

# NEIGHBORHOOD NEWS



JUNE 2011

**BRANNON OAK FARM  
VISITS THE SWAN HOUSE**

**THE ORCHARDS OF  
HABERSHAM GROVE**

**WEEKEND GETAWAY**

## LETTER FROM THE EDITOR

Summer is here! We did have a beautiful spring here in Atlanta even though it was interrupted with some severe storms. I hope everyone stayed safe during the violent storms in the South.

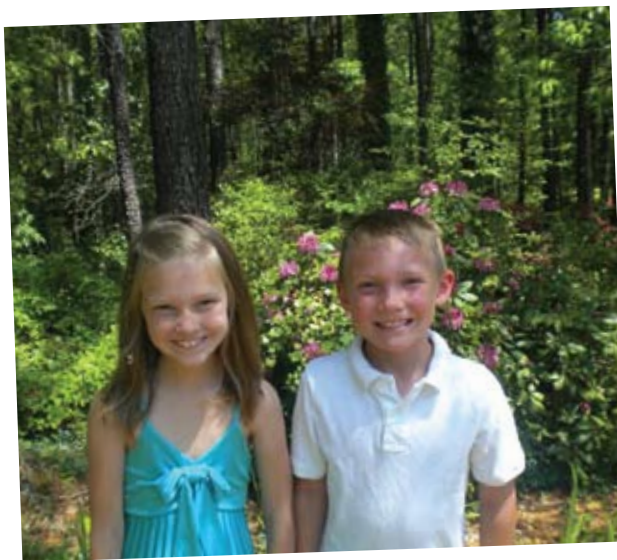
My family has remained very busy the last few months. Baseball and softball always take up the majority of our spring weekends. Summer is a bit different. We find ourselves staying close to home more and hanging out by the pool. Isabelle and Jackson will be going to various camps this summer and they always have a blast. We have two camping trips planned. This month we are heading to Richard B. Russell State Park, and in July we will head to Vogel. Hopefully Vogel will be a few degrees cooler than at home!

Soon summer will be over and we'll be getting ready for our Yellowstone trip. In September we head to Yellowstone and the Grand Tetons for a week. The kids are really excited and so are Brad and I. I hope the animals are out and about and we get our fill of buffalo sightings!

Our neighborhoods had a busy spring and saw a lot of new homeowners move in. New faces always make the meet and greets more fun for me and the current homeowners! Our meet and greets continue to be successful with the majority of our homeowners coming out to meet their neighbors and friends.

Happy Reading!

Stacy Wheelus  
678-795-0200 ext. 210

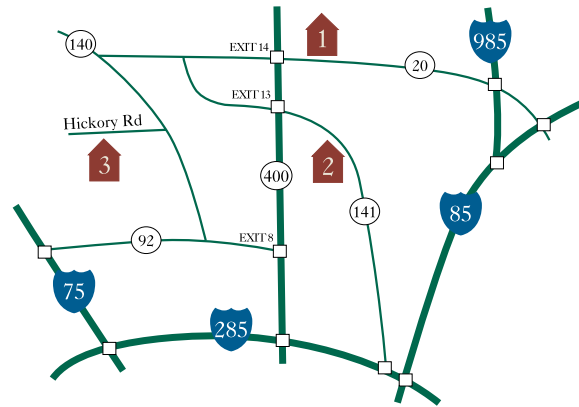


*Isabelle and Jackson before  
"Grandma's Great Egg Hunt" Easter Sunday*



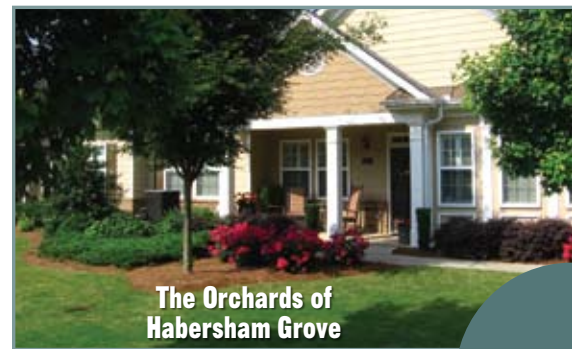
### 1. The Orchards of Habersham Grove. ONLY 4 REMAIN!

Only 4 homes remain in this outstanding community. Take advantage of Grand Closing prices! Save thousands on any of our exciting finished inventory homes, all ready for immediate move in! The Ashewood plan highlights our “Ready To Sell” inventory. 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). Call today before it's too late. **Sales Information: 678-513-8879**



### 2. The Orchards of Brannon Oak Farm. Celebrating our 100th homeowner!

The Orchards of Brannon Oak Farm welcomed its 100th homeowner after they closed on their beautiful new home in late April. And recent sales activity is inspiring even more new construction starts. Come out today and see the wonderfully upgraded “Winston” single-family plan located on Homesite 57. Featuring a sunroom, a screened porch and a patio, this plan leaves nothing to be desired. And if your taste is more oriented toward a ranch condominium or “Master on the Main” Villa, we have several “value priced” homes ready now from the high \$250s to the low \$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 Ashewood*

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### 3. The Orchards of East Cherokee. INTRODUCING THE PIEDMONT!

We are finishing up our newest value packed single-family, low maintenance home “The Piedmont” on Homesite 125. Come out and preview this exciting new home featuring 2 bedrooms + den, formal dining room, built in cabinets, screened porch and true walk up storage, not to mention the benefits of a private tree lined homesite. The Orchards of East Cherokee is located in beautiful historic Hickory Flat and is less than 15 minutes from Roswell, Alpharetta, Woodstock and Canton, making this an ideal location. Easy access to I-575 and the North Georgia mountains. Come out and visit. We have a very nice array of finished “Ready to Move In” homes in all price ranges and floor plans. Also featuring a limited availability of basement homesites. **Model Home: 770-345-5409**



*The Cypress*



*The Piedmont*

## The Orchards of Brannon Oak Farm



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## Ladies' Luncheon at Swan Coach House

Residents of The Orchards of Brannon Oak Farm get together monthly for a Ladies' Luncheon. Each resident volunteers to be the "hostess" every month. As the hostess, she chooses the restaurant for the month and makes the reservation. The day of luncheon, residents meet at the Brannon Oak Farm clubhouse to carpool. Last month, the women visited Buckhead's The Swan House. They dined on a delicious lunch and toured the grounds. They spent a wonderful day together!

# Summerfest in the City:

## *Celebrating the Beginning of Summer with Art and Music*

### **Virginia-Highland Summerfest 2011** **Saturday June 4th and Sunday, June 5th**

The Virginia-Highland Civic Association is proud to present the 28th annual Virginia-Highland Summerfest, June 4-5, 2011.

Visitors to Summerfest can celebrate the beginning of summer by shopping for original art in a variety of media – and by enjoying great food and an exceptional array of live music presented by radio station partner 92.9 dave fm (92.9 FM). This year's event also features a 5K race on Saturday morning, along with activities designed for children in the Kidsfest area in John Howell Park, adjacent to Arcadia.

Summerfest takes place along tree-lined Virginia Avenue, in the heart of the historic and charming Virginia-Highland neighborhood. Regularly recognized by local media as one of Atlanta's best neighborhood festivals and consistently revered by art professionals as one of the best artists' markets in the southeast, Summerfest is a great event for the entire family.

#### **When:**

Saturday, June 4, 2011 – 10 a.m. to 6:30 p.m.  
Sunday, June 5, 2011 – 10 a.m. to 6:00 p.m.

**Where:** Scenic and historic Virginia Ave. between North Highland Ave. & Park Drive.  
FREE ADMISSION / Donations to the Va-Hi Civic Assn. are appreciated.

**Arts:** The juried artist market features work and exhibits from more than 220 of the best artists in the southeast and beyond, in a variety of media including painting, clay, glass, jewelry, photography, printmaking, fiber, wood, metal and mixed media.

**Race:** The Summerfest 5K is held at 8 a.m. on Saturday and features more than 1,000 runners winding through the neighborhood streets of Virginia-Highland. Following the 5K Race, children ages 5 and younger will run, waddle or crawl to the finish line of the Tot Trot held in Inman Middle School field at 8:45 a.m.

Registration for the 5K and Tot Trot must be made in advance. See [www.active.com](http://www.active.com) to register with a credit card or [running4fitness.com](http://running4fitness.com) for details.

**Music:** The 92.9 dave fm music stage will feature a variety of renowned local musicians, along with nationally acclaimed singer songwriters.

**Kidsfest:** This year's Kidsfest will take place in John Howell Park adjacent to Arcadia on Saturday (10 a.m. to 5 p.m.) and Sunday (noon to 5 p.m.). A variety of artistic activities, music and many other activities will be offered for children.

**Parking:** There is a limited mix of free parking lots, paid parking lots, and designated on-street parking. See [www.vahi.org/summerfest.html](http://www.vahi.org/summerfest.html) for information on transportation and parking options.

**MARTA:** Take the MARTA train to Midtown Station. Walk east on 10th street until it dead-ends into Monroe. Turn right onto Monroe. Turn left at the first traffic light onto Virginia. Walk up Virginia until you see Summerfest. The distance from Midtown MARTA is approximately 1 mile.

For more information or to volunteer, visit [www.vahi.org/summerfest.html](http://www.vahi.org/summerfest.html).

## Q&A for Cancer Survivors

Surviving cancer takes not only a physical toll but an emotional one as well. Here are some frequently asked questions cancer survivors face.

### 1. How can I cope with my fear of cancer recurring?

Learning about your cancer and what you can do to take care of your body can give you a sense of control. Acknowledging your feelings can help you sort them out and may help you let them go. Being as active as possible can help you focus on other things and take your mind off cancer and the worries it brings.

### 2. What are signs that I should seek professional help for depression?

Some signs that may indicate you need professional help for depression include

- feelings of worry, sadness, and hopelessness that don't go away
- feeling overwhelmed or out of control for long periods of time
- crying for a long time or many times a day
- thinking about hurting or killing yourself
- loss of interest in usual activities.

### 3. Why does my family treat me differently than they did before I had cancer?

Your loved ones may not understand your feelings and may not be prepared for the fact that recovery can be a slow process. When treatment is over, they may expect you to be enthusiastic about getting on

with your life. They also may feel the need to get back to a normal life.

### 4. How can I ensure good communication with family and loved ones?

Communicating with family and loved ones is important, and you should give yourself time to adjust to changes in the way you communicate. If you need more support, call your friends or family instead of waiting for them to call you.

Sometimes it's necessary to seek outside help. Ask your doctor to refer you to a counselor who can help you communicate with your loved ones. Join a support group if you feel that talking with other survivors who have gone through similar experiences would be helpful. Support groups are also available for loved ones of cancer survivors.

### 5. Where can I get more information about cancer survivorship issues?

The National Cancer Institute's Cancer Information Service (CIS) provides personalized answers to questions about many aspects of cancer, including symptoms, diagnosis, treatment and survivorship issues. Contact CIS by calling 1-800-4-CANCER (1-800-422-6237). You can also contact CIS over the Internet at <http://cis.nci.nih.gov> or by sending an e-mail to [cancergovstaff@mail.nih.gov](mailto:cancergovstaff@mail.nih.gov).

*Source: NIH*





It was a beautiful night for all the homeowners to get together for dinner. Everyone brought a salad for our Super Salad Buffet. We have some great chefs living at Brannon Oak Farm!





Habersham Grove homeowners  
are always up for a good time  
in the Grand Clubhouse!  
Our Meet and Greet in April  
was no exception! Pink  
decor was everywhere for  
Stacy Wheelus' 3-day walk  
kick-off party!





We had a fun night with our Beach Blanket Bingo Party! This is a tough crowd! Serious BINGO players live in this neighborhood! But we all had a great night of laughs!

## THE ORCHARDS GROUP REMODELING DIVISION EXPANDS

HAVING COMPLETED MORE THAN A DOZEN REMODELING PROJECTS IN THE ORCHARDS' EXISTING NEIGHBORHOODS, OUR REMODELING DIVISION IS NOW GROWING.

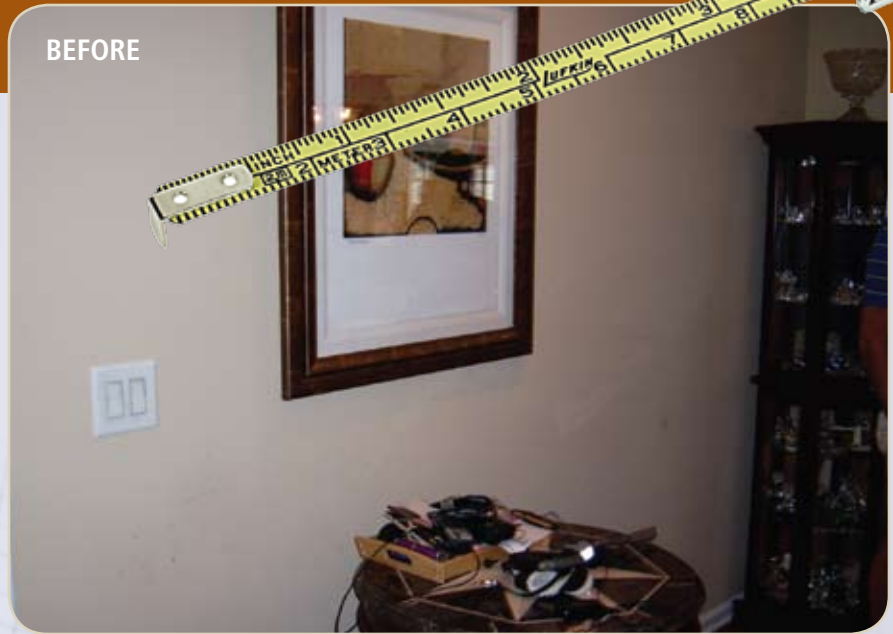
That's right! In addition to providing the most trustworthy and professional remodeling services to our current and past buyers, The Orchards Group Remodeling Division is expanding and offering its services to friends and family of The Orchards Group community homeowners. If you or someone you know desires to improve their existing home or is in need of remodeling services prior to putting their home on the market, we encourage you (or them) to give us a call.

- Trustworthy
- Dependable
- Respectful
- Competitive Pricing

We have the testimonials from satisfied clients. Give us a call today!

**Call Stacy Wheelus**  
**678-795-0200 ext 210**

BEFORE



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](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

Plaid couch (gold, navy, and red tones) \$400.  
Two navy club chairs \$125 each.  
Purchase all for \$575.  
Call JoAnn at 678-923-5739

Queen bed comforter set in burgundy.  
Includes skirt, sham reversible like  
new paid \$350 asking \$75 OBO.  
Call William 678-373-1179

Off white sofa, excellent condition. \$200 or  
best offer. Call Elaine 770-205-9134

7' Christmas Tree. Excellent Condition. \$65.  
Call Jim Patterson 678-947-8683

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

China- service for 8.  
Empress China "Cardinal". \$155  
3 Bar Stools. Approx 30". Black and  
Cream Cloth Seats. \$99  
AT&T Electronic Typewriter. \$40  
Call Esther 770-205-4117

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

Haverty's walnut drop leaf dinette table.  
42" round (with both leaves open) table  
with two chairs great for small Orchards  
kitchens. Like new condition must see \$150.  
Call Harriet 770-772-6998.

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

Brand new 2010 - 600 Jazzy Electric Wheel  
Chair. Carries up to 300 lbs. All paperwork  
and charger. Price \$3000 or best offer.  
Call Joanne at 770-664-7172

## 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

Personal caretakers not associated with  
agencies. If you know of someone dependable  
please contact Joanne at 770-664-7172

## 3 DAY WALK UPDATE!

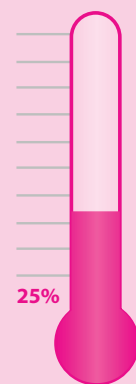
My training is in full swing, and once summer is here I will be able to set aside more time to walk. I have an 8 mile route that I will be walking at the end of May with my training partner. This route has a number of hills, so I'll let you know how I feel a few days after that walk. Walking 20 miles for 3 days in a row is no easy feat, but I know once the time gets here I will be ready!

Thank you to all The Orchards homeowners who have donated to my walk for the Susan G. Komen Walk for the Cure! I still have a long way to go to reach my goal of \$2,500, but I know I will be able to get there! Please consider donating to this very worthy cause! If you send a check directly to Susan G. Komen, please be sure to include my participant number on the memo line. My participant number is 5710494.

— Stacy Wheelus



### MY PROGRESS



Goal: \$2,500.00  
Achieved: \$585.00



11660 Alpharetta Hwy  
Suite 515  
Roswell, GA 30076

Presorted Std  
US Postage  
**PAID**  
Mailed From Zip 30304  
Permit # 6849



## JUNE RESALES & LISTINGS...

**ALL OUR HOMES ARE OPEN TO THE PUBLIC ONCE A MONTH. CALL 678-795-0200, IF YOU ARE INTERESTED IN COMING TO AN OPEN HOUSE.**

### FOR SALE

**Orchards of Crabapple.** 4403 Orchard Trace. Three-bedroom Canterbury plan. Shows like a model. New paint, carpet, water heater and appliances. Great location in community. This home is a true beauty and a great price of \$193,900.

**Brannon Oak Farms.** 1975 Brannon Commons. Beautiful townhome with a finished room in the Basement. This Spectacular home has barely been lived in. Hardwoods grace all living areas. Beautiful Granite and Warm wood Cabinets are featured in this Chef's kitchen. Huge master with sitting area. Loft and two bedroom and office are upstairs. All on a beautiful lot that borders greenbelt. \$399,000.

**Orchards of Windward.** 2933 Oakside Circle. Great two master Abbey Floor Plan. Beautiful hardwoods throughout. Extra Cabinets and desk in the kitchen. Exterior has stone finish with a very private front yard area. This home is being offered at a great price \$225,000.

**Orchards of Windward.** 2925 Oakside Circle. True three-bedroom Canterbury Floorplan. Great lot close to clubhouse and overlooking neighborhood. This home features a Chef's Kitchen including all appliances andilestone countertops. Beautifully maintained and decorated with designer colors. \$249,000

**Orchards at Crabapple.** 4421 Orchard Trace. This three-bedroom Canterbury floor plan has a beautiful front yard. Walk to shopping and enjoy many activities in the Clubhouse. This home is priced to sell at \$184,900.

**Orchards of Sweet Apple.** 2906 Sweet Apple Circle. Two-bedroom Abbey plan with many extras priced well below market value. Great private lot next to green belt. Extra cabinets and storage in kitchen. Mr. Clean lives here. Ready to move in. \$199,999

**Orchards of Sweet Apple.** 106 Sweet Apple Circle. Looks brand new. New neutral carpet and paint in this home. Granite counter tops plantation shutters central vac are just a few of the appointments of this beautiful home. Don't miss this great price \$239,000!!!!

**Orchards of Habersham Grove.** 2647 Grapevine Circle. You will not see any better value than this spectacular home. Charleston floor plan with tons of upgrades. Chef's kitchen with granite counter tops 42" Maple cabinets with pull outs, stainless appliances and hardwoods in all living areas. Then you get the added luxury of upstairs bonus suite with full bath. All for the great value of \$239,000.

### SOLD

**Sold!!!!!!** Orchards of Sweet Apple. 1606 Sweet Apple Circle. Absolutely Gorgeous three bedroom Canterbury with third bedroom den conversion.



## DEAR FRIENDS & NEIGHBORS,

Another beautiful summer to be enjoyed here in Atlanta. May was graduation month. Many of our homeowners attended high school and college graduations. My youngest son Taylor graduated from Roswell High School and is off to the University of Georgia. Go Taylor!! We are both sad and excited to see him go.

Back to business. I am adding some staging tips that will help you get ready to sell your home. Staging rooms to show off their true potential is essential when selling your home.

**Clear out clutter or other personal items that will distract buyers.** Paint the walls a neutral tone, and furnish the space to show off how functional it is. When buyers come through and imagine themselves there, you can bet an offer isn't far behind.

**Pack up unnecessary items and furniture before you show the house.** An overpacked living room is a red flag to buyers that your home lacks storage space. Pack up unnecessary items and furniture, and move items to your garage or a nearby storage facility. Clear the way for a sale by letting buyers see your square footage, not your personal belongings.

**Storage space sells!** Potential buyers love homes that have lots of storage space. Since they will open your closets, it's a good idea to clear out unnecessary clutter, and organize your shelves to show off how much storage you really have. Plus, it gives you a chance to start packing, as you will definitely be moving once buyers see all that closet space.

**Create a nice flow in your rooms.** Buyers are attracted to homes that have a good flow. You can create circulation by replacing square or rectangular dining tables with round ones. Cutting the corners adds room to this maneuver and creates a spinoff effect that adds flow to your home — cash flow, that is.

If you are interested in selling your home please call me. Your home will be marketed to more than 4,500 possible prospects each month who are specifically interested in your type of property. I have listed and sold over 100 properties in your communities. Call me for a free market analysis today.

*Information from HGTV website*

Sincerely,

Geri Beckmann, Orchard's Resale Specialist  
404-290-2330 Direct, 678-795-0200

Visit my website @gbeckmann@orchardsgroup.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.**