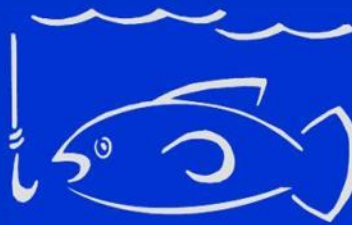


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### August 2017

Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.

**New Listings  
Of the Month**



**BuyHartwellLake.com  
1-855-Buy-Lake**



**Lot 5 Moonlight Bay Fair Play SC \$115,000** - Covered slip dock in place on good water with a gentle slope in a lakefront neighborhood of nice homes. Great location just three minutes from I-85 exit one. Well priced property for the area. Easy building site ready for your full time home or weekend retreat. Water is 12+ feet deep at the end of dock at full pool. Currently 40 foot gang walk but approved for 60 foot. A 60 foot gangwalk could come straight off the bank.



**656 Hardy Rd Martin GA \$359,000** - Follow the winding driveway thru the woods to this spectacular home sitting on 4.5 lakefront acres, fully fenced. GR with fireplace, kitchen w/ custom cabinets, SS appliances, solid surface countertops and walk-in pantry. Center island with bar seating. Rich hardwood floors throughout. Large master on main with double vanity and jacuzzi tub. Upstairs are two large bedrooms with walk-in closets, jack/jill bathroom and office/bonus room. Slate floors in the basement where you'll find a family room, pool/game room and bedroom. Sunroom and patio span the back of home. Paved path to covered slip dock with lift. Beautifully landscaped.



**Lot 55 Parkview Dr Fair Play SC \$35,000** - 0.76 acres conveniently located close to I-85 in Parkview East, an established Lake Hartwell community. Easy drive to Atlanta, Greenville, Anderson, Seneca or Clemson. Corner lot. Community Dock. Accessible to marina and various public boat ramps. Low HOA fees. No mobile homes. Min. 1600sf. Beautiful build site.



**106 Woodbridge Lane Starr SC \$199,500** - Major Price Reduction for Immediate Sale - Hard to find 3 acre lakefront parcel with verbal approval for two docks if subdivided appropriately. Near Big Water Marina. Dock in place on lot and COE has stipulated that property can have up to two docks depending upon how property is subdivided. This is a perfect spot to build that dream home or multiple homes for a family compound. Could bring in a mobile or modular until you are ready to build. There is a septic and well on site that has not been used in many years. Owner makes no warranties about condition or usability of these.



**245 Shoreside Drive Martin GA \$279,000** - Renovated 3+ BR/3 BA Lake Hartwell home with expansive lake view and single covered slip dock. Open floor plan includes great room with fireplace, eating space and kitchen with new cabinets and appliances. Hardwood floors. Master on the main with vaulted wood ceiling. Extra room for media/office/etc. Lakeside screen porch and deck. Unfinished basement and two car garage for storing lake toys. Covered slip dock to replace old dock in place with acceptable offer.



# Q&A With The Corp Of Engineers



## **Why can you draw Hartwell down so far, and Thurmond only half that?**

While the Hartwell and Thurmond pools have roughly the same volume, there is more depth and less surface area at Hartwell. This is because Hartwell, being farther upstream is located in steeper terrain.

To meet downstream needs during a drought, the Corps initially brings Hartwell Lake and Thurmond Lake down equally, foot-by-foot. However, when Thurmond falls below 315 feet above mean sea level (ft-msl), water managers can no longer match the pool level foot-by-foot. Instead the Corps changes to an equal percentage of elevation remaining in their respective conservation pools. This means Hartwell Lake's greater depth of conservation storage must provide more of the downstream water supply needs once Thurmond Lake falls below 315 ft-msl.

## **What is the Savannah River Basin Drought Plan?**

Until the late 1980s, no drought plan existed. The need for a drought plan became apparent as pools declined to unprecedented levels. During this period, the Corps adjusted releases and balancing strategies. Hartwell averaged as low as 2,100 cfs discharge per week, while Thurmond released flows as low as 1,700 cfs for months at a time. The drought severity of the 1980s led to the development of the Savannah River Basin Drought Plan and established several, "drought triggers", levels of conservation through flow reductions from the system.

This plan was developed by the Corps in coordination with natural resource agencies in Georgia and South Carolina, with federal resource agencies, with municipalities, and with public input. This plan describes the rules used by the Corps of Engineers to manage the reservoir system during drought conditions. The drought plan was originally based on the drought experienced throughout the Savannah River Basin in the late 1980s and was most recently revised in July 2012.

The current plan establishes a minimum daily average release from Thurmond of 3,800 cfs. This is the minimum discharge as required under agreement with the states to meet water quality and water supply objectives.

Until 2006 our drought plan allow for flows at 3,600 cfs. In 2006 we completed an Environmental Assessment and based on the findings it was determined it would be more beneficial to have quicker responses to decreases in lake levels. Before 2006, the drought plan required lake levels to fall six feet before we reduced outflows. After 2006, the plan called for minimum flows of 3,800 cfs, (3,100 cfs from November to January in Drought Level 3) but it allowed us to decrease outflows at only four feet down. This change did involve a higher minimum outflow, but because reaction time is sooner it saves more water overall.

**AUGUST 12th & 13th**  
**10:00 a.m. - 4:00 p.m.**

# PRO WATERCROSS



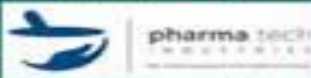
**\$5 buys a Ticket**  
**for both days!**  
**Kids 6 & under**  
**free**



**Long Point**  
**Rec. Area**  
**Hartwell, GA**

**\*Stunt Show Daily\***

**Sponsored by**



The Heyday Wake Boats National ProWatercross Tour will be coming to Hartwell for two exciting days on the water. There will be food, vendors, kids activities and lots of racing action on the water. Plus a stunt show at noon everyday. Tickets are \$5.00 and good for the whole weekend, kids 6 and under get in free.

# Total Solar Eclipse Viewing Party

On August 21, 2017, Anderson County will be one of the best places in the nation to experience the Total Solar Eclipse! We'll have 2 minutes 34 seconds of totality between 2:37 -2:39 PM, just about the longest eclipse in the U.S. The eclipse will occur in the Southwest sky when the sun is 63 degrees above the horizon, which is Green Pond's primary viewshed. We'll have an astronomer on hand to answer questions and provide information. Food & drink will be available and a DJ will be spinning tunes. Free admission! For more information, call 877-282-4650 or visit the Blackout's Facebook page.



Green Pond Landing and Event Center was opened on December 19, 2014 and features a three-lane concrete ramp that measures more than 280 feet long for historic periods of high and low water. It also has 166 truck/trailer parking spaces and 113 single parking spaces for spectators and co-anglers. The facility is ADA accessible.

470 Green Pond Road  
Anderson, SC 29626

## Enjoy Abernathy Park by Boat

This waterfront park is named in dedication to the City of Clemson's Mayor. It is a linear park of just over one half mile long and connecting the current Jaycee Park on College Avenue with the area behind the restaurants bordering Hwy 123.

This passive park encourages the use of the lake while extending the streetscape features on College Avenue. It is the natural area aspects of the park that are emphasized for public enjoyment. The Pavilion at Abernathy Park features an open air design with two restrooms, picnic tables and fireplace. There are courtesy docks for boaters to use. Restaurants, downtown and the Clemson campus are just a short walk away.



**Address: 207 Keowee Trail Clemson, SC 29631**

**Phone: (864) 646-8755**

# Purse Pulled From Lake After 25 Years

LAKE HARTWELL, S.C. -- A South Carolina woman is in awe after a purse that vanished 25 years ago was reeled in on Lake Hartwell.

April Bolt says she left her purse in her husband's boat at a dock along Lake Hartwell back in 1992 as the pair went to eat dinner with her parents. While they were away, she said someone took her purse.

Bolt said she was upset at the discovery mostly because there were pictures in her purse of her son that were one of a kind. "I was devastated, I was crying," Bolt said. "I knew it was going to be a lot of work trying to cancel all my credit cards and license. The main thing was my little boy was 15 months old and all his pictures were in there."



It wasn't until 25 years later, in 2017, a family friend of hers was fishing and reeled in an unusually heavy prize - Bolt's purse! Bolt says Ben Meyers and an 11-year-old family member were fishing on the dock when the child reeled in what they thought was a fish. "I get my net and he gets it to the top of the water, all of a sudden I see it's a purse," Myers explained. "I said 'man you ain't caught a fish, you caught a treasure!'"

Myers opened the purse and recognized Bolt's name and was able to return the purse to her. Bolt said, aside from the cash, almost everything else was intact, including credit cards to stores that no longer exist and her son's baby photos. Though they had significant water damage she said she is thrilled to have them back.

Courtesy [www.myfox8.com](http://www.myfox8.com)

## Hartwell Listed Again Among Nation's Top Fishing

Hartwell Lake has once again been named as a Top 100 Bass Lake in America by B.A.S.S.. Hartwell Lake is ranked-twenty first in the Southeast Division, and has received this recognition for the third consecutive year since B.A.S.S. began releasing the rankings in 2012.

"It's an honor and privilege to have Lake Hartwell recognized as a Top 100 Bass Lake in America by the great folks at B.A.S.S.," said Neil Paul, executive director of Visit Anderson. "Green Pond Landing and Lake Hartwell continues to serve as a destination for fishing tournament organizations from all across America."

Hartwell Lake, Green Pond Landing & Event Center, and Anderson County have hosted numerous national and regional bass tournaments including: the Ray Scott Championship, FLW Pro Series, the American Bass Anglers Military Championship, and the 2015 GEICO Bassmaster Classic, where Casey Ashley won his first Classic on his home lake.

Anderson County and Visit Anderson are set to host two major tournaments in the year ahead at Green Pond Landing & Event Center. In the fall the 2017, the B.A.S.S. National Championship will be October 19-21; and, the 2018 GEICO Bassmaster Classic presented by DICK'S Sporting Goods is scheduled for March 16-18, 2018. Such tournaments make a meaningful contribution to tourism as well having a significant economic impact in Anderson County.

"Anderson County is focusing its efforts into our natural resources; particularly, Green Pond Landing & Event Center," said Anderson County Council Chairman Tommy Dunn. "It is exciting to know that our beautiful lake is being enjoyed not only by our citizens, but by the international fishing community."

Courtesy [www.AndersonObserver.com](http://www.AndersonObserver.com)

# Fishery Management On Hartwell

The purpose of the Corps of Engineers' fisheries management program is to help maintain a quality sport-fish population for the enjoyment of present and future fishermen. Corps of Engineers' management activities are coordinated with state, fishery agencies of both Georgia and South Carolina. During each spawning season, the Corps closely monitors lake temperatures and levels. Bass and crappie spawn in the spring when water temperatures approach 70°F, which at Hartwell Lake generally occurs during the third week in April. Because the fish spawn in shallow water, 1 - 8 feet deep, special care has to be taken to make sure that lake levels do not fluctuate too much and leave the eggs stranded. Therefore, from the time surface water temperatures reach 65°F until three weeks after the temperatures reach 70°F, Corps field personnel work with the Savannah District Hydropower Branch to keep the lake levels from fluctuating more than 6 inches. These efforts ensure that the bass and crappie will have the best conditions in which to reproduce.



Approximately every 5 years, the Georgia Department of Natural Resources, the South Carolina Department of Natural Resources, and the Corps of Engineers conduct a cooperative program to sample fish populations. All fish sampled are separated according to species and length and then weighed. With this data, estimates are made as to the number and types of fish per acre, the relative spawning success, the predator-to-prey relationship, and the general health of the total fish population. Fishery managers then use this information to decide on future stocking rates. In addition to this large survey, bass tournaments are randomly checked for the purpose of determining general population conditions.

To monitor water quality for both fish and public recreation, the Corps has established seven water quality sampling stations around the lake. In addition, a continuously recording, electronic sampling station has been installed downstream from the dam.

The Corps, in cooperation with South Carolina Department of Natural Resources, refurbishes fish attractor sites in Hartwell Lake with used Christmas trees from the after Christmas collection program. Trees are weighted with cement blocks and sunk at locations marked with buoys. A map showing fish attractor sites is available from the Hartwell Lake Office.

The sunken trees increase protective cover for both young and adult fish and help to concentrate catchable-sized fish for the public. Also, decomposition of the trees helps in the production of phytoplankton, zooplankton and algae, which provide food for small fish.

Courtesy Corp of Engineers

# SLALOM SKI COURSES

Every summer, slalom ski courses begin to appear at various locations around Hartwell Lake which raises a variety of questions from lake users, such as: Is this course legal? Can I get a permit for one? Who can use these courses? The following information will not answer all possible questions, but will provide a better understanding of what is and is not allowed on Hartwell Lake in relation to slalom ski courses.

Individual slalom courses can be set up for daily use, without a permit, as long as the course is being actively used throughout the day and is removed at the end of each day. Individual courses cannot be installed before daylight or left in place after sunset. Additionally, individual courses must be located in safe, open areas outside of navigational channels. The U.S. Army Corps of Engineers staff at Hartwell Lake may require relocation and/or removal of courses they feel do not meet safety criteria.



Permits for seasonal slalom courses (courses left in place for extended periods) cannot be issued to private individuals or groups. Seasonal slalom courses can only be permitted to county, state or city entities. These courses do host organized events but are otherwise open for public use. There are currently four permitted courses on Hartwell Lake:

- ✓ Stephens County, GA – Located on the Tugaloo River approximately 1,000 ft. below Hwy. 123 fishing pier, permitted to the Toccoa/Stephens Co. Recreation Department.
- ✓ Hart County, GA – Located on Little Lightwood Log Creek, near Hwy 51 (Reed Creek Hwy) bridge, permitted to the Hart County Recreation Department.
- ✓ Pickens County, SC - Located on Twelve Mile Creek above Highway 133, permitted to the Clemson University Department of Campus Recreation.
- ✓ Anderson County, SC – Located off of the Seneca River in cove near buoy S58-A, permitted to the Anderson County Planning & Community Services Department.

Lake wide visitor safety is always one of the Corps primary concerns. In order to reduce the risk of an accident, individual courses left in place overnight will become subject to impoundment, which may result in fines and/or fees being assessed to the owner. Please exercise caution when participating in any water related activity on Hartwell.



Visit our Lake Hartwell Informational site!

[LakeHartwellLiving.com](http://LakeHartwellLiving.com)

Interested in activities on and around Lake Hartwell? [LakeHartwellLiving.com](http://LakeHartwellLiving.com) highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit information and contact numbers for all the local service providers you may need. Also included are links to surrounding activities such as golf courses, waterfall hikes, campgrounds marinas



# Camp Hope helps build everlasting relationships for both campers and counselors



A camp is underway on Lake Hartwell for the summer. But Camp Hope is not your average summer camp for kids looking to get away from home for a few weeks; in fact some of these campers attended this camp for 50 years.

“These guys knew this place before the cabins were here before the dining hall was here and every summer

means so much to them, they can’t wait to come back,” said Samuel Insignares, Camp Hope counselor.

The campers are all adult age with a cognitive disability. Now this place gives them the opportunity to build relationships and everlasting friendships.

“The idea of coming back and this being a place that’s theirs. And even if they had a hundred places to chose from which sadly they don’t, they would chose here because of their friends and the things they get to do that is for them, said Norman McGee, retired director of Camp Hope.

While the campers continue to come back so do many of the counselors, some even meeting their forever partner at a camp specializing in building relationships.

“They would show me pictures of where they first met talk about their old coworkers and campers. There are just hundreds of memories,” Insignares said.

Decades after his parents first met at this exact camp, Samuel returned as a counselor.

“Some of the campers I have right now my dad had in the 1980s. I was talking to one of them asking if they knew my dad and they said my mom’s name and I was like yea him, and the camper was like yea he was a cool guy,” Insignares said.



While counselors change each year, the memories and impact they make with the campers are never forgotten. The camp runs different sessions throughout the summer all for people with a cognitive disability. Many of the campers experience is funded by the Jaycee’s of South Carolina who provide \$50,000 each year towards partial and full scholarships.

Courtesy [www.wspa.com](http://www.wspa.com)

# Lake Education Programs Available

The following programs are offered by the U.S. Army Corps of Engineers, Hartwell Lake Office as part of our ongoing effort to improve understanding and increase awareness relative to the many aspects of Hartwell Lake. Programs are presented by Hartwell Lake park rangers or managers at the Hartwell Lake Office auditorium, or off-site at your meeting or school location.



## **Powerplant Tours:**

There are no public tours of the dam and powerplant at this time. Limited group tours may be arranged in advance for educational/school groups only. Tour size is limited.

## **Water Safety Programs:**

Water safety programs are available upon request and are presented at the Hartwell Lake Office or at your location around the Hartwell Lake area. Program length varies from 10 minutes to 90 minutes depending upon your groups needs. Programs can be presented to adults or children. Water safety programs are a good idea for companies needing a safety program.

## **Presentations for Civic and Special Interest Groups:**

Hartwell Dam & Lake staff are available to present programs to civic and special interest groups in the Hartwell Lake area. Let us know what type of program your organization is interested in and the length of time your group has. We recommend that you leave additional time for questions and answers.

## **School Programs:**

Water safety programs are the most popular request we get for school programs, however we can typically cover other lake related subjects such as fish/fisheries management, environmental issues, hydropower, careers, and park, wildlife and forestry management. Please contact the lake office to discuss program possibilities.

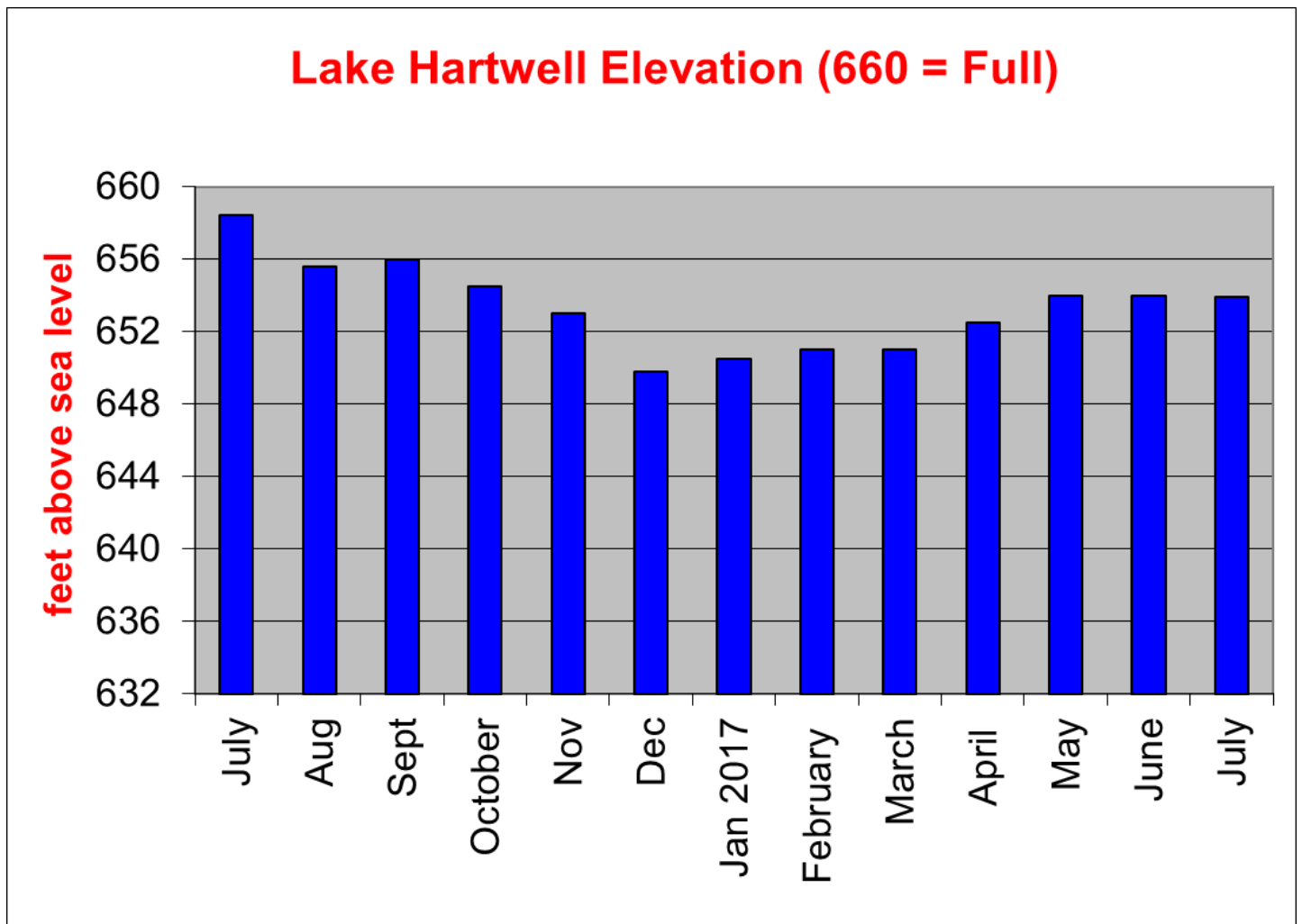
# Fishing Report

Lake Hartwell August 1 82 degrees

Not much has changed for us except the bite has been up and down for us this past month. We have had to move out and start deeper than before so now the depth ranges we are working throughout the day are 20-45ft. We are fishing humps, major creek arm points, and main lake points the key with all of these areas is that they have to have some really deep water next to them specially a ledge which has been a key component lately. A few things have done well for us that is a Zara Spook Jr., a Duo Realis spin bait, a drop shot, and a jig. We would first work the top water over these areas they key was to have brush or fish over the ledges for the suspended fish. If we found the fish we would then work the area with the spin bait and once we worked the area we would then move in and drop on any fish that we saw on our graphs. You have to keep moving to find those active fish once you find them you can work the area with the above mentioned baits. Be patient with the drop shot fish we have had a lot of fish follow the bait and not eat it if you get this same reaction first change baits and if that doesn't work change your leader length our best has been 12 to 18 inches. The key is to be patient and keep moving throughout the day and with this warm weather and water the fish are going to stay deep.



Courtesy [www.havefunfishing.com](http://www.havefunfishing.com)



# Word Search for Kids: Fishing Theme



Hey kids, find and circle the words (listed below) that are related to FISHING.

There are 9 down words, 8 across words, and 1 diagonal word.

None of the words overlap. Good luck and have fun!

FISH, LAKE, BAIT, ANGLER, POND, WORMS, BOAT, FLYFISHING, HOOK,  
ROD, BASS, PIER, LICENSE, TROUT, LINE, POLE, SALMON, STREAM

W	J	B	O	A	T	W	M	S	T	N	R	R	V	M
O	G	F	K	D	P	I	V	S	X	T	R	O	U	T
R	X	P	O	C	X	I	B	A	Z	V	F	Q	O	F
M	Y	O	H	R	O	D	B	L	S	W	R	F	N	O
S	C	L	Q	M	O	A	E	M	N	L	O	L	C	R
A	E	E	A	H	F	A	C	O	G	A	K	Y	M	N
Q	M	Z	D	P	A	I	U	N	Y	K	A	F	B	P
Z	B	X	T	R	Z	M	S	W	Z	E	J	I	J	O
Y	A	N	H	O	O	K	G	H	B	U	P	S	L	N
O	I	P	I	C	P	D	L	O	K	T	R	H	N	D
F	T	L	M	L	I	C	E	N	S	E	G	I	O	L
B	P	L	M	B	U	X	M	I	J	I	Q	N	P	E
A	O	I	O	O	S	T	R	E	A	M	L	G	K	N
S	Y	N	S	J	Z	E	P	Y	Z	G	J	D	M	P
S	Z	E	Q	A	N	G	L	E	R	Q	P	I	E	R

## **BuyHartwellLake LLC**

### **1-855-Buy-Lake**



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 20 million dollars as of 6/1/2017
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site [www.BuyHartwellLake.com](http://www.BuyHartwellLake.com) is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site [BuyHartwellLake.com](http://BuyHartwellLake.com). Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

**Call us anytime to discuss your situation**  
**1-855-Buy-Lake**



**Patty and Don Cleveland**  
**864-940-2232**  
**Patty@buyhartwelllake.com**



- Members of SC Western Upstate, Greenville SC & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is "If we don't take care of our customers, somebody else will".
- Personal: We have lived on Lake Hartwell for a number of years owning property in both Georgia and South Carolina. We know Hartwell! Whether you are looking to be on the lake or in a lake accessible area, we can help you. Once you narrow your search down, we can show you property by boat. If you are looking to sell, please let us meet with you and show you our marketing plan. Many of our clients are referred to us by previous clients. Let our dream of lake living be yours as well.

**Kyle Corbett**  
**864-376-9163**  
**Kyle@buyhartwelllake.com**



- Listing Specialist–Aggressive Marketing Plan for Lake Property&Homes with inclusion in three MLS Systems.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 26 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 25 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property.

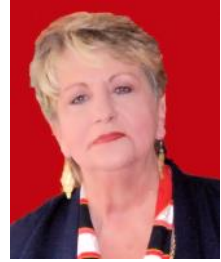
**Debbie Henderson**  
**404-313-4404**  
**Debbie@buyhartwelllake.com**



- Originally from the Midwest, my husband and I moved to Stone Mountain, GA in 1980 to start a new business and then to Snellville where we raised three children. We now have two grandchildren and a dog named Sir Alex Ferguson.
- After boating on Lake Lanier for many years, we moved to Martin, Georgia on quiet, peaceful Lake Hartwell in 2005. By water, we are near the "jumping rock."
- My husband builds custom lake and golf course homes. I've observed first-hand the building/selling process over the last 25 years.
- Licensed in Georgia & South Carolina to serve your buying and selling needs on Lake Hartwell and surrounding areas.
- Obtained an additional Accredited Buyers Representative designation in 2014.
- I would be delighted to help you buy or sell on Lake Hartwell!

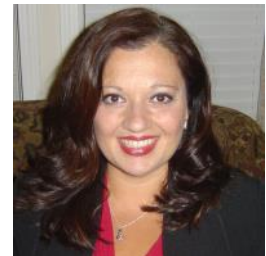


**Judy Stevanovich**  
**864-276-7416**  
**Judy@buyhartwelllake.com**



- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve and I live in Stone Creek Cove in Anderson on the shores of gorgeous Lake Hartwell. Steve is an artist and when he is not in his studio there is only one place to look - - the golf course. We both love being in Anderson.
- I obtained my Accredited Buyer's Representative (ABR) and my Senior's Real Estate Specialist (SRES) certifications in 2014.
- My sub-company is the Upstate A Team and my slogan is "Real Estate With a Difference!" Call me today and you will be able to experience first hand the processes I have put in place to quickly find you the perfect property or determine the market value to sell the property you have today. For more info, see my website [www.upstateateam.com](http://www.upstateateam.com).
- Call me today and experience, "Real Estate With A Difference!"

**Larissa Pino**  
**864-376-2745**  
**Larissa@buyhartwelllake.com**



- I am originally from South Florida and speak fluent Spanish. I moved to beautiful South Carolina in 2008
- My husband and I have been married for 20 years and we have 3 children. I participate in my children's PTA and I am involved in several community based programs. In our spare time my family and I enjoy spending time on Lake Hartwell!
- I have over 21 years of experience in the legal and business fields and I possess great negotiation skills.
- Licensed in both Georgia and South Carolina
- I understand the importance of communication and client satisfaction is my top priority. I enjoy working with people and I am committed to working diligently for my clients and exceeding their expectations. When you work with me, you can expect facts and personalized service.
- If you are looking for "a friend in the business", you just found one! Please feel free to contact me (Yes, even nights and weekends!)

**Sarah Cleveland**  
**864-415-7448**  
**Sarah@buyhartwelllake.com**



- I have lived in South Carolina all of my life.
- My husband and I have been married for 27 years and have 2 sons that graduated from Clemson University. I have been around the Anderson/Clemson area for close to 30 years and have owned a condo on Lake Hartwell for the past 2 years.
- I have over 30 years experience in public education where I have worked with administrators, teachers, students and parents. I understand the importance of helping people reach their goals.
- Let me be the 1<sup>st</sup> to help you!



## **Katie Tillman**

**864-303-3469**

**Katie@buyhartwelllake.com**



- After we sold our building downtown, we opened another restaurant at Stone Creek Cove on Lake Hartwell and operated that for 5 years. We sold that restaurant 5 or 6 years ago and decided to continue to develop the catering portion of our business. In that time, we have developed a thriving catering business that I continue to work, and am still an operating partner.
- I love Anderson, I have been here 30 years. I came here to work for the City in Downtown Development. I worked with the City for several years and then met my partner of 25 years, Val Lowe and we opened Friends Restaurant in Downtown Anderson. We operated the restaurant and catering company for 17 years.
- I have extensive contacts in the Anderson and surrounding business communities, and can use the skills I developed running a small business to help buy or sell your home or property.
- I live on the lake and have for 25 years. It is beautiful, tranquil and fun; I highly recommend it! and would like to help anyone interested in owning lake property, make that so.

## **Cynthia Spejewski**

**864-650-8480**

**Cynthia@buyhartwelllake.com**



- Working as a realtor in the State of South Carolina since 2003
- Specializes in lake properties but also loves the rich agricultural heritage of the Upstate as well as the diverse neighborhoods
- Retired teacher and is currently the organist at Holy Trinity Episcopal Church in Clemson, SC
- Long time resident on Lake Hartwell currently living in Fair Play, SC

## **Robin Westergren Douda**

**770-655-5430**

**Robin@buyhartwelllake.com**



- Born in South Carolina and raised in northern Greenville County I have many fond memories to reflect on. My parents built a cabin on Lake Hartwell in 1964 and we spent almost every weekend there until I graduated high school. It was there by the time I was ten years old that I learned to swim, drive boats and pull skiers. Lake Hartwell has had my heart all of these years and I always knew that, one day, I would move back.
- After living in Northern California in the early 1980's I moved to Marietta, GA in 1983 and became a licensed Realtor in 1986. My love of people, homes and architecture made this the perfect fit for me as a career. After 30 years of taking care of clients in the Atlanta area my husband Paul and I are moving back to Lake Hartwell. We both love boating and lake life and look forward to sharing it with clients and friends in the coming years.
- I am a licensed Realtor in Georgia and South Carolina.
- Over the years I have earned many designations in my career, but the thing that I treasure the most are the many friendships that I have made. Treating clients honestly and fairly while solving their Real Estate needs.....whether it be finding their dream home or making sure their rental properties are managed properly makes my job a dream come true.





**Sylvia Pintado**  
**864-556-4436**  
**[sylvia@buyhartwelllake.com](mailto:sylvia@buyhartwelllake.com)**



- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her lifelong passion of becoming a Real Estate Professional.
  - Sylvia has always been successful in achieving her personal as well as her professional goals because of her desire to help other people and do what is right. She is very easy to talk to and ways willing to listen.
  - Sylvia says “One of the most important transactions that people will do in their lifetime is the purchase of a home, my goal is to help them achieve that.”
  - Sylvia is the wife of 27 years to Jesse Pintado and mother to three wonderful children, Jesse (25), Stephanie (23), and Eddie (21) and let’s not forget the dog Miley, she is the princess of the house!
  - She says that it is with their love, support and faith in God that she maintains that motivation, dedication and discipline to do well and help others.
- She is truly excited to represent BuyHartwellLake LLC and assist you with any and all of your home buying or selling needs.