

NEIGHBORHOOD NEWS



WINTER 2015

**THE ORCHARDS
OF STONEY POINT**

**VISIT HELEN,
GEORGIA**

**FUN SEASONAL
ACTIVITIES**



WINTER 2015

LOVING ATLANTA'S "WINTER" WEATHER

Today is December 2, and I am looking out from my office window thinking that it feels like spring out there.

The Weather Channel says it is 68 degrees outside – in December?!

This makes no sense whatsoever; especially to a transplanted Northerner who did a three-year stint in Canada. Once Thanksgiving comes and goes, out come the warm thermals; the down jackets and coats; and the heavy turtleneck sweater you got as a gift last year. December isn't for short sleeve shirts and late afternoon jogs.

But this weather is after all what makes Atlanta so unique. As much as I am sure it will indeed turn cold again, probably sooner than later, days like these remind me of all the great reasons to have moved here with my wife in 1985. The sunny skies, relatively moderate winter temperatures, the beautiful and lush greenscape around the metro area, not to mention so many wonderful things to see and do. (Check out some of our seasonal recommendations in each issue of Neighborhood News).

Nearly 50% of our buyers come from out of town, many from those cold areas — or at least originally from them. We constantly hear from these folks how they wish they had made the decision to move here 10 years ago, citing how they did not realize how challenging "day to day" living had become in their previous hometown vs. what they experience here in Atlanta. Granted the traffic can be challenging, but the vast majority of our new residents do not work and therefore never really have to contend with it.

2014 was an exceptional year for us at The Orchards Group – closing out not one but two communities and getting a superb head start on a new one. The Orchards of Stoney Point has recorded over 60 sales (out of 130 total homes) in just 4 ½ months. We look forward to continued strength there and hope to announce at least one more new community in 2015.

Lastly, we at The Orchards Group wish you and your loved ones a healthy, happy and prosperous New Year. See you in April!

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





ON THE MOVE: DON'T LET WINTER KEEP YOU STILL

When it's cold outside, the thought of exercising – especially outdoors – can seem daunting. But winter is no time to sit still.

Homeowners in all The Orchards communities can warm up with a workout inside each Grand Clubhouse's indoor fitness room. The Orchards' fitness rooms are welcoming on a chilly afternoon and offer the perfect way to work off some of the season's holiday feasts!

The American Osteopathic Association offers these other ideas for staying active this winter – to keep your energy levels up, help you sleep and help prevent illnesses and chronic conditions such as high blood pressure:

- **Walk the mall:** Leave your wallet at home and use the mall as an indoor track.
- **Join a health club:** Choose one close to home and ask the staff to show you how to use the equipment.
- **Join a class or indoor team:** There are plenty of fitness classes available through community organizations or local health clubs. From dancing to boot camp aerobics, there's bound to be a class suited to your fitness level and taste.
- **Find an indoor pool:** Indoor swimming is a great way to build stamina and stay lean through winter. Whether you're taking a dip for a water-aerobics class or swimming some laps, there are plenty of ways to enjoy water inside.
- **Everything counts:** From vacuuming the house to cleaning out a closet, remember that many activities count toward being fit.

Source: www.osteopathic.org

OUT AND ABOUT



Plan a Visit to Alpine Helen

Nestled in the Blue Ridge Mountains on the Chattahoochee River, this Northeast Georgia village has a rich history linked to the Cherokee Indians and Indian burial mounds as well as early settlers who arrived to mine for gold and cut virgin timber for a thriving lumber industry in the early 1900s.

Helen is a re-creation of an alpine village complete with cobblestone alleys and old-world towers. The village features shopping, camping – both rustic and luxury mountain cabins – restaurants, bed and breakfast inns, mountains, theater, recreation, romantic getaways, beautiful scenery, family activities, waterfalls, museums, history, art, fishing, tubing, golf, and more.

For information to plan a visit, go to www.helenga.org.

HOW TO GET THERE

Helen is 15 miles off Highway 365/I-985 and located 1 ½ hours north of Atlanta via I-85 or GA Hwy. 400. Currently, Helen is one of the top tourist destinations in the state.

EXPLORE ATLANTA – EVEN IN THE COLD!

Atlanta's mostly mild winters mean the city never sleeps! There's plenty to do all winter long – indoors and out!

SKATE ATLANTIC STATION

Through Feb. 15, visitors to Atlantic Station, a retail and dining hub on District Street, can enjoy a 10,000-square-foot, open-air ice skating rink. The track-style rink offers a magical winter atmosphere.

General admission is \$13 and includes skate rental. Children younger than 12 are \$10; ages 65 and older are also \$10.

Hours: Monday – Thursday, 4 – 10 p.m.; Friday – Saturday, 3 – 11 p.m.; Sunday, 3 – 9 p.m.

For more information, visit www.atlanticstation.com.



SNOW MOUNTAIN

Through Feb. 22, spend a fun-filled day playing across five football fields of frosty joy. Zoom down Stone Mountain Park's 400-foot hill all together in family-sized tubes or go it alone as a single rider. From snowman building to snowball shooting, tubing to togetherness, enjoy all the moments that will make for the perfect snow day.

Snow Mountain features real snow, so dress warmly and pack a change of clothes in case you get wet. Layering is recommended.

To plan your visit to Stone Mountain Park's Snow Mountain, visit www.stonemountainpark.com.



ATLANTA JEWISH FILM FESTIVAL

Jan. 28 – Feb. 19

For 23 days this winter, visitors to the city can explore Jewish identity, history and culture through the Atlanta Jewish Film Festival (AJFF).

Founded in 2000, AJFF ranks as the largest film festival in Atlanta, and second largest Jewish film festival in the United States. More than just "a night at the movies," the Atlanta Jewish Film Festival is contemporary storytelling with the ability to impact the way audiences feel, think and behave after leaving the theater. AJFF is the past recipient of prestigious grants from the Academy of Motion Picture Arts and Sciences and the National Endowment for the Arts.

For information about the 2015 films and how to participate, visit www.ajff.org.



THE ORCHARDS OF STONEY POINT



Entry Monument



Grand Clubhouse Under Construction

The Orchards of Stoney Point: A Tradition of Success Continues

"Outstanding locations have consistently proven to be the main reason for the success stories we have had over the past 15 years at The Orchards Group," said Mitch Block, the company's sales and marketing director.

Indeed, if one were to look at a map of Atlanta and pinpoint the 15 Orchards Group neighborhoods built since 1998, one would no doubt see that superior locations – with close proximity to shopping, major roadways, entertainment and medical facilities – are a common thread.

"Ninety-nine percent of our buyers fall into one of two geographic categories. They either currently live within about six miles of our site, or – in the case of a relocation from out of state – have family members, typically children and grandchildren, living a similar distance from the community," said Deborah Reahm, The Orchards Group sales associate. The Georgia 400 corridor is a heavily populated area that receives quite a bit of attention from today's buyers. As such, The Orchards of Stoney Point, located just 1 1/2 miles from exit #13 off Georgia 400, fits right into the success equation.

THE ORCHARDS OF STONEY POINT

Combining maintenance-free lifestyles, top-notch amenities and a long standing reputation for building quality homes and offering great customer service, all Orchards Group communities are highly sought after neighborhoods. Dating back to the very first communities offered by The Orchards Group in Roswell in 1998, existing re-sale homes are often sold literally within days of being put on the market!

Has The Orchards of Stoney Point been a success thus far? Indeed it has as more than 60 of the 130 homes have been SOLD prior to the Grand Opening of the model homes, slated for late January.

With two unique product lines and seven floorplans in total, plus an array of standard features including screened porches (sunrooms optional), maple kitchen cabinetry with granite countertops, hardwood floors, extensive interior trim details, fireplaces, marble surrounds in showers and bathtubs, large two-car garages, and media lofts, the homes at Stoney Point will continue to sell well. Exceptional values start in the \$280s.

We encourage your visit to see for yourself what all the excitement is about.

Call 678-513-8879 today and speak with Deborah, Craig or Joannie. They are always available to assist you in your new home and new lifestyle purchase decision. Also visit on the web at www.OrchardsGroup.com.



Kitchen in Birch Floorplan



Living Room in Cypress Floorplan



Northside Hospital Forsyth,
10 Minutes Away



Starting a Ranch Condominium Building



The Arbors Model Homes

SIT AND SIP:

Warm Up Your Winter with These Make-at-Home Drinks

Peanut Butter Hot Chocolate

Ingredients:

1 cup powdered cocoa mix
8 cups hot water
 $\frac{3}{4}$ cup chocolate syrup
 $\frac{1}{4}$ cup creamy peanut butter
1 $\frac{1}{2}$ tsp vanilla

What to Do:

Place cocoa mix in a crock pot. Slowly stir in hot water. Stir in chocolate syrup. Cover and cook on low for 3 to 4 hours or on high for about 2 hours. Whisk in peanut butter and vanilla until smooth. Serve in mugs. Makes about 9 servings.

Source: *MMN.com*

Cranberry & Spice Tea Toddies

Ingredients:

4 orange-spice tea bags
2 cups unfiltered apple juice
2 cups sweetened cranberry juice

What to Do:

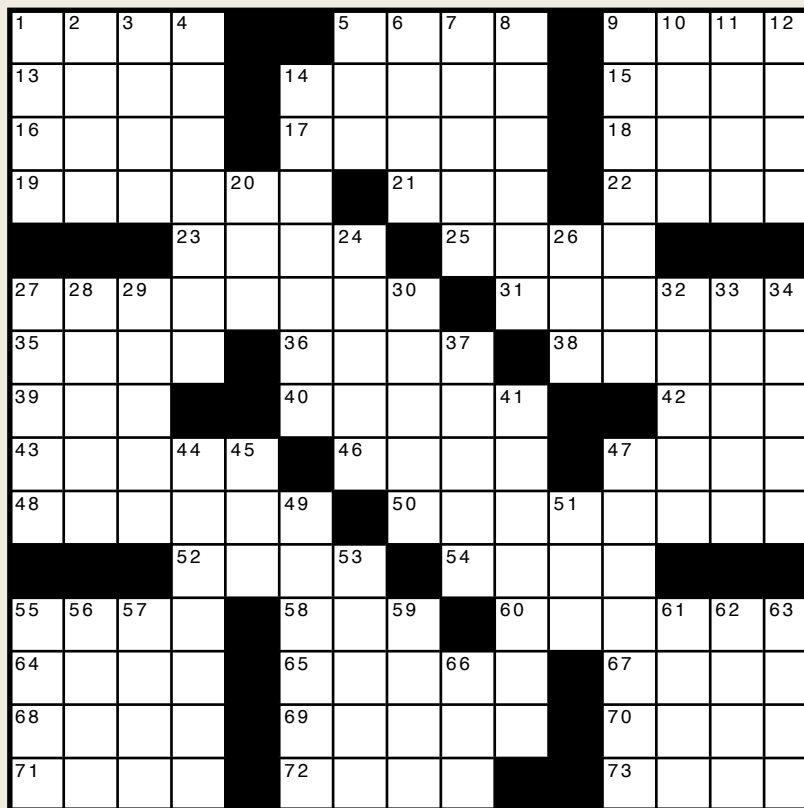
Bring 2 cups water to a boil in a saucepan. Remove from heat, add tea, and steep 5 minutes. Remove tea. Add juices to pan; reheat until steaming. Ladle into mugs.

Source: *MyRecipes.com*



Across

1. Smooth-tongued
5. Planted
9. Bluish white metallic element
13. Starchy staple
14. Hindu ascetic
15. Zeno of ____
16. Arabian Sea gulf
17. ____ a time
18. Coffin support
19. Free from ostentation
21. Upper limb
22. Tombstone lawman
23. Env. notation
25. Give eats
27. Camel having two humps
31. Hotel patrons
35. Bryce Canyon site
36. Break, card game
38. Continue a subscription
39. "____ don't say!"
40. Misanthrope
42. The loneliest number
43. Come afterward
46. Delhi dress
47. Attitude
48. Land, as a fish
50. Rigidly inflexible
52. Single entity
54. So ____ say
55. Completely filled
58. Cribbage marker
60. Puget Sound city
64. "East of Eden" director
Kazan
65. Ohio, e.g.
67. Lukas of "Witness"
68. Nair rival
69. Bellowing
70. Sock ____ me!
71. Sand hill by the sea
72. Baby powder
73. Cook



Down

1. Metric unit of mass
2. Adriatic resort
3. Chilled
4. Below
5. ____ Quentin
6. Concert halls
7. Pier
8. Spice
9. Father of James and John
10. Hip bones
11. ____-do-well
12. Complain
14. Drunken
20. Orch. section
24. Grandmas
26. Where It.'s at
27. Purchaser
28. Make up
29. Bring about
30. Pertaining to birth
32. Snob
33. Uptight
34. Remove dirt with a broom
37. Reform Party founder
41. Earthquake scale
44. Wail
45. German article
47. Mental
49. Tries to bite
51. New Zealand parrot
53. Aquarium fish
55. Ward off
56. Peter Fonda role
57. Legal claim
59. London jail
61. Sworn thing
62. Spouse
63. Beginning on
66. Tic ____ Dough

MARK YOUR CALENDARS!

Winter Fun!

Jan. 15-18

Atlanta Boat Show

Hundreds of new boats, marine gear, and accessories are on display at the Georgia World Congress Center. www.atlantaboatshow.com

Jan. 24-25

IceFest

IceFest features ice-carving demos, live music, kids' ice slides, snowball forts, food trucks, bonfires, and animals at Chattahoochee Nature Center in Roswell. Tickets are \$10. For more information visit www.childrenscharitiesga.org.

Jan. 24-25

Callanwolde Arts Festival

Callanwolde Arts Festival a cozy indoor art show featuring 80 fine artists, demonstrations, live acoustic music, and gourmet food trucks. www.callanwoldeartsfestival.com

Feb. 6-8

North Atlanta Home Show

More than 150 companies display the latest home improvement products and services at the Gwinnett Center in Duluth. www.atlantahomeshow.com



Feb. 11-16

Ringling Bros. and Barnum & Bailey Circus

Be amazed by awesome elephants, magnificent big cats such as tigers, astonishing acrobats, and so much more at the spectacular Ringling Bros. and Barnum & Bailey Circus at Philips Arena. www.ringling.com

SCENE AROUND THE ORCHARDS

Concrete Slabs Await Framing



*Finishing Installation
of Insulation Sheathing*



*Screened Porch
Included at
The Orchards
of Stoney Point*



CROSSWORD ANSWERS

1	G	2	L	3	I	4	B			5	S	6	O	7	W	8	N		9	Z	10	I	11	N	12	C
13	R	I	C	E				14	S	A	D	H	U						15	E	L	E	A			
16	A	D	E	N				17	O	N	E	A	T						18	B	I	E	R			
19	M	O	D	E		20	S	T			21	A	R	M					22	E	A	R	P			
					23	A	T	T		24	N			25	F	E	E	D								
27	B	A	C	T	R	I	A	N		30				31	G	U	E	S	T	S		32		33		34
35	U	T	A	H				36	S	N	A	P		37			38	R	E	N	E	W				
39	Y	O	U					40	H	A	T	E	R				41				42	O	N	E		
43	E	N	S	U	E			44			45		46	S	A	R	I			47	P	O	S	E		
48	R	E	E	L	I	N		49			50	L	O	C	K	S	T	E	P							
					52	U	N	I	T		53			54	T	H	E	Y								
55	F	U	L	L				58	P	E	G			60	T	A	C	O	M	A		61		62		63
64	E	L	I	A				65	S	T	A	T	E				67	H	A	A	S					
68	N	E	E	T				69	A	R	O	A	R				70	I	T	T	O					
71	D	E	N	E				72	T	A	L	C					73	C	H	E	F					



*The Collection Shopping
Center at GA 400*



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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

RESALES & LISTINGS...



FOR SALE

THE ORCHARDS OF EAST CHEROKEE.

230 Orchards Circle. This Asheville floor plan with finished activities suite and upstairs bath is located on a very private lot next to the green space. This home has many amenities that include plantation shutters granite countertops and maple cabinets. Meticulously kept and move in ready. Duplex home. \$259,000.

THE ORCHARDS OF BRANNON OAK FARMS.

1915 Brannon Commons Circle. The Apple floor plan. Large Villa with a separate dining room. The master and secondary bedrooms are on the main floor. This plan also has a separate den with French doors. The screened porch is spacious and backs up to private green space. \$349,900.

ORCHARDS OF HABERSHAM GROVE.

Charleston floor plan with walk up storage. This home has new flooring and paint. Move in tomorrow because this home is picture perfect. The chef's kitchen features maple cabinets, granite counter tops, stainless appliances and hardwood floors. Large master bedroom and third bedroom den conversion. Enjoy the two-sided fireplace in the keeping room or living room. Great opportunity to get into the Habersham community. \$269,000.

ORCHARDS OF WINDWARD.

Abbey two-master floor plan. Open plan with kitchen overlooking the great room. Extra cabinets in the kitchen give the homeowner valuable storage space. Large bedrooms with great closet space. Heated and aired, insulated, tiled sunroom. Excellent price at \$220,000.

UNDER CONTRACT

2100 Village Lane

SOLD

12605 Village Lane
3303 Village Lane
2200 Sweet Apple Circle
3087 Oakside Circle
119 Owens Farm Lane
3035 Orchard Ridge Circle

DEAR FRIENDS & NEIGHBORS,



Dear Friends and Family,

I would like to wish everyone a Happy New Year! I hope everyone enjoyed the holidays and that you were able to celebrate with friends and family. A cold winter has been projected, so everyone take care to winterize your plumbing.

It was an exciting year in sales at The Orchards Group. Resale homes have increased their sales prices by an average of 11%. Also, inventory has been low, making it a seller's market in our Orchards communities. In the past 6 months, the average days on the market has been 32 days! What does this mean? It's a great time to sell your home.

Reasons You Should Sell Your Home Now

- 1. The demand is great.** There is a low inventory in active adult communities. While seniors are selling their homes and looking to downsize, the builders have not caught up with the demand.
- 2. Competition is down.** With fewer homes on the market, sellers are able to command higher prices.
- 3. The process will be quicker.** With fewer homes on the market, the average days on market will be less.
- 4. Interest rates are low.** Interest rates are projected to go higher than 5% by the end of 2015.

I continue to receive calls from hopeful buyers looking to move into one of our neighborhoods. 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.**