

# NEIGHBORHOOD NEWS



MARCH 2010

**BRANNON OAK FARM  
HAPPY HOUR**

**EAST CHEROKEE  
BINGO NIGHT**

**HABERSHAM GROVE  
APPETIZER NIGHT**



## LETTER FROM THE EDITOR

This month I will celebrate another birthday. I don't think I had a bad 40th year, and I don't feel like I am going to be 41 – but I am. It is hard to believe that another year has already passed. I just hope at ages 60 and 70 I can be as spunky and energetic as all our homeowners at The Orchards!

I am looking forward to our vacation this month. We'll be heading down the Georgia coast and are planning a visit to Cumberland Island. My husband Brad was born and raised in Georgia, and yet this will be the first trip to Cumberland for all of us. I am really excited to spend the day on the island – and the kids are excited, too. I just hope the infamous wild horses make an appearance or we will all be disappointed.

We will also stay at Fort McCallister for a few nights. This is another Georgia attraction that we haven't experienced. I am not sure what else we will stumble across in our adventures, but I will be sure to let you know if we find something worth telling!

All of our community parties continue at Brannon Oak Farm, Habersham Grove and East Cherokee. We are really having a good time, and I think you can tell by all the photos we take at our Orchards meet and greets.

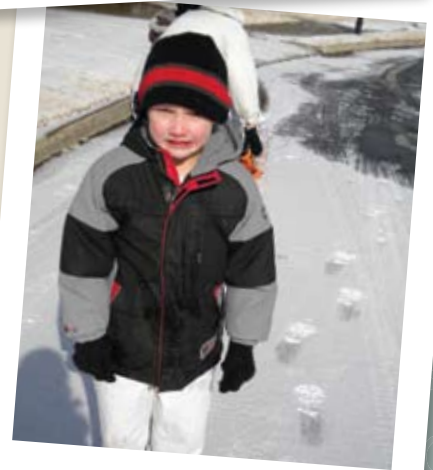
I am looking forward to spring and the warmer weather, as I am sure all of you are. This has really been a cold winter, but it is almost gone! Just keep thinking about that beach and the roar of the ocean and you'll make it through to the summer. Then all we'll do is complain about how hot and humid it is outside!

As always, Happy Reading!

Stacy Wheelus  
678-795-0200 ext. 210



*Isabelle in the snow*



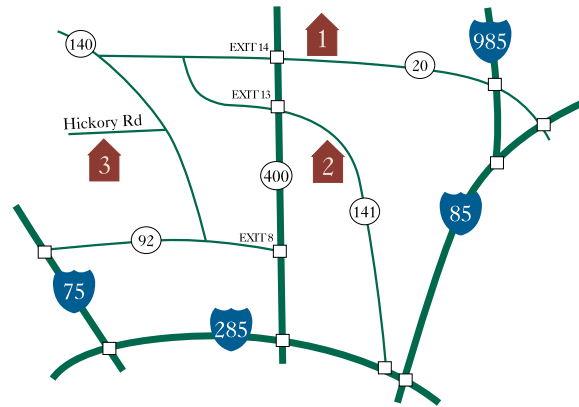
*Jackson in the snow*



*Jackson, his best friend Gavin, and Isabelle sledding down our street*

### 1. The Orchards of Habersham Grove. NEW BUILDING JUST STARTED!

As we approach the **Grand Finale** at Habersham Grove, we're excited to announce the start of another building, leaving just one more to go. This new start includes **Ashewood** and **Charleston** floor plans, some featuring bonus rooms and others featuring sunrooms and/or covered patios. Finished Inventory Available Now: **Charleston** with bonus room from \$269,500; **Ashewood** with screened porch from \$238,000; **Asheville** with walk-up storage from \$233,000. Come visit today for incredible savings! Tour the trademark of all 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). **Model Home: 678-455-8101.**



### 2. The Orchards of Brannon Oak Farm. NEW HAVERFORD MODEL!

If you are familiar with our popular Gallery model **The Hampton**, then you'll want to preview the brand new **Haverford**. Taking the best and making it better with larger secondary bedrooms, 10-foot ceilings throughout and walk-up storage, the **Haverford** (Lot 35) will be our new Gallery model upon completion. Finished Inventory Available Now: Gallery single-family homes from \$298,000; Master on the Main Villas starting at \$319,000; Ranch Condominium Village Homes starting at \$286,000. Come see the highly acclaimed model home park, showcasing two Ranch Village homes, two Master on the Main Villas and the very popular Hampton Gallery plan. Come see what all the excitement is about as Brannon Oak Farm continues to be the most in demand active adult community in our area. You can "Purchase with Confidence" at this flagship neighborhood. Prices range from the \$260s – high \$300s. (1.5 miles East of Ga 400, Exit 13) in Forsyth County. Just 1 mile from The Avenue of Forsyth. **Model Home: 678-513-8879.**



*"The Beaumont" Villa 1602*

3



*"Master on the Main" Villas*

### 3. The Orchards of East Cherokee. WINSTON PLAN NOW UNDERWAY!

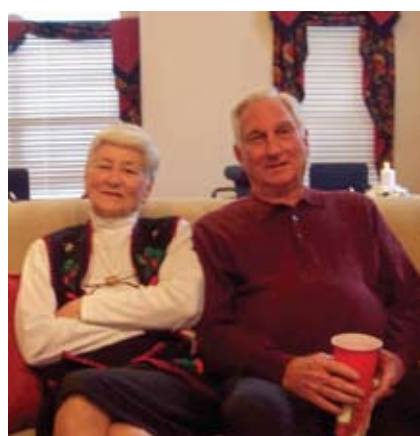
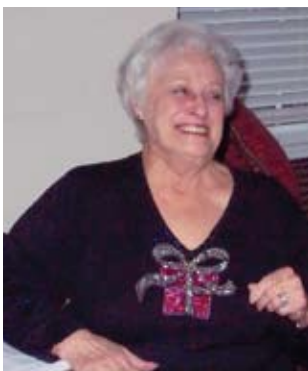
The new **Winston** is an improved **Waverly** featuring the addition of true walk-up storage. Currently under construction on Lot 110, this value leader is affordably priced from \$278,000. Additional finished inventory includes Ranch Condominium Village Homes from \$199,900 and single-family Gallery Homes from the \$270s. You are invited to visit The Orchards of East Cherokee today and see how this quiet, tree lined neighborhood is still convenient to everything you need. The Orchards of East Cherokee is centrally located between Roswell, Alpharetta, Woodstock and Canton, with the largest Kroger in Cherokee Country located directly across the street. And don't forget to see our two new professionally decorated model homes. LOW MAINTENANCE GALLERY HOMES and MAINTENANCE-FREE VILLAGE HOMES AWAIT YOUR VISIT. We're right off the intersection of Highway 140 and Hickory Road. **Model Home: 770-345-5409.**



*"The Hampton" Homesite 128*



## THE HARRIS ORCHARDS AT DULUTH



Harris Orchards of Duluth  
Sold out in 2002  
A fun time was had by all  
at the Annual Orchards of  
Duluth Holiday Party in  
early December.







*The Orchards of East Cherokee  
Now Selling  
Bingo Night was so much fun!  
Ten winners took home a  
scratch-off lottery ticket.  
Any millionaires out there?*





Orchards of Crabapple  
Sold out in 2001  
More than 40 homeowners  
shared a community breakfast -  
hosted by Geri Beckmann,  
The Orchards Resale Specialist.



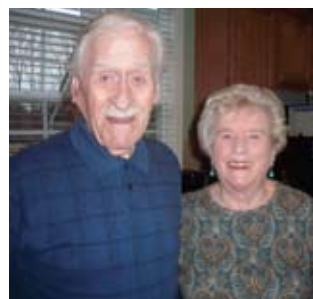
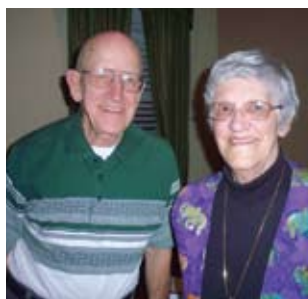
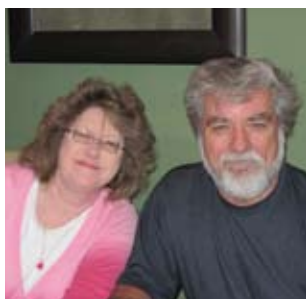
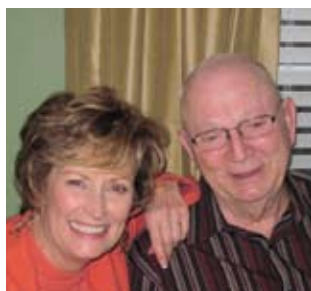


*The Orchards of Habersham Grove  
Now Selling!*

*Habersham Grove Lunch Bunch*

*Every month the ladies of  
Habersham Grove get together for  
lunch. With about 25 participants,  
there is always plenty to talk about!*





*The Orchards of Habersham Grove  
Now Selling!  
Appetizer Night!  
Catching up with friends over  
light appetizers was a perfect  
event after all the feasting from  
the holidays.*



## Healthy Home Tips for Spring

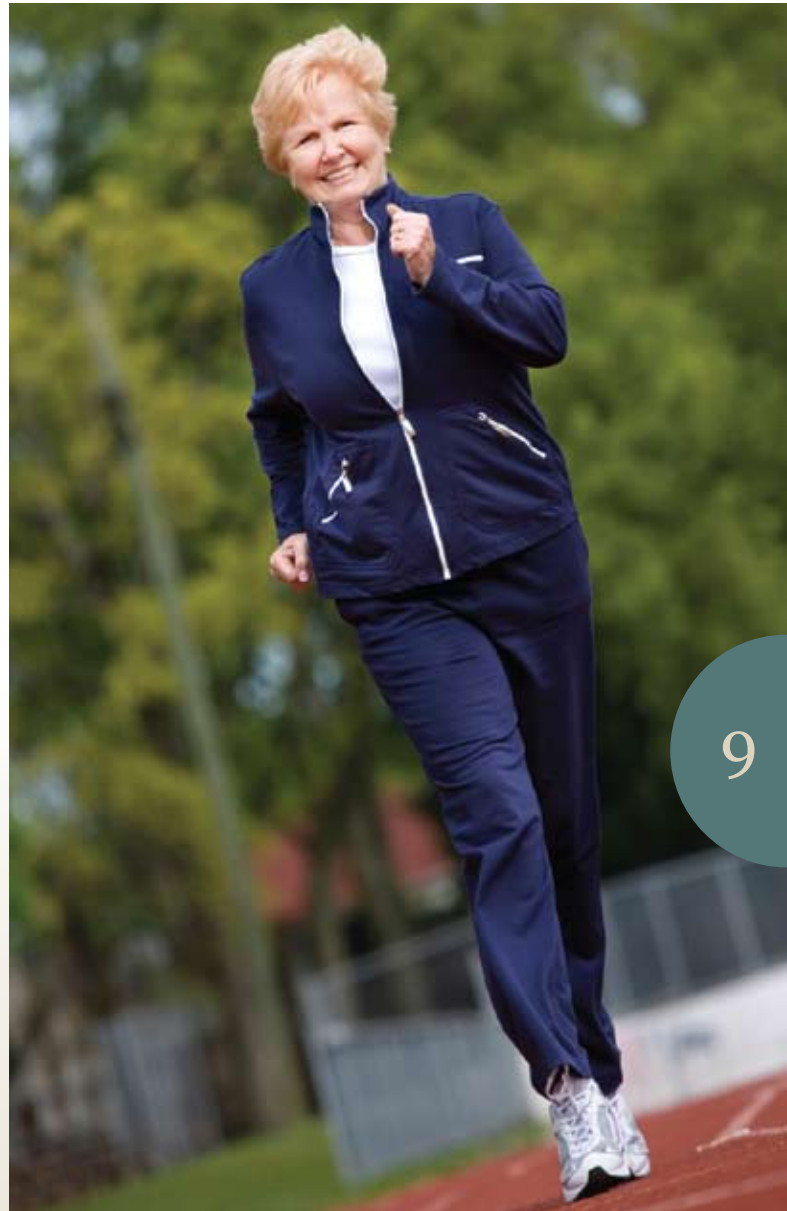
When it comes to being healthy, it's important to consider more than just "getting sick." With the approach of spring, consider a review of your yard to make sure the outside environment is safe and healthy – and that you are, too.

The Centers for Disease Control (CDC) in Atlanta recommends:

To prevent falls,

- Keep porches, stairs and walkways in good repair and well lit.
- Keep stairs free of clutter.
- Know if you have a septic tank and properly maintain it.
- When outdoors, use sunscreen and insect repellent.
- Remove litter, tall grass, and brush to eliminate rodent and wild animal nesting sites outside the home.
- Get rid of old tires and other containers that could collect water and allow mosquitoes to breed.
- Keep gutters clean so water does not collect and allow mosquitoes to breed.
- Make sure everyone uses the right protective equipment when playing sports or riding bicycles.
- Get physical to feel good. Consider heavy gardening such as shoveling and digging.

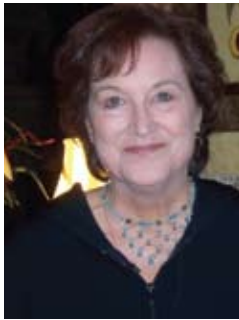
Source: [www.cdc.gov](http://www.cdc.gov)



### ACTIVE ADULTS: 10 MINUTES AT A TIME IS FINE

We know 150 minutes each week sounds like a lot of time, but it's not. That's 2 hours and 30 minutes – about the same amount of time you might spend watching a movie. The good news is that you can spread your activity out during the week, so you don't have to do it all at once. You can even break it up into smaller chunks of time during the day. It's about what works best for you, as long as you're doing physical activity at a moderate or vigorous effort for at least 10 minutes at a time.





The Orchards of Brannon Oak Farm  
Now selling  
Another great party with 50 of  
our friends from Brannon Oak  
Farm. Good food and good friends.



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](mailto: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

**REDUCED! Infrared Health Mate.**

Free Standing Indoor Sauna. 40 deep x 60 wide.  
Comes apart for easy transport. Retails new for \$4800.  
\$900 OBO. Marg or Ed 770-346-7716

**2 Motor Chairs For Sale.** Shop Rider Sprinter Scooter.  
Used less than 5x. retails for \$5-6K New. \$2,000.  
Pride Mobility Jazzy Select. Gently Used. \$1,500.  
Call Rose 678-277-9900

Wheelchair. Like New, \$1,000. Call Barbara: 770-851-7778

**Queen Bed Comforter Set.** Includes skirt, 2 shams, fall colors reversible floral/solid excellent condition. \$35. Call Carol 678-349-2206

## WANTED

**90's or newer auto** with low miles, good condition.  
Call Bill 770-645-7824

**Lazy boy type recliner.** Brown or green fabric, no leather.  
Call Elizabeth at 678-352-1621

## ORCHARDS GROUP KITCHEN AND BATH REMODELING DIVISION

HAVE YOU BEEN DREAMING OF A NEW ESPRESSO MAPLE KITCHEN WITH SPARKLING STAINLESS STEEL APPLIANCES AND STRIKINGLY BEAUTIFUL GRANITE COUNTERTOPS, BUT ARE CONCERNED ABOUT HOW TO FIND A TRUSTWORTHY AND RELIABLE CONTRACTOR ?

Call Stacy Wheelus  
678-795-0200 ext 210







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## MARCH RESALES & LISTINGS...

**ALL OUR HOMES ARE OPEN TO THE PUBLIC ONCE A MONTH.  
CALL IF YOU ARE INTERESTED IN COMING TO AN OPEN HOUSE.**

### FOR SALE

**The Orchards at Sweet Apple.** 106 Sweet Apple Circle. Canterbury floor plan with third bedroom conversion. This home features granite countertops, designer paint, central vacuum and plantation shutters. Great price for sought after Sweet Apple community. \$259,000.

**Orchards of Crabapple.** 4437 Orchard Trace. 2-bedroom/2-bath Abbey floor plan. This unit is freshly painted, newer carpet and hardwoods in kitchen. Best deal in Roswell and you can walk to shopping. \$215,000.

**The Orchards of Habersham.** 2580 Grapevine Circle. Former Asheville model. 2-bedroom with activity room upstairs. Extra cabinets in the kitchen, surround sound and sun tunnels are just a few of the upgrades. Professionally decorated and furnished. All furniture is included at this great price. All you need is your tooth brush. \$258,000.

**The Orchards of Windward.** 2957 Oakside Circle. Very rare to come on the market Vanderbilt floor plan. Approximately 1950 square feet. Ten foot ceilings with beautiful crown molding welcomes you to this warm home. 3-bedrooms/2-baths and a spacious bright sunroom. Maple built-ins, computer area in Kitchen, solid countertops, hardwood floors are just a few of the appointments in this fine home. \$275,000.

**The Orchards of Windward.** 3005 Oakside Circle. Finally a Hamilton Floor Plan. Very traditional 2-bedroom floor with extensive molding. A Covered porch welcomes you to this home. Some of the features include cherry cabinets, a huge dining room and sunroom all in this gated community for \$225,000.

### SOLD

**The Orchards of Roswell.** 2704 Village Lane. 2-bedroom/2-bath Abbey floor plan in sought after Roswell neighborhood. Great location in this gated community. Additional desk in kitchen. Enjoy maintenance-free living in this active community.

**The Orchards of Windward.** 3066 Oakside Circle. Two master Abbey floor plan. Great location in subdivision, close to clubhouse. Tile in kitchen and laundry room. Neutral colors; move right in. Stone exterior. A price you cannot beat.



## DEAR FRIENDS & NEIGHBORS,

Dear Friends and Clients,

It's time for spring cleaning. Everybody has to do it! Here's how to do it right and get more money selling your home as a result.

### Clean Out Your Closets

Donate clothes or items that you have not used in two years to charity. Not only will they go to someone who needs them, your closets will look organized and bigger.

### Service Your HVAC System

Making sure that your HVAC is working correctly can save you money – maybe a lot! Make sure your filters are changed for efficiency. New home buyers look at items such as dirty vents when they tour homes. If your HVAC is working efficiently and your vents are clean, this helps assure the purchaser that your home has been well cared for.

### Wash Those Windows

Clean and unobstructed windows invite lots of light into your home, making it bright and welcoming. Natural light is an important factor for homebuyers in their selection of a home.

Have a happy St. Patrick's Day!

Sincerely,

Geri Beckmann, Resales Specialist  
Orchards Development, LLC  
404-290-2330

Visit my Web site: [www.orchardsgroupresales.com](http://www.orchardsgroupresales.com)

If you want a Realtor with successful resales experience and a dedication to selling maintenance-free ranch Orchards condos, call Geri Beckmann at (404) 290- 2330. She is the person to handle your buying and selling needs!