

NEIGHBORHOOD NEWS



AUGUST 2011

ECO-FRIENDLY HOMES

**HABERSHAM GROVE
VETERAN STILL
SERVES COUNTRY**

**TESTIMONIALS FROM
OUR BEST SALESPEOPLE!**

LETTER FROM THE EDITOR

August. School and traffic. That just about sums it up. I am really glad school is back. Summer is great but after nine weeks the kids and I are ready for the normal routine and schedule. I never really got organized and into the groove of things this summer. No particular reason, I just felt as if I was drifting through the weeks. School for us starts August 1. Isabelle will be in 3rd grade and Jackson will be in 1st. Jackson is lucky his kindergarten teacher is moving to 1st grade, so she was able to keep the class together. This is a huge benefit since the kids all know each other and what the rules are. Jackson is excited because he loves this teacher! They get along great! Isabelle will love any teacher she has. She is very easy going and compliant. This year homework really starts, so we'll need to get our school routine down quickly so we can make sure she has plenty of time for it. Over the summer Isabelle has decided she wants to be a wedding dress designer. Wouldn't that be a fun job!



Jackson and Isabelle tubing on Lake Keowee

Jackson and Isabelle had a great summer mainly going to the local indoor and outdoor YMCA. They get to swim, make new friends and learn funny songs and how to play silly games. We only made it camping one time this summer. That trip took us way up I-85, one exit from South Carolina, to Richard B. Russell State Park. This is a great small campground on the shore of Lake Russell. If you have an RV or enjoy camping this is a great little park. Almost all the sites are on the lake. It is a great spot for fishing from the shore, one of the many docks or if you have a fishing boat the lake is perfect. They also have a large sandy beach if you enjoy taking a swim or if you happen to have the grandkids along.

We have had some greet meet and greets this summer in our communities! We had a Summer Salad Extravaganza concert series. This was a great opportunity for homeowners to show off their cooking/ recipe skills while enjoying live entertainment! We had an acoustic guitar player who played everything from Willie Nelson to The Eagles, plus we welcomed a Dixieland swing band that included one of our Brannon Oak Farm homeowners! We had so much fun eating light, dancing and laughing with all of our friends and neighbors!

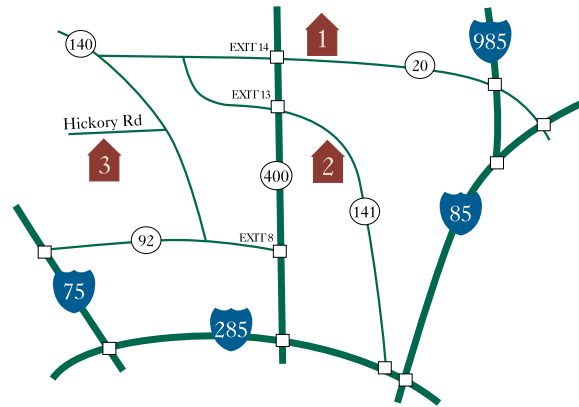
We have been having a great time in all of our communities this summer! It seems like if you live in an Orchards community there is never a shortage of fun!

Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210
swheelus@orchardsgroup.com
Please support me as I walk for the cure! www.the3day.org

1. The Orchards of Habersham Grove. ONLY 3 REMAIN!

Take advantage of Grand Closing prices ! We have three Ashewood plans to choose from. Villa #1301 has a screened porch with walk up storage. Both villas #1903 & 1403 have a sunroom & walk up storage. Come take your pick as we expect to be sold out by Labor Day! 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. A Brand New Model Home! Come tour our exciting new furnished model home **The Ellijay**. This outstanding Southern Heritage Ranch Condominium features a traditional layout (like the Ashewood, but larger), has 2 Bedrooms + Den + Screen Porch + Bonus Room. Nearly 2,300 square feet! Also come out to see our new, super energy efficient ECO-COMFORT home 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 toward a Ranch Condominium or "Master on the Main" Villa, we have several homes ready now priced from the high \$250s to the low \$300s. Less than 2 miles from the The Avenue shopping center. **Sales Center: 678-513-8879**



The Ashewood with Sunroom

3

3. The Orchards of East Cherokee. INTRODUCING THE PIEDMONT! We have completed our newest value packed single-family, low-maintenance home The Piedmont on Homesite 125. Come out to preview this exciting home featuring 2 Bedrooms + Den, Formal Dining Room, Built-in Cabinets, Screened Porch and Walk Up Storage, on 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 floorplans. Also offering a limited availability of basement homesites. **Model Home: 770-345-5409**



The Dogwood Villa Townhome



The Belmont Private Courtyard

Habersham Grove Veteran Still Serving Country



Bob Moore

4 Bob Moore's service to this country extends far beyond his tour of duty during the Korean War.

From 1952 to 1953, this The Orchards of Habersham Grove resident spent nearly 13 months of front line duty helping restore peace to North and South Korea's unrest. Arriving as a Private, a rank lower than the most commonly seen Private First Class, Bob served in the machine gun squad of the 45th Division's 180th Regiment Item Company. He had many different responsibilities as he rose through the ranks to become a squad leader and then an Assistant Platoon Sergeant. Before returning to American soil, he earned the job of Item Company Platoon Sergeant. His ultimate rank was Master Sergeant.

Now, Bob is one member of a six-to-eight-man team with different challenges. As a member of the Korean War Veterans Association (KWVA), he has the task of educating students on the "Forgotten War" in which he fought. "Amazingly enough, some schools teach close to zero information on it, and others just a few pages or paragraphs," he said. "It gets worse as we go on, because the

number of people with the information to pass on is diminishing."

Recognizing this, the KWVA started a nationwide educational campaign to make the Korean War unforgettable. Bob is a part of this initiative, "Tell America," which provides a basic curriculum schools use to educate students on the Korean War.

In the past year, Bob and colleagues toured 10 schools in the Marietta and Atlanta area. By showing films, telling the history of the war's beginning, conflict and resolution, as well as sharing personal experiences, these veterans pass their knowledge on, educating tomorrow's leaders.

"We feel very encouraged about the program because we've gotten a 100 percent, great response from every school," he said.

Bob and his KWVA colleagues from the Georgia chapter are also willing to visit other organizations in addition to schools.



Habersham Grove enjoyed music, good friends and good food. Our summer salad series has everyone excited to come to the clubhouse for live music, dancing and delicious food!

"Living at The Orchards is a wonderful experience. Most people who live at The Orchards communities do so because they want to meet new friends and enjoy the many and varied activities. And what a wonderful support group these new friends become, whether it is for the good times or when one needs help. It truly becomes a close knit and vital community combined of singles and couples. What a great way to spend these "golden" years!"

Mary B. – The Orchards of Brannon Oak Farm

"We are very fortunate to live in a community such as The Orchards because of benefits such as security; less outdoor work; very friendly neighbors; many social programs; and proximity to hospitals, fire stations and shopping. We have enjoyed the past 3 ½ years in our "Charleston" ranch condominium."

Al M. – The Orchards of Brannon Oak Farm

"We love living at The Orchards of East Cherokee because of the convenience of shopping, restaurants and doctor's offices. It is so quiet here with all the farms surrounding us. And the selection of houses to choose from is wonderful. We love living here and would recommend The Orchards Group neighborhoods to anyone."

Pam and Frank M. – The Orchards of East Cherokee

"We were a little apprehensive about living in a ranch condo, side-by-side, for fear that we would disturb our neighbors, or we would hear noise from their home. To our amazement, we are VERY pleased to say that we hear nothing! Loving it! A wonderful community happening here."

Barbara A. – The Orchards of Brannon Oak Farm

"For four years we have thoroughly enjoyed living in The Orchards of Habersham Grove. Some of many benefits are our reasonable utilities, community atmosphere and privacy."

Sarah and Gary D. – The Orchards of Habersham Grove

"We moved into The Orchards of Brannon Oaks Farm in February and could not be happier with our decision. We are in our early 50s and got a lot of flack from our friends about moving into an "old folk's community," but they don't know what they are missing. We both work, our kids are grown and we spend every weekend at our lake house. The Orchards is perfect for us."

Rick and Linda S. – The Orchards of Brannon Oak Farm



Cinco



Fifty's Dancers



Vintage Car Show



de Mayo

"This is a community of people who are diverse. We are from different states, cities, backgrounds, faiths, economic endeavors, and yet we function as a loving, caring, giving, serving community. We celebrate our differences. We join together as a group of friends who genuinely care about the welfare of our neighbors. People look out for one another and come to the aid of those in need. We feel safe and surrounded by friends. We would not want to be living any where else."

Kirk and Sherry M. – The Orchards of Habersham Grove



Clown at Grand Opening Party

"We shopped around a lot before choosing The Orchards at Brannon Oak Farm. We feel confident that we made the right choice. We love the location, home designs, and our neighbors. We are very satisfied with The Orchards Group and the services provided."

Bob and Lillian M. – The Orchards of Brannon Oak Farm

"Moving to The Orchards at Brannon Oak Farm was by far the best decision we ever made. It is in the most convenient area, with shopping and restaurants close by. We have found many new friends because of the many functions we participate in, and they are like a second family to us! I wish we had moved sooner!"

Les and Joan P. – The Orchards of Brannon Oak Farm



Malt Shop

"Although we have many, many accolades of living and loving The Orchards, our primary one (as we grow older) is having neighbors we can always count on in difficult times and in times of illness. They are all like a family to us. It was the best decision we made in our older years."

Ann M. – The Orchards of Brannon Oak Farm

"In addition to the quality of the construction and great designs, what we have enjoy most about our Orchards Group experience at Brannon Oak Farm are the great new friends that we have made and the opportunities at the club house to stay in contact."

Jim K. – The Orchards of Brannon Oak Farm



Vogel State Park Picnic





Brannon Oak Farm kicked off summer with a fabulous night of music and delicious salads! This group has some great dancers and could have danced into the evening without a problem!



Homesite 57—"The Winston" at Brannon Oak Farm

**Presenting a HIGH "Energy Efficient Home" for
"Peace of Mind" and reduced energy costs**



In addition to the **Energy Efficient** features already found in all homes built by The Orchards Group (see sales counselor for details), we are proud to offer a new increased **ENERGY SAVINGS** package that offers "Peace of Mind" and significantly reduced energy costs. Combining the crucial elements of hot water delivery, water usage, heating and air conditioning and insulation we believe this **UPGRADED** package will greatly benefit the homeowner. **

"Rheem 95" tankless hot water system with 6 gallon electric storage backup
"Grundfos UP-10" hot water re-circulating pump with timer
"Pro-Flo 9300" dual flush "comfort height" commodes

"Lennox SL280V" high efficiency, variable speed gas furnace
"Lennox ACX14" 16 SEER air conditioning system (requires the SL280V furnace)
"Lennox HC-10" MERV-10 healthy climate HVAC filter system

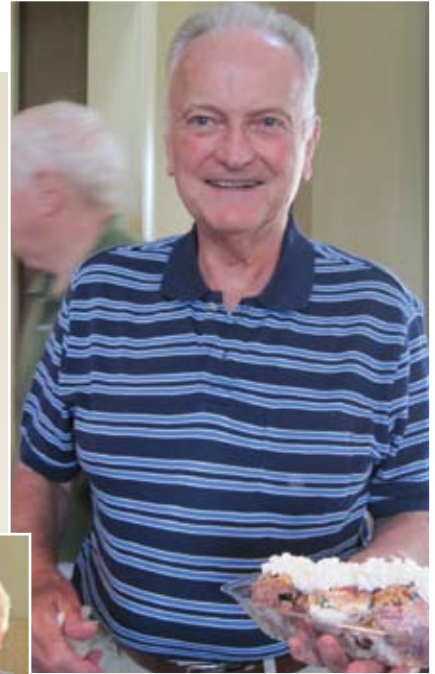
"Tech Shield" radiant barrier roofing
R-15 wall insulation and R-38 attic insulation

For More Information: 678-513-8879



* Since all homeowners use their energy systems differently, The Orchards Group makes no representations as to the actual cost savings that will/can be experienced by the homeowner.





We had a great night at East Cherokee playing a new trivia game. Participants hear a random statement and must decide if it is true or not. We broke into three teams and had one of the best meet and greets yet!

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

Round table with two matching chairs.

Great for kitchen or sun room. Brown wrought iron, like new. Originally \$400. Asking \$125. Call 770-645-9705.

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.

Limited Edition Collectible Steiff Teddy Bears.

Teddy Rose Replica 1925. Pink mohair 16" long with rare center seam. 1879/10,000.

Bought new in 1988 for \$400. Asking \$300.

Jackie Replica 1953. Cream mohair 9" long.

2189/10,000. Bought new in 1987 for \$300. Asking \$225. Call John at 770-889-6601.

Two Lloyd Flanders white wicker arm chairs.

Indoor/outdoor, \$65 for pair. Call Tom at 770 205 2789.

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.

Full size mattress and green iron head/footboard. Call Jeanette at 770-888-9091.

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 excellent condition. \$35. Call Carol 678-349-2206.

"Relax your back" chair. Bought locally 1 year ago, specifically made to ease discomfort with back. Paid \$2000. Asking \$975. Call Joanne at 770-664-7172.

New 9 piece dining group - counter height (table and 8 chairs). Solid wood construction with veneers; hidden butterfly leaves which extends to accommodate 8 chairs. One yr old. New paid \$750.00. Asking \$375.00. Call Arlene at 678-771-5081.

Gently used sofa and oversized chair (from Haverty's) soft plaid (red, yellow, green). \$500. Will sell separately Sofa \$300. Chair \$200. Sofa 85" across, chair 4' wide.

Beautiful, like new! Indoor/outdoor 32" round bistro table (glass top) black wrought iron with rattan trim. Two matching folding chairs black wrought iron/rattan \$100.

Call Pat or Anne 770-753-4367.

WANTED

Good used lawnmower.

Call Pamela at 770-754-4717.

Used 'Vespa' with low mileage. Good condition. Call Pamela at 770-754-4717.

3 DAY WALK UPDATE!

Ten miles! I am halfway there! Well, half way of one day! Remember I have to walk 20 miles three days in a row! That's 60 miles total! It has almost been to hot to walk this summer. Even at 5:30 a.m., it has been about 75 degrees and about 75% humidity. This month I will be purchasing my official walk shoes. These shoes will get broken in on short walks, and at some point I will have to initiate them into the many miles club. No, these shoes do not come with superpowers nor will they propel me through 60 miles with ease, but they will help! Our next training event will be to walk 10 miles on one day followed with 10 miles the next day. How my legs and feet react should be interesting.

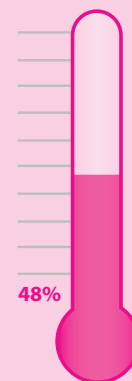
I have reached about 48% of my fundraising! Thanks to many of our Orchards homeowners, I have raised \$1,064! All of this money goes directly to Susan G Komen to help find a cure for breast cancer. I have about \$1,500 more dollars to raise. Just think, if each Orchards homeowner sent me just \$1, my goal would be reached! Please consider sending me \$1 or more so we can help find a cure for breast cancer. You may send your donation to me or direct to Susan G Komen. If you do send a donation direct to Susan G Komen, please include my participant number on your check. My participant ID is 5710494.

With roughly three months remaining until my walk, I really need your help! October 21 will be here before we know it! I'll do the 60 miles, but I need your help to reach my goal of \$2,500!

— Stacy Wheelus
11660 Alpharetta Hwy Ste 515, Roswell GA 30076



MY PROGRESS



Goal: \$2,500.00
Achieved: \$1,064.00



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Suite 515
Roswell, GA 30076

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AUGUST 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

The Orchards of East Cherokee. Asheville floorplan with finished bonus room. Private lot. Priced unbelievably Low!!!!!!

Orchards of Roswell. 702 Village Lane. Two-bedroom Abbey floorplan Great location in the community. Planation shutters, newer carpet and solid surface countertops. Beautiful home. \$224,900 or lease for \$1350/mo.

Orchards of Duluth. Three-bedroom Canterbury floorplan. Looks brand new with new carpet and paint. Heated and aired sunroom, great location in the community \$169,900.

Orchards of Windward. 2957 Oakside Circle. Beautiful Vanderbilt floorplan. True three-bedroom with separate dining and sunrooms. Luxury gated community with fast access to 400 and all the shopping in Windward. This home has chef's kitchen with solid surface countertops, 42 inch maple cabinets and butler's pantry. Priced great at \$265,000

Brannon Oak Farm. 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, two bedrooms and office upstairs. All on a stunning lot that borders greenbelt. \$389,999. Also available to lease.

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 and silestone countertops. Beautifully maintained and decorated with designer colors. \$239,000.

Orchards of Sweet Apple. 106 Sweet Apple Circle. Looks brand new. New neutral carpet and paint. Granite countertops, plantation shutters, central vac are just a few of the appointments of this beautiful home. Don't miss this great price. \$229,000! REDUCED!

Orchards of Habersham Grove. 2647 Grapevine Circle. You will not see any better value than this spectacular home. Charleston floorplan 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 \$224,900. Drastically REDUCED!

SOLD

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.



DEAR FRIENDS & NEIGHBORS,

Well, the weather in Atlanta has not been surprising this summer: Hot days followed by more hot days. Even though we have had a scorching summer, we are still seeing some movement in our neighborhoods.

How can you make sure that your home will be one of those moving? Here are some actions you can take that will put your home on the top three list of the buyers who are visiting our neighborhoods.

Look over the outside of your home. If there is damaged such as wood rot, mold, missing caulking and dead landscaping, call your HOA. Have them come fix these items so your home will make a great impression from the curb on. Sweep that porch and put out a fresh welcome mat and make sure that your windows and storm doors and clean and shiny.

If your walls are dirty and tired, **put on a fresh coat of paint.** Use a little bit of color but stay neutral. You don't want your home to be the one that they refer to as the "pink living room" home. Put away all collections and personal pictures. You are going to be moving anyway; this will keep you ahead of the game.

Fix everything that is broken. Leaky sinks, running toilets, broken seals in the windows. Don't give the buyers any opportunity to see your home negatively. Also declutter, even though you like to have your coffee pot, toaster, toaster oven, blender and mixer on the kitchen counter top along with your dish drain. Buyers find this distracting. Even though it is an inconvenience, put all appliances away and leave those countertops clean and empty.

Clean, clean and clean. Let the buyers leave feeling like they could just move right in.

Before a showing, **grind a lemon down your garbage disposal.** It will leave a nice fresh scent in the air for the buyers to enjoy.

Call me if you would like to list your home or if you have any of your friends interested in The Orchards properties. I have listed and sold more than 100 homes in The Orchards communities. Your home will be marketed to more than 4,500 possible prospects a month who are specifically interested in your type of property.

Have a great August and try to stay cool!

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.**