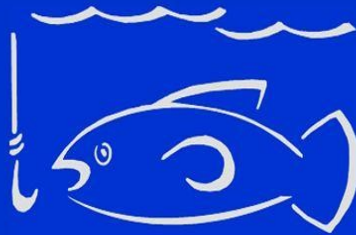


BuyHartwellLake

llc



1-855-BUY-LAKE



August 2015 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to HartwellLakefront@gmail.com.
One will be selected every month for our cover.



330 Two Rivers Road Westminster SC \$200,000—UNDER CONTRACT! Private Lake Hartwell cottage on 3.38 acres with 328' of shoreline. Seller remembers spending weekends camping while her dad built the 600sf cottage that sleeps 8. Lakeside screen porch to enjoy the view. Single slip covered dock with jet ski lift has all new wiring, roof, and boards. Wheeled gangwalk with jacks for easy movement of dock. Rip rap at shoreline. Electrical hook up for RV. Sold as one property, the home sits on one 1.73 acre lot with an additional 1.65 acre lot next door. The additional lot has 148' of shoreline and is dockable, per COE. Keep for extra privacy, build another home or sell it for income.



341 Forest Cove Anderson SC \$675,000 - The main level with mostly hardwood floors offers a den with fireplace, kitchen and sunroom. The grand master suite includes a large walk-in closet along with a bathroom with double sinks, separate shower/tub. You will enjoy sitting on the screen porch off the master. Also on the main level are 2 more bedrooms and 3 full baths. The rec room awaits for some competitive game playing. Just off this area is a nice size kitchenette. The fun begins when you enter the Theatre Room to watch the latest flicks. Step outside to a nicely landscaped yard with pond and sidewalk that takes you down to the lake. Covered slip dock with jet ski lifts at dock on deep water.



Lot 4&5 Leprechaun Lane Westminster SC \$125,000-Beautiful open water views and incredible sunsets right on the main Tugaloo Channel! Two lots totaling 1.67 acres and approximately 300 feet of lakefront. Covered slip dock in place and max size dock approved. Gentle slope and mostly cleared for easy walk from road to dock, located near the back of a cul-de-sac in an upscale neighborhood of fine lake homes. Owner wants sold and has reduced the price \$40,000 from previous listing. Fantastic opportunity! Some owner financing possible.



108 Paladin Westminster SC \$345,000 - Beautifully crafted home with vaulted tongue and groove wood ceilings, hardwood floors, open kitchen, solid surface counters, serving bar, master suite with marble surround fireplace, large deck offering great lake views, massive recreation room, lakeside screen porch, covered patio, master suite with fireplace, vinyl cedar shake exterior, and a covered slip dock on deep water with boat lift located less than 40 steps from the house down a gentle slope concrete walk! Home is on two lots for privacy and has an extended parking pad for trailers or an RV. Great neighborhood with tennis courts, pool, security and golf course.





231 Chandlers Trace Hartwell GA \$546,000 - Breathtaking 220 degree views of open deep water. One of the premier lots on Hartwell with short easy walk to the lake and a spectacular setting. Finely crafted home features wonderful kitchen with solid surface counters, serving bar, hardwood floors and great room offering high ceilings and sweeping views of the lake. Master suite has glass door to deck, spacious bathroom and expansive water views. Lower level presents a rec room include wet bar. Double deck dock sits in extraordinarily deep water and has boat lift, PWC float and open upper deck with views you have to see in person to truly appreciate.



Lot 7 Chandlers Trace Hartwell GA \$214,000 - Beautiful open views, deep water and short corp line come together to make this an ideal location to build your dream home. Less than 10 steps from dock to the corp line! A platform dock with composite decking is in place with 25 foot deep water at the swim ladder. Approved by corp for a maximum size dock if you like. Lakeside deck and built in grill already in place for immediate enjoyment. Hard to find lots like this anymore. Easy to walk.



230 Knox Circle Lavonia GA \$475,000 - Covered slip dock w/ boat lift, PWC parking and easy-care composite decking plus sandy beach. Stone floor entrance welcomes you to this large 4 bedroom/4.5 bath home. Great Room w/ exposed beams, 18' vaulted ceiling, hardwood floors and gas log stone fireplace. Eat-in kitchen with granite countertops, formal dining room with tray ceiling. Huge lakeside party deck. Master and two bedrooms on main level, all with their own bathrooms. Loft for office/sleeping space. Terrace level includes full kitchen, family room with fireplace, billiard room and library/4th bedroom and two more bathrooms. Walk out to sunroom with hot tub.



245 Shore Side Drive Martin GA \$289,900 - Lake Hartwell Home with single covered slip dock on deep water. Great location with open view of the lake. Open floor plan includes great room with fireplace, eating space and kitchen with new cabinets. Hardwood floors. Master on the main with vaulted wood ceiling. Media Room. Second story includes two bedrooms and full bath. Screen porch and deck span the back of the house. Level, gravel path to covered slip dock. Two story home with unfinished basement with boat garage door for storing lake toys. Circular drive, two car detached garage.



Q&A With The Corp Of Engineers



Why do the pools have a winter drawdown?

The top of conservation storage is also known as the guide curve. The guide curves on Hartwell and Thurmond decline after the summer season in anticipation of the spring. This reduction in the guide curves provides additional flood storage needed for typical winter and spring rains. This helps us reduce the risk of downstream flooding and helps fulfill one of the dams' authorized purposes of flood risk management. In most autumns the pools will naturally decline due to the seasonally dry weather. Maintaining the pools at or below the guide curves helps prevent shoreline erosion from the high winds common on the reservoirs in the winter. If the pools are already below the guide curves, there is no additional lowering required to ensure the designed level of safety.

How did the pool levels, top of flood, top of conservation, bottom of conservation storage initially get established?

In the design of the projects, the Corps based the flood storage capacity on the need to reduce the risk of flooding downstream. The conservation pool supports all of the non-flood risk management purposes of the project – water supply, water quality, recreation, hydropower, fish and wildlife management, and navigation. The size of the conservation pool was based on how much storage was needed to meet these project purposes through the drought of record at that time and still make the project economically justifiable. The projects were designed as peaking hydropower facilities which generate hydropower during the peak demand periods of the day, when it is needed most. The sale of this electricity pays the majority of the costs of building and operating the dam and lake projects.

Why is Russell Lake's conservation pool only 5 feet from top to bottom? Why does Russell Lake always appear full?

Russell Lake was designed as a pump storage facility. This pump capability requires less conservation storage to make it economically viable. Because of this design, the level of normal operation must remain within that five foot window. Congressional authorization and the design of the Russell Dam only allows for a 5-foot fluctuation above and below full pool of 475 feet above mean sea level (ft-msl). At levels above 480 ft-msl we endanger the dam's integrity. At levels below 470 ft-msl we fall outside our authorized operating range and begin to lose turbine efficiency.

If you must release water to meet downstream needs, why do you continue to release water after heavy rains downstream?

There may be short periods of high inflow downstream of the dam due to heavy localized rainfall, when Thurmond Dam releases would not be necessary to satisfy water supply requirements. However, there is generally not enough "lead time" and the inflow not dependable enough to allow us to modify project operations.

In addition, rain may fall too far downstream. For instance, if Thurmond was to curtail releases in anticipation of inflows to Augusta that did not materialize, Augusta's water supply as well as the critical habitat in the Augusta Shoals would suffer.

Wet n' Wild Lake Hartwell at Long Point Recreation Area.

The International Watercross Racing Event starts at 10am both days and the 5k Run/Walk goes off at 8am.

There will be food, vendors, lots of kid's activities, and tons of racing action both days.

For vendor booth information, contact the Hart County Chamber of Commerce at 706-376-8590 or email hartchamber@hartcom.net.



wet n' Wild
LAKE HARTWELL
HIDDEN TRAILS NATIONAL TOUR
YAMAHA PRO WATERCROSS
AUGUST 8th & 9th 2015
Long Point Rec. Area, Old Hwy 29, Hartwell, GA

PRO WATERCROSS Imagine, over 3000 people coming to Hartwell in one weekend to see and enjoy all the WET AND WILD events scheduled for Saturday and Sunday.

- 5k Road Run with a splashdown into Lake Hartwell
- Stand up Paddle Boards
- Freestyle stunt exhibits
- Kids activities
- Food and craft vendors



Contact the Hart County Chamber of Commerce to For more information, sponsorship or vendor placement 706-376-8590 or email hartchamber@hartcom.net

INT league Wakeboarding Competition to be Held at Singing Pines on Lake Hartwell

August 8th & 9th– Wakeboard Competition @ Singing Pines Lake Hartwell

Onsite Registration & Check In: 8:00 AM

Boarders Meeting: 8:45 AM

Opening Ceremonies: 9:00 AM

Rounds: 1 (2nd round if time permits)

Located at Hartwell Lake, one of the southeast's largest and most popular public recreation areas, Singing Pines is a summer day-use area that offers an ideal setting for a party, barbecue or simply a day of water activities with the family. Singing Pines boasts sweeping views of the nearly 56,000 acres of water that comprise Hartwell Lake.

SINGING PINES
6001 US HWY 29 SOUTH
STARR SC 29684



2nd Annual

Wet 'n Wild 5K

In Coordination with the International HT PRO Watercross Tour!

5K Run/Walk
Saturday, August 8th, 2015
7:00 AM

Long Point Recreation Area
End of Old 29 Highway
Hartwell, GA



- ◆ Pre-registration is \$25 before 8/2/2015. No shirt option is \$15. Late and Race day registration is \$30. Mail-in or register online at www.active.com.
- ◆ Wet 'n Wild logo will be on the shirts. **No guarantee of T-Shirt with late or race day registration.**
- ◆ The Wet 'n Wild 5K is an out and back course along a scenic road with gorgeous views of the lake. Your run/walk concludes with the signature **"Splash Down"** finish into Lake Hartwell!
- ◆ Packet pick-up and sign-in begins @ 6:00AM on race day at the shelter at Long Point. Just follow the signs.
- ◆ AWARDS –5K awards to Male/Female overall, masters, and grandmasters. 3 deep in male/female in 10 yr. increment age groups.
- ◆ Free Parking and restrooms are available.
- ◆ Come by Boat or Car! Directions: **From Hartwell**, turn off of US Hwy 29 at the Ingles stop light onto OLD HWY 29 and proceed to the end of the road.

----- Mail-In with Registration Fee -----

Last Name _____ First Name _____ Age _____ M F

Address (Number & Street) _____

City _____ State _____ Zip Code _____

Circle Shirt Size: Child: S M L Adult: S M L XL XXL No Shirt

EVENT: 5K Run/Walk Email _____

Waiver: I hereby release the sponsors and officials of the **2015 Wet 'n Wild run** from all claims of injury or damages resulting from participating in these events. I realize these are strenuous events which require proper physical conditioning. I hereby certify that I am in proper physical condition to participate.

Signed _____ Guardian if under 18 _____



Checks payable to: **Hart County Chamber of Commerce.**
Mail to: **Hart County Chamber of Commerce, PO Box 793, Hartwell, GA 30643**
For more information, contact Judd Bailey @ 864-314-4369.



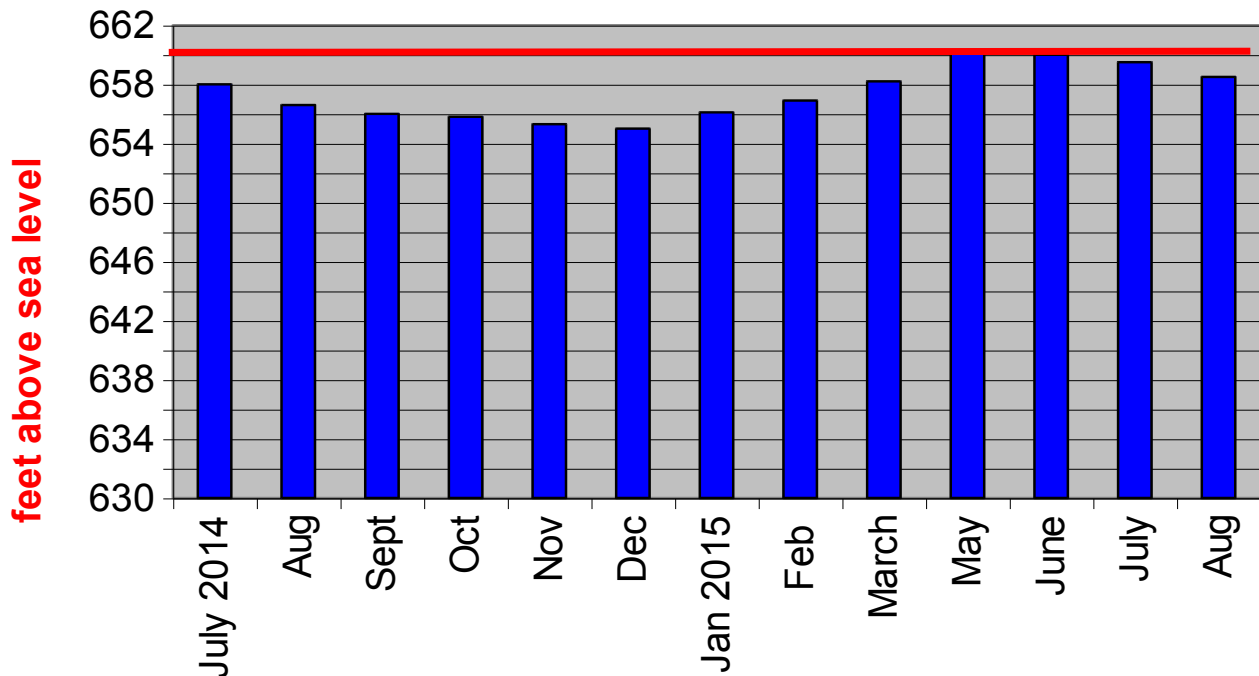
Fishing Report

Lake Hartwell August 1st - 85 degrees

Bass fishing is slow. Use a 1/4 ounce jig in the 10 to 20 foot range and the heavy rock ledges with some scattered wood is working along with main lake or river points. Try the crank bait Bandit 200 in root beer. Also try the Mad Flash Wiggle Wart in the Mossy Craw, Tennessee Shad and Rusty Craw colors. The best bite has been from daylight until about 10:30 a.m. After that it gets tough so the drop shot rigs and Carolina rigs are catching a good many bass. Also down the baits and then fish them really slowly. Most of the bites are no more than soft feeling added weight as you work slowly across the bottom. They key will be to find deep ledges or pockets near the channels and make sure there is plenty of rocks and other structure in the area you fish. Bridges are producing some keeper bass and use the small split shot weights and the four inch finesse worms slowly fall down next to the pylon. Drop shot rigs will also work there



Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

Interested in activities on and around Lake Hartwell? 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



Lake Hartwell named a top 100 Bass Fishing Lake in the US

This year's Bassmaster Classic venue illustrated just how good Hartwell can be even under the toughest of conditions. Casey Ashley won on the strength of his final-day 20.3 limit, giving him 50.1 over three days. And remember, this was in brutally cold conditions. The spotted bass here have all grown up, and 300-pounders abound.

The rankings were created by first polling the fishery agencies of each state to produce a current list of bass-rich waters. Next, the B.A.S.S. Nation was employed to chime in on the best fisheries they compete on across the country. All 630,000 B.A.S.S. Facebook fans were polled to make sure non-tournament lakes were considered, and then the B.A.S.S. Council, a 3,500-member panel of super-avid bass fishermen, helped put the lakes in order. Finally, after scouring tournament data from hundreds of bass fishing clubs and tournament organizers, the rankings were finalized by a 15-member blue-ribbon panel from the fishing industry.

2016 FLW Tour to include Lake Hartwell

The national spotlight will once again be on Lake Hartwell as the Fishing League Worldwide (FLW) tour includes a stop in Anderson. According to a news release from FLW, the 2016 season will feature six tournaments, broadcasted in high-definition (HD) on NBC Sports Network, the Pursuit Channel and the World Fishing Network, which will showcase the best bass anglers in the world competing in the most competitive and lucrative circuit in the sport.



The tour will be in Anderson on March 17-20 and is hosted by the Anderson Convention & Visitors Bureau. The event will take place at Green Pond Landing.

Learn to Sail for Newbies

To learn to sail well, you will need to learn a few nautical terms before you step aboard.

Think of sailing as a second language--or lingo. Once you understand some of this sailing lingo, you will be able to:

- * Understand the parts of a sailboat.
- * Learn the parts of a sail and how they attach to a boat.
- * Shape your sails for speed and power (like using a gear shift).

Let's build on your sailing language skills in groups of 10. Right now, you will learn the first ten parts you will need to know on any sailboat in the world. Here we go--enjoy!

Areas of a Sailboat

Beam

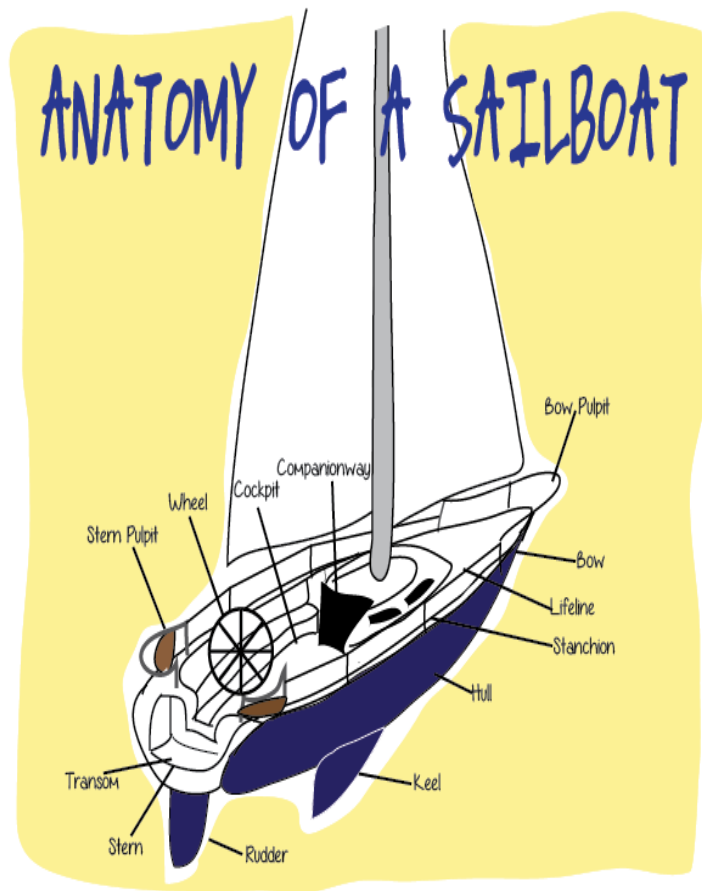
The widest part of a sailboat hull. Imagine you are a seagull flying above a boat and look straight down. You would see the top of your boat--the deck. Find the widest part of the deck, and you will find your beam.

Bow

Any part of the sailboat forward of (in front of) the beam. When you go to the bow, you move forward. When you move from the bow toward the stern, you move aft.

Stern

Any part of the sailboat aft of (in back of) the beam. When you move from the stern toward the bow, you move forward. When you move toward the stern, you move aft.



Continued next page

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What's Located in Each Area

Bow

At the bow, you use one of a group of sails, referred to as "headsails". These have names like jib, Genoa, or spinnaker. Sailboats also keep their anchor and anchor line (rope) or chain near the bow.

Beam

Near the beam, you will find the sailboat mast and sailboat boom. Way back in the days of the square riggers, the sailboat mast was called the "main mast". Today, you call the sail attached to the mast and boom the mainsail. Your mainsail gives you the most power of all sails aboard. We will discuss later how the mast attaches to the boat to keep it upright.

Stern

Near the stern, you will find the cockpit, a large square or roundish bowl shaped area where you steer the boat, do most of the sail trimming (pull on lines to shape the sails), and where your crew can sit and relax.

Directions on a Sailboat

Forward of the Bow

Straight ahead of the bow. For example, someone might say that they see something floating in the water just "forward of the bow". So, you would look straight ahead.

Abeam

To one side of the beam of the boat. Also might be stated "off the beam". For example, someone might say that they see a buoy abeam. This means they see a floating aid to navigation (buoy) off one side of the boat. If it's off the left side (port side) they would say "abeam to port". If it's off the right side (starboard side) they would say "abeam to starboard".

Astern

Behind the boat. Of, aft of the boat. For example, someone might say that they see a large power boat overtaking you from "astern". You would need to glance astern to make sure that their boat will clear your boat.

Now you can see just how easy and fun these learn to sail tips and terms can be. In no time, you will be a savvy salt ready to sail the seven seas like a sailors!

Boys' Lives Saved by Rescuers, Loaner Life Jackets at Hartwell Lake

The collaborative efforts of a Hartwell Lake corps ranger and bystander saved two boys' lives after the pair struggled to swim from a remote buoy to the beach shoreline June 3. The incident occurred near the Singing Pines Recreation Area when Corps Park Ranger Tim Crabtree, patrolling the area, noticed the dangerous situation and motioned the pair to return to safe waters

When one of the boys became winded as he attempted to swim toward the shore, the pair retreated back to the anchored float.

As Crabtree prepared to deliver loaner life vests to the boys clinched onto a "Boat Keep Out" buoy, Alexandria Gunter, another visitor swimming in the area, offered to deliver the life vests to the stranded swimmers.

"It's not every day that you get to be a hero," said Gunter. "They were stranded and I wouldn't have volunteered to go out there if they didn't need the help."

Gunter, a self-described avid swimmer who lives near Hartwell Lake, said she volunteered because she was available to assist, even though the buoy was isolated and far from the shoreline.

The impromptu rescue operation took nearly 20 minutes, she said.

"Once I got to them, we chatted as we floated our way back to safety," Gunter said. "It took about 10 minutes to float back and they were grateful I was able to help them."

Scott Kelley, a Corps natural resource program manager, warns that the "Boat Keep Out" buoy markers must be at least 100 feet from delineated swimming areas. They are intended to protect designated swimming beaches and shouldn't be destinations swimmers seek while in the water, especially without a life jacket.

"Distances by water are difficult to gauge," said Kelley. "By the time you realize it is too far, you have put yourself a considerable distance from safety."

(continued next page)



Alexandria Gunter (far right) poses with Jose Sigran and Jafet Aguiler in front a loaner lifejacket stand on Lake Hartwell June 3. Gunter volunteered to swim lifejackets to the boys who were stranded on a buoy after becoming winded attempting to swim back to the shoreline (Courtesy

(Continued from previous page)

Visitors who swim outside of designated areas risk being surprised by unexpected drop-offs or caught in the trappings of dangerous waters.

Most of these hazards can be mitigated by wearing a life jacket, said Kelley. Hartwell Lake has a life jacket loaner stand at every designated swimming area at the site.

Each stand is equipped with sizes for all ages and body types. The stands offer safety and convenience and reinforce the message to “Wear It,” a Corps slogan used to promote water safety.

Since the establishment of the loaner stands, park rangers have seen a vast increase in life jacket usage at Hartwell recreation areas, said Kelley.

“The stands have proven to be very useful to our lake visitors,” he said. “When people see the visible loaner board, the chances of them using a life jacket significantly increases. Making life jackets readily available to the public significantly decreases the chance of injury and drowning.”

To date, Hartwell Lake officials have reported three water-related fatalities, including the July 4 drowning of 21-year-old Odell Gaither, who died of complications of drowning after jumping off a dock. Gaither, who wasn’t wearing a life jacket, was underwater for nearly 10 minutes before bystanders noticed him.

“Most people who drown do not have a life jacket on and almost all drowning can be prevented by simply choosing to wear one,” said Kelley.

Kelley warns that visitors should also avoid drinking alcohol or consuming certain prescription drugs before or while swimming.

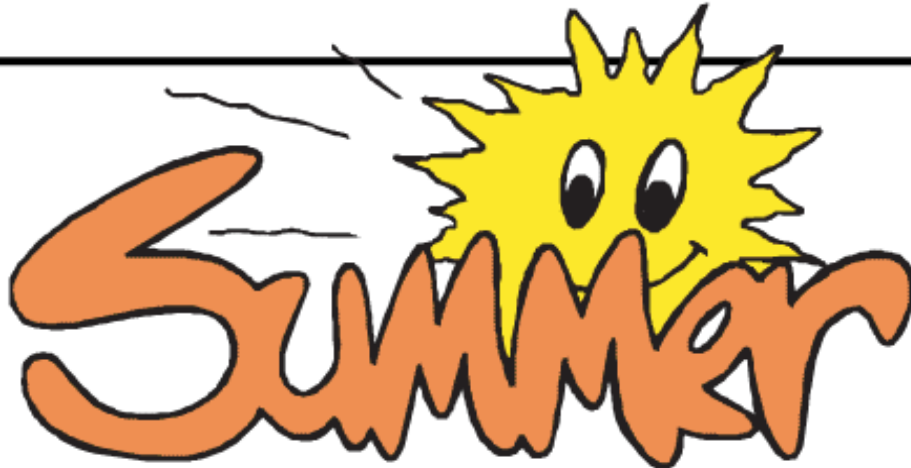
“These substances can deteriorate your body control and have an effect on whether you survive the day or not,” he said.

At all Savannah Corps lake sites, visitors swim at their own risk. The Corps encourages adults to watch children because most people drown within 10 feet of safety.

Many shorelines have drop-offs and swimmers can be pulled under by the current. And as a general rule, don’t debate following lifesaving measures while in, on or near the lake.

~ By Chelsea Smith, Public Affairs Specialist COE

For The Kids



WORD SEARCH

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

BEACH
BASEBALL
ICE CREAM
SWIMMING

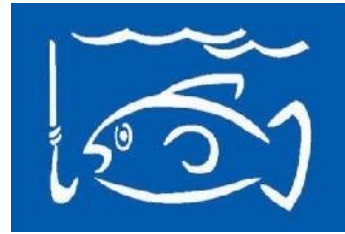
PICNIC
VACATION
SUNFLOWER
WATERMELON

SANDCASTLE
HEAT
BOATING
POOL



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 30 million dollars as of 7/1/2015.
- 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.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site 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 puposes.
- All listings are submitted to 800+ websites including our flagship site 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.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



Patty and Don Cleveland

- Members of both SC Western Upstate & 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, someone 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

- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 23 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. 23 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 - 864.376.9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake



I look forward to working with you to make your lake living dreams come true! Call me anytime at 404-313-4404.

Judy Stevanovich

- 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. Telephone: (864) 276-7416; E-Mail: jstevano@charter.net.
- Call me today and experience, "Real Estate With A Difference.!"

