

NEIGHBORHOOD NEWS

The
ORCHARDS
Group

SPRING 2015

**STONE POINT
SUCCESS STORY**

**EVENTS
AROUND TOWN**

**ENJOY THIS
SEASON
OUTDOORS!**

THE ORCHARDS OF STONEY POINT



The Ashewood Fireplace and Bookcases



The Ashewood Living Room

THE ORCHARDS OF STONEY POINT INCREDIBLE VALUES, INCREDIBLE SALES

“We were convinced that sales at The Orchards of Stoney Point would be outstanding,” said Mitch Block, sales and marketing director for The Orchards Group. “But the truth be told, we did not realize just how strong our sales rate would be.” Indeed, The Orchards of Stoney Point is on track to being one of The Orchards Group’s fastest selling communities to date.

Having started a lot deposit program in late May 2014, followed by written purchase agreements beginning in late August 2014, The Orchards Group is proud to announce that 95 homes out of the total 130 homes at Stoney Point have been sold!

“As a result of our working out of our two Southern Heritage ranch condominium model homes at our neighboring community, The Orchards of Brannon Oak Farm, until our new models at Stoney Point were ready for us to move into, we were successfully able to sell 45 of our ranch condominium floor plans,” explained Craig Smith, The Orchards Group sales counselor.

“As soon as our Arbors series villa-townhome models at Stoney Point were far enough along to tour, sales demand for these floorplans accelerated as well,” said Craig’s sales partner, Deborah Reahm.

THE ORCHARDS OF STONEY POINT

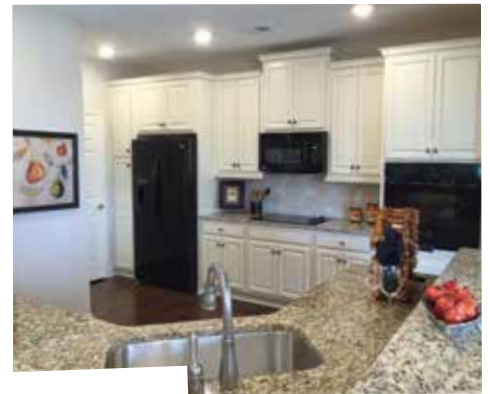
The Orchards of Stoney Point continues to draw serious attention from those buyers in the marketplace searching for high quality, high value “active adult” communities and homes. Combining maintenance-free lifestyles, top notch amenities – including an outdoor salt water pool, a grand clubhouse featuring a fitness center and entertainment spaces – plus a long standing reputation for building quality homes and offering great customer service, all The Orchards Group communities dating back to 1998 are highly sought after.

Offering two unique product lines and seven floor plans in total, as well as an array of standard features including screened porches, 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 be in high demand. Exceptional values starting in the \$280s.

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



The Charleston Kitchen



The Cypress Kitchen



The Cypress Living Room



The Dogwood Kitchen

ENJOY THIS SEASON OUTDOORS!

Stop and Smell the Flowers

Area gardens mean you can get out and walk while also enjoying the sights and smells spring brings.

Gibbs Gardens

Cherokee County's hidden treasure, Gibbs Gardens features 220 acres set in a mature forest in the foothills of the North Georgia Mountains. The rolling hills, abundance of springs and streams and mature shade trees create a truly unique backdrop for these unforgettable gardens. Well into April, the gardens are a destination to view 20 million daffodils in bloom. The Gibbs Garden website includes a bloom calendar and helpful information for planning a visit. www.gibbsgardens.com

Smith-Gilbert Gardens

A visit to this botanical garden in the city of Kennesaw is very affordable at only \$6 for ages 60 and older. Home

to more than 3,000 species of plants, the gardens also offer educational programs for both children and adults on topics such as beekeeping, rock wall building, Bonsai gardening, caring for ferns, perennial flower beds, plein air painting classes and much more. Nestled in the gardens are also many outdoor sculptures for visiting art lovers. www.smithgilbertgardens.com

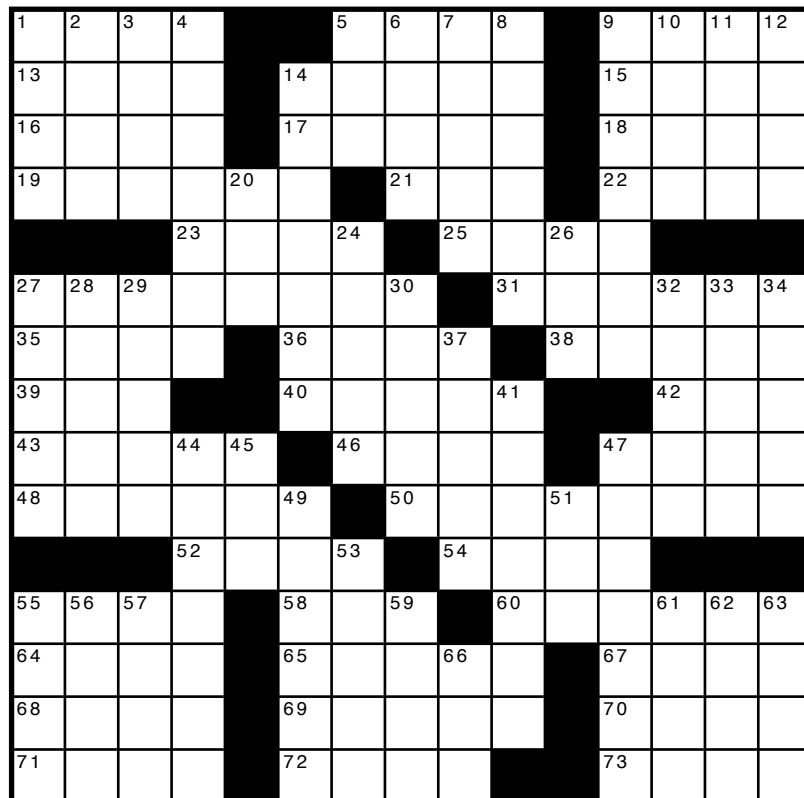
Atlanta History Center's Goizueta Gardens

Not only is this family destination excellent for learning about Atlanta's colorful history, but the center also includes 22 acres of tranquil gardens and trails, with six distinct gardens that showcase the Atlanta region. Many say the Frank A. Smith Rhododendron Garden is not to be missed. www.atlantahistorycenter.com



Across

1. Busy place
5. Dick and Jane's dog
9. Gillette brand
13. Predictive sign
14. Destiny
15. Golda of Israel
16. Bust maker
17. Encore!
18. Dresden denial
19. Symbol
21. Pay stub abbr.
22. "___ quam videri" (North Carolina's motto)
23. "My fault!"
25. Hardens
27. Greek dish
31. Fingerless hand cover
35. Novel ending
36. Bell-shaped flower
38. Checking out
39. Frat letter
40. ___ once
42. Shooting marble
43. String quartet instrument
46. Currency of Turkey, and formerly of Italy
47. Ornamental fabric
48. Ring of color
50. Pregnant
52. Concert halls
54. WWII battle site
55. Prepare a stamp
58. Monopoly quartet: Abbr.
60. Complete
64. How sweet ___!
65. Old French expression meaning "goodbye"
67. Actress McClurg
68. Evening, informally
69. Bottom line
70. Close with force
71. Child support?
72. Formerly, formerly
73. Big rig



Down

1. Fine-tune
2. Muslim leader
3. Action word
4. Shut in
5. Droop, sink
6. Ask for divine guidance
7. Leaves out
8. Bicycle built for two
9. Pardon
10. Driving aids
11. Reformer Jacob
12. "Judith" composer
14. Capital of Uganda
20. Goddess of dawn in Greek mythology
24. Dexterity
26. No-win situation
27. Birthplace of Muhammad
28. Alternate
29. Functional
30. Kate & ___
32. Saturn's largest moon
33. Put into law
34. Monetary unit of Zambia
37. Tall tales
41. Diplomatic
44. Quick visual inspection
45. Ancient
47. Pride woman
49. Add fizz
51. Actor Wallach
53. Zeal
55. Chain piece
56. Pack ___ (quit)
57. Quote
59. Poses
61. Twiddling one's thumbs
62. Former name of Thailand
63. Prefix with sphere
66. Chow down

MARK YOUR CALENDARS!

Spring Fun!

April 18-19

Big Shanty Festival

For the 39th year in a row, Downtown Kennesaw bustles with more than 200 artists, live entertainment and much more. Admission is free. Main Street. Saturday, 10 a.m. – 6 p.m.; Sunday, noon – 5 p.m.

April 26

Taste of Marietta

Sample foods from about 75 area restaurants and enjoy festival entertainment. Admission is free; food tastings range from \$1 - \$5. At 5 p.m., popular musicians Banks & Shane hit the stage for an outdoor concert. Historic Marietta Square. 11 a.m. – 7 p.m.

May 9-10

Barefoot in the Park

Duluth's 11th annual juried fine arts market includes live performances, children's arts park and festival foods plus wine tastings and a beer garden. Rain or shine. Dogs welcome. Duluth Town Green. www.barefootinthepark.org

May 22-24

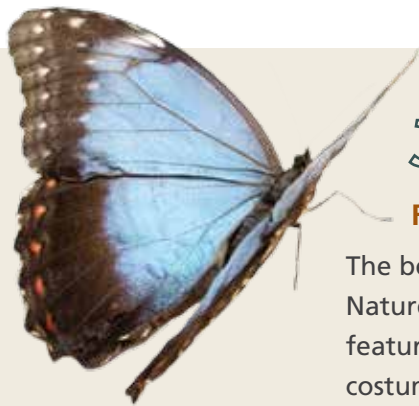
Atlanta Jazz Festival

The Atlanta Jazz Festival is regarded as one of the country's largest free jazz festivals. The annual musical showcase celebrates jazz legends and up-and-coming jazz greats in venues throughout Atlanta during the entire month of May. The festival culminates Memorial Day weekend with show-stopping performances at Piedmont Park. www.atlantafestivals.com

June 6-7

Flying Colors Butterfly Festival

The beauty of butterflies flies high at the 15th annual butterfly festival at Chattahoochee Nature Center in Roswell. Witness nature's pollinators and enjoy a magnificent show featuring live butterfly releases, face painting, crafts, live musical interludes, children's costume parade, festival food and fun in the native butterfly gardens. Visitors can even feed free flying butterflies in a tented exhibit. \$12. www.chattnaturecenter.org



SCENE AROUND THE ORCHARDS



First villa homes to close in March



A new building starts every 14 days



Finishing touches on first ranch condominium



Installing brick accents

CROSSWORD ANSWERS

1	H	2	I	3	V	4	E			5	S	6	P	7	O	8	T		9	A	10	T	11	R	12	A				
13	O	M	E	N				14	K	15	A	R	M	A					16	M	17	E	18	I	R					
16	N	A	R	C				17	A	18	G	A	I	N					19	N	20	E	21	I	N					
19	E	M	B	L	E	M		20		21	Y	T	D					22	E	23	S	24	S	25	E	26	S	27	S	
					23	O	O	P	S						25	S	E	T	S											
27	M	28	O	29	U	S	S	A	K	A				30	M	31	I	T	T	E	N	32		33		34				
35	E	T	T	E				36	L	37	I	L	Y			38	E	39	Y	I	N	G								
39	C	H	I					40	A	41	L	L	A	T				42	T	A	43	W								
43	C	E	L	L	O			44		45				46	L	47	I	R	A				48	L	49	A	C	E		
48	A	R	E	O	L	A		49		50	E	N	C	E	51	I	N	T	E											
					52	O	D	E	A	53				54	S	T	L	O												
55	L	56	I	57	C	K				58	R	R	S			60	F	I	N	I	S	H	61		62		63			
64	I	T	I	S				65	A	66	D	I	E	U			67	E	D	I	E									
68	N	I	T	E				69	T	70	O	T	A	L			71	S	L	A	M									
71	K	N	E	E				72	E	73	R	S	T				74	S	E	M	I									



The starburst says it all!



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076



RESALES & LISTINGS...



FOR SALE

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 countertops, stainless appliances and hardwood floors. Large master bedroom and third bedroom den conversion. Enjoy the two-sided fireplace in the keeping room and living room. Great opportunity to get into the Habersham community. \$264,900.

ORCHARDS OF BRANNON OAK FARM. 1915 Brannon Commons Circle. Premier Orchards property with great location close to shopping and medical facilities. Apple floor plan. Traditional style with master second bedroom and office on the main. Huge loft for media area and another large room upstairs.

ORCHARDS OF BRANNON OAK FARM. 1965 Owens Farm Lane. Beautifully appointed Dogwood floor plan. Distressed walnut floors, blond maple cabinets and upgraded granite countertops are just a few of the features that make this home so inviting. Enjoy sitting on your screened porch while enjoying your very private view. Large bedroom and bath plus loft upstairs.

ORCHARDS OF DULUTH. 3111 Orchards Ridge Circle. Large Chateau floor plan. This home has been updated quite nicely. The granite in the kitchen compliments the white cabinets. Hardwood floors are in the living area and downstairs bedrooms. The large master holds a king size bed and furniture. Upstairs is perfect for guests with large bedroom and sitting area and full bath.

ORCHARDS OF SWEET APPLE. 2001 Sweet Apple Circle. This Canterbury floor plan has a great location in the community. Very lovely home; you can move right in! 42-inch cherry cabinets in the kitchen and the laundry room. Solid surface countertops in the kitchen. Brand new hardwoods in the kitchen. A lovely view of the pool from the sunroom. This home will move quickly.

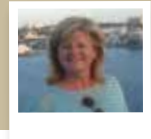
UNDER CONTRACT

118 Owens Farm Lane • 208 Owens Farm Lane
3053 Oakside Circle • 2949 Oakside Circle

SOLD

2913 Oakside Circle • 2983 Oakside Circle
230 Orchards Circle • 134 Owens Farm Lane

DEAR FRIENDS & NEIGHBORS,



Dear Friends and Family,

Things have really been moving since February. It seems as though The Orchards Group sales are keeping up with last year's trends. In 2014, I sold 29 Orchards properties within our 13 neighborhoods. I am expecting this year will be just as busy. The prices are moving upward, and homeowners will be happy to be able to put their home on the market for a higher price than in the recent past.

Interests rates are inching up and that brings buyers to the table faster. This year, homes have been on the market for a shorter time. This is due to the list of people who are waiting to get in the right home of a premier Orchards Group community.

If you are thinking of selling your home, here are some things that you can do to make your days on the market shorter.

1. Paint tired dirty walls a nice neutral color throughout. This is a less expensive way to update your home.
2. Do small repairs. If there are loose doorknobs or leaky faucets have them repaired. You do not want your homebuyers making a mental list of things he has to do.
3. Declutter. You are moving anyway. Start packing away all your photographs and knick-knacks. Less is better. Clean off those kitchen countertops.
4. Clean your closets. A half full closet makes it appear as if you have more storage.
5. Let all the light in. Clean windows and open blinds. Always have all the lights on when your property is being shown.
6. Clean. Have everything sparkling clean. A homebuyer is turned off by dirty grout in the bathrooms or dirt on ceiling fans.

The weather is warming up and so is the market. Call me for a free market analysis and a worry free selling experience. I would love to match up some of my hopeful buyers to your beautiful home.

Sincerely,

Geri Beckmann, Orchards' Resale Specialist

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

gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/