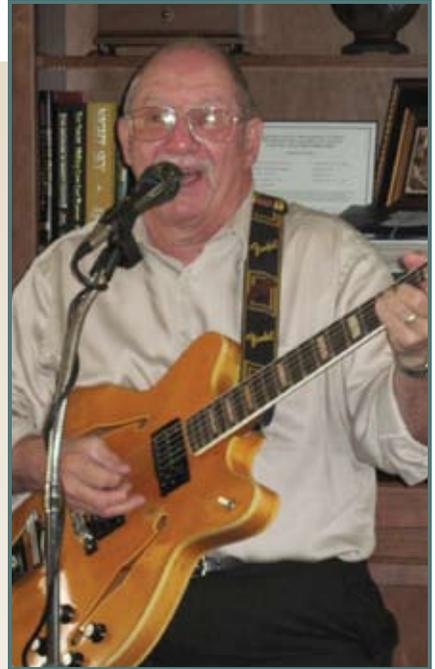
Tech Shield Radiant barrier roofing

R-15 Wall insulation and R-38 attic insulation



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. Please see Sales Counselor for more information regarding all floor plans within Brannon Oak Farm and the availability of these energy savings features for the respective plans and home types.



Summer is here! Nothing says celebration more than good friends, good food and good music!

THE ORCHARDS GROUP REMODELING DIVISION EXPANDS

HAVING COMPLETED MORE THAN A DOZEN REMODELING PROJECTS IN THE ORCHARDS' EXISTING NEIGHBORHOODS, OUR REMODELING DIVISION IS NOW GROWING.

That's right! In addition to providing the most trustworthy and professional remodeling services to our current and past buyers, The Orchards Group Remodeling Division is expanding and offering its services to friends and family of The Orchards Group community homeowners. If you or someone you know desires to improve their existing home or is in need of remodeling services prior to putting their home on the market, we encourage you (or them) to give us a call.

- Trustworthy
- Dependable
- Respectful
- Competitive Pricing

We have the testimonials from satisfied clients. Give us a call today!

Call Stacy Wheelus
678-795-0200 ext 210



BEFORE BACKSPLASH



AFTER BACKSPLASH

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.

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

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.

China- service for 8. Empress China "Cardinal". \$155
3 Bar Stools. Approx 30". Black and Cream Cloth Seats. \$99
AT&T Electronic Typewriter. \$40
Call Esther 770-205-4117

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

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

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.

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

Brand new 2010 - 600 Jazzy Electric Wheel Chair. Carries up to 300 lbs. All paperwork and charger. Price \$3000 or best offer. Call Joanne at 770-664-7172

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.

Beautiful, like new! Indoor/outdoor 32" round bistro table (glass top) black wrought iron with rattan trim. Two matching folding chairs black wrought iron/rattan \$100.

Call Pat or Anne 770-753-4367

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

Personal caretakers not associated with agencies. If you know of someone dependable please contact Joanne at 770-664-7172

3 DAY WALK UPDATE!

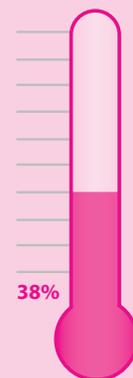
I have made it eight miles! With my training buddy Stacey, we conquered eight miles just two weeks ago. We did the walk in about 2 1/2 hours, which is a good pace. I walked with a backpack and a few supplies just to get used to carrying something. I realized I needed new shoes, so I now have some new "Made in America" New Balance walking shoes! What a difference a good pair of shoes makes! My feet love me for the new purchase. I felt good after our walk but was still feeling it in my muscles about two days later. This weekend we are heading down to the river and doing a 10-mile trail. This trail is shaded, so it should be a nice break from the sun.

Thank you to all The Orchards homeowners who have donated to my walk for the Susan G. Komen Walk for the Cure! I still have a long way to go to reach my goal of \$2,500, but I know I will be able to get there! Please consider donating to this very worthy cause! If you send a check directly to Susan G. Komen, please be sure to include my participant number on the memo line. My participant number is 5710494.

— Stacy Wheelus



MY PROGRESS



38%

Goal: \$2,500.00
Achieved: \$868.00



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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US Postage
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Permit # 6849



JULY RESALES & 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

Orchards of Windward. 2957 Oakside Circle. Beautiful Vanderbilt floorplan. True three-bedroom with separate dining and sunrooms. Luxury gated community with fast access to 400 and all the shopping in Windward. This home has chef's kitchen with solid surface countertops, 42 inch maple cabinets and butler's pantry. Priced great at \$265,000

Brannon Oak Farm. 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, two bedrooms and office upstairs. All on a stunning lot that borders greenbelt. \$389,999. Also available to lease.

Orchards of Windward. 2933 Oakside Circle. Great two-master Abbey floorplan. Beautiful hardwoods throughout. Extra cabinets and desk in the kitchen. Exterior has stone finish with a very private front yard area. This home is being offered at a great price. \$225,000.

Orchards of Windward. 2925 Oakside Circle. True three-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. \$249,000.

Orchards at Crabapple. 4421 Orchard Trace. This three-bedroom Canterbury floorplan has a beautiful front yard. Walk to shopping and enjoy many activities in the clubhouse. This home is priced to sell at \$184,900.

Orchards of Sweet Apple. 2906 Sweet Apple Circle. Two-bedroom Abbey plan with many extras priced well below market value. Great private lot next to green belt. Extra cabinets and storage in kitchen. Mr. Clean lives here. Ready to move in. \$199,999.

Orchards of Sweet Apple. 106 Sweet Apple Circle. Looks brand new. New neutral carpet and paint. Granite countertops, 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 floorplan 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. Then you get the added luxury of upstairs bonus suite with full bath. All for the great value of \$224,900. Drastically REDUCED!

UNDER CONTRACT

Orchards of Crabapple. 4403 Orchard Trace. Three-bedroom Canterbury plan. Shows like a model. New paint, carpet, water heater and appliances. Great location in community. This home is a true beauty.



DEAR FRIENDS & NEIGHBORS,

I hope everyone's summer is going great and you are all able to keep cool. I know that the dog days of summer are here, but it is still a great time to sell your home! Homes have gone under contract in the past month, and we have many buyers looking to relocate. So if you are interested in moving, give us a call to get you started.

When I go on a listing appointment, my clients always ask what they can do to speed up the sale of their homes. With many homes on the market, you need to make sure yours is the one that stands out. Here are some tips that will help make your home more attractive to potential buyers.

1. Start packing before you put your home on the market. Packing early clears the rooms and makes it easy for buyers to mentally move in.
2. Cleaning a room from top to bottom is one of the first things to do when getting ready to show your home. Clean all light fixtures and ensure they are working properly. If your rooms are heavily furnished move some pieces to an emptier room or to storage. Also when staging a room you should pick a focal point that will attract the buyers.
3. The best colors for walls in a staged home are neutrals such as taupe and warm off whites. If wall colors are intense or change from room to room, your home will feel smaller than it really is.
4. When staging a home, first de-accessorize by removing all things from the counters and tabletops. Then re-accessorize by using the rule of three. For example, on an end table you can place a lamp (high), a small plant (medium), and a book (low).
5. As I said before clean, clean and clean some more. Make sure all closets are neat, pantries are straight and windows and windowsills are clean. If you cannot replace worn and damaged carpet make sure that it is clean.

I hope these tips will help those who are considering selling their homes.

Information in this article was from *Realtor Magazine*.

Sincerely,

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.**