

NEIGHBORHOOD NEWS



APRIL 2012



GETAWAY

**HOME OF
THE MONTH**

**HEALTH
MATTERS**

LETTER FROM THE EDITOR

The biggest news from March is that The Orchards closed the last new home in The Orchards of Habersham Grove. This is bittersweet for me as I am truly excited that we have closed the last home and a new homeowner will join all of our other great homeowners out there. Habersham Grove has a great group of people, and I will miss seeing them on a monthly basis! I love that part of my job. I have made many great friends over the years and have really enjoyed our monthly meet and greets at Habersham Grove.

East Cherokee has added quite a few new homeowners over the last few months, which is great for our socials! We really had a great time in March playing BINGO and getting to know all of the new homeowners! Our craft group continues to grow, and I am excited to hear about everyone's finished projects and their next works in progress!

Brannon Oak Farm continues to keep the clubhouse doors revolving with all of their activities, and I look forward to more beautiful spring weather for our meet and greets.

In February, my family went to Disney World and had a ball. We were able to visit Magic Kingdom, Epcot, Animal Kingdom and Hollywood Studios. The kids really enjoyed all the parks and so did Brad and I. Disney just knows how to do everything first class!

March was a busy month for us, and I am looking forward to grandma's 9th Annual Easter Egg Hunt this month! Every Easter she hides more than 300 eggs, and the kids have a ball looking for every last one. Nine years ago we started this tradition with hand made Easter bags to collect their eggs. They still use the bags she made and have as much fun now as they did in the beginning!

I hope everyone enjoys spring! Don't forget to get outdoors; take a walk or just breathe the fresh air!

Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210



*Isabelle and Jackson with
Mr. Incredible and Frozone*



*Isabelle and Jackson with
Army Guy from Toy Story*

1

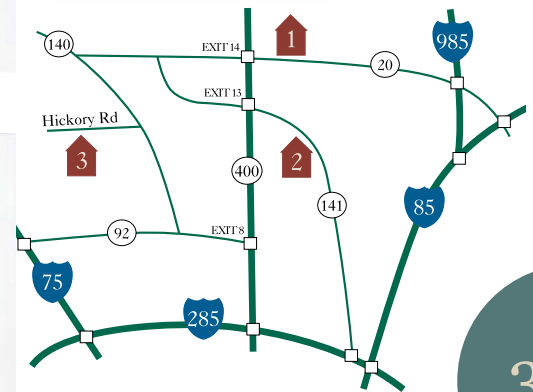
The Orchards of Habersham Grove. SOLD OUT! We are proud to announce that The Orchards of Habersham Grove in Cumming is completely sold out of all 88 ranch condominium homes! Even though, like neighborhoods all over Atlanta, the community experienced a slowdown in sales pace over the past few years, we are pleased to announce The Orchards has closed on the final remaining homes. The key to the community's success has been our company's commitment to maintaining the architectural integrity of the community, the modification of several floorplans to assist in offering more affordable homes to buyers, and the continuance of our neighborhood events and activities even during these rough economic times. First and foremost, of course, we are thankful for the many wonderful neighbors who call The Orchards of Habersham Grove home. Without you, your enthusiasm and your support, we would not be claiming success today.



*Habersham Grove
"Welcome Home"*

2

The Orchards of Brannon Oak Farm. Single Level Villas! The long anticipated grand opening of our Single-Level Villa homes has arrived. In response to the market, we have modified our Cypress and Dogwood "Master on the Main" Villa homes to now offer them as optional single story "Ranch" designs. "Many of our prospective owners have complimented us greatly on the outstanding first floor design of these two popular plans but have also suggested that they do not need the additional finished space upstairs, typically including a loft plus guest bedroom suite," says Deborah Reahm, onsite sales counselor. Her partner Craig Smith adds, "Offering two versions of both plans now with an attractive price break for the smaller version adds greatly to our product mix." In lieu of the finished upstairs space, the homes offer plentiful "walk up" attic storage and access to all HVAC systems. Come out to see these unique and appealing homes today. **Sales Center: 678-513-8879**



3



*Brannon Oak
"The Cypress" Villa*

3

The Orchards of East Cherokee. Another Piedmont! We were so excited with the construction start of our popular "Piedmont" design on homesite # 111 just 10 weeks ago. We are even more excited that it sold prior to completion! As such we are proud to announce that we began another on homesite # 104. The Piedmont plan has rapidly become one of our most popular. Offering a large gourmet kitchen with breakfast bar, a family room complete with beautiful custom built in cabinetry flanking the fireplace, a large "rocking chair" front porch, two very nice sized bedrooms plus large den and screened porch in the rear of the home, this plan has now sold seven times in both our Brannon Oak and East Cherokee communities. Come check it out before it's gone! **Model Home: 770-345-5409**



*East Cherokee
"The Piedmont"*



THE ASCOT AT THE ORCHARDS OF EAST CHEROKEE

4

Located in The Orchards of East Cherokee, the April 2012 “Home of the Month” features the exquisite Ascot floor plan. This active adult home is perfect for families interested in downsizing and enjoying life. Originally priced at \$305,500, the home is now \$267,900. At this great value, the Ascot will not last long!

Boasting an open, free flowing plan, this single-family home has nearly 2,200-square-feet of living space with two bedrooms and two baths on the main floor plus a large bonus room/guest suite and full bath upstairs. Enter the home through a beautiful foyer with 5-inch, dark stained hardwood floors continuing into the living room, dining room and kitchen.

The spacious kitchen includes plenty of maple cabinets and granite countertops for cooking necessities. Additionally, an abundant pantry adds extra kitchen storage.

The large master suite boasts a tray ceiling and significant closet space—large enough for both his and her clothes and accessories. The master bath features lovely his and hers vanities and a large linen closet. The second bedroom has easy access

to a full bath. This set-up ensures guests have a comfortable stay.

The laundry room can be accessed directly from both the hallway and the master closet. Imagine taking out clean clothes from the dryer and immediately placing them in the closet. It is surely simplicity at its best!

The Ascot also features a beautifully landscaped side courtyard and covered patio. These areas are fantastic for planting flowers, grilling out or just relaxing.

At The Orchards of East Cherokee, all landscape maintenance, trash removal, irrigation and use of the amenities are included. The Grand Clubhouse offers a fitness center, games and cards room, gourmet kitchen, fireplace, and 5.1 surround sound TV entertainment center. Other amenities include a large community swimming pool, waterfall sitting plaza and a barbecue grill.

If the Ascot sounds like the perfect active adult home, be sure to take a tour today! **Call 770-345-5409, and ask to see homesite 98. For additional details, visit www.OrchardsGroup.com.**

Getting Your Affairs in Order

No one ever plans to be sick or disabled. Yet, planning for the future can make all the difference in an emergency.

Steps for Getting Your Affairs in Order

- Put your important papers and copies of legal documents in one place. You could set up a file, put everything in a desk or dresser drawer, or just list the information and location of papers in a notebook. If your papers are in a bank safe deposit box, keep copies in a file at home. Check each year to see if there's anything new to add.
- Tell a trusted family member or friend where you put all your important papers. You don't need to tell this friend or family member about your personal affairs, but someone should know where you keep your papers in case of emergency. If you don't have a relative or friend you trust, ask a lawyer to help.
- Give consent in advance for your doctor or lawyer to talk with your caregiver as needed. There may be questions about your care, a bill, or a health insurance claim. Without your consent, your caregiver may not be able to get needed information. You can give your okay in advance to Medicare, a credit card company, your bank, or your doctor. You may need to sign and return a form.

Which Papers Are “Important”?

The following lists can help you decide what is important for you. You may have other information to add. For example, if you have a pet, you will want to include the name and address of your vet.

Personal Records

- Full legal name
- Social Security number
- Legal residence
- Date and place of birth
- Names and addresses of spouse and children
- Location of birth and death certificates and certificates of marriage, divorce, citizenship, and adoption

- Employers and dates of employment
- Education and military records
- Names and phone numbers of religious contacts
- Memberships in groups and awards received
- Names and phone numbers of close friends, relatives, and lawyer or financial advisor
- Names and phone numbers of doctors
- Medications taken regularly
- Location of living will

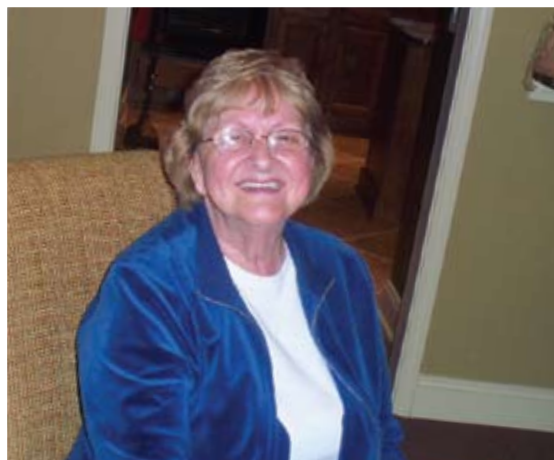
Financial Records

- Sources of income and assets (retirement funds, IRAs, 401(k)s, interest, etc.)
- Social Security and Medicare information
- Insurance information (life, health, long-term care, home, car) with policy numbers and agents' names and phone numbers
- Names of your banks and account numbers (checking, savings, credit union)
- Investment income (stocks, bonds, property) and stockbrokers' names and phone numbers
- Copy of most recent income tax return
- Location of most up-to-date will with an original signature
- Liabilities, including property tax—what is owed, to whom, when payments are due
- Mortgages and debts—how and when paid
- Location of original deed of trust for home and car title and registration
- Credit and debit card names and numbers
- Location of safe deposit box and key

Resources

You may want to talk with a lawyer about setting up a general power of attorney, durable power of attorney, joint account, trust, or advance directive. Be sure to ask about the fees before you make an appointment. You should be able to find a directory of local lawyers at your library or you can contact your local bar association for lawyers in your area. An informed family member may be able to help you manage some of these issues.

Source: National Institute on Aging



*Bingo Night at
Orchards of East Cherokee*



*Bingo Night at Orchards
of Brannon Oak Farm*

A branch with vibrant green leaves and a blue and black butterfly is positioned on the left side of the page, partially overlapping the yellow box and the main title area.

ART ON THE CHATTAHOOCHEE

Art on the Chattahoochee is a charming fine arts event at held along the Chattahoochee River in Norcross' Jones Bridge Park. The event also features a shaded food court area, interactive Kids' Crafts, as well as wonderful park amenities. Admission is free.

For more information
call (770) 417-2200.

SPRING HAS SPRUNG IN ATLANTA!

Springtime in Atlanta means plenty of outdoor festivals and events. Here are some highlights.

DON'T MISS THE DOGWOODS!

The 76th Annual Atlanta Dogwood Festival at Piedmont Park runs from April 20-22.

The dogwoods will be in full bloom, and hundreds of artists from around the country will set up their tents for this Atlanta staple. Virtually every kind of art imaginable is represented at the festival, with a nationally renowned-juried Fine Artist Market that includes sculpture, paintings, pottery, jewelry, photography and much more. In addition to the fine art for adults and art collectors, a Kids' Village features huge inflatables, arts & crafts and face painting for all ages, as well as the ever-popular 24-foot rock-climbing wall.

Sponsor booths are located throughout the festival that will have everything from live radio remotes to great prizes and interactive games.

Music has become an essential feature of the weekend's festivities, and this year will be no different! A wide array of diverse musical offerings will fill the springtime air throughout the weekend! And when you get hungry, follow the delicious smells, of funnel cakes, gyros, crab cakes, onion rings, kettle corn and much, much more!

For more information about the Atlanta Dogwood Festival, visit <http://www.dogwood.org/>.

** No pet dogs are allowed at large outdoor events such as the Atlanta Dogwood Festival, according to City of Atlanta ordinance.*

AZALEA WATCH

Through April 22, Callaway Gardens in Pine Mountain, Ga., presents Azalea Watch. Each spring, the Callaway Gardens landscape explodes with the world's most breathtakingly beautiful display of more than 20,000 azaleas, plus mountain laurel, dogwoods, daffodils and tulips. Sweeping floral vistas in a brilliant palette and stately, soaring pines provide the backdrop for exciting hands-on activities, fascinating educational experiences and invigorating guided hikes. Delight in the vibrant scenery as you stroll leisurely through the Callaway Brothers Azalea Bowl and Overlook Azalea Garden. Explore tropical worlds at the Sibley Horticultural Center and Day Butterfly Center. Soak up the Spring sunshine while playing golf or tennis, casting a line on a fly-fishing excursion, enjoying an invigorating bike ride under a verdant canopy of trees.

For more information, visit www.callawaygardens.com.

INMAN PARK FESTIVAL

Inman Park Spring Festival, April 28-29, takes place in one of Atlanta's oldest and most scenic neighborhoods. First developed in the late 1800s, Inman Park is home to many historic homes and parks. The Festival began in the early 1970s as a means to attract attention to gentrification efforts that sought to revitalize the community.

Now celebrating its 40th anniversary, the festival offers something for everybody. Music, kids activities, a tour of homes, a marvelous street parade, an artists' market, some of the city's best people-watching. Come early, stay late and be guests at Atlanta's best street festival.

For more information, visit www.inmanparkfestival.org.

THE GEORGIA RENAISSANCE FESTIVAL

Weekends April 16 – June 5, The Georgia Renaissance Festival brings a 16th-century European country fair to Fairburn, Ga., just minutes south of Atlanta. With nearly 1,000 characters wearing period costumes, renaissance festival offers visitors a variety of activities from jousting tournaments to glass-blowing demonstrations to sword-swallowing shows. Performers at The Georgia Renaissance Festival include acrobats, jugglers, magicians, dancers and wandering minstrels. There's also a birds of prey show.

In addition to live entertainment, the festival features games, rides and children's activities, among them a haunted ship and a rock climbing wall. A 32-acre Artisans Market hosts a number of arts and crafts demonstrations, including weaving, spinning and coin minting. Pubs and shops sell turkey legs and other goodies.

The Southeast Tourism Society recognizes The Georgia Renaissance Festival as one of the top 20 events in the southeastern U.S. The festival also features unique workshops and classes in the areas of history, language, mathematics, science, theatre and art.

For more information, visit <http://www.garenfest.com/>.

GETTING CRAFTY AT EAST CHEROKEE



Joan Ireland

Joan Ireland and her husband Rex moved from California to The Orchards of East Cherokee in Woodstock this past October in order to be closer to their daughter. But the move brought them much more than they expected.

Joan said they chose The Orchards of East Cherokee, an active adult and maintenance friendly community built by The Orchards Group, because they liked the neighborhood, the location and the peaceful country-like setting. The couple also felt that it would be a great place to start their new life here in Metro Atlanta. The community is close to plenty of golf courses, which appealed to Rex. It is also close to all of the activities that Roswell, Alpharetta and the recently rejuvenated downtown Woodstock have to offer.

Their new home features two stories with the owner's suite on the main level. "We love the spaciousness and natural light it provides," explained Joan. "It is a larger home than we

anticipated owning here in Atlanta, but we love being able to spread out and enjoy our new formal living and dining rooms."

Joan and Rex also love the community's amenities and events such as the meet and greet parties and the T.G.I. Fridays. Joan even started her own activity for neighbors. Her craft group meets at the clubhouse once a month for now, but they are looking into meeting twice a month as participation grows. The craft group allows participants to bring whatever project they are currently working on including crocheting, cross-stitching, quilting, knitting, painting and more. If participants want, Joan also offers a knitting lesson during this time.

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.

"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.

42 inch round first quality glass. 1/2 inch thick with 1 inch bevel and polished edge glass would make a beautiful table top or as protection for a 42inch wood table. \$175. Call Judy 770-886-6346.

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

WANTED

A used portable oxygen concentrator. Call Faye at 770-664-8452

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

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

Spring Word Scramble

Can you unscramble these spring themed words?

1. LEONPL

2. YADGHTIL

3. LEBBMESUBE

4. REBZEE

5. UERRMOTHDSTN

6. OLSOMB

7. AERPLRAICLTS

8. RNEECUSUN

ANSWERS
1. POLLEN
2. DAYLIGHT
3. BUMBLEBEES
4. BREEZE
5. THUNDERSTORM
6. BLOOMS
7. CATERPILLARS
8. SUNSCREEN



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APRIL RESALES & LISTINGS...

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

FOR SALE

Orchards of Windward. 2925 Oakside Circle. True 3-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. \$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. \$229,500

FOR LEASE

Orchards of Roswell. Vanderbilt floorplan on a prime lot. This home has everything. Hardwoods, warm cabinets and hard surface countertops. **Leased.**



DEAR FRIENDS & NEIGHBORS,

Opportunities in the real estate market have been growing this first quarter. Home affordability, driven by low interest rates, is more reasonable than ever. Sales have started to move, and soon we hope to see a more balanced market.

Remember, in a competitive market one important action to take is ensuring your home is the most memorable one potential buyers see. Don't let yours be the house people remember as "the one with the cluttered kitchen." Make sure your countertops are free of dishes and appliances. No dishes in the sink, please! Remove all the pictures on the fridge to make your home model ready.

Paint dingy walls and make sure your carpets are cleaned and stretched. Put away family pictures and knick knacks. Buyers want to see your home; they don't want to be distracted by your stuff. And, as always, make sure everything is clean, bright and shiny.

I hope the tax season has not gotten you down! Enjoy the beautiful Atlanta spring weather and all the activities of our hometown.

Sincerely,

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

If you want a Realtor with successful resales experience and a dedication to selling maintenance-free ranch condos in The Orchards, call 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.**