

NEIGHBORHOOD NEWS


The
ORCHARDS
Group

SUMMER 2014



**FARMERS'
MARKETS**

**THE ORCHARDS OF
STONEY POINT**

GRILLIN' TIME

SUMMER 2014

AN EXCITING CHAPTER BEGINS...

Lots of excitement can be felt around The Orchards Group these days. Inside this issue of *Neighborhood News* you will find information regarding the Pre-Grand Opening of our newest community, The Orchards of Stoney Point. Located in Forsyth County, this modest sized neighborhood of just 130 homes will offer our ever-popular Southern Heritage Ranch Condominiums as well as our unique Arbors Collection Townhome Villas. Both of these product portfolios were offered at The Orchards of Brannon Oak Farm, which recently sold out.

In other exciting news, The Orchards of East Cherokee recently celebrated its 100th closing, and with many more sales in queue to close, we anticipate being completely sold out by the later part of this year.

Our excitement is compounded by the fact that so many of our prospective purchasers are having tremendous success in selling their existing properties. And this success is not just being experienced in the Atlanta Metro area. Purchasers who are marketing their current homes in areas such as Las Vegas and southern Florida are also experiencing tremendous success. Many markets like these suffered dearly during the housing recession. But with a positive uptick in sales volume and escalating pricing throughout the nation, we truly believe we are back on track and look forward to being able to tell you about even more new Orchards Group communities soon. Our eyes are definitely focused on the future as we anticipate strong sales volume at The Orchards of Stoney Point and have full confidence that it will become another flagship community for us.

Meanwhile, we at The Orchards Group wish all of you a wonderful summer. You will find some helpful tips on activities in and around Atlanta inside this issue as well. And please don't forget to review the back cover that focuses on our resales specialist, Geri Beckmann, and the wonderful inventory of properties she has to offer.

Until next time,

The Orchards Group Team
Mitch Block, sales and marketing director
mjblock@orchardsgroup.com



FRESH AND FUN AT FARMERS' MARKETS

'Tis the season for local farmers' markets! Get out and get busy buying local produce, crafts and more. For a complete guide to markets in the metro Atlanta area, visit <http://blog.occupymyfamily.com>, and enter "farmers market" in the search bar.

Alpharetta Farmers' Market

Location: Old Canton Street, Alpharetta

Dates: Saturdays

Hours: 8:30 a.m. - 1 p.m.

At the Downtown Alpharetta Farmers' Market browse for fruits, vegetables and natural meats, plus visit gardeners with fresh flowers and herbs as well as artisans with edible home goods; local, raw honey; and homemade jellies and soaps.

Woodstock Farmers' Market

Locations:

Saturday Market

Downtown Woodstock

Tuesday Market

Outlet Shoppes of Atlanta

915 Ridge Walk Parkway, Woodstock

Dates: Through October 25

Hours: Saturdays, 8:30 a.m. – Noon;

Tuesdays, 4:30 - 8 p.m.

The Woodstock Farmers' Market presented by Hamilton State Bank will run through October with a new location and a second day. Additional events will be added at both markets including cooking demonstrations by local chefs and farm related events presented by the Cherokee County Farm Bureau for children and adults.



THINK
LOCAL
FIRST

According to the organization Sustainable Connections, "Several studies have shown that when you buy from an independent, locally owned business, rather than a nationally owned business, significantly more of your money is used to make purchases from other local businesses, service providers and farms – continuing to strengthen the economic base of the community."



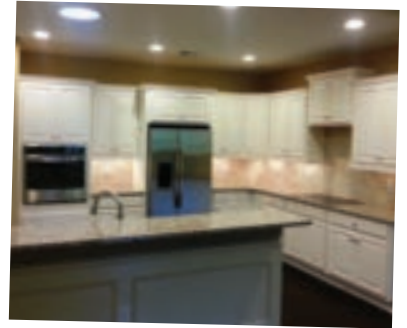
PRE-GRAND OPENING: THE ORCHARDS OF STONEY POINT

"As so much of the residential growth in suburban Atlanta has followed the Georgia 400 corridor northbound to Cumming and beyond, it makes perfect sense for us to continue to seek out select land opportunities in this region," explains Mitch Block, broker and sales director for The Orchards Group.

The Orchards of Brannon Oak Farm, which recently sold out of its 218 homes, proved the notion that even in the poorest of economic times (2008 - 2011) communities with the best locations have the best opportunity to survive the downturn and come out from those recessionary times in a great position. The year 2013 proved to be a record breaker for The Orchards Group and as such prompted the builder to look for more land positions in and around that area. The Orchards of Stoney Point, which is located adjacent to Brannon Oak Farm yet completely independent with its own amenities and entrance off of Stoney Point Road, became a reality when the firm closed on the property in December 2013.

The land plan calls for two residential villages. One is comprised of Southern Heritage Ranch Condominium homes, the other of Arbors Townhome Villas. "Both of these exciting floor plan series met with tremendous reviews at Brannon Oak Farm, and we are so excited to be able to build even more," Deborah Reahm, sales associate for The Orchards Group says.

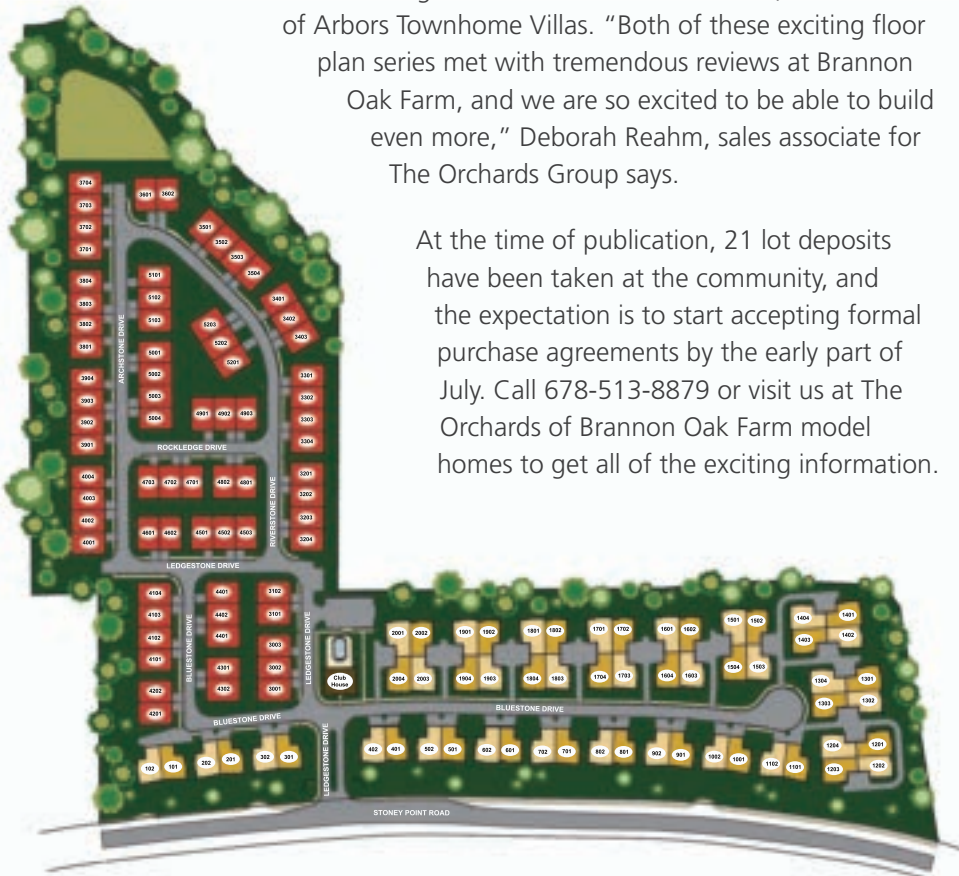
At the time of publication, 21 lot deposits have been taken at the community, and the expectation is to start accepting formal purchase agreements by the early part of July. Call 678-513-8879 or visit us at The Orchards of Brannon Oak Farm model homes to get all of the exciting information.



The Ellijay Ranch
Condominium Kitchen



The Collection Shoppes are just 1/2 mile
from The Orchards of Stoney Point.



MAKE WAVES THIS SUMMER

Need to cool off with the grandkids this summer? Having out-of-town guests? Need a little exercise?

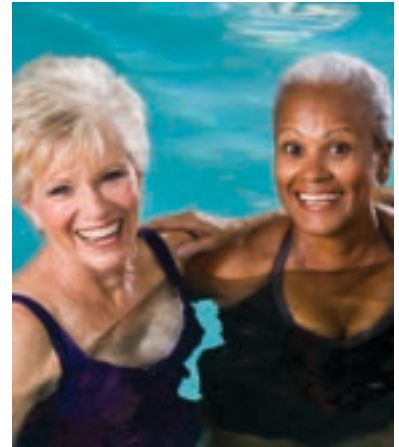
CUMMING AQUATIC CENTER

The Cumming Aquatic Center is a state-of-the-art aquatic facility that opened in June 2011. The center features two indoor pools – a 50-meter competition pool and a 25-yard instructional pool – open seven days a week.

The instructional pool is heated and maintains a warmer temperature, and the air temperature feels comfortable when exiting the water. The instructional pool also features a therapy cove complete with submerged seating and jets inset into the seating area, as well as an zero-depth entry ramp and pool lift for increased accessibility. This pool is available for public use during adult-only swim times and open swim sessions, where the entire family is welcome. The facility also participates in the Healthways SilverSneaker® Fitness Program, helping older adults live healthy, active lifestyles.

The outdoor leisure pool is open during the summer, from May through September, and features a slide, a lazy river and a play structure for children. The outdoor area also features three giant umbrellas for shade.

For more information, visit the website at www.cummingaquaticcenter.com or call 770-781-1781.



CHEROKEE AQUATIC CENTER

The brand new Cherokee Aquatic Center in Holly Springs features an indoor 50-meter competition pool, an indoor recreation pool and indoor classrooms plus an outdoor area with a water playground, two water slides, water features, beach entry, a pavilion and concessions. Many classes are available through the center including water aerobics such as Water Walk, Aqua Zumba and more.

For more information about this center, call (678) 880-4760.

Living at an Orchards Group neighborhood means you can enjoy a cool dip without having to leave the community, as each of our neighborhoods has a Grand Clubhouse and beautiful pool amenity. But our surrounding cities also feature ways to cool down in Georgia's summer heat. Think about making a splash at these local aquatic centers this season!

BRIGHT IDEA

According to the blog site parkrideflyusa.com, ice pops were invented by accident in 1905 by 11-year-old Frank Epperson. He mixed soda and water and left the mixture out overnight with the stirring stick still in it. Since the temperature was low, the mixture froze. He patented the idea in 1924.

THE ORCHARDS OF BRANNON OAK FARM



Entry Monument



Media Loft in Arbors Series



Take a Dip

The Orchards of Brannon Oak Farm. SOLD OUT!

We are incredibly excited and proud to announce that the final homes at The Orchards of Brannon Oak Farm have been sold. With 218 homes in this flagship community, it is the largest ever built by The Orchards Group. With homeowners coming in from all over metro Atlanta and nationwide, The Orchards of Brannon Oak Farm has developed into a community of people with a myriad of interests and backgrounds, helping to form the basis of an exciting new lifestyle for all who reside here. Prior to the housing downturn in 2008, Brannon Oak Farm experienced a continuously strong sales rate, with more than 40 homes sold in just the first 12 months. The pent up demand created by the recession became glaringly obvious, so much so that 2013 was our best year ever. So as we finish construction on the last homes to close, we say, "Thank you," to those of you who have made this neighborhood the success that it has proven to be. And now we move onto pre-selling homes in our next community, The Orchards of Stoney Point. (Please refer to the story on page 4).

You can still visit our two sales professionals, Craig Smith and Deborah Reahm, at the Brannon Oak Farm sales center, open daily. Or call them at 678-513-8879.

FUN FACT:

Georgia is the country's largest producer of peanuts, pecans and peaches.

THE ORCHARDS OF EAST CHEROKEE

The Orchards of East Cherokee. 117 HOMES

SOLD! After a record breaking 2013 in which we wrote 38 new purchase agreements at this moderate sized community of 140 homes, our sales pace continues with nearly 19 homes sold this year. At this time we have just two single-family homes and 20 ranch condominiums remaining.

FUN FACT:

David Dean Rusk (1909 - 1994), the United States Secretary of State under presidents John F. Kennedy and Lyndon B. Johnson, was born in Cherokee County.

"As we approach completion of a neighborhood, our sales volume typically escalates as prospective buyers want to "get in" before it's too late," remarked Craig Smith, sales associate. "If you have been looking at The Orchards of East Cherokee as a strong possibility for your new home purchase, then we encourage you to visit us again soon as we expect to be sold out before the end of 2014," said Deborah Reahm, Craig's sales partner.

The ranch condominium series features four distinct floorplans, all offering an optional bonus room suite, screened porch and sunroom options, plus beautifully appointed kitchens, living rooms and owners' suites. The three remaining single-family homes are all on walk out daylight basement sites. **Come see us soon. Open Monday through Saturday 11 a.m. - 5 p.m. and on Sunday 1 - 5 p.m. Model Home: 770-345-5409.**



Entry Landscape



Grand Clubhouse



The Piedmont Ranch

FIRE UP THE GRILL

It's summertime and the grillin' is fine. Spice things up for dinner tonight.

SAVORY CORN ON THE COB

Ingredients

1 teaspoon chili powder
1/8 teaspoon dried oregano
1 pinch onion powder
cayenne pepper to taste
garlic powder to taste
salt and pepper to taste
1/2 cup butter, softened
6 ears corn

1. Preheat grill for medium-high heat.
2. In a medium bowl, mix together the chili powder, oregano, onion powder, cayenne pepper, garlic powder, salt, and pepper. Blend in the softened butter. Apply this mixture to each ear of corn and place each ear onto a piece of aluminum foil big enough to wrap the corn. Wrap like a burrito, twisting the ends to close.
3. Place wrapped corn on the preheated grill and cook 20 to 30 minutes, until tender when poked with a fork. Turn corn occasionally during grilling.

Source: allrecipes.com



ROSEMARY RANCH CHICKEN KABOBS

Ingredients

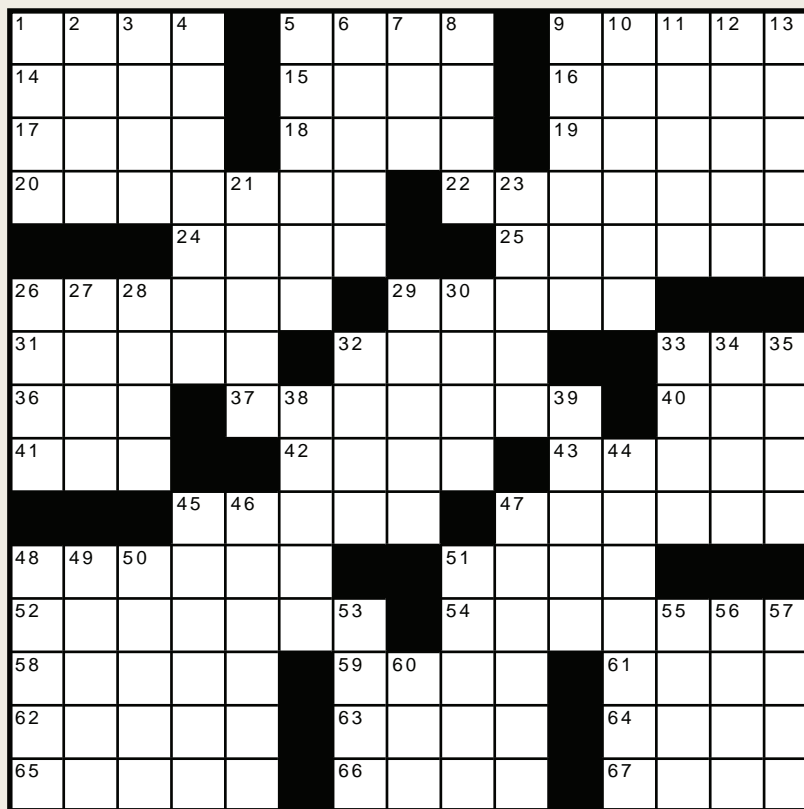
1/2 cup olive oil
1/2 cup ranch dressing
3 tablespoons Worcestershire sauce
1 tablespoon minced fresh rosemary
2 teaspoons salt, optional
1 teaspoon lemon juice
1 teaspoon white vinegar
1/4 teaspoon ground black pepper
or to taste
1 tablespoon sugar or to taste (optional)
5 skinless, boneless chicken breast halves - cut into 1 inch cubes

1. In a medium bowl, stir together the olive oil, ranch dressing, Worcestershire sauce, rosemary, salt, lemon juice, white vinegar, pepper and sugar. Let stand for 5 minutes. Place chicken in the bowl and stir to coat with the marinade. Cover and refrigerate for 30 minutes.
2. Preheat the grill for medium-high heat. Thread chicken onto skewers and discard marinade.
3. Lightly oil the grill grate. Grill skewers for 8 to 12 minutes, or until the chicken is no longer pink in the center, and the juices run clear.

Source: allrecipes.com

Across

1. Ink spot
5. Looking down from
9. Halts
14. Part
15. Air-filled rubber hoop, become fatigued
16. Lake in the Sierra Nevada
17. Water pitcher
18. Get wind of
19. Actor Delon
20. Bring back into stock
22. Inns
24. Charged particles
25. House in D.C.
26. Picture theater
29. Frozen dew
31. Dean Martin's "That's ____"
32. Nothing, in Nice
33. Man's best friend
36. Big bang cause
37. Colonized
40. Latin 101 word
41. Digit of the foot
42. Slippery
43. Moving
45. Like old friends
47. Soap ingredient
48. In force
51. Wight, for one
52. Rifle
54. Between sunrise and sunset
58. Deflect
59. Take down ____
61. Anthem opener
62. Ornamental coronet
63. Dies ____
64. Able was ____...
65. Senior
66. "Alice" diner
67. Prepared to drive

**Down**

1. Uncle Remus title
2. Actor Rob
3. Butter alternative
4. Small dog
5. Greek goddess of wisdom
6. Layers
7. Man-mouse link
8. Chipper
9. Used in building casks
10. Aptitude
11. Butler's love
12. Sharp end
13. Meaning
21. Cupolas
23. All together
26. Suffragist Carrie
27. ____ expert, but...
28. E or G, e.g.
29. Appropriately
30. Bank (on)
32. Numbered rds.
33. Info
34. Exclude
35. Clotted blood
38. Conger catcher
39. Loiter
44. Make sure
45. Capital on the Missouri
46. Hindu incarnation
47. Siouan speakers
48. ____ worse than death
49. Polite
50. Step
51. Model
53. Disfigure
55. Got it
56. Female horse
57. Watched intently
60. Opposite of post-

MARK YOUR CALENDARS!

Summer Fun!

July 12

Reptile Day

Get up close to lizards, snakes, amphibians and more at Fernbank Museum of Natural History's Reptile Day. Learn why all of these creatures are important. Included in regular admission and free for members. [404-929-6300](tel:404-929-6300).

July 18 - 26

Georgia Mountain Fair

This 64th annual event features musical performances, arts & crafts, carnival rides, attractions and a glimpse into North Georgia's rich history and culture. The fair provides something for every member of the family. General Admission, \$12; Children 12 and younger, free. Free parking.

www.georgiamountainfairgrounds.com

July 18 - 19

Scrapbook Expo

This annual show at Duluth's Gwinnett Center combines scrapbooking, paper crafting and stamping, offering the crafter an amazing crafting experience. Sign up online for discounts and pre-registration. Online admission, \$8; at the door, \$10-\$15.

www.scrapbookexpo.com

August 16 - 17

Piedmont Park Arts Festival

This 5th annual event will feature up to 250 painters, photographers, sculptors, leather and metalworkers, glass blowers, jewelers and crafters! The festival will also offer artist demonstrations, live acoustic music, a Street Market, children's play area plus festival foods and beverages with healthy alternatives.

www.piedmontparkartsfestival.com

August 29 - 31

Decatur Book Festival

The AJC Decatur Book Festival is the largest independent book festival in the country and one of the five largest overall. Since its launch, more than 1,000 world-class authors and hundreds of thousands of festival-goers have crowded the historic downtown Decatur square to enjoy book signings, author readings, panel discussions, an interactive children's area, live music, parades, cooking demonstrations, poetry slams, writing workshops and more. www.decaturbookfestival.com



SCENE AROUND THE ORCHARDS

*Installing House
Wrap Insulation*



*Retirement Luncheon
for Alan Dunbar*



*Jeff Bouland and
Andrew Caudell,
Project Managers*

CROSSWORD ANSWERS

1	B	L	O	T		5	A	T	O	P		9	S	T	O	P	S	
14	R	O	L	E		15	T	I	R	E		16	T	A	H	O	E	
17	E	W	E	R		18	H	E	A	R		19	A	L	A	I	N	
20	R	E	O	R	21	D	E	R		22	T	A	V	E	R	N	S	
				24	I	O	N	S		25	S	E	N	A	T	E		
26	C	I	N	E	M	A		29	F	R	O	S	T					
31	A	M	O	R	E		32	R	I	E	N			33	D	O	G	
36	T	N	T		37	S	E	T	T	L	E	39	D		40	A	M	O
41	T	O	E			42	E	E	L	Y		43	A	S	T	I	R	
				45	P	A	L	S	Y		47	O	L	E	A	T	E	
48	A	C	T	I	V	E		51	I	S	L	E						
52	F	I	R	E	A	R	53	M		54	D	A	Y	T	55	I	M	E
58	A	V	E	R	T		59	A	60	P	E	G		61	O	S	A	Y
62	T	I	A	R	A		63	I	R	A	E		64	I	E	R	E	
65	E	L	D	E	R		66	M	E	L	S		67	T	E	E	D	



*Linda Tryon,
Interior Designer*



11660 Alpharetta Hwy
Suite 515
Roswell, GA 30076

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RESALES & LISTINGS...



FOR SALE

ORCHARDS OF WINDWARD

2913 Oakside Circle. The best buy in The Orchards. Two-bedroom Abbey floor plan. The kitchen has extra cabinets for storage. Ceramic tile in the heated and aired sunroom. A great opportunity to get in the gated Orchards of Windward community. \$215,000.

ORCHARDS OF ROSWELL

2605 Village Lane. Two-bedroom Abbey floor plan. The kitchen has granite countertops, extra cabinets and desk plus tile floors. Heated and aired sunroom. Great location in the community. \$230,000.

ORCHARDS OF DULUTH

3143 Orchard Ridge Circle. Two-bedroom Abbey floor plan. The kitchen has granite countertops, designer backsplash and tile floors. All appliances are included, even washer and dryer. Plantation shutters. \$190,000.

RECENT SALES

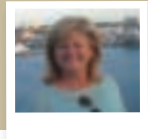
2300 Sweet Apple Circle, **\$253,500.**
1925 Brannon Commons Circle, **\$305,000.**
1550 Brook Knoll Lane, **\$337,000.**
2900 Village Lane, **\$265,000.**

UNDER CONTRACT

1806 Village Lane
1902 Sweet Apple Circle
3052 Oakside Circle
3009 Oakside Circle
137 Owens Farm Lane

COMING SOON: NEW ASHEWOOD RESALE AT THE ORCHARDS OF EAST CHEROKEE.

DEAR FRIENDS & NEIGHBORS,



Dear Friends and Family,

I hope everyone is staying cool and enjoying holiday activities with friends and family. What a busy summer we are having. Homes are moving very quickly! It seems as if we are getting more and more out of town buyers looking for carefree living.

Low inventory presents a challenge for homebuyers in this market, which results in higher home prices.

Mortgage rates are still low and consumer confidence is high. The real estate market is improving every day. If you are thinking about selling, now is a great time to make the move.

There are things you can do to your home to ensure a quicker sale:

Freshen up that paint. Buyers are turned off by dingy, dirty walls. 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.

Sincerely,

Geri Beckmann, Orchards' Resale Specialist

404-290-2330 Direct, 678-795-0200

gbeckmann@orchardsgroup.com

Visit my website www.orchardsgroup.com/resale/

Special Offer to New Orchards Customers. If you are interested in one of our two currently marketed 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.**