

Fall 2009

# BUCKHEAD

## *Living*

LIFESTYLE MAGAZINE

Alan S. Dover Redefines  
Mountain Living  
in North Georgia

*Explore  
Blue Ridge,  
a True  
Arts Town*

**PGA Championship  
Returns to the AAC**

**"Gone with the Wind"  
Re-Premiers in Marietta**

**Have You Been Back to  
Callaway Gardens Lately?**



# Alan Dover Shares His Mountain Treasures

*Falling Waters brings an unheard-of level of upscale amenities to the North Georgia mountains while embracing the area's natural beauty*

“F

by Vicki Wilkes

*alling Waters* is the most unbelievably beautiful property I have ever seen,” says architect Al Platt, known for his homes in Cashiers and Highlands, North Carolina.

When Alan Dover was ready to start building in *Falling Waters*, he invited the best architects and builders in the region to visit the property, including Bob Lundstrom of Lundstrom Homes, Chad Muilenburg of Kasteel Custom Homes and J.D. Hughes of Circa Construction. Architects included Steve Kemp of Kemp Hall Studio, Pat Kirkland of Kirkland & Associates

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**“Where else in the mountains can you experience an incredible day on the river, enjoy fine dining and then drift off during a warm stone massage?”**

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Architecture, Al Platt of Platt Architecture and Tim Adams of T.S. Adams Studio. Muilenburg and Lundstrom already have homes under construction in *Falling Waters*.

After selecting the perfect home-site with a mountain view, creek frontage or waterfall view, property owners can work directly with a renowned architect and builder team to design and build their unique mountain home. Homes in *Falling Waters* will incorporate natural stone and timbers harvested directly from the property. To add a final touch to the interior of the homes, Insidesign of Dunwoody, recognized throughout the South for its high-quality interior wood products, is involved in the design/build process, providing added value to the home building process.

### **Connecting to the Land**

When Alan Dover is talking to you, he has a “twinkle in his eye” that hints that he has great plans ahead. I suspect his secret might be the beauty of *Falling Waters*. Alan grew up in the area, and spent much of his youth accompanying his father,

a land surveyor, through the North Georgia Mountains. He loved the land and knew that whatever he did would have some connection with it.



*above:* The stunning Founder's Lodge is a perfect place to soak in the incredible natural beauty of Falling Waters.

*right:* Falling Waters features spectacular long-range views as well as waterfalls.



*The Dover family—Leigh Ann, Jason, Alan and James—still live in Ridgemont, one of the first A.S. Dover Communities.*

*Photo courtesy of Curtis Baker Photography.*

After graduating with an Engineering degree in 1978 from Southern Polytechnic State University, he spent a few years with a regional construction company estimating and managing excavation, site preparation and paving projects. In 1986, he formed A.S. Dover Construction, Inc., in Ellijay, specializing in site preparation for commercial and residential projects. In the past several years, the company has specialized in building subdivision infrastructure. In 1995, Alan and nine other local business leaders organized Gilmer County Bank to fill a need for a locally owned financial institution in the area. Now known as Appalachian Bancshares, Inc. (NASDAQ: APAB), it has grown into a regional bank with 13 offices in Georgia, North Carolina and Tennessee. While continuing to serve on the Board of Directors, Alan also serves on the company's loan committee.

Today, A.S. Dover Companies represents a group of companies in the real estate and development fields. Alan began to acquire real estate in the late 1990s with a

vision to develop the area's most desirable communities. In 2002, he launched East Ridge, a rustic log cabin community, and Ridgemont, a primary residence community just east of downtown Ellijay. In 2003, he started Tranquility at Carters Lake,® the area's finest lake access community. This community features craftsman-style homes, lake view and creek-side homesites all adjacent to the pristine waters of 3,200-acre Carters Lake. The lake features boat launches, a beach, campgrounds and 5,000 acres of green space surrounding the lake. The community also offers a three-acre community park, an open-air pavilion, a kid's playground, walking trails and private, on-premises enclosed boat storage.

*please continue on next page*

# Falling Waters

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## Welcome to *Falling Waters*

While Alan, his wife and two sons still live in Ridgemont, he confesses that he has picked one of the beautiful homesites with a waterfall in *Falling Waters* for his next home.

Alan Dover is clearly a very intelligent and clear-thinking man with many successes under his belt. He is a ruggedly handsome man, completely down to earth and is genuinely excited to share *Falling Waters* with everyone. While a total gentleman, he has a touch of Rhett Butler, and a spark or two from Ted Turner.

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Make an appointment to visit  
*Falling Waters* for yourself.

Just call A.S. Dover  
at 866.200.7458 or visit  
[www.fallingwatersclub.com](http://www.fallingwatersclub.com).

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## Views That Inspire

After spending some time on this property myself, it's really hard to describe how beautiful it is without visiting. For example, a local pianist came to visit the property; he was so impressed with the beauty, he wrote a number of compositions, put them on a disc and sent them to Alan.

Not only is the natural beauty incomparable, the community Alan is creating will offer a host of exhilarating amenities. A comprehensive outdoor pursuits program, including fly fishing and sporting clays, is already offered through *Falling Waters*' relationship with Noontootla Creek Farms. An organic farm is getting underway, and a small vineyard is planned, as is an intimate community amphitheater.



*Homes at Falling Waters feature natural stone and timber harvested from the property.*

*above: The Pinnacle by Lundstrom Homes.*

*right: The Allison Creek by Kasteel Custom Homes.*

## Homes That Cannot Be Duplicated

Finally, I could not believe the prices on the beautiful homes currently under construction at *Falling Waters*. The Lundstrom and Kasteel homes that Alan showed me were priced at \$1.2 million and \$1.3 million. I spoke to Alan about the prices; I think I said something like, "Are you crazy?!" He smiled, with the same "twinkle," and said, "The first residents in a community



ALWAYS get the best value. You can build a beautiful home anywhere, but you can't find any other property as beautiful as *Falling Waters*. You can't help but feel that God is smiling down on his creation."

## Falling Waters Partners

**Insidesign**—Insidesign's trained design consultants work with builders and homeowners to turn architectural vision into beautiful, dimensional reality. Insidesign's Dunwoody showroom allows for a one-stop experience, offering a wide array of world-class wood products: cabinetry, flooring, doors, millwork & moulding, stair parts, columns & posts, and much more.

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**Guy T. Gunter & Associates**—Generations of discerning Atlantans have turned to Guy T. Gunter & Associates for distinctive appliances, from Sub-Zero refrigerators to Wolf and Viking stoves. The company also features the only total in-house appliance installation service in Atlanta. Look for a new 5,000-square-foot showroom scheduled to open in January 2010.

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**Noontootla Creek Farms**—Imagine a 1,500-acre private farm brimming with trophy trout waters, prime cover for quail and pheasant, as well as a 12-station sporting clays course. Owners and Guests of *Falling Waters* enjoy year-round access to this magnificent family farm, which also offers guided and unguided hunts, and guided full- and half-day fly fishing trips.

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# Noontootla Creek Farms



The sporting tradition lives on



*Upland bird hunting with stylish dogs.*

*Trophy trout fishing for Browns and Rainbows.*

*12-station sporting clays course.*



Photos courtesy of Kent Klewin

*The best kept secret in North Georgia.*

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# BEAT THE HEAT CHALLENGE

## in the North Georgia Mountains

# October 11, 2009



Test your cycling skills in the Georgia Natural Gas Beat The Heat Ride, a 100K challenge ride that starts at *Falling Waters* in Ellijay and finishes at the top of Brasstown Bald. Pro riders will set the climb time to beat, and all participants will receive a ranking. At the finish line, riders will enjoy food, beverages, viewing of cycling's greatest historic climbs and Tour de Georgia moments.

Join us to support statewide childhood obesity prevention initiatives and show your support for bringing back the Tour de Georgia. Participants receive:

- Official Beat The Heat jersey
- Ride with the Pros
- Bring Back the Race Hors Catégorie party
- Tour de Georgia greatest moments viewing
- Pre-event activities, carbo dinner and more

Additional races and events will be held on Sunday, October 11  
at beautiful *Falling Waters* in Ellijay, Ga.

- Adults & Kids 5k Mountain Bike Ride
- Kids Duathlon
- Streets, Creeks & Sneaks (5K & 7 Mile Trail Run)
- Healthy Hogs Poker Run
- Awesome Activities Village
- Fit Families Expo

Go to [www.BeatTheHeatGA.com](http://www.BeatTheHeatGA.com) for more info and to register today!



# The Heat Is On!



☀ *Run, bike, ride and play in the cool  
North Georgia mountains  
as Children's Healthcare turns up the heat  
on childhood obesity ☀*

**C**HILDREN'S HEALTHCARE OF ATLANTA is launching a multisport event to raise awareness about childhood obesity and garner support for the return of the Tour de Georgia. The Beat The Heat Challenge is a one-day event encompassing a myriad of physical activities, including cycling, fishing, trail runs, duathlons, motorcycle rides and several outdoor activities like soccer, football and yoga, to name a few. Beat The Heat will be held Sunday, October 11, 2009, at beautiful *Falling Waters* in Ellijay, Ga.

Beat The Heat will be held Sunday,  
October 11, 2009, at Falling Waters in Ellijay  
(about one hour north of Atlanta).

### Enjoy Healthy Activities for the Entire Family

With activities for both experienced athletes and beginners, Beat The Heat and Children's Healthcare of Atlanta encourages families to get healthy and enjoy the outdoors with budget-friendly activities.

The signature event, the Georgia Natural Gas Beat The Heat Ride, is a 100K challenge ride that starts at *Falling Waters* in Ellijay and finishes at the top of Brasstown Bald. In addition to the Georgia Natural Gas Beat The Heat Ride, attendees can experience the Fit Families Expo, where exhibitors and sponsors will teach families about leading healthier lives. Visit the website at [www.BeatTheHeatGA.com](http://www.BeatTheHeatGA.com) for more information about these and other signature events, including:

- ✿ **Awesome Activities Village**—Opportunities for kids to learn about a variety of outdoor sports.
- ✿ **Adults & Kids Mountain Bike Ride**—A 5k mountain bike ride for all ages to enjoy.
- ✿ **Healthy Hogs Poker Run**—85-mile motorcycle ride through Gilmer County to collect poker cards.



*Beat The Heat events include bike races, trail runs, a motorcycle poker ride, kids activities and much more!*

- ✿ **Kids Duathlon**—Children ages 6 to 17 will ride through the deep conservation areas of *Falling Waters*.
- ✿ **Streets, Creeks & Sneaks**—5K fun run and 7-mile trail run through varying terrain in the beautiful *Falling Waters* community.

*For more details about the Beat The Heat ride and other events happening at Falling Waters this fall, please visit the website at [www.beattheheatga.com](http://www.beattheheatga.com).*



*The Beat The Heat event will include mountain biking for all ages.*