

NEIGHBORHOOD NEWS



FALL 2014



**IT'S APPLE
PICKIN' SEASON**

**COMMUNITY
UPDATES!**

**AUTUMN
ACTIVITIES**

FALL 2014

"THANK YOU" FOR A SUCCESSFUL 2014

This autumn is a season of transition here at The Orchards Group. We are in the process of completing two communities: The Orchards of Brannon Oak Farm and The Orchards of East Cherokee, as well as beginning a brand new property called The Orchards of Stoney Point. It is rare that we have all of these dynamics happening at the same time, but it does illustrate quite clearly how well the Atlanta real estate market has rebounded from the "dreaded" recessionary years that ended not quite two years ago. We have been busy. And it shows.

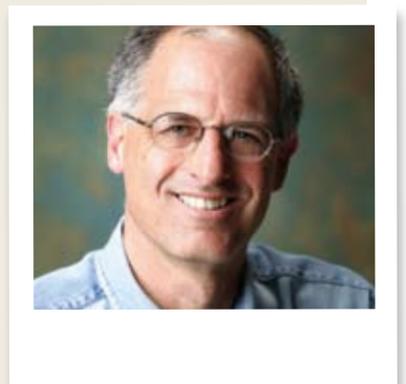
Resale activity continues to be strong, enabling many of our potential buyers to purchase with confidence knowing that their existing home will sell quickly, and at a fair price.

We also see nearly 50% of our purchasers moving in from out of town to be within close proximity of their grown children and grandchildren. It is extremely satisfying to see the family gatherings in our neighborhoods with grandparents, parents and children celebrating a birthday, anniversary or holiday. We have even had a few instances when the grandchildren of new Orchards neighbors already knew each other from either school or extracurricular activities, making the move even more special.

This year has indeed been successful for us here at The Orchards Group. As always we say, "Thank you!" to all who have chosen to join us at one of our communities, but most importantly we wish you and your families a healthy, peaceful and blessed holiday season forthcoming.

See you in January!

The Orchards Group Team
Mitch Block, sales and marketing director
mjblock@orchardsgroup.com



FUN FACT

Pet owners over age 65 make 30% fewer visits to their doctors than those without pets.

Source: *HelpGuide.org*



BE HAPPIER AND HEALTHIER: ADOPT A PET

Research has shown that caring for a pet provides mental and physical health benefits to owners such as easing loneliness, encouraging exercise and playfulness, reducing stress and more. Recently, American Heart Association research linked owning a dog with a lower risk for heart disease! Another study revealed that simply watching pet fish swim can reduce muscle tension..

According to the non-profit health resource HelpGuide, the “key to aging well is to effectively handle life’s major changes, such as retirement, the loss of loved ones, and the physical changes of aging.

“Pets can play an important role in healthy aging by:

- **Helping you find meaning and joy in life.** As you age, you’ll lose things that previously occupied your time and gave your life purpose. You may retire from your career or your children may move far away. Caring for a pet can bring pleasure and help boost your morale and optimism. Taking care of an animal can also

provide a sense of self-worth. Choosing to adopt an animal from a shelter, especially an older dog or cat, can add to the sense of fulfillment, knowing that you’ve provided a home to a pet that may otherwise have been euthanized.

- **Staying connected.** Maintaining a social network isn’t always easy as you grow older. ... Dogs especially are a great way for seniors to spark up conversations and meet new people.
- **Boosting vitality.** You can overcome many of the physical challenges associated with aging by taking good care of yourself. Pets encourage playfulness, laughter, and exercise, which can help boost your immune system and increase your energy.”

If bringing a new pet home isn’t a good fit for your family, consider taking care of a neighbor’s pet while they’re away or volunteering at your local animal shelter.

APPLE PICKIN' TIME IN NORTH GEORGIA

Apples are fun to pick and easy to eat! Maybe that's why each fall so many people head just north of Atlanta to fill baskets with this freshly picked fruit. If you want to gather the family this fall for a day in the apple orchard, check out these area farms:

Red Apple Barn

Ellijay
www.redapplebarn.com

B.J. Reece Orchards

Ellijay
www.reeceorchards.com

Hillcrest Orchards

Ellijay
www.hillcrestorchards.net

Mecier Orchards

Blue Ridge
www.mercier-orchards.com

Plus, don't miss the Georgia Apple Festival, held **Oct. 11-12** and **Oct. 18-19**, at the fairgrounds in Ellijay. For more information, visit www.georgiaapplefestival.org.



How 'Bout Them Apples?

Now that you've got your delicious apples, what are you going to do with them?

Potato-Apple Pancakes

Peel and shred 1 apple and 1 small russet potato; squeeze dry. Mix with 2 tablespoons flour, 1 teaspoon kosher salt and a pinch of nutmeg. Fry heaping spoonfuls in butter in a skillet over medium heat, turning, 4 minutes per side.

Sesame-Apple Slaw

Whisk 2 tablespoons sesame oil, 1 tablespoon brown sugar, 2 teaspoons each rice vinegar and soy sauce, and 1 teaspoon grated ginger. Add 3 cups each shredded apples and napa cabbage, and salt.

For 48 more creative apple recipes, go to FoodNetwork's "50 Things to Make with Apples" article at www.FoodNetwork.com.

Source: www.FoodNetwork.com

FUN FACT

2,500 varieties of apples are grown in the United States.

WELCOMING THE WINTER

Venues all over the metro Atlanta area help residents and their visitors celebrate the joy of the season. Here are some events not to miss this year:

CHRISTMAS AT CALLANWOLDE

Visitors of all ages will enjoy touring the 27,000 square-foot historic mansion elaborately decorated with professional holiday displays, expansive artist market, and themed events for all ages. Live entertainment, seasonal workshops and more. Dec. 1 – 16. Callanwolde Fine Arts Center, Atlanta. www.callanwolde.org

GARDEN LIGHTS, HOLIDAY NIGHTS

This fourth annual electrical extravaganza features spectacular light displays throughout the Atlanta Botanical Garden. Explore all new color schemes and the one-time-only appearance of giant butterflies, a unicorn, and frogs from *Imaginary Worlds*. Nov. 15 – Jan. 3. www.atlantabotanicalgarden.org

LIGHTS OF LIFE

Life University lights up for the 25th year. In addition to the Southeast's most affordable drive-through light show, weekends also include a petting zoo, train rides, pony rides and visits with Santa Claus (for additional fees). Life University, Marietta. Nov. 28 – Dec. 31. www.life.edu

WINTER WONDERLAND

This 5th annual holiday-inspired exhibition features trees and other displays decorated by local cultural partners that recognize celebrations including Christmas, Hanukkah and the Festival of Lights, as well as traditions and practices such as origami, indigenous art and national symbols. Opens Nov. 21. Fernbank Museum of Natural History, Atlanta. www.fernbankmuseum.org

PHOTOGRAPHY PROVIDED BY ATLANTA BOTANICAL GARDEN



THE ORCHARDS OF STONEY POINT



Beaumont Screened Porch



The Clubhouse is Underway



The Clubhouse When Completed

The Orchards of Stoney Point. Now Selling! Since starting a unique lot deposit program at the end of May, more than 40 reservations are now in hand at this exciting new community. At the end of August, we began converting these deposits to full purchase agreements.

“We are thrilled that so many prospective purchasers expressed their interest early on by depositing on a specific homesite and floorplan. Now that the roads are in and construction has started, converting those reservations to purchase agreements has been quite fulfilling,” said Craig Smith, sales associate at The Orchards of Stoney Point. The Orchards of Stoney Point will be comprised of just 130 combined Ranch Condominium and Townhome Villa homes. Seven floorplans in total will offer standard screened porches (sunrooms optional), complete main level living with upstairs guest bedrooms and lofts, gourmet kitchens with a wide variety of cabinet and appliance options available, marble shower with seat in the owner’s bath, extensive trim details and much more. Until the models are done in January you can still find us at The Orchards of Brannon Oak Farm, which is right next door off Highway 141 / Peachtree Parkway.

FUN FACT:

The city of Cumming was named for Col. William Cumming who participated in the War of 1812.

Craig Smith and Deborah Reahm, sales associates, can be reached at 678-513-8879. Sales Office Open Daily.

THE ORCHARDS OF EAST CHEROKEE

The Orchards of East Cherokee. 4 Homes Remain! After a record breaking 2013 in which we wrote 38 new purchase agreements at this moderate size community of 140 homes, our sales pace continued in 2014 with nearly 35 more new homes sold. At this time, we have just a handful of Ranch Condominium homes remaining, so please call or visit soon to get an updated availability list.

FUN FACT:

Cherokee County's Sixes Mill sits on the site of one of the area's first gold mines.

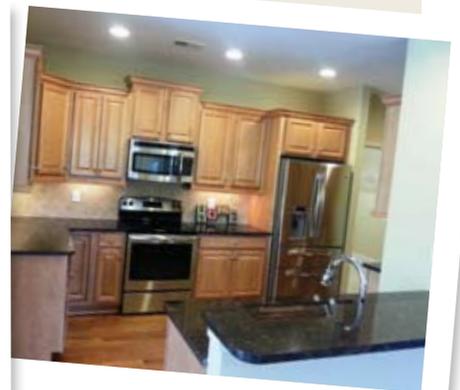
If you have been looking at The Orchards of East Cherokee as a strong possibility for your new home purchase, then we encourage you to visit us again soon as we expect to be **SOLD OUT** very soon! The remaining Ranch Condominium homes offer a nice mix of floorplans, options, screened porches and sunrooms. Of course, maintenance-free living is the top reason to look at these wonderfully designed homes. And making new friends is always a big plus, too. The social scene here is quite exciting with lots to do and many gatherings at The Clubhouse. **Come see us soon. Open Monday through Saturday 11 a.m. – 5 p.m.; Sunday 1 – 5 p.m. Model Home: 770-345-5409.**



A Big Plus... Walk Up Storage



Attractive Street Scapes



The Ashewood Kitchen



COOKING WITH FRESH PUMPKIN

According to the professionals at AllRecipes.com, there's no shame in using canned pumpkin. (Check retailers such as Trader Joe's and Whole Foods for organic options!) But if you're using fresh pumpkin, the experts recommend choosing small, flavorful sugar pie pumpkins – and saving the big ones for carving. "A four-pound pumpkin should yield about 1½ cups of puree," reports AllRecipes.com.

To make pumpkin puree:

1. Cut the pumpkin in half and bake cut-side down, covered with foil, in a 375 degree oven for about 90 minutes or until flesh is tender.
2. Allow to cool, scoop out the flesh, and puree.
3. Strain the puree for extra-silky smooth soups and custards.

Source: *AllRecipes.com*

PETER PIPER PICKED A PUMPKIN!

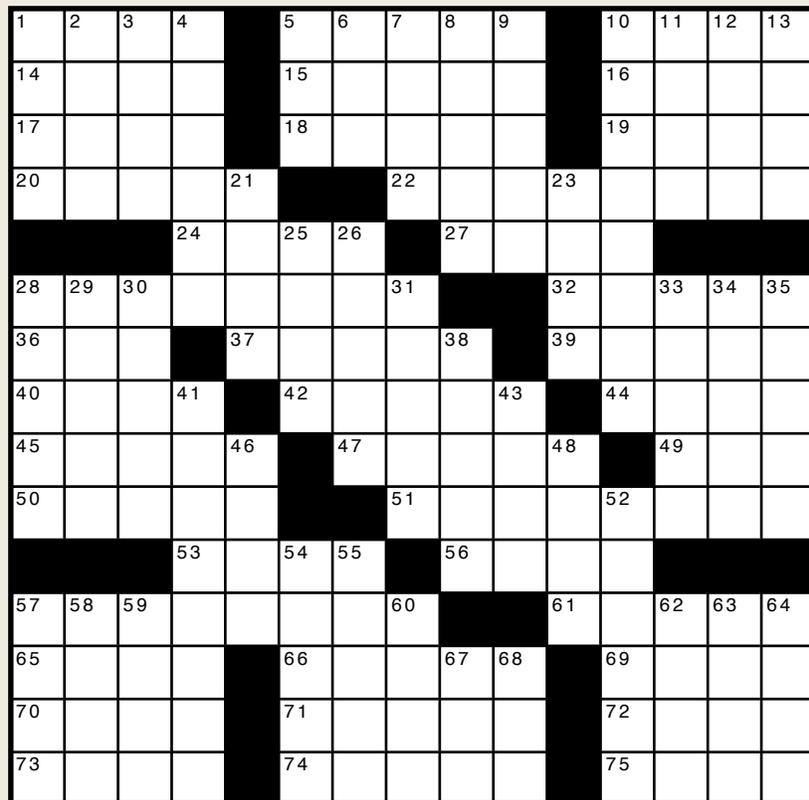
For an extensive list of North Georgia pumpkin patches and farms – many featuring hayrides, pony rides, gift shops and more – visit www.pumpkinpatchesandmore.org. Be sure to call each location to confirm hours of operation before you make the drive.

DID YOU KNOW?

According to the National Retail Federation, the top selling pet Halloween costume is the pumpkin!

Across

1. Graf ____
5. Like Fran Drescher's voice
10. Swedish auto
14. Lady's escort
15. Emcee's job
16. Voice of America org.
17. 9th letter of the Hebrew alphabet
18. Govt. security
19. Barrett of gossip
20. Parsley piece
22. Potent
24. Gospel singer Winans
27. Vintner's prefix
28. State of USA
32. Songs for two
36. Simile center
37. Reflect
39. Growl angrily
40. Meager
42. Doc
44. Sturdy cart
45. Spanish river
47. Lute of India
49. Up to, briefly
50. Little
51. God
53. Chuck
56. Blunted blade
57. Courteously
61. Sherpa's home
65. For one
66. Song of joy
69. Writer Grey
70. Dixie pronoun
71. Halved
72. Some Ivy Leaguers
73. Kill
74. Inclined
75. Portrayal by an actor



Down

1. Cpls.' superiors
2. Quick look
3. ____'acte (intermission)
4. Morals
5. It may be picked
6. Abby's twin
7. Red sign
8. Threepio's buddy
9. Lerner's partner
10. Encompass
11. Beginning on
12. Hokkaido native
13. Ancient Semitic for "Lord"
21. An earth sci.
23. Some linemen
25. Coal dust
26. Great Lakes tribesmen
28. Poles for sails
29. Religion of the Muslims
30. Goatlike antelope
31. Gandhi's land
33. Between Venus and Mars
34. Characteristic
35. With cunning
38. Championship
41. Increase by procreation
43. Group of tents
46. Type of machine found in Las Vegas
48. Nothing, in Nice
52. Eccentric man
54. Photographic tone
55. Slope
57. Is worthwhile
58. Fall birthstone
59. "Damn Yankees" role
60. Abominable Snowman
62. ____ Alto
63. Indigo source
64. ____ majeste
67. Hole maker
68. "As if!"

MARK YOUR CALENDARS!

Fall Fun!



Sept. 26 - Oct. 26

Pumpkin Festival

Each Friday through Sunday, Stone Mountain Park celebrates autumn. Attractions, games, shows and more! www.stonemountainpark.com

Oct. 24 -26

Taste of Atlanta

This 13th annual food festival takes visitors on a culinary adventure. www.tasteofatlanta.com

Nov. 8 - 9

Woodstock Art & Wine Festival

The Woodstock Art and Wine Festival is a free admission event that features a fine juried art show, high end crafts, a wine tasting area, live music and entertainment, an interactive kid's activity area and plenty of great food.

www.woodstockartandwinefestival.com

Dec. 11 - 28

Atlanta Ballet's *Nutcracker*

This larger than life production has become a staple of the Atlanta holiday season.

www.atlantaballet.com

Dec. 18 - 20

A Very Merry Holiday Pops!

Principal Pops Conductor Michael Krajewski leads the Atlanta Symphony Orchestra in the best of the holiday classics, this year featuring the All-City Chorus and a very special guest, Reginald Smith, Jr. as "The Grinch!"

www.atlantasymphony.org



Decatur Wine Festival

Taste wines from around the globe, sample delicious food from Decatur-area restaurants, and enjoy live music at metro Atlanta's largest outdoor wine festival.

www.decaturlwinefestival.org

SCENE AROUND THE ORCHARDS

Sherwin Williams Paint on All Interior and Exterior Surfaces



"Final Homes" Says It All at East Cherokee

Commercial Grade Densglass Wall Sheathing for Fire and Noise Protection



CROSSWORD ANSWERS

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It's Official: Starting the Last Home at East Cherokee



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

Presorted Std
US Postage
PAID
Mailed From Zip 30304
Permit # 6849

RESALES & LISTINGS...



FOR SALE

ORCHARDS OF ROSWELL

2605 Village Lane. This home has a stone exterior and is located in the interior of the community. A two-master Abbey floor plan with heated and aired sunroom. Great room features cathedral ceilings. Open kitchen with desk option and granite countertops. This home is pristine! \$235,000.

ORCHARDS OF ROSWELL.

1101 Village Lane. A true three-bedroom Canterbury floor plan. The chef's kitchen features granite countertops and hardwood floors. Other features of this home includes travertine tile in the sunroom and plantation shutters. A lovely home with much to offer. \$264,900.

ORCHARDS OF WINDWARD.

2913 Oakside Circle. Two-master Abbey floor plan. Very open floor plan with kitchen overlooking the great room. Added desk feature in the kitchen. Extra large bedrooms with ample closet space. New thermal pane windows. Great community and excellent opportunity to get into the community at this price.

ORCHARDS OF DULUTH.

3305 Orchard Ridge Circle. Ideal location in the community, on the green space. Hardwoods throughout and squeaky clean! Enjoy nature having coffee in the heated and aired sunroom. This one will go quickly! \$182,000.

UNDER CONTRACT

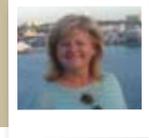
119 Owens Farm Lane
3303 Village Lane

SOLD

3143 Orchard Ridge Circle. **\$178,600**
1806 Village Lane. **\$226,000**
1902 Sweet Apple Circle. **\$239,000**
3052 Oakside Circle. **\$287,000**
3009 Oakside Circle. **\$285,000**
2706 Village Lane. **\$265,000**
1230 Brook Knoll Lane. **\$288,000**

COMING SOON: NEW ASHEWOOD RESALE AT THE ORCHARDS OF EAST CHEROKEE.

DEAR FRIENDS & NEIGHBORS,



Dear Friends and Family,

We have had a great year selling The Orchards Group resale homes. Consumer confidence is at its highest level since the great recession. Interest rates are still good, and baby boomers are ready to make their next move. I receive calls daily from buyers looking to downsize into one of our Orchards communities.

If you are ready to or are thinking about selling your Orchards home, please call me. My waiting list is growing. Our resale pricing has been increasing along with the demand.

If you are thinking of selling, there are things you can do to make your time on the market very short.

1. Declutter. Go visit a model home and follow their example. Less is better when selling your home.
2. Let all the light in. Make sure all your windows are clean. Open all blinds and turn on all lights.
3. Clean out your closets. A half full, neat closet makes it appear like you have more storage space.
4. Paint tired dirty walls a nice beige neutral color. Nothing too dark; choose a shade to make your woodwork pop.
5. Do small repairs. Go ahead and adjust that door that will not close correctly, have that leaky faucet repaired. Make sure all the light bulbs are working and bright. New buyers do not want to have to come into a home and start making repairs.
6. Most importantly clean, clean and clean. Make sure your home is clutter free and inviting. Make your home the one that will be remembered after a day of looking at homes.

The weather is growing cooler, but the market is still hot. Call me for a free market analysis and a worry-free selling experience.

Sincerely,

Geri Beckmann, Orchards' Resale Specialist

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

gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/

Special Offer to New Orchards Customers. If you are interested in one of our two currently marketed 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.**