



NEIGHBORHOOD NEWS

JULY 2010

**HAPPY
FOURTH
OF JULY**

LETTER FROM THE EDITOR

Happy Fourth of July everyone! Summer is off with a bang – literally! I hope everyone has a safe and happy holiday and eats lots of goodies!

Our family has had a great summer so far. Isabelle and Jackson spent a week with their cousin and another week with their grandparents. Both of these weeks included lots of swimming, lots of dancing and lots of snacking! They also went to the outdoor YMCA for the first time and had a blast at the lake crafting, swimming, canoeing and just being kids.

June was a busy camping month for us with two trips to West Point Lake in West Point, Ga. More swimming, snacking and fun! I think so far we have gone through about 50 glow sticks, which are always a hit when camping or just hanging out in the backyard. The rain we had this spring has turned our backyard into a garden oasis, and Isabelle has really enjoyed cutting flowers to put throughout the house.

The Orchards Group homeowners continue to have fun, even in the hot summer weather. Most of the communities are offering water aerobics groups, which are always fun and good exercise. Many communities also have walking groups. I encourage all of you to take time this summer to get your bodies moving. Whether it is walking, swimming or biking, you'll feel better mentally and physically. A little bit each day will go a long way!

Don't forget that summer is a great time to visit your local farmers' markets. Most communities have local farmers come out on Saturday morning to sell their crops. This is a fun way to get fresh air, exercise and taste some local flavors. If you have Internet access, check out www.localharvest.org. I love to go on Saturdays and have been trying to experience a new one each week – make it an adventure and take a group of girlfriends!

Enjoy July and enjoy this month's newsletter!
Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210

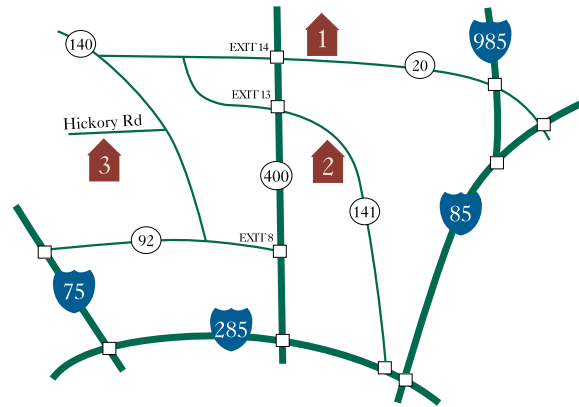


Jackson and his missing tooth.

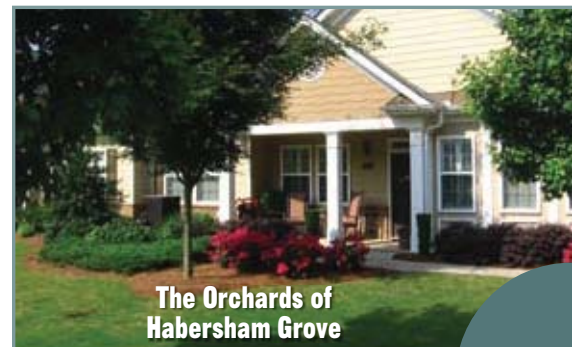


Isabelle with fresh cut hydrangeas from the yard.

1. The Orchards of Habersham Grove. Now from the Low \$200s! As we approach the **Grand Finale** at Habersham Grove, we're excited to have recently completed our second to last building. With just one more to go, Habersham Grove is now offering **Grand Finale** pricing. **Save thousands** on any of our exciting finished inventory homes, all ready for immediate move in! Come see the new **Ashewood with Screened Porch** and **Charleston** floor plans. We have homes with bonus rooms, attic storage areas and sunrooms. Come visit today for incredible savings! Tour the trademark of all The 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. Just 1 mile from Ga 400, Exit 14. (Ga. Hwy 20). **Model Home: 678-455-8101**



2. The Orchards of Brannon Oak Farm. MORE NEW CONSTRUCTION! With both of our ranch condominium models sold and scheduled to close later this summer, we are proud to announce the start of a new model home building, featuring our ever-popular Charleston and the newly improved Ashewood floor plans. It's exciting to see new construction as so many other neighborhoods around town have not seen new activity in quite sometime. Additionally, please come out to see our newest Villa home, **The Cypress**. Featuring an exciting gourmet kitchen, large living room with vaulted ceiling and an extended dining room, this plan offers so much for your dollar. Upstairs features a loft, plus a very large guest bedroom and bath suite, as well as considerable finished and unfinished storage areas. Come see all the excitement at Brannon Oak Farm. 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**



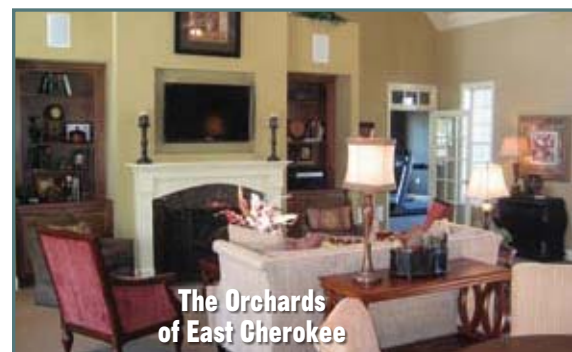
Streetscape with Colorful Mature Landscaping

3



The Brand New "Cypress" Villa Model

3. The Orchards of East Cherokee. MORE NEW NEIGHBORS! Strong spring sales have meant more new neighbors have joined our "family" at The Orchards of East Cherokee. And the time has never been better to move into your new lifestyle at this beautiful, quiet and private enclave. Come see the magnificent Grand Clubhouse, pool and waterfall feature. Finished inventory includes ranch condominium Village Homes from \$199,900 and single-family Gallery Homes from the \$270s. You are invited to come and visit The Orchards of East Cherokee today to discover 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 brand new professionally decorated model homes. We're right off the intersection of Highway 140 and Hickory Road. **Model Home: 770-345-5409**



The "Grand Clubhouse" Activity Room



4



Orchards of East Cherokee
Now Selling!
East Cherokee had a delicious
BBQ dinner, and guests even
learned some cow facts!



BBQ

Avoiding Heatstroke

Georgia isn't waiting for August to bring on the dog days of summer. With heat indexes of nearly 105 degrees in early June, it's wise to be on the watch for signs of heatstroke.

MayoClinic.com, the Web site of the renowned Mayo Clinic, defines heatstroke as a "life-threatening condition that occurs when your body temperature reaches 104 F (40 C) or higher. Heatstroke can be brought on by high environmental temperatures, by strenuous physical activity or by other conditions that raise your body temperature."

If you think you're experiencing heatstroke, it is important to get medical attention immediately to avoid long term effects, including brain damage.

Symptoms

MayoClinic.com lists these symptoms of heatstroke:

- **High body temperature.** A body temperature of 104 F (40 C) or higher is the main sign of heatstroke.
- **A lack of sweating.** In heatstroke brought on by hot weather, your skin will feel hot and dry to the touch. However, in heatstroke brought on by strenuous exercise, your skin usually feels moist.
- **Flushed skin.** Your skin may turn red as your body temperature increases.
- **Rapid breathing.** Your breathing may become rapid and shallow.
- **Racing heart rate and strong pulse (tachycardia).** Your pulse may significantly increase because heat stress places a tremendous burden on your heart to help cool your body.
- **Headache.** You may experience a throbbing headache.

- **Neurological symptoms.** You may have seizures, lose consciousness, slip into a coma, hallucinate, or have difficulty speaking or understanding what others are saying.

- **Muscle cramps or weakness.** Your muscles may feel tender or cramped in the early stages of heatstroke, but may later go rigid or limp.

Treatment

MayoClinic.com suggests: "If you think you have heat cramps or the beginning signs and symptoms of heat exhaustion, first try to cool yourself and replenish your water and salt levels. If your condition has progressed past heat cramps and heat exhaustion and you feel any of the symptoms of heatstroke, seek immediate medical attention."





6

Harris Orchards of Duluth
Sold out in 2001
May signified the 10 year
anniversary of The Orchards of
Duluth. More than 70 people came
out for a slideshow of all the
events over the last 10 years. A
fish fry topped off the celebration.

FROLIC IN FOLLY

Folly

PLAN YOUR VISIT

Visit these Web sites for links to vacation rentals, information about attractions and more: www.follybeach.com • www.cityoffollybeach.com

For information about activities in Charleston, go to: www.charlestoncvb.com

Want to head to the beach but worried about the potentially oily Gulf waters? Head to hidden treasure Folly Beach, S.C. The closest beach to downtown Charleston (just a 10 minute drive at most), this eclectic beach town is home to charming, even run down homes, as well as new and modern beach “mansions.” Take your pick! If you prefer, the island also has an ocean front Holiday Inn.

To make the most of your visit, don’t forget to walk to the Morris Island Lighthouse beach where shell collectors will have a ball. There’s no swimming here, as the currents are much too strong.

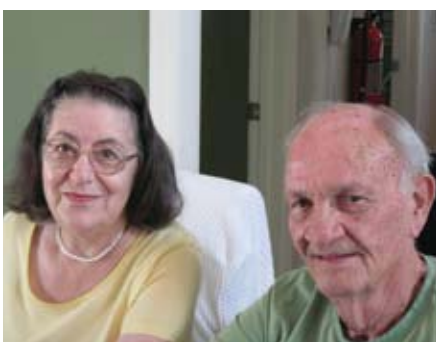
Also take a stroll along the infamous Folly Beach Fishing Pier, where legend has it “The Shag” dance was invented during World War II.

Restaurants such as Rita’s and Taco Boy will not disappoint if you’re not up for cooking after your long days on Folly’s six-mile beach.

Of course, a day in Charleston is not to be missed. Take a carriage or cruise tour of this historic city, check out the old Slave’s Market, do a little fine dining or high end shopping. If you’re really up for an adventure, sign up for a Ghost Tour.



The Orchards of Brannon Oak Farm
Now Selling!
Brannon Oak Farm had a blast
with Salad Night! Salads stretched
across every horizontal surface!
Always a treat to enjoy what
these homeowners bring!



**The Orchards of Habersham Grove
Now Selling!**
Habersham Grove homeowners
came out in droves for our annual
Salad Night. Every dish is delicious,
and everyone leaves with a
full tummy!

THE 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?

Well, your worries are over!

The Orchards Group is proud to introduce a unique and new "One Stop Shop" concept in kitchen and bath remodeling.

Specializing in existing The Orchards Group neighborhoods, there is no better company for you to consider than The Orchards Group to design and install your new dream kitchen and bath.

- Trustworthiness.
- Dependability.
- Competitive pricing.
- Respectful.

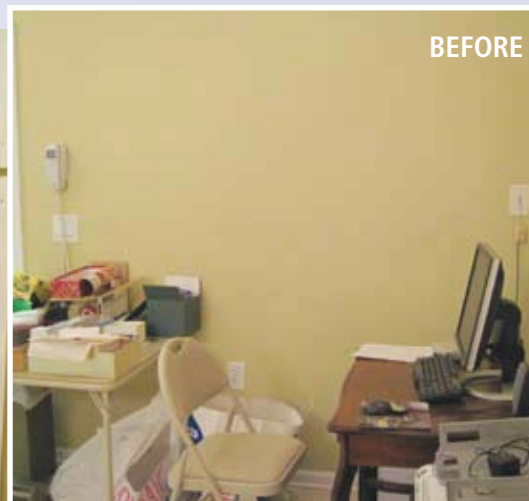
The same trademarks that have made us Atlanta's leading Active Adult Builder in Atlanta since 1998 shine through with our commitment to you in helping you realize your redesign desires and needs. Call today for more information about this exciting opportunity and let's get started!

Call Stacy Wheelus
678-795-0200 ext 210

AFTER



BEFORE



Hutch addition in kitchen

AFTER



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.

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

2 Ethan Allen Wicker chairs and foot rest. Back and seat cushions have Floral pattern in red, green and beige. Wood colored wicker. Great for a sunroom. Mint Condition \$300. Call Fred 850-621-5512

Window treatment for window size 110 3/4"W x 75 1/4"H. Fits Great room window for Hampton floor plan. Colors: gold, green, red stripe. Paid \$1,000.00. Asking \$300.00. Never used.

Tassel Trim. 5 1/2 yds. Colors: soft gold, soft green and soft red. Never used. \$50.00. Original cost was \$18.00 a yd.

Queen size comforter & shams. Grey w/silver trim. Like new. \$75.00.

Four floor rugs. Runners and area rugs. Different sizes. Must see. Party/entertaining trays, platters, etc. Several to choose from. Make offer.

Full/standard size wrought iron head board w/frame. Cream color with brass/gold trim. Like new condition. \$150.00 or best offer.

Custom made window treatment for window size 110 3/4"W x 75 1/2"H. Fits Great room window for Hampton floor plan. Colors: gold, green & red stripe. Asking \$300.00.

Never used Floor rugs & runners. Three different rugs. \$50.00 each

Queen size comforter & shams. Gray with silver trim. Like new. \$100.00.

Tassel Trim for pillows or window treatments. 5 1/2 yds. Color: soft gold, soft green and soft red. Never used. \$50.00. Paid \$18.00 a yd.

2002 Hyundai XG350 Sedan - 6 cyl., 2-wheel drive, automatic, silver with black leather interior. Good condition.

Kitchen/work table. Walnut color. 60" x 40" with a 12" extension leaf. \$130.00. Call Eileen at 770-889-9454

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

The 3rd Friday of every month a group of women at Habersham Grove get together to knit, sew or craft. They have dubbed themselves "The Grapevine Stitchers." This group was started only a few months ago, and they already have quite a gathering. Some are knitting for charity; others just enjoy coming to spend time with friends and neighbors.





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JULY RESALES & LISTINGS...

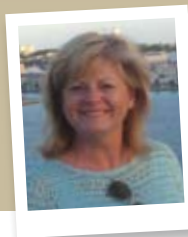
ALL OUR HOMES ARE OPEN TO THE PUBLIC ONCE A MONTH. CALL IF YOU ARE INTERESTED IN COMING TO AN OPEN HOUSE.

FOR SALE

Orchards of Roswell. The best lot in the neighborhood. Enjoy coffee in the sunroom with a great view of the fountain. Everything you could want. Stainless appliances, hardwood floors, hard surface countertops, warm maple cabinets, custom closets. This two-master floor plan with sunroom continues to be one of our best sellers. \$269,000.

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. \$249,900.

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.



DEAR FRIENDS & NEIGHBORS,

The dog days of summer are here. I hope everyone is able to keep cool. Thanks to The Orchards of Roswell for inviting me to their June event. "Those Two Guys" Pictures will be in the next newsletter. Also if anyone needs help with their water aerobics programs or pictures of their program, give me a call.

Although all reports are saying the housing industry has slowed down due to the economy, there are ways to sell a home faster. One way is to show off every room to its greatest advantage.

The key is to get rid of clutter, clean everything down to the switch plates and create a neutral space where the buyers can picture themselves living. Rooms will appear bigger, and the buyer can mentally move in.

In the living room, make sure curtains are sheer or moved back to bring in more light. Brighter rooms look bigger and more inviting. Scale the furniture to fit the room and don't block pathways. Use the fireplace or a view as a focal point to direct the buyer's eye.

In the dining room, the table should be positioned for maximum effect. Take out all leaves in the table and remove heavy rugs on the floor. This will give you the illusion of more floor space. Keep only a few items in the china cabinet. Overcrowding will overpower the room. Do not set the table. It just draws attention to the table and not to the room. Again, in staging your home the key word is "simplify."

If you have any questions regarding the market value of your home, call me at 404-290-2330 for a free market analysis.

Best Regards,

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

SPECIAL OFFER TO NEW ORCHARDS CUSTOMERS

If you are interested in one of our three currently marketed new 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.**