

NEIGHBORHOOD NEWS

The
ORCHARDS
Group

FEBRUARY 2012



**HOUSE OF
THE MONTH**

**LIVING AT
THE ORCHARDS**

HEALTH MATTERS

LETTER FROM THE EDITOR

Now that the holidays are over and we are all more closely watching what we eat, we can look forward to getting organized and starting new hobbies! What hobbies do you have? What new hobbies or interests would you like to start? It could be something as easy as starting a walking group with neighbors to learning a new skill such as knitting or quilting. The start of the year is a great time to learn something new; get a group together or try something you haven't had the time to do before.

2012 is going to be my year to get more organized at home and start to quilt more. I have two neighbors I get together with once or twice a month to sew and just chat without the kids. I am hoping to get a bigger group together in my neighborhood for a sew-in once or twice a month. Summer will be here before we know it, so now is the time to start that new project!

All of our communities had fun parties throughout the holiday season! Be sure to turn to page 6 and 7 to see all the great photos! Everything from holiday luncheons to New Year's Eve dinners were celebrated this past December! It looks as if everyone truly had memorable times!

I am looking forward to getting back into the neighborhoods for our monthly Meet and Greet. We always have a delightful time and see all of the new faces moving into the neighborhood. We have some exciting events happening in our neighborhoods this year, so be sure to check our website at www.orchardsgroup.com or look for your copy of *Neighborhood News* in your mailbox each month.

Baseball and softball practice has already started for the spring, so my weekend time is filled with hot dogs at the ball park; I guess it could be worse! This month Isabelle will be 9 years old! They sure do grow up fast!

As always, Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210



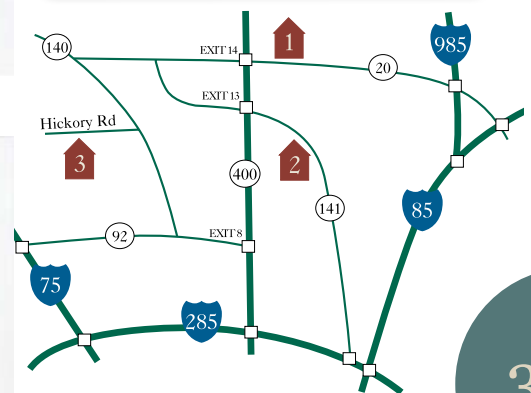
Isabelle and Jackson on Christmas Eve

1

The Orchards of Habersham Grove. JUST 2 REMAIN at \$199,900! Villa 1903 and Villa 1403 are BOTH Ashewood plans with bright and airy sunrooms and true walk-up storage. Many options are included in these super low prices. Come take your pick as we expect them both to be gone soon. And don't forget to 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**

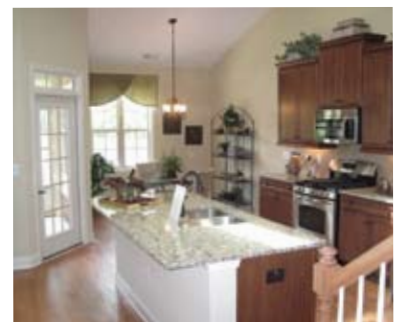


The Orchards of Habersham Grove, Ashewood with Hardwoods and Built-ins



2

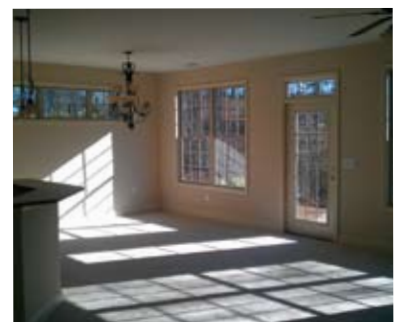
The Orchards of Brannon Oak Farm. Ranch-style townhomes are here! We are excited to showcase our soon-to-be completed ranch style (single level) Villa Townhomes on home sites 4101 and 4102. We have taken the ever-popular Dogwood and Cypress Villa Townhome plans and removed the second story, leaving the main level intact. Featuring 2 bedrooms, 2 baths PLUS den with 10-foot ceilings, these two new plans offer more rear yard space than our ranch condominiums but in a more affordable price range than the 1 1/2-story villas. From the \$260s, these new and unique homes are sure to be a smash. Come see them for yourself. We are also now offering an exciting **MODEL HOME LEASEBACK** program. Call us for the details. Less than 2 miles from The Avenue shopping center and Ga 400. **Sales Center: 678-513-8879**



The Orchards of Brannon Oak Farm, Dogwood Villa - Model Leaseback Available

3

The Orchards of East Cherokee. Single-family detached from \$244,900! We are truly excited with the recent completion of our latest single-family Gallery home on site 112. The Winston features an open floorplan concept with 2 bedrooms, 2 baths, parlor/study, family room with fireplace and a gourmet kitchen with plenty of cabinet space and a breakfast bar. True walk-up storage solves the dilemma of what to do with all that extra "stuff." The view out the back is truly outstanding as you face heavily forested common space – a very pristine and private rear environment. 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 to visit. **Model Home: 770-345-5409**



The Orchards of East Cherokee, The Winston with Bright and Sunny Living/Dining

3



THE ORCHARDS OF HABERSHAM GROVE HOMESITE # 1403

4

The Orchards Group's "Home of the Month" is truly a valuable buy. From its lush, landscaped yard to its unique interior, the Ashewood at The Orchards of Habersham Grove in Cumming has much to offer an active adult homebuyer. Originally priced at \$262,175, the home is now attractively priced at \$199,990. Due to this fantastic pricing, this home won't be on the market long. It is also one of only two remaining homes in this completed neighborhood of 88 homes!

After entering this maintenance-free ranch condominium, buyers will see the details that make the home special. Two spacious bedrooms and two full baths make it easy to have guests or even grandchildren stay the night. The second bedroom can even be used as a home office or craft space. Both bathrooms feature dark maple cabinets, granite vanity tops and upgraded plumbing fixtures.

Forget about carpet stains with beautiful, glistening hardwood floors in the foyer, kitchen, dining room, living room and sunroom. The sunroom is perfect for impressing guests, sipping lemonade during the summer and watching leaves fall during autumn. In the colder months, turn on the gas burning

fireplace for a nice, cozy feeling.

The home's kitchen is a chef's dream. It boasts 42-inch, dark maple cabinets, granite countertops and a walk-in pantry. The kitchen opens to a large, formal dining room that easily sits family and friends. With enough space to hold pots, pans and guests, too, the kitchen and dining room are ideal for entertaining.

Additionally, the Ashewood includes upgraded interior paint throughout the home and a true walk-up attic for storage from the two-car garage. The garage also has space large enough to hold all of those tools and extra supplies.

Residents of Habersham Grove do not have a shortage of amenities. They enjoy the Grand Clubhouse complete with outdoor pool, kitchen, great room, exercise room and even an activities room for playing cards, socializing and more. With a vibrant Homeowners Association and a true maintenance-free environment, our homeowners have more time to have fun.

Call Craig or Deborah today at 678-513-8879 for more information.

SAFE DRIVING FOR SENIORS

If you are concerned about your own driving skills or the driving skills of someone you care about, the AAA's Foundation for Traffic Safety offers a senior driver website at www.seniordrivers.org.

Here, online visitors will find general safe driving information including driving fitness tips, videos, education/training and state license policies and practices. Plus, the site provides interactive driving skills assessments such as the DriveSharp Calculator that visitors can complete right now, free of charge. Registration is not required so the results are not shared with anyone.

Vision and Driving Safely

According to the AAA Foundation for Traffic Safety: As you age, "your eyes lose their ability to change focus quickly, your peripheral vision narrows, and your retina becomes less sensitive to light. A driver aged 60 needs three times as much light to see as a teenager and will take more than twice as long to adjust to a change from light to darkness.

"Get regular eye exams, at least every two years, and more often if you notice that your vision is changing rapidly.

If your eyes have developed cataracts, cataract surgery may be an option. Recent research has shown that cataract surgery resulted in an 88% reduction in risk of driving-related difficulties involving vision."

Driving while Drowsy

The AAA Foundation for Traffic Safety also reports, "Drowsy driving is a leading cause of crashes. Driving while you are drowsy is just as dangerous as driving drunk."

The website offers these tips if you feel sleepy behind the wheel:

- Do not drive late at night when your body is used to being in bed.
- Avoid driving in the middle of the afternoon.
- Do not drive after being awake for more than 15 hours.

For ideas on what to do if you're already behind the wheel and getting tired, visit www.seniordrivers.org. Here visitors can also access a "drowsy driving quiz."

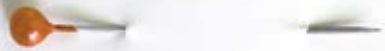
*The Orchards at
East Cherokee
Chinese New Year
Celebrations*



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*Harris Orchards
Holiday Party*





Brannon Oak Farm



Chinese New year



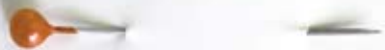
Chinese New year



Toys for Tots Toy Drive



Ladies' Holiday Luncheon



*Habersham Grove
Christmas Cookie Exchange*



THE ORCHARDS GROUP REMODELING DIVISION EXPANDS

Having completed more than a dozen remodeling projects in The Orchards' exciting 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

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**NEW YEAR,
NEW LOOK!**

According to The History Place, an online compilation of historical events, here's the important stuff that happened in February's past:

February 1, 2003 - Sixteen minutes before it was scheduled to land, the Space Shuttle *Columbia* broke apart in flight over west Texas, killing all seven crew members. The accident may have resulted from damage caused during liftoff when a piece of insulating foam from the external fuel tank broke off, piercing a hole in the shuttle's left wing that allowed hot gases to penetrate the wing upon re-entry into the Earth's atmosphere. This was the second space shuttle lost in flight. In January 1986, *Challenger* exploded during liftoff.

February 3, 1870 - The 15th Amendment to the U.S. Constitution was ratified, guaranteeing the right of citizens to vote, regardless of race, color, or previous condition of servitude.

February 4, 1902 - Aviation pioneer Charles Lindbergh was born in Detroit, Michigan. He made the first non-stop solo flight from New York to Paris, May 20-21, 1927. He died in 1974.

February 8, 1910 - The Boy Scouts of America was founded by William Boyce in Washington, D.C., modeled after the British Boy Scouts.

February 11, 1847 - American inventor Thomas Edison (1847-1931) was born in Milan, Ohio. Throughout his lifetime he acquired more than 1,200 patents including the incandescent bulb, phonograph and movie camera. Best known for his quote, "Genius is one percent inspiration and ninety-nine percent perspiration."

February 15, 1564 - Astronomer and physicist Galileo Galilei (1564-1642) was born in Pisa, Italy. He was the first astronomer to use a telescope and advanced the theory that the sun, not the earth, was the center of the solar system.

February 22, 1956 - In Montgomery, Ala., 80 participants in the three-month-old bus boycott voluntarily gave themselves up for arrest after an ultimatum from white city leaders. Rosa Parks was among those arrested. Later in 1956, the U.S. Supreme Court mandated desegregation of the buses.

February 28, 1994 - NATO conducted its first combat action in its 45- year history as four Bosnian Serb jets were shot down by American fighters in a no-fly zone.

Plan Ahead to Make Music in Atlanta

Atlanta is a concert-goers paradise. The city welcomes famous headliners throughout each year. Tickets are on sale now for these upcoming shows.

**George Strait with
Martina McBride**
February 10
Gwinnett Arena

Willie Nelson
February 12
Tabernacle

**Tom Petty and
the Heartbreakers**
April 29
Verizon Wireless Amphitheatre
at Encore Park, Alpharetta

Yanni
May 14
Cobb Energy Performing
Arts Centre

**Kenny Chesney and
Tim McGraw**
June 3
Georgia Dome

Neil Diamond
June 6
Philips Arena

Il Divo
August 12
Verizon Wireless Amphitheatre
at Encore Park, Alpharetta

For more information about these
concerts and others, visit www.eventful.com/atlanta or contact the concert venue.

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

Mitsubishi TV with stand 621N, brand new lamp. Like new. Paid \$4,500. \$650 OBO. Call William at 678-373-1179.

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

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.

Dining Room Table and 4 chairs. Cherry color with distressed look, rectangular shape. TV Stand-Glass top/black. Both only a few years old. Call Caroline at 678-349-2206.

Gently used sofa and oversized chair (from Haverly's) soft plaid (red, yellow, green). \$500. Will sell separately Sofa \$300. Chair \$200. Sofa 85" across, chair 4' wide. Call Pat or Anne 770-753-4367.

Bathroom Faucets. Delta Innovations - Brushed Nickel/Brass. (1) w/2 handles & (1) single lever. Orig. \$190 each / Asking \$60 each. (9) Brass Decorative Cabinet Knobs - \$2 each. Call Sharyn 678-242-0251

Barco Lounger - Like New! Navy small print with pop-up head rest. Small matching neck pillow. MUST GO - \$350. Call 770-343-8075

Moving Sale. 5 piece Wicker/Upholstery set - \$575; TV Cabinet - \$199; Queen & Twin Mattress/Bed Springs, Kitchen Buffet - \$99; Highboy Tall Chest of Drawers, End Tables, Sofa Table, Lamps, Pictures, Oriental Rugs, Chairs, twin brass headboard, mirrors, drop leaf table and chairs and more! Great condition. Call Karen at 404 819 8231 or 770 643 0933

Pride Mobility Jazzy Select. Gently Used. \$1,500. Call Rose 678-277-9900.

Five Dolls for sale. Three are antique with hand crocheted dresses. Call Elaine at 770-205-9134 and make offer.

"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.

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

WANTED

Good used lawnmower. Call Pamela at 770-754-4717.

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

HABERSHAM GROVE LADIES LUNCH BUNCH

The Orchards of Habersham Grove November Ladies' Lunch was well attended at Norman's Landing, a favorite Cumming restaurant. Each month's Lunch Bunch hostess works hard to organize these much anticipated gatherings.





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Roswell, GA 30076

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FEBRUARY 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 Habersham Grove. Former Charleston model with all the bells and whistles. Wide plank hardwoods, designer colors all the options you could want. For lease \$1600/mo

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. \$380,000. Also available to lease

Orchards of Windward. 2925 Oakside Circle. True 3 bedroom Canterbury floorplan. Great lot close to clubhouse and overlooking neighborhood. This home features a chef kitchen including all appliances and silestone countertops. Beautifully maintained and decorated with designer colors. \$232,500

Orchards of East Cherokee. Courtyard home, 162 Owens Farm Lane. Hardwoods throughout home. Granite countertops maple cabinets in this huge kitchen. Great corner fenced lot, largest in neighborhood. \$244,900



DEAR FRIENDS & NEIGHBORS,

I hope everyone had a wonderful holiday season. As we begin 2012, the phones are starting to ring. It seems as if we are getting more and more out of town buyers looking for carefree living. Interest rates are great right now. If you are considering making a change now is an ideal time to do it.

Here are tips to get a quicker sale of your home:
Freshen up that paint. Dingy, dirty walls turn off buyers. The best color is a warm neutral color, something that does not attract the buyer's attention to the walls. Don't use a different color in every room. This will make your home look chopped up and leave a bad impression with a buyer.

Make sure your windows are clean and are not obstructed. It is better to let all the natural light you can into a room. Welcome the buyer at the entry. Put out a new door mat. Make sure the storm door is spotless. Sweep all debris from your front porch. Polish the door knob and knocker. First impressions do count.

Have a great month!

Geri Beckmann, Orchard's Resale Specialist
404-290-2330 Direct, 678-795-0200
Visit my website @gbeckmann@orchardsgroup.com

If you want a Realtor with successful resales experience and a dedication to selling maintenance-free ranch condos in The Orchards, Geri Beckmann at (404) 290- 2330.

She is the person to handle your buying and selling needs!

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.**