

NEIGHBORHOOD NEWS



NOVEMBER 2011



**CHILI COOK OFF AT
EAST CHEROKEE**

BBQ GETAWAY

LETTER FROM THE EDITOR

The end of the year is just around the corner. It has been a beautiful fall; the colors have been amazing. I hope you had a chance to visit some of the areas north of town to get a spectacular view of color in the Georgia mountains.

We had a great vacation in Yellowstone and the Grand Tetons. What a stunning part of the country! I could have stayed another few weeks! We saw a number of animals including a grizzly! I got some amazing photos of all kinds of animals but never found the elusive moose! Jackson and Isabelle had a blast; Isabelle thinks she would like to be a cowgirl. I think I see horseback lessons in her future!

I had an amazing time at the 3-Day for the Cure breast cancer walk at the end of October and look forward to sharing the experience with you next month. A BIG thank you goes out to our many homeowners in various Orchards communities. Without their generous donations I would have never reached my goal to participate in the event. Thank you!

Here at The Orchards, October was filled with chili – and lots of it! We had amazing chili recipes compete in our annual chili cook off in Brannon Oak, Habersham and East Cherokee neighborhoods! I look forward to sharing the winning recipes with you in the December edition of *Neighborhood News*!

Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210



The Wheelus Family in Cody, Wyoming.



The Grand Tetons

1

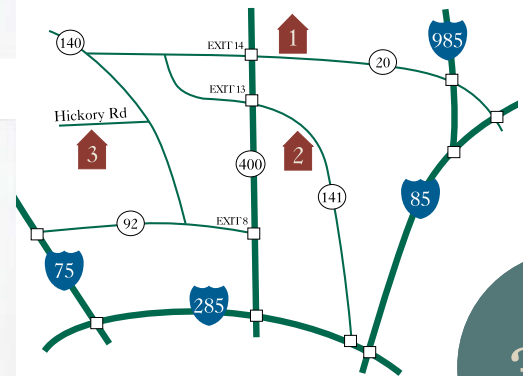
The Orchards of Habersham Grove. 100% BUILT OUT; JUST 2 REMAIN at \$199,900! Why settle for less? We now have just two of our most popular Ashewood plans available. One with a tiled screened-in porch and true walk-up storage; the other with a sunroom and true walk-up storage. Many options are included 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**



*The Orchards of Habersham Grove
Hardwoods and Sunshine in Villa 1403*

2

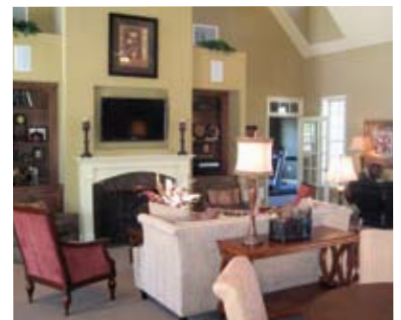
The Orchards of Brannon Oak Farm. Newly decorated model! We are excited to showcase the Belmont on Homesite 9, one of our two Courtyard series, single-family detached homes now available at Brannon Oak Farm. Offering two bedrooms plus den, this unique home also includes a tiled screened-in porch, wonderful kitchen and breakfast area, large owner's retreat, lots of privacy, true walk up storage and much more. We're also finishing a brand new Haverford single-family home on a full daylight basement for you to tour. And if your taste is more toward a "Master on the Main" Villa, you must see our fantastic Birch, Dogwood and Cypress models. Less than 2 miles from the Avenue shopping center and Ga 400. **Sales Center: 678-513-8879**



*The Orchards of Brannon Oak Farm
Ashewood with Sunroom Villa 904*

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 to 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 to visit. We have an 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**



*The Orchards of East Cherokee
Inside the Grand Clubhouse*

3

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





Habersham Grove kicked off college football season with a bang! Pizza, beer and good friends! We enjoyed a cool September night in the clubhouse with a lot of laughs!



*College Night at
Brannon Oak. We had
a great time eating pizza
and drinking beer! More
than 50 homeowners
came to the clubhouse
in their college colors!*



Get Your Taste Buds Hopping: National BBQ Cup

The city of Cumming, Ga., is home to the annual two-day National BBQ Cup. Festival fun includes a variety of different food vendors, arts and crafts vendors, product demonstrations, live entertainment, and a children's zone that will contain a huge variety of fun for the kids. At the heart of the event, of course, the KCBS sanctioned barbeque cook-off will include an opportunity for visitors to taste championship barbeque and decide which is the best.

PLAN YOUR VISIT

When: November 18-19

Friday, 5-10 p.m.

Saturday, 10 a.m. – 7 p.m.

Where: Cumming Fairgrounds, 235 Castleberry Road

Cost: \$5; ages 12 and younger, free.

Online: www.nationalbbqcup.com



Changing Seasons; Changing Skin Care

As the weather cools and the humidity vanishes, you may discover your skin drying out, being itchier than normal or even turning red. If you're really unlucky, your skin may flake, peel or you may find yourself with eczema during the winter months.

Take steps early in the season to ward off that winter-weather skin.

According to the online resource Web MD, a skin specialist is more likely to be able to help diagnosis a skin problem than a clerk at the local drug store. Before you waste money on many over-the-counter products that may not be right for you, consider investing in a trip to the dermatologist. These doctors will be able to suggest products most likely to work for you – and they won't necessarily cost more money.

Also, be sure to keep moisturizing. The trick is, you may need to switch from a moisturizer that worked in the spring and summer. Experts at Web MD suggest consumers choose specifically for the face, where rosy red cheeks can be especially problematic in the cooler months. "Look for "nonclogging" oils, like avocado oil, mineral oil, primrose oil, or almond oil," the site offers.

Don't stop using sunscreen just because it's cold outside. The winter sun can be just as damaging as the rays you soaked up at the pool. Web MD suggests using a broad spectrum sunscreen on your face and hands every day.

Without the humid days of summer, the air inside your home or office is dryer. Add central heating to the mix, and your skin just doesn't stand a chance. Consider hooking up a small room- or home-humidifier for the winter months. These add moisture to the air, help rid the air of static electricity, and will probably make your skin feel moister in just hours.

To get more tips from Web MD or to read the entire winter skin care article, follow this link: <http://www.webmd.com/healthy-beauty/features/ten-winter-skin-care-tips>



What's Going on Around Atlanta

The city comes alive during the holiday season. Whether you're ready to take in a museum exhibit or a holiday light display, Atlanta welcomes you.

Here is just a sample of activities this month:

FACES OF THE YARDS OF CLUTTER

Love a good deal? Tom Zarrilli has been photographing, writing about and documenting yard sales since 2004. His cultural and sociological examination of Americans and the clutter they sell in their yards has resulted in several exhibitions in the southeast. In this photography exhibit, shot exclusively in Atlanta neighborhoods,

Zarrilli offers intriguing and amusing portraits of the sellers and the objects they no longer want in their lives and living rooms.

Through Nov. 11. Callanwolde Fine Arts Center, 980 Briarcliff Road NE, Atlanta. 404.872.5338. Admission: Free.

PICASSO TO WARHOL: TWELVE MODERN MASTERS

Exclusively in Atlanta, this exhibition will present approximately 100 works of art created by 12 of the most iconic artists from the 20th century: Picasso, Matisse, Brancusi, Mondrian, Léger, Duchamp, De Chirico, Miró, Calder, Pollock, Johns and Warhol. "Picasso to Warhol" will be one of the largest concentrations of modern art masterpieces to ever be exhibited in the southeastern United States.

Through April 29. High Museum of Art, 1280 Peachtree St. NE, Atlanta. 404.733. HIGH. www.high.org.

RUDOLPH THE RED-NOSED REINDEER

It's back! You won't want to miss this faithful adaptation of the wonderful holiday tradition that speaks to the misfit in all of us. Adapted and directed by Jon Ludwig.

Based on the classic television special.

Nov. 3 – Dec. 31. Center for Puppetry Arts, 1404 Spring St. NW, Atlanta. 404-873-3391. www.puppet.org.





*It was a great night
for chili! We had a
chili cook off with all
the fixins'! Just right
for a cool fall evening.*



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

Mitsubishi TV with stand 621N, brand new lamp. Like new. Paid \$4,500. \$800 OBO. Call William at 678-373-1179.

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.

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.

"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.

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

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

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 Haverly'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.

Bathroom Faucets. Delta Innovations - Brushed Nickel/Brass. (1) w/2 handles & (1) single lever. Orig. \$190 each / Asking \$60 each. (9) Brass Decorative Cabinet Knobs - \$2 each. Call Sharyn 678-242-0251

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!



By the time you are reading this I will have just completed The Susan G. Komen 3 Day Walk for The Cure. October 21, 22, and 23 I walked 60 miles! From Stone Mountain to Turner Field!

I made my fundraising goal of \$2,300 and could not have done it without the help from our generous Orchards homeowners! THANK YOU! I will give you all of the details in the December issue of *Neighborhood News*! I will also share photos and some stories from the event.

Hopefully in the near future we will no longer have to do this event because a cure will be found!

— Stacy Wheelus



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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 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, two bedrooms and office are upstairs. All on a beautiful lot bordering 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 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!

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. \$199,999.

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

Orchards of Sweet Apple. 1802 Sweet Apple Circle. Two-bedroom Abbey. Designer paint, hard surface countertops, beautiful carpet and great location in the community. \$221,900.

UNDER CONTRACT!

3097 Orchard Ridge Circle
2957 Oakside Circle

SOLD!

1604 Sweet Apple Circle
Orchards at Duluth



DEAR FRIENDS & NEIGHBORS,

It has been a great month of sales at The Orchards. Several properties have gone under contract. Let's hope that this trend will continue through the winter. I do have out of town buyers waiting for homes to come up in neighborhoods, so if you are thinking of moving let me know! Follow these simple rules and you, too, may get your home sold quickly.

Depersonalize. Hide anything—family photos, awards, trophies, your collection of antique teacups—that might interfere with a buyer feeling like your home could be theirs. People get really distracted when they're surrounded by someone else's personal stuff. Make your bathroom look like a hotel's: no one wants to see your soggy loofah and half used bar of soap. Put all your beauty products in a shower caddy, so they can easily be stowed under the sink when you have a showing.

De-clutter. Most people have too much stuff, whether it's knickknacks or paperwork or furniture. The goal is to create a sense of space in a room—and in all your closets. Fight the urge to shove all your stuff in your closets, since you have to be prepared for prospective buyers to open every last cabinet. An organized closet can send the message that as an owner, you're the kind of person who doesn't slack on any aspect (a leaky roof, a busted water heater) of maintaining your home.

Clean. No one wants to walk into a dirty house. Bathrooms and kitchens in particular should be sparkling. Don't just do a surface clean—pay attention to hidden corners like the nook behind a toilet or the inside of your refrigerator. You never know where people are going to look. Use Febreze or reed diffusers to remove any odors, and invite a neighbor over to make sure there are no leftover scents, since living there may make you immune to the smell. Only about a third of Americans live with pets, so to be sure you're not alienating the other two thirds of the population; remove all traces (leashes, litter boxes, dog beds) of animals.

Lighten and Brighten. You want to have as much light as possible filtering through your space. Start by cleaning the windows. Ditch the screens, which just add one more darkening layer. During an open house, make sure your shades are up. Check to see if all your bulbs are working and replace low-watt bulbs with high-watt ones to ensure the place feels bright.

Paint. Walls are the bones of your home, and it's super important to make sure they look fresh. Painting is relatively inexpensive if you do it yourself and can have a huge impact on the way a place looks. Avoid non-neutral colors like red, purple, or loud yellow, since they won't appeal to the majority of people. White can feel stark and cold, which doesn't do anything to add to the appeal of a room. Try warm beige tones instead like Benjamin Moore's Rich Cream or Natural Wicker.

Information is from the shine website at Yahoo.

Best Regards,

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.**