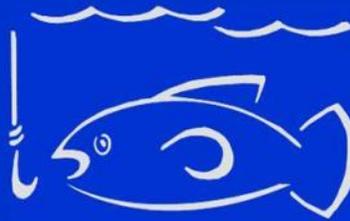


BuyHartwellLake

llc



1-855-BUY-LAKE



January 2017

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

**New Listings
Of the Month**



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

140 Peninsula Pt Starr SC \$250,000 - One of the finest lake lots you will see on Hartwell! Spectacular open water views with 160 feet of lake frontage on a point. Very gentle slope and beautiful sunsets. Well kept home featuring cathedral ceilings, fireplace, spacious kitchen, large lakeside master suite, screen porch with awesome water views, storage building and new shingles in 2015. Composite platform dock in place but subject to corp review there should be plenty of room for max size dock approval. Located at the end of a very quiet cul-de-sac. Must see in person to appreciate the setting. Fantastic property for those that value a high quality lake lot.



92 Highland Ct Martin GA \$469,000 - Stunning rustic retreat situated on a 1.6 acre point lot with beautiful views and a covered dock plus boat lift on deep water! Residence features soaring vaulted wood ceiling, open great room with rock surround fireplace and a two story wall of lakeside windows, granite counters and stainless appliances in kitchen, spacious master suite, wide plank wood flooring, sunroom with skylights, recreation room and large deck perfect for entertaining. Low maintenance aluminum dock in place on year around DEEP water. Dock has a boat lift, PWC float and a shoreline with riprap plus pole light. All furniture, appliances and electronics included!



Lot 3 Tammerick Trail Fair Play SC \$149,900 - Wooded one-acre Lake Hartwell lot in upscale Tammerick Shores S/D. Verbal approval for a max-size dock and deep water. Conveniently located for easy access from Atlanta or Greenville, just minutes from I-85 at SC Exit 1. Build your dream home here!



656 Hardy Rd Martin GA \$339,000 - 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, bedroom and laundry room with cabinets. Sunroom and patio span the back of the home. Paved path to covered slip dock with lift. Beautifully landscaped. Sprinkler system. Easy-care cement siding and metal roof.



208 Long View Ct Pickens SC \$112,000 - This lot has the most incredible views... look to the left.. you overlook the city of Clemson. Look to the right... You overlook the town of Pickens with the Blue Ridge Mountains as a backdrop. Lot is 2 plus acres of peace and tranquility. The perfect place to build your new home. This lot is perfect for Clemson fans, close to the city of Clemson yet far enough away so you can always feel like you are on vacation. The lot is at the top of 6 mile ridge, breathtaking views from all directions, flanked by beautiful homes on both sides and located in a subdivision to keep your property values intact. There is also a large clearing in the middle of the lot that would be the perfect location for your new home.



Q&A With The Corp Of Engineers



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.

Lake Hartwell Visitors Center

The Hartwell Dam & Lake Visitor Center is a great stop for anyone needing more information about one of the Southeast's largest lakes, Hartwell Lake. Big Oaks Recreation Area is located adjacent to the visitor center. At Big Oaks, you will have a great view of Hartwell Lake from the picnic area. Take a walk on a paved (handicap accessible) walking trail that goes along the edge of Hartwell Lake and leads to the top of Hartwell Dam, where you have a scenic view of the lake, dam and the Savannah River.

Hartwell Lake covers approximately 56,000 acres and offers a variety of outdoor recreation opportunities, including swimming, picnicking, camping, fishing and boating along its 962 miles of shoreline.

On the lower side of the dam, along the Savannah River, is one of the newest attractions in Hartwell, Ga.: the Hartwell Dam Fishing Pier. This pier is free and open to the public. Access it by driving to the Georgia River Recreation Area just one mile from the visitor center.

HOURS OF OPERATION

Sunday: 9:00AM - 5:30PM

Monday: 8:00AM - 4:30PM

Tuesday: 8:00AM - 4:30PM

Wednesday: 8:00AM -
4:30PM

Thursday: 8:00AM - 4:30PM

Friday: 8:00AM - 4:30PM

Saturday: 9:00AM - 5:30PM

FACILITY AMENITIES

Free Parking, Maps & Brochures Available, Parking on Site, Picnic Area, Picnic Shelter, Public Restrooms

GENERAL INFORMATION

Family-friendly, Free Admission , Handicapped Accessible, Open Year 'Round

U.S. Army Corps of Engineers
5625 Anderson Hwy. (Hwy. 29)
Hartwell, GA 30643
888-893-0678 | 888-893-0678



Sadlers Creek Cold Water Deer Dip

What are you doing on January 1st? Come out and take a "dip," a "Deer Dip"! In the grand tradition of the famed "Polar Bear Plunges", join in the annual "Deer Dip" on New Year's Day and be one of hardy-souled "Dippers" at Saddlers Creek State Park. And start your year off with a splash! Due to cold temperatures and water, this event will be physically challenging and potentially dangerous. Participants under 18 must be with a parent.

DETAILS

January 1, 2018, 1:00 PM - 2:00 PM

MEETING PLACE

Meet at the Pavilion.

WHAT TO BRING

Warm clothes to change into, towels, old sneakers or swim shoes, and a blanket. Think safety and comfort - bring whatever else you think will get you warm again.

EVENT HOURS

1pm - 2pm

PRICE

Bring a non-perishable food item for the food bank.



Sadlers Creek
940 Sadlers Creek Rd,
Anderson, SC 29626

Christmas Trees Needed as Fish Attractors

The U. S. Army Corps of Engineers' Hartwell Lake Project Office will accept natural Christmas trees (no artificial trees) for recycling Dec. 26, 2017, through Jan. 25, 2018.

The recycled trees will be used as fish attractors in Hartwell Lake. Trees will be tied in bundles, weighted with concrete anchors, and then submerged in various locations marked with fish attractor buoys. All ornaments and tinsel must be removed before dropping the trees off. Wire-bound wreaths are not accepted.

“Small trees and brush provide cover for fish, particularly as nursery areas for juvenile fish,” Corps Park Ranger Jess Fleming said. “In addition, they provide habitat for aquatic insects – essential food during the early stages of most fish species.”

Christmas trees can be dropped off at Big Oaks Recreation Area and Poplar Springs boat ramp in Georgia. Trees can also be dropped off at Twin Lakes and Friendship boat ramps in South Carolina.



“These trees can be picked up by fishermen any time for personal use in other areas of Hartwell Lake,” Fleming said. “Trees should be anchored in 8 to 12 feet of water. Do not place Christmas trees in the main lake channel or around private docks.”

Mount Lebanon Elementary in Pendleton, S.C. will also be a drop-off location. Trees can be dropped at the school from Dec. 26 through Jan. 18, 2018. The drop-off area will be roped off near the entrance to the school.

For more information, contact the Hartwell Lake Manager's Office toll free at 888-893-0678, or visit their website at <http://www.sas.usace.army.mil/lakes/hartwell>. For a list of fish attractor locations and GPS coordinates, visit them online at www.sas.usace.army.mil/lakes/hartwell/fishing.htm.



Visit our Lake Hartwell Informational Site LakeHartwellLiving.com

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

Get Hooked On Lake Hartwell!!!

Fishing, Golfing, Boating, Water Skiing, Relaxation!



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www.BuyHartwellLake.com

*"If We Don't Take Care of
Our Customers, Somebody
Else Will!"*



BuyHartwellLake, LLC Cordially Invites You To Join Us At:

The Atlanta Boat Show

January 18-21, 2018

**Atlanta World Congress Center, Hall C,
280 Northside Drive, NW, Atlanta, GA 30314**

Show Hours:

Thursday & Friday	January 18 & 19	11:00AM - 9:00PM
Saturday	January 20	10:00AM - 9:00PM
Sunday	January 21	10:00AM - 6:00PM

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**We Have A Limited #
Note: Our Clients Will be
Given "First Dibs" on
Available Tickets.**

NOW IS THE TIME TO LIST YOUR PROPERTY TO BE FEATURED AT THE SHOW

- We participate in the Atlanta Boat Show event many Lake Hartwell Property Buyers are from Atlanta!
- Normally we are the only SC Real Estate Company that participates
- Potential buyers will have access to all of our listings as they visit our booth!
- If your property is listed with us at the time of the show, congratulations. It will be featured at the show!
- Are you thinking about listing your property? Now is the time. Don't Miss This Opportunity!
- Call 1-855-BUY-Lake or (864) 225-2410 To List Your Property Today!

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NORTH GA & UPSTATE SC

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Hydropower Generation on Lake Hartwell

Introduction:

Hartwell Dam and Lake was the U.S. Army Corps of Engineers second multi-purpose “project” in the Savannah River Basin. Authorized by Congress under the Flood Control Act of 1950, the Hartwell Project was built between 1955 and 1962 for the purposes of hydropower, flood control, and downstream navigation. Additional purposes of the project now include water supply, water quality, recreation, and fish and wildlife management. Filling of the lake began in February 1961, and was completed in March 1962. The power plant first went on-line in April 1962.



The power plant originally consisted of four generators, with provisions made for a 5th generator based on the foresight that additional power demands would be likely. The 5th generator was installed in 1983. The Hartwell Project power plant has the distinction of being the only hydroelectric plant to be totally designed and constructed by the Corps, with the generators located outdoors.

Hartwell Dam is a concrete-gravity structure flanked on both sides by embankments of compacted earth. The concrete section is 1,900 feet long and rises 204 feet above the riverbed at its highest point. The earthen embankments on each side of the dam lengthen it to over 3 miles. The dam creates a 55,900-acre lake that stretches 49 miles up the Tugaloo River, and 45 miles up the Seneca River. These two rivers – the Tugaloo and Seneca – come together to create the Savannah River, 7.1 miles above the Hartwell Dam.

The dam is located approximately 300 river miles above the mouth of the Savannah River, where it empties into the Atlantic Ocean (in Savannah, Georgia) and 90 miles above Augusta, Georgia. Two other Corps projects – J. Strom Thurmond (formerly Clarks Hill) located near Augusta (completed in 1954), and Richard B. Russell, located between Hartwell and Thurmond Projects near Elberton, Georgia (completed in 1985) – join Hartwell to form a chain of lakes 120 miles long.

The Corps of Engineers is the nation’s leading producer of hydroelectric energy, and Hartwell Dam and Powerplant is part of the Corps’ national commitment to this energy. Hydroelectric power generation continues to be the only pollution-free means of producing commercial energy.

(continued next page)

(Continued from previous page)

Hydropower Generation:

Hartwell Powerplant is referred to as a “peaking” plant – which means the powerplant is designed to supply dependable power during hours of “peak” daily demand. In addition to being a very clean energy source, another major advantage of hydropower is the availability to come “on-line” (begin producing power) within a few minutes. Other types of powerplants such as nuclear and fossil fuels often take several hours, at which point the peak demand has often passed. This ability to virtually produce power on demand during peak periods helps to reduce energy shortages (especially during the summer months) and makes hydropower, and the Hartwell Powerplant, an exceptional resource.

The original four generators were designed with a nameplate rating of 66,000 kW. In other words, under controlled conditions, each unit could produce up to 66,000 kW of electricity per hour (the latter installed 5th unit has a nameplate rating of 80,000 kW). However, the nameplate rating of the first four generators recently increased due to a “rehabilitation” or overhaul. The rehab increased the overall plant capacity from 344,000 kW to 422,000 kW, a 22.7% increase; this is equivalent to adding a 6th generator.

On average, the Hartwell Powerplant produces over 468 million-kilowatt hours per year. Revenues during 2001 totaled over \$14 million, and have exceeded \$330 million since 1962.

How Hydropower Works:

Hydroelectric power is produced when water from Hartwell Lake flows through the intake section of the dam by large pipes called “penstocks”. The penstocks are located approximately 100 ft. below the surface of the reservoir. Water flows through these 24 ft. in diameter penstocks at a rate of 2 – 3 million gallons per minute when generating. The force of the water rotates the “turbines” which resemble large water wheels or fan blades.

The rotating turbine causes the 41-inch diameter generator shaft to spin, which then causes the rotor to turn (the rotor is a series of magnets where the magnetic field is created). The rotor turns inside the “stator” – a stationary part of the generator made of copper coils of wire called “windings”. Electricity is produced as the rotor spins past (inside of) these windings.

The generators create electricity in the form of volts. By means of transformers, the electric current produced is “stepped up” or increased in voltage from 13,800 volts to 230,000 volts for transmission to power companies or decreased in voltage for use in powerplant operations. Water used in generating the power is discharged into the river below the dam, where it can be “reused” for additional purposes such as water supply and water quality needs of the Savannah River Basin.

Where Does the Power Go?

Power produced at Hartwell and all other Corps operated power plants in the southeast, is marketed by the Department of Energy’s Southeastern Power Administration (SEPA). Power is sold through SEPA to private power companies and public cooperatives in the Southeastern U.S. and from there to customers of those companies. Although electricity is not sold directly to the consumer, the underlying goal of all Corps hydroelectric projects is to provide power to consumers at the lowest possible rates. Rates are set by the marketing agency and approved by the Federal Energy Regulatory Commission. Revenue from Corps power plants is returned to the U.S. Treasury.

Fishing Report

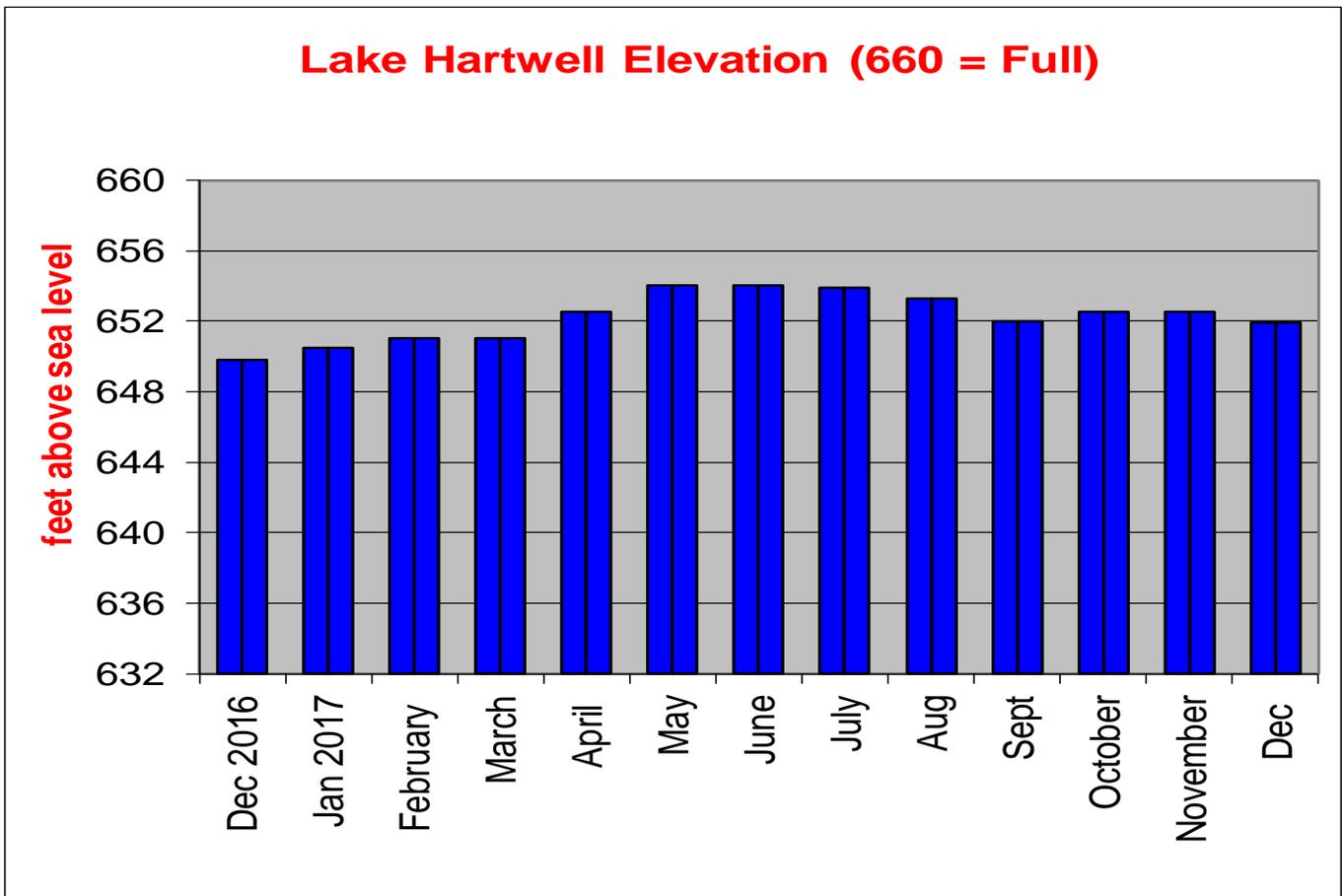
Lake Hartwell January 1st 53 degrees

Water temperatures range from 50 54 degrees depending on what area of the Tugaloo you are in. We have been focusing our efforts mainly in the Tugaloo River arms from Payne's Creek all the way to Eastanollee Creek. The shallow bite for us has really slowed down with the cooling water temperatures. We have been catching them on crank baits

and jigs however the size of these fish have not been that big. We have been putting a lot of time looking in the ditches in the main creek channel arms they key for this as always is the bait if you don't see it move on to the next one. The majority of the bait we have found has been in 30 plus feet of water along with the fish we have found. The best baits for this have been a spoon, jig, shakey head, drop shot, and underspin with a small paddle tale swimbait as a trailer. Again the key has been the bait when you find it fish that area but don't spend too long doing so. If we didn't get bit within the first 10 15 minutes we moved on to the next area. The lake is still low and there are a lot of objects sticking up out of the water and not marked so be safe out there and we hope to see you on the water.



Courtesy www.havefunfishing.com



THE VALUE OF SHORELINE VEGETATION

To maintain a quality resource such as Hartwell Lake, sound management of shoreline vegetation by the U.S. Army Corps of Engineers and by adjacent property owners is critical in preserving and protecting a healthy vegetative buffer and adjacent reservoir. Some of the important functions of shoreline vegetation are outlined below.

Shoreline Stabilization and Water Quality Protection

The roots of trees and shrubs along the shoreline help hold soils in place, preventing erosion. The layers of vegetation present in a natural shoreline provide multiple layers of protection for the soil from the adverse impacts of hard rainfalls by slowing the velocity of the raindrops, resulting in less impact force when they strike the ground. The resulting slower rainfalls result in less granulation of the soil and less movement of soil particles off site (erosion). The loss of soil nutrients is high in erosion, as the finer grained particles, which are the first to be washed away, are also the highest in fertility. The more small soil particles preserved by a protective buffer of shoreline vegetation, the higher the soil fertility.

Shoreline vegetation also traps sediment and pollutants, helping keep the water clean. Vegetative buffers provide an area where chemicals, pesticides, and fertilizers can decompose, rather than placing a load on the waterbody. Toxic pesticides are converted to non-toxic forms through biodegradation, which occurs in the vegetative buffer. Nitrogen applied as fertilizer can be converted into organic matter, and later decomposed and released into the air, rather than flowing directly into the lake resulting in adverse effects to water quality.

Thermal Cover and Temperature Moderation

A vegetative buffer shields a waterbody from summer temperature extremes, thus moderating the waterbody temperature. The cover of leaves and branches brings welcome shade that provides a cooler area for aquatic life. Cooler areas hold more dissolved oxygen, which fish need to breathe. Shoreline vegetation also provides an area of filtration of storm water runoff, thereby increasing recharge of ground water. Later releases of flow from ground water to the lake occur on a gradual basis and are cooler than overland flows. The entry of this cooler water into the lake also helps to moderate the water temperature, making it less stressful to aquatic life.

Wildlife Habitat and Food Chain Support

Many wildlife species use shoreline areas during all or part of their life cycle. Shoreline vegetation provides food, cover, nesting, and sanctuary for these animals. For example, 80% of the bird population around Hartwell Lake nests within 15 feet of the ground, making underbrush vitally important to their survival. These vegetative buffers also form the foundation of the wildlife food chain by providing a basic food source for insects and smaller birds and animals.



In addition to the above reasons for maintaining a healthy vegetative buffer around the Hartwell Lake, shoreline vegetation is also essential for maintaining the natural beauty of the lake and adding to aesthetic enjoyment. The Corps of Engineers is committed to protecting and preserving the shoreline vegetation at Hartwell Lake to ensure resource protection and enjoyment for future generations.

For the Kids

WINTER WORD SEARCH



Created by
Sue Lindlauf
Grand Forks Herald
2010

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

See how many of these words you can find in the puzzle. The words can be forward, backward or diagonal.

- | | | | |
|------------|--------------|--------------|--------------|
| 1. Snow | 5. Shovel | 9. Slippery | 13. Scarf |
| 2. Snowman | 6. Cold | 10. Slide | 14. Hat |
| 3. Winter | 7. Freezing | 11. Sledding | 15. Earmuffs |
| 4. Weather | 8. Snowflake | 12. Skating | 16. Mittens |

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- 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. 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.
- 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 I speak fluent Spanish. My husband and I have been married for 23 years and we have 3 beautiful children. My family and I moved to South Carolina approximately 10 years ago.
- I am licensed in South Carolina and Georgia. I ultimately chose to specialize in lakefront property because my family and I love spending time on Lake Hartwell and when you love something, it's easy for others to see how strongly you feel.
- I take pride in the fact that I am knowledgeable about Corps of Engineers rules and regulations, lake levels, and market conditions. I enjoy working with people and I am committed to working diligently for my clients and exceeding their expectations. I take time to listen and learn about my clients' wants and needs and strive to always act with the utmost professionalism and work using a very hands-on approach.
- Whether you are looking to buy or sell (on or off the lake), please feel free to contact me. I look forward to working with you and making your real estate dreams come true! See ya' on the Lake!

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 1st 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



- 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 always 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.

Lisa Topping
864-207-1552
Lisa@buyhartwelllake.com



- I am a native of Florida and began my real estate career in Orlando in 2004 working with a prominent builder. I moved to Georgia in 2008 and my husband & I have lived on Lake Hartwell for the past several years. We enjoy all of the activities our beautiful lake has to offer year round.
- I pride myself on having a nurturing personality and have always felt fulfilled helping others. Whether you are a first-time or seasoned home buyer or seller, I would be delighted to help you reach your goals.
- I enjoy meeting new people and helping them through the home transaction process.
- When you trust me as your real estate expert, expect a professional partner who values communication and provides honest answers to your questions and concerns. I will represent your interests with dedication and commitment.