



NEIGHBORHOOD NEWS

The
ORCHARDS
Group

OCTOBER 2010

HOMEOWNER SPOTLIGHT

KITCHEN REMODEL

JONES BRIDGE BREAKFAST

LETTER FROM THE EDITOR

Finally, some relief from the heat! September brought us some wonderful weather that we could actually enjoy! Our backyard hadn't seen us for many months, and I know it was happy to have children laughing in its grass again!

We have been extremely busy with baseball and cheer. Most of our Saturdays in September were spent at the baseball and football fields. Isabelle loves cheer but has decided she wants to play softball this spring, so we'll see what she decides to do next fall. Jackson loves baseball, and I don't think he will want to play football next year. We'll see what next year brings for both. It doesn't matter to us as long as they have fun and enjoy playing whatever sport they choose!

Brad and I were able to go tailgating for the weekend in a friend's RV for the Georgia/Arkansas game. We had a blast! If you have never been to a college football game in the South, you must do it. It is so different than a pro football game, and I don't even think it compares to other areas in the country!

The neighborhoods have had some great gatherings and August/September brought a lot of Ice Cream Socials! This is a great opportunity for grown children and grandchildren to get involved where grandma and grandpa live! Halloween is just around the corner, and I am sure the neighborhoods will be having some fantastic costume parties.

Don't forget to make a visit to any of the various festivals in Georgia this fall. Set a date to visit the Apple Festival in Ellijay or Gold Rush Day in Dahlonega, and don't forget Oktoberfest in Helen. All of these are a lot of fun and worth checking out on a beautiful fall day!

As always Happy Reading and enjoy this beautiful fall weather!

Stacy Wheelus
678-795-0200 ext. 210

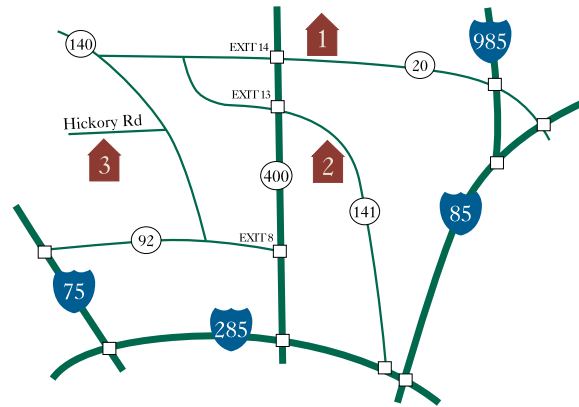


Isabelle's cheerleading photo shoot!



*Jackson in action on the ball field.
Yes, he caught it!*

1. The Orchards of Habersham Grove. Time is Running Out! With prices now starting at \$199,900 during the Grand Finale Sales Event at Habersham Grove, we're urging you to come out now and take advantage of special prices before they expire. **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. 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 and just 1 mile from Ga 400, Exit 14. (Ga. Hwy 20). **Model Home: 678-455-8101**



2. The Orchards of Brannon Oak Farm. STARTING 3 NEW MODELS! In addition to the brand new Charleston and Ashewood ranch condominium model homes that opened in early September, The Orchards Group is excited about the recent start of three more model homes. The Haverford, which replaces our award winning Hampton floor plan, is a low maintenance single family detached home featuring larger secondary bedrooms than its predecessor plus true walk up attic storage. Both our master-on-the-main Villa models have sold. We are replacing both with the Cypress and the Dogwood floor plans. It's exciting to see new construction as so many other neighborhoods around town have not seen new activity in quite sometime. 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**



The Orchards of
Habersham Grove

*"The Beaumont" Ranch
Condominium*

3



The Orchards of
Brannon Oak Farm

Cool Off at the Pool

3. The Orchards of East Cherokee. MORE NEW HOMES! We are excited to announce the completion of one of our brand new Courtyard Series' homes, The Belmont. Featuring a beautiful living room/dining room combination, a large gourmet kitchen with walk in pantry plus true breakfast area, this 2 Bedroom + Den plans offers you all the comforts of low maintenance living and a dynamic floor plan that will keep you and your guests happy. A covered patio plus maintenance free landscaped courtyard area gives you the best of both worlds. Plus true walk up attic storage! You are invited to come and visit The Orchards of East Cherokee today to 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. We're right off the intersection of Highway 140 and Hickory Road. **Model Home: 770-345-5409**



The Orchards
of East Cherokee

"The Belmont" Under Construction

Bruce and Dee Beckstrom

Bruce and Dee Beckstrom, homeowners at The Orchards of Habersham Grove, went on a 39-day trip across the United States in June. The trip took them across the lower half of the states to California, up the west coast to Washington and back through the upper region of the country toward home. Some of the trip highlights included the Grand Canyon, Mount Zion National Park, Glacier National Park, Mount Rushmore and Crazy Horse Monument. Dee had driven this route with her family about 50 years ago and much had changed since then, including Crazy Horse. The last time she saw the monument, Crazy Horse had only a forehead; he now has a face!



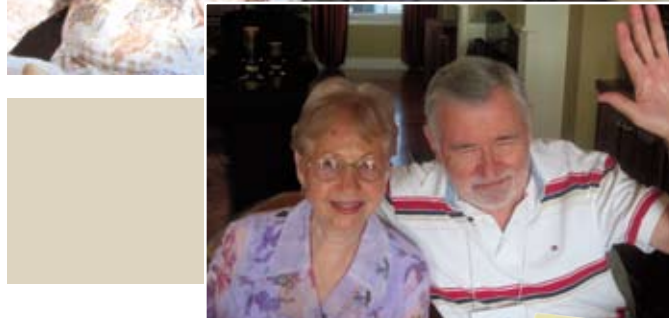
Missouri River



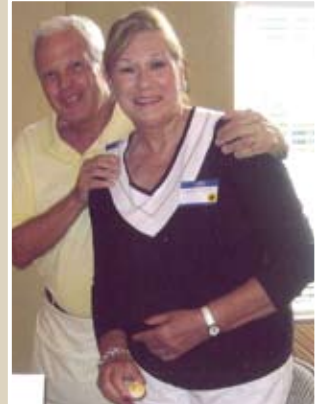
Ronald Reagan Museum



Grand Canyon



A lovely Italian dinner was served to about 40 homeowners at Brannon. We enjoyed Alfredo, spaghetti and meatballs with garlic bread. Everyone left feeling full and satisfied. Ciao!



Jones Bridge had a great turnout for their \$3 buffet breakfast. Homeowners paid \$3 for an all you can eat breakfast with neighbors and friends.



A local Woodstock restaurant catered our Italian dinner for the night. The homeowners enjoyed the delicious food.

RENEWING A HOME WITH A REMODEL

Joanne is a homeowner at The Orchards of Windward. She hired The Orchards remodeling division to do several upgrades in her home. We replaced carpeting with hardwood flooring in the master bedroom, guest bedroom and office. We replaced Corian countertops with granite and also installed a tumbled marble backsplash with under cabinet lighting. Additionally, The Orchards installed a stand-alone hutch with granite countertops, tumbled marble backsplash and under cabinet lighting. This gave Joanne additional kitchen storage space as well as an updated, modern look.

If you are interested in having The Orchards update your home please call Stacy 678-795-0200 ext. 210

Below: Before hutch

Right: After Hutch



Below left: New wood floor for office

Below center: New wood floor for master

Below right: New wood floor for guest bedroom



Above: Before backsplash, undercounter lighting and granite

Right: After backsplash, undercounter lighting and granite





We had a full clubhouse for our catered dinner last month. More than 50 homeowners came out for good food and good friends.



The Orchards of Duluth hosted their 9th Annual Ice Cream Social this past August. They had another great turnout and another memorable day!



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

Lazy Boy Wallaway Recliner. Tan Double Stitch Leather. 1 1/2 Year Old. Paid \$800. 1st \$300 takes it!

100% wool oriental rug (high pile). Excellent Condition. 11' by 13'. \$499 or best offer

3' by 4' Gold frame mirror. Bevel glass. \$75

Two Lazy-Boy. Rocker-Recliners. One Year Old. Excellent Condition. \$135 each

Call Elaine 770-205-9134

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

Stationary Bike \$20. Call Marie 770-887-8796

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

Do you have a working TV you need to get rid of? Give me a call. Eileen - 770-889-9454

HABERSHAM GROVE NEWS

Nearly 40 residents attended the recent presentation sponsored by Habersham Grove Men's Club on August 4. Pictured is Eric Duncan, Strategic Financial Partners, instructing participants on financial markets and changing investments techniques.

The Men's Club plans future presentations for the residents regarding Medicare and the recent changes that may affect recipients.



Habersham Grove Men's Club Presentation



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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OCTOBER 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

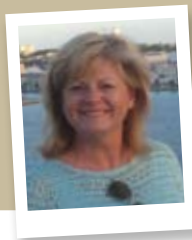
The Orchards at Sweet Apple. 2306 Sweet Apple Circle. Abbey floor plan in pristine condition. New carpet makes this home look and feel brand new. Great location in community next to green space. Call for pricing.

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.

FOR RENT

Orchards of Sweet Apple. Three-bedroom den conversion. Best lot in the neighborhood. Hardwoods, solid surface countertops, and recently painted. Perfection! Hard to believe this is for RENT. Call for details. **RENTED**

Orchards of Habersham Grove. Better than new! One of the best lots in the neighborhood. Largest floor plan that backs up to natural area. Hardwoods in all living areas, plantation shutters, finished activity suite, Silestone countertops and 42-inch cherry cabinets are just a few of the upgrades in this barely lived in home. Call Geri for pricing. **RENTED**



DEAR FRIENDS & NEIGHBORS,

During a tough real estate market, you can still take some actions to help move your home.

Prepare Your Home for Sale

Declutter and depersonalize your home. Remove personal photos and knick knacks. Also clean, clean and then clean your home. All closets, woodwork, cabinets, carpet and light fixtures need to shine.

Repairs Before Selling

Not all resale repairs will pay off. You don't want to spend a lot of money making improvements, but you do want to repair obvious maintenance issues, if any have been neglected.

Home Staging

You can hire a professional stager. Or ask your agent to help stage or stage it yourself. You will get more for your home if it is staged.

Home Pricing

Do not select an agent based on suggested sales price. Some will overbid each other to get the listing. But do not overprice. Homes that are overpriced often sell for less than market value.

If you need a comparative market analysis please give me a call.

Best Regards,

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

Information from this article is from about.com.

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.**