

NEIGHBORHOOD NEWS



MAY 2012

GETAWAY

**HOME OF
THE MONTH**

**HEALTH
MATTERS**

LETTER FROM THE EDITOR

We had a beautiful spring this year. I fear the bugs this summer will be terrible since we had such a mild winter. The pollen has been terrible, but I guess we cannot have perfect weather like San Diego! It is hard to believe that May is already here! Another school year is done, and I hope you all have some wonderful trips planned for summer.

The pools should be opening soon in all of our communities. This summer we are hoping to launch a water aerobics program at East Cherokee. Our other community water aerobics programs have been very successful. The homeowners at East Cherokee will really enjoy having the program as well.

Brannon Oak Farm continues to move new homeowners in, and their social activities are in full swing! I think the clubhouse is in use just about every day! If you are a new homeowner in Brannon Oak Farm, be sure to head down to the clubhouse for many of our great activities; there is something for everyone!

My family is in for a fun summer this year. Jackson will be playing baseball with The Hobgood Storm for the summer with the hopes of heading to Mississippi for the World Series. Isabelle will be taking horse riding lessons at a local farm. She is so excited and has worked very hard keeping her room clean and saving her allowance for these lessons. Both of these activities will keep us busy, and I hope the heat doesn't ruin all the fun!

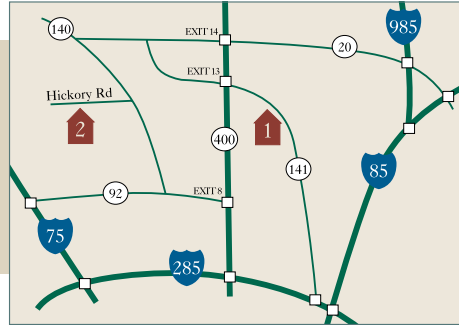
This April, we visited some friends in Albany, Ga. We hadn't had the opportunity to see them in about four years. It is remarkable to walk back into a friendship after four years and pick up where you left off. We had a great time and so did the kids. The kids played in the backyard all day while the grown ups caught up. I am sure many of you have lifelong friends who you haven't spoken to in years, but when you have the opportunity to see them again, it feels just like yesterday when you were skipping rope or playing stick ball. That is the true test of friendship!

As Always, Happy Reading!

Stacy Wheelus
678-795-0200 ext. 210



Jackson and Isabelle, Easter Sunday



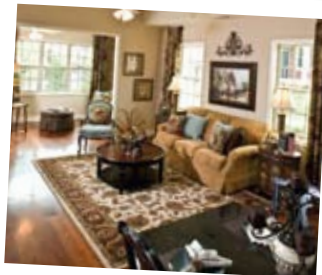
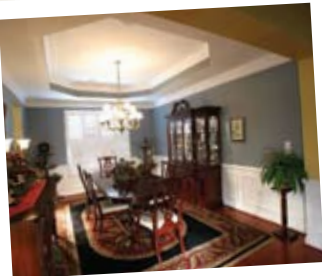
1

The Orchards of Brannon Oak Farm. More New Models! Due to our continued success selling model homes, we are excited to announce we have recently started construction on two new Southern Heritage Ranch Condominium model homes. With 55 of the 88 planned Ranch Condominiums already SOLD, we expect that these two models, which will be complete in late June, will be the last we build in Brannon Oak Farm. Both The Charleston and The Ashewood plans, perennial favorites, have had some exciting floorplan adjustments. Ten-foot ceilings with added moldings replace the vaulted ceilings, also allowing for more attic storage. Radius transom windows are replaced with more traditional rectangular windows, while the living room and master bedroom of the Ashewood have been made larger. The fireplace in the Charleston is now situated in the corner, and the guest bath has been redesigned for more efficiency. "We had already incorporated some of these design changes into our inventory homes to test the market before committing these ideas into model homes, and since they all sold in five weeks we believe we have hit on a winner," said Deborah Reahm, on site sales counselor. **Model Home: 678-513-8879**

2

The Orchards of East Cherokee. Another Piedmont SOLD! Seems that we cannot finish one of these exciting Ranch plans without selling it first. In the previous newsletter we proudly announced the start of our latest Piedmont on Lot # 104. Well, it sold soon thereafter, and yes, we are now building another. We have been thrilled with the success of this floorplan that was introduced in both Brannon Oak Farm and East Cherokee less than one year ago; it has become our most popular one-level, detached single-family home. 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 eight times in both our Brannon Oak and East Cherokee communities. And don't forget the amenities at this lovely community, which include a Grand Clubhouse complete with fitness center and gathering rooms, swimming pool and outdoor grill area. **Model Home: 770-345-5409**

3





Single-Level Villas Now Available at Brannon Oak Farm

Need a totally maintenance-free home, all on one level but with a private rear yard and patio area? Well, look no more! Construction is now complete on two brand new, totally redesigned Villa homes at The Orchards of Brannon Oak Farm in Cumming. With prices starting in the mid \$200s, greater affordability is key with these two exciting plans.

The Dogwood Ranch Villa Townhome and The Cypress Ranch Villa Townhome are designed for buyers who desire a maintenance-free home with a pleasant yard and large patio but who do not need the additional loft and bedroom suite associated with the standard versions of these floor plans.

The original Dogwood and Cypress Villas – which offer a loft, large guest bedroom and bathroom on the second level – are still being offered and continue to be quite popular. However, we have recently received feedback and interest from shoppers who do not need the additional space and are looking for cost savings. These new Ranch Villa Townhome plans have broadened the new home price points at Brannon Oak Farm and offer an alternative to our ever popular Southern Heritage Ranch Condominiums, which are similarly priced but offer more interior space without the backyard. We are pleased to offer homebuyers even more

options to best suit their individual needs.

As single-level homes, these modified floor plans offer tremendous cost savings to buyers. While the homes are single level, they still have a permanent interior staircase leading to an attic with approximately 180 square feet of unfinished storage space.

The Dogwood is a two bedroom, two bathroom plus den floor plan, starting in the mid \$200s. The Cypress is a two-bedroom, two-bathroom plus den and screened porch priced in the high \$200s. Both homes are built on private, wooded home sites with scenic backyard views. The homes offer all of The Orchards Group's first-rate standard features such as hardwood floors in the foyers and kitchens, 42-inch maple cabinets and granite countertops in the kitchens, two-car garages, coffered ceilings in the family rooms and more.

Of course, homeowners in every Orchards Group Villa at Brannon Oak Farm home enjoy maintenance-free exteriors including full landscape maintenance. **Come out to see these exciting new floor plans today! Or call 678-513-8879 for more information.**

MAY IS MELANOMA/SKIN CANCER DETECTION AND PREVENTION MONTH

According to the American Academy of Dermatology, many people do not examine their skin for changes that could be the warning signs of skin cancer despite that fact that it is the only cancer that can be seen on the surface of the skin. Skin cancer is the most common type of cancer in the U.S., reports the National Institute of Health. It occurs in more than a million people each year, including many older people. There are three main types of skin cancer: basal cell carcinoma, squamous cell carcinoma and melanoma. Of the three, melanoma is the most serious.

Reducing Your Risk

While exposure to UV radiation is a major risk factor for cancer, skin cancer can occur anywhere on the skin, not just in sun-exposed areas.

The best ways to reduce your risk of skin cancer are to:

- avoid outdoor activities during midday, when the sun's rays are strongest, or
- to wear protective clothing such as a wide-brimmed hat, long-sleeved shirt and pants.

Darker-colored clothing is more protective against the sun. For example, a white t-shirt, particularly if it gets wet, provides little resistance to UV rays. In addition, wearing sunglasses that wrap around the face or have large frames is a good way to shield the delicate skin around the eyes.

Wear Sunscreen and Lipscreen

When exposed to sunlight, you should always wear sunscreen and lipscreen. If possible, choose sunscreen and lipscreen labeled "broad-spectrum" (to protect against UVA and UVB rays). Your sunscreen should have an SPF, or sun protection rating, of at least 30.

The SPF of a sunscreen is a measure of the time it takes to produce a sunburn in a person wearing sunscreen compared to the time it takes to produce a sunburn in a person not wearing sunscreen. This varies from person to person, so be sure to reapply sunscreen every 2-3 hours.

Some sunscreens can contain toxic chemicals that aren't necessary for fighting UV rays. Some experts think these chemicals might do our bodies more harm than good. Each year, the Environmental Working Group (EWG) publishes a list of the top, least chemical filled sunscreens. The 2011 list is available at <http://breakingnews.ewg.org/2011sunscreen/best-sunscreens/best-beach-sport-sunscreens/>.

Detecting Skin Cancer

The American Academy of Dermatology reports, "The best way to find skin cancer in its earliest, most treatable stage is by checking your skin regularly and having a dermatologist perform a full-body skin cancer screening."

Each spring, the American Academy of Dermatology teams up with local dermatologists to offer free skin cancer screenings. A screening is simply a visual examination of your skin – and it can save your life.

This year, a free screening is scheduled for May 16 at Kaiser Permanente Cumberland Dermatology at 2525 Cumberland Pkwy., in Atlanta. Screening hours are 8 a.m. – 3:30 p.m. Walk-ins are welcome. To search for other local free skin cancer screenings visit www.add.org, then click "Skin cancer detection" from the drop down menu under "Skin conditions."

*The Orchards of
East Cherokee
meet and greets*



*The Orchards of
Habersham Grove
karaoke night*



COUPLES BOND OVER GRANDSONS AT THE ORCHARDS OF EAST CHEROKEE



Dennis and Liane

8

Moving from Wisconsin to live closer to their son and his family, retirees Liane and Dennis Dolezar purchased a home at The Orchards of East Cherokee last fall. They found that this active adult and maintenance friendly community built by The Orchards Group had a lot to offer their entire family and immediately fell in love with the incomparable location and gorgeous ranch homes. Little did they know that their own grandsons would actually help them start forming bonds with their new neighbors.

One of the couple's grandsons goes to the same school as their neighbor's grandchild. Plus, the Dolezar's other grandson was on a baseball team with another neighbor's grandson. This has helped them bond more quickly with their neighbors, and they socialize with them often. Additionally, Liane and Dennis enjoy getting to know other couples who have moved in recently as well as spending time with the other residents at community events such as pot lucks.

Liane and Dennis' new home features two stories with the owner's suite on the main level. "We adore sitting out on our front porch and visiting with friends and neighbors," explained Liane. They also enjoy their second story bonus room, which she uses for all of her crafting projects. Liane also joked that they could have held their Thanksgiving dinner in the master bathroom because it is so spacious.

The home also suits the needs of the couple's grandsons. They enjoy using the common space behind the home to play soccer with other residents' grandchildren.

Liane and Dennis are happy they chose to retire at The Orchards of East Cherokee. Their new community has given them the chance to be with family, make new friends and enjoy all of the benefits of the area including the recently refreshed downtown Woodstock.

To visit The Orchards of East Cherokee, please call 770-345-5409. Model homes are open every day. For more information, go online at www.orchardsgroup.com.

Make It a Margarita May

Ultimate Frozen Strawberry Margarita

- 8 ounces frozen sliced strawberries in syrup
- 4 fluid ounces frozen limeade concentrate*

Fill a blender with ice and crush. Add the strawberries and limeade. Blend for 30 seconds or until smooth. Serve in margarita glasses with the rims dipped in powdered sugar.

* For a traditional version of this beverage, add 6 fluid ounces of tequila and 2 fluid ounces of triple sec. Add to crushed ice before strawberries and limeade.

Source: www.allrecipes.com

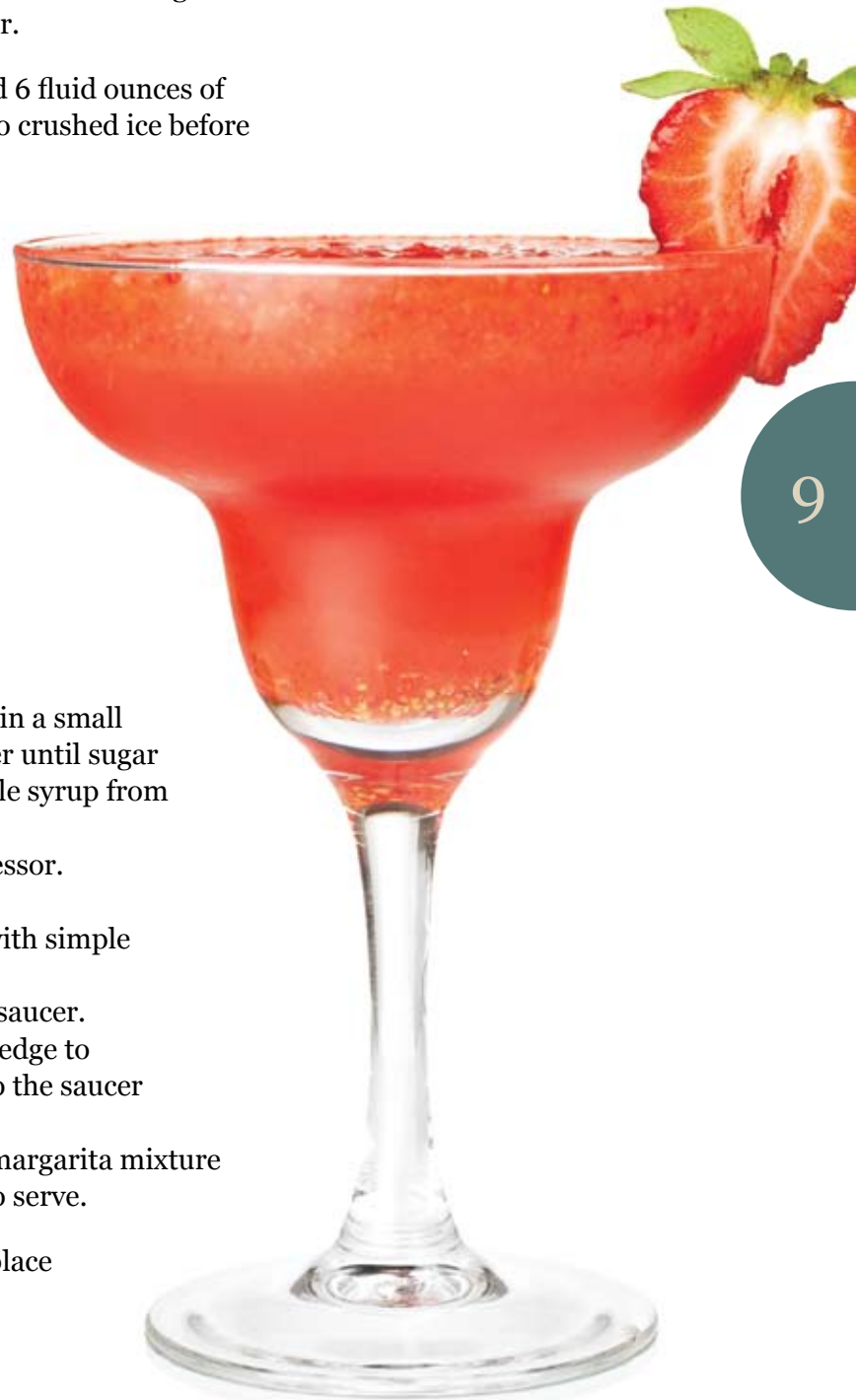
Jewel's Watermelon Margaritas

- 1/2 cup white sugar
- 1/2 cup water
- 3 strips orange zest
- 2 cups cubed seeded watermelon
- 3/4 cup lemon lime soda*
- 1/4 cup lime juice
- salt or sugar for rimming glasses (optional)
- 1 lime, cut into wedges
- 2 cups crushed ice, or as needed

1. Bring 1/2 cup sugar, water, and orange zest in a small saucepan to boil, stirring constantly. Simmer until sugar is dissolved, about 3 minutes. Remove simple syrup from heat and allow to cool completely.
2. Place watermelon in a blender or food processor. Pulse until pureed.
3. Stir watermelon puree into a large pitcher with simple syrup, lemon lime soda, and lime juice.
4. Place a small amount of salt or sugar into a saucer. Rub edge of margarita glasses with a lime wedge to moisten. Lightly dip the rim of the glass into the saucer to rim the glass; tap off excess salt or sugar.
5. Fill rimmed glasses with crushed ice; pour margarita mixture into glasses and garnish with lime wedges to serve.

* For a traditional version of this beverage, replace lemon lime soda with white tequila.

Source: www.allrecipes.com





Awesome Eats at the Atlanta Food & Wine Festival

Midtown Atlanta welcomes the annual Atlanta Food & Wine Festival May 10 -13.

The brainchild of Dominique Love and Elizabeth Feichter, co-owners of Corporate Community Outsourcing, a consulting firm that helps corporations and nonprofits maximize their community impact, the Atlanta Food & Wine Festival is a weekend like no other that brings together leaders of the culinary craft – barbecue pit masters, award-winning chefs and mixologists, Master Sommeliers, fry cooks and local growers – in the spirit of celebrating the deep food and beverage traditions of the South.

With classes, dinners, tasting tents and other special events, the festival is a foodie's dream. Festival maps, schedules, detailed ticket prices and more are available at www.atlfoodandwinefestival.com.

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

Beautiful 6' silk tree loaded with light pink roses. Tree is from a decorator shop and is very fine quality. Original price was \$240.00, and we are asking \$60.00. Please phone 770-205-4226.

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.

Florida room coffee table and end table - antique white wood with glass top; perfect condition. Coffee table \$75, end table \$50. Call Dorothy at 678-349-2265.

Round patio table and 4 chairs -beige/cream color with Plexiglas top; perfect condition; always used in covered area. \$250 or best offer. Call Dorothy at 678-349-2265.

Stationary exercise bike - perfect condition, hardly used, always indoors, handlebars with rowing motion option. \$50. Call Dorothy at 678-349-2265.

Black TV stand with glass door compartment. \$25 or best offer. Call Dorothy at 678-349-2265.

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

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

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.

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.



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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



MAY 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. \$225,000

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,

In the real estate market back in 2007, buyers would often pay asking price and sometimes higher if there was another offer on the property. Today... well, not so much. What a difference a couple of years make. With the real estate bubble burst and foreclosures flooding the market, buyers now have the upper hand.

But as a seller, you can take steps to get a fair price for your home. An article I was just reading discussed the 10 buyer turnoffs that sellers should avoid at all costs.

1. **Dirt.** Nothing turns a buyer off more quickly than a dirty house. Get your house in the best condition before putting it on the market. If the carpets are old and smelly, then you should put in new. Clean relatively new carpets. The home should be clean and neat and free of debris.
2. **Odors.** Buyers buy with their noses. Keep kitchen odors at bay. Avoid frying smelly food while your home is on the market. Take pets out frequently to avoid accidents.
3. **Old fixtures.** Updated cabinet hardware and door knobs can make a big difference. Also replace dated light fixtures and ceiling fans.
4. **Wallpaper.** A definite no-no. Remove it or paint over it.
5. **Popcorn acoustic ceilings.** These can badly date your space.
6. **Too many personal items.** Sellers should eliminate personal items, including family photos, personal effects and even some unique colors. Potential buyers get distracted by family photos. If you want to hook a buyer, strategically place a mirror so they can see themselves in the home and imagine themselves living there.
7. **Snoopy sellers.** Please do not stay home when the property is being shown. Potential buyers feel uncomfortable and tend to spend less time there.
8. **Misrepresenting your home.**
9. **Poor curb appeal.** Make the buyer want the home as soon before they hit the front door.
10. **Clutter.** Closets should be half full with nothing on the floor. Keep nothing on the kitchen counters and keep bookshelves divided into thirds: 1/3 books, 1/3 vases and pictures and 1/3 empty.

If you stage your home correctly and price your home right, your home should sell.

Article taken from realtor.com

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.**