

NEIGHBORHOOD NEWS



WINTER 2016

**BIG CREEK
SELLING
QUICKLY**

WINTER FUN

**ORCHARDS RESALES
OPPORTUNITIES**



WHAT'S NEW



THE ORCHARDS OF BIG CREEK

With The Orchards of Stoney Point now effectively SOLD OUT (other than the Model Homes, which are currently not available for purchase), we at The Orchards Group now set our sights on The Orchards of Big Creek, our newest neighborhood. With only 89 homes in total to be built, and with 25 of them already SOLD, this new community will surely be sold out before the end of 2016.

"The two model homes and sales center at Big Creek are projected to be open to the public in early February, with the first homeowners able to move in around April," said Craig Smith, sales associate for The Orchards Group. "We are offering three distinct product lines, each with its own set of value packed floorplans starting in the high \$200s."

Homes here include 52 "Southern Heritage" Ranch Condominium homes, 25 "Arbors" Villa Townhomes and 12 detached "Cottage Condominium" homes.

"Of course the traditional Grand Clubhouse with outdoor salt water pool, fitness center, large indoor entertaining spaces, parlor, and gourmet kitchen will be offered as well," added Deborah Reahm, sales associate.

One of the key attractions to this community is Fowler Park. Located less than ¼ mile away, this premier municipal park features tennis courts, athletic center & gymnasium, a playground, dog park, lacrosse and soccer fields plus bike paths and dozens of acres of greenspace and walking trails.

Sales for The Orchards of Big Creek are currently being handled from the Stoney Point sales center, located 1/3 mile south of Hwy 141 on Stoney Point Road. ** Use 1350 Stoney Point Road, Cumming, GA 30041 for GPS purposes. Or call 678-513-8879.

Five professionally decorated model homes are available for touring, seven days per week.



LOCATION, LOCATION, LOCATION!

Since 1998, The Orchards Group has focused on delivering value packed communities offering well-designed floorplans and fun filled amenities, all with convenient and outstanding locations. Our two most recent neighborhoods, The Orchards of Stoney Point and The Orchards of Big Creek (both located in South Forsyth County), continue that tradition; their locations come with fantastic benefits.

With easily accessible retail shopping centers and medical facilities, entertainment and recreation opportunities, and convenience to major thoroughfares, The Orchards Group consistently provides locations that are second to none.

VOLUNTEER TO KEEP YOUR COMMUNITY BEAUTIFUL

A leading national nonprofit, Keep America Beautiful works to inspire and educate people to take action every day to improve and beautify their community environment. The organization envisions a country where every community is a clean, green, and beautiful place to live.

Established in 1953, Keep America Beautiful provides the expertise, programs, and resources to help people end littering in America, increase recycling in America, and beautify America's communities.

The organization is driven by the work and passion of more than 600 community-based Keep America Beautiful affiliates, millions of volunteers, and the support of corporate partners, municipalities, elected officials, and individuals.

One local affiliate is Keep Forsyth County Beautiful (KFCB) in Cumming. Other local affiliates can be found at www.kab.org. Click Find An Affiliate.

Programs in Forsyth County include Georgia Adopt-A-Stream, Forsyth County Adopt-A-Road, Rivers Alive, Great American Clean Up, Arbor Day, and the Mobile Action Crew. For more information on keeping Forsyth County beautiful, visit www.keepforsythcountybeautiful.org or call 770 205-4573.

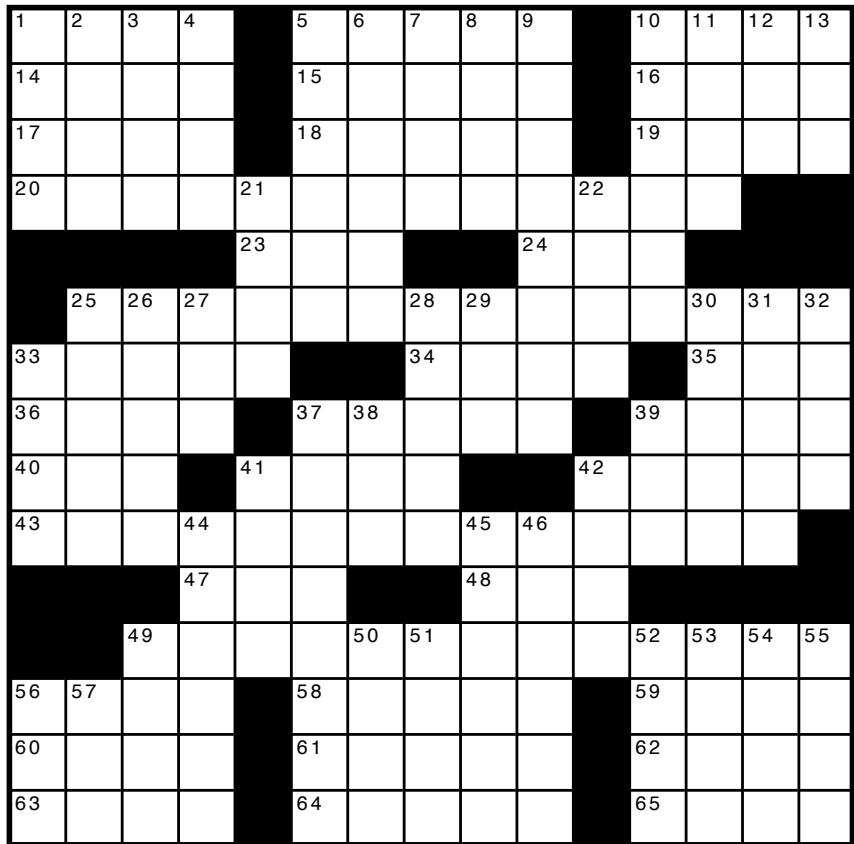


Across

1. Medicinal amount
5. Former French currency
10. Throw
14. Thames town
15. Artist's support
16. Buck follower
17. ___ extra cost
18. Minneapolis suburb
19. Places to sleep
20. Containing fossils
23. The fifth sign of the zodiac
24. Sick
25. Comprehensible
33. Hair net
34. "Hard ___!" (sailor's yell)
35. ___ Lobos
36. Structure for storing grain
37. Ready to hit
39. Civil disturbance
40. RR stop
41. Currency unit of France and Germany, among others
42. 1980 Dom DeLuise film
43. Make lurid
47. Barcelona bear
48. Vane dir.
49. Treat by psychoanalysis
56. 100 centavos
58. ___-car
59. Bring forth young
60. Canadian gas brand
61. Staggering
62. Tirade
63. Env. notation
64. Eye drops
65. Son of Zeus in Greek mythology

Down

1. Unhearing
2. Director Preminger
3. Juniors, perhaps



4. Slaughter of baseball
5. Tentacle
6. Wirelenses
7. "Clueless" catchphrase
8. Hawaiian goose
9. Woodwind instrument
10. ___ rasa
11. Mine finds
12. Lay down the lawn
13. Distress call
21. ___ Three Lives
22. Shoppe sign word
25. Join forces
26. Atari founder Bushnell
27. Scooby-___
28. Off-limits
29. ___ carte
30. Vigorous attack
31. Unfettered
32. This, in Tijuana
33. Flat sound
37. Absolute ruler
38. Part of TNT
39. Thor Heyerdahl craft
41. New Orleans is The Big ___
42. Bloodsucking insect
44. Already?
45. Less cluttered
46. Historical records
49. Hey, you!
50. Roll call call
51. Draft classification
52. Vega's constellation
53. 365 days
54. Writer Grey
55. Tolkien tree creatures
56. Seed of a legume
57. Cornerstone abbr.

MARK YOUR CALENDARS!

Winter Fun!



Jan. 23-24

Callanwolde Arts Festival

Enjoy this annual indoor arts festival featuring more than 80 sculptors, jewelers, painters, and more plus live music, food trucks, and lots of fun. Tickets: \$5.

Callanwolde Fine Arts Center
980 Briarcliff Road NE, Atlanta
www.callanwoldeartsfestival.com

March 17

St. Patrick's Day Parade

Visit Atlanta for the annual St. Patrick's Day Parade, one of the South's biggest and oldest celebrations of its kind. The family-friendly parade features more than 2,000 Irish dancers, musicians, balloons, floats, local and Irish dignitaries, the Clydesdales, and the world's largest Irish walking flag. Now located in Midtown, the parade begins at the intersection of 15th and Peachtree Streets, continuing south on Peachtree Street.

March 27

Easter Sunrise Service

Experience serenity and peace as the Stone Mountain Sunrise Association presents two simultaneous, non-denominational Easter services at the top of the Mountain and at the base of the Mountain on Memorial Lawn.

This event began in 1944, before the land around Stone Mountain was officially owned by the State of Georgia. Lucille A. Lanford, from Stone Mountain First United Methodist Church, suggested that the church's youth group climb to the top of Stone Mountain on Easter morning to watch the sunrise. The event grew from that one youth group to thousands ascending the mountain every Easter since.

7 a.m. (Park Gates and Summit Skyride open at 4 a.m.) Allow an extra hour or more for large crowds. Vehicle entry to the park is \$15 for a one-day permit. Skyride fees are \$10 for round-trip and \$6 for one-way. There are no fees for the walk-up trail to the top of the mountain.

www.stonemountainpark.com

SEE A SHOW AT THE CUMMING PLAYHOUSE

Located at 101 School Street, the Cumming Playhouse is inside the 1923 Cumming Public School, a structure named to the National Register in 2000. As a performing arts venue, The Cumming Playhouse provides quality entertainment throughout the season offering plays, musicals, and concerts with fine dining provided by Tam's Backstage Food and Spirits.

Show calendar through April is available online at www.playhousecumming.com/Events.

SCENE AROUND THE ORCHARDS



CROSSWORD ANSWERS

1	D	O	S	E		5	F	R	A	N	C		10	T	O	S	S		
14	E	T	O	N		15	E	A	S	E	L		16	A	R	O	O		
17	A	T	N	O		18	E	D	I	N	A		19	B	E	D	S		
20	F	O	S	S	21	I	L	I	F	E	R	22	O	U	S				
					23	L	E	O				24	I	L	L				
	25	U	N	D	E	R	S	T	A	N	D	A	B	L	E	32			
33	S	N	O	O	D				34	A	L	E	E		35	L	O	S	
36	S	I	L	O			37	A	T	B	A	T		39	R	I	O	T	
40	S	T	A			41	E	U	R	O				42	F	A	T	S	O
43	S	E	N	S	A	T	I	O	N	A	L	I	Z	E					
				47	O	S	O			48	E	N	E						
		49	P	S	Y	C	H	O	A	N	A	52	L	Y	Z	E	55		
56	P	E	S	O			58	R	E	N	T	A		59	Y	E	A	N	
60	E	S	S	O			61	A	R	E	E	L		62	R	A	N	T	
63	A	T	T	N			64	T	E	A	R	S		65	A	R	E	S	





11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076



RESALES & LISTINGS...



FOR SALE

ORCHARDS OF EAST CHEROKEE. 312 Shade Tree Circle. A beautiful Hampton Ranch plan on a great private lot. Hardwood floors grace the main level, with many windows offering private wooded views. A chef's kitchen with ample counter space, granite counter tops and maple cabinets opens to the Great Room and sunroom. An entertainer's dream home with a large dining room and open floor plan. The finished basement has a Great Room and a large bedroom and bath. Room for storage and a surprise wine cellar.

ORCHARDS OF EAST CHEROKEE. 131 Owens Farm Lane. This is a bright and light Beaumont Floor Plan. Wide Plank Hardwoods in all living areas. The Kitchen is open with many options, including either an eat in space or sun space. Large Master and Secondary Bedrooms, plus Granite in the Bathrooms. Full guest suite upstairs with a large closet and bath.

ORCHARDS OF BRANNON OAK FARM. 1330 Owens Farm Lane. A large two bedroom Ashewood floor plan with Hardwoods in the Sunroom and Kitchen. Light Maple Cabinets and Granite are offered in the luxurious Kitchen. In-Ceiling Speaker Systems in the Master, Great Room and Sunroom. Built-In cabinets in the Great Room. Immaculate and vacant. Available for a quick close.

ORCHARDS OF WINDWARD. 2994 Oakside Circle. A 3 BR Canterbury floor plan offers the 3rd bedroom/den conversion. A fantastic kitchen with cherry cabinets and solid surface countertops. Hardwood floors in the living area. Wainscot trim adds a touch of elegance with French doors leading to the den. The home site adjoins great GREEN SPACE. It will sell quickly!

ORCHARDS OF ROSWELL. 3700 Village Lane. Roswell's Premier Gated Community. This Canterbury Plan with 3rd BR/Den conversion is loaded with upgrades. Stone Exterior and beautiful Landscaping offers Great Curb Appeal. This home has an updated kitchen and bathrooms. Move in with no worries.

ORCHARDS OF SWEET APPLE. 2007 Sweet Apple Circle. A Dual Master Abbey Plan. Great location in the community. A park like front yard with a great view from the finished Sunroom. Solid surface counter tops and desk option are in the kitchen. Great Value in this very desirable Neighborhood.

SOLD

3700 Village Lane | 2002 Village Lane | 338 Shade Tree Circle
2300 Village Lane | 112 Heron Pond

DEAR FRIENDS & NEIGHBORS,



Dear Neighbors,

I hope everyone had a Happy and Safe Holiday Season. Let's Hope that the weather stays beautiful and we have a mild Georgia Winter.

2015 was a fantastic sales year for the Resales Division at the Orchards. Home prices and demand are rising! Days on the market have been under 30 days. Although there is more competition, Orchards Homes are quality products with great locations.

Sellers note: Buyers are really looking for homes that they can move in without doing any remodeling. If you are thinking of putting your home on the market at a full market price you might want to consider making some updates and improvements to your home first. Today's buyers expect to have amenities such as granite countertops and hardwood floors. If your home does not have these don't worry. Remodeling is not that difficult, or you can price your home such that these items could be added later.

Still there are things that you can do to increase the value without breaking the bank.

- Clean your home thoroughly. If you are unable to do it yourself, have someone come in and professionally clean your home.
- Declutter your home. Start packing. Go visit a model home to gauge what your home should look like.
- Make sure that your home looks good on the outside. Have the HOA make any repairs if needed.

Interest rates are expecting to rise and that historically will bring more buyers to the market. Atlanta is the # 5 housing market in the country and it is projected to stay strong. Please contact me and I will tell you what the market value for your home should be.

Happy New Year!

Geri Beckmann, Orchards' Resale Specialist

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

gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/

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.