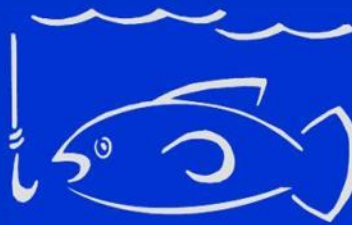


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### February 2018

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**



**302 Old Andersonville Hartwell GA \$220,000** - Beautiful gentle sloping 3 acre tract with 308 feet of road frontage and 258 feet of lake frontage. Nice sailboat waters and a dock already in place. Corp has indicated that getting approval for a covered slip dock here should not be an issue. Multiple great building spots to choose from. Quiet area of quality lakefront residences. Convenient location close to Hartwell GA and I-85. Enjoy your private lake paradise here!



**208 Chippewa Dr Westminster SC \$547,500** - Vaulted ceilings, floor to ceiling windows overlooking the lake, beautiful stacked stone fireplace, granite counter tops, large Island, finished off with a floor to ceiling shelf/wall. Large master suite on the main floor right off the living room features French doors leading to a private deck area, two large walk in closets, dual sinks, and jetted tub. The upstairs consists of two bedrooms, both have lake views and one jack and jill bath. The basement features a generous sized bonus room. There is a screened porch off the right side of the house and a fenced yard with an attractive rustic wired backed split rail fence. The walk to the covered dock is level and leads you to a covered dock with a boat lift, PWC lift and lots of room for you and your family and guests to enjoy the lake.



**Lot 6 Yacht Club Rd Hartwell GA \$59,900** - Over sized lakefront lot offering 1.7 acre for a great building site. Not dockable but allows you lake access at an affordable price. Convenient to downtown Hartwell and close to boat ramp access. Owner says unrestricted.



**Lot 6 Overlook Drive Fair Play SC \$189,900** - You will not only love the convenience of this subdivision from the interstate but also the privacy it offers your lakefront property. Situated in a cul de sac, this lot includes a double slip covered dock. This gently sloping lot is perfect for building your lake home on Hartwell. Close to boat ramp access, Portman Marina, restaurants and more.



**Lot 7 Martins Pointe Seneca SC \$182,000** - Close corp line and spectacular lake views with a covered slip dock in place on deep water. Beautiful area and great swimming water right off the dock. Driveway already cut in to a cleared building site just steps to the water. Awesome setting in an upscale neighborhood convenient to the Clemson campus, less than 10 minutes from Clemson or Seneca. This lot is extremely easy to walk with a wide fully cleared drive, cleared home site and gentle slope. Boat to the football games!



**85 Aleja Pt Martin GA \$639,000** - 'Southern Living' Custom Built lake home offers exterior of culture stone and brick. Comfortable outdoor living areas including a screened porch, covered wrap around deck and stone patio. The foyer adjoining the great room offers vaulted tongue and groove ceilings and a stack stone fireplace. Kitchen includes granite counters, pine cabinets, kitchen aid appliances and open floor plan. Master suite includes built in shelves, access to deck, tray ceiling and oversized bathroom. Lower level has 3 bedrooms and 1.5 baths along with a rec area. A rock path takes you on a level walk to a double slip covered dock with lifts in each slip.



# Q&A With The Corp Of Engineers



## **After a drought, when rainfall returns to normal or above normal, why do reservoirs continue to drop?**

Severe drought causes the ground to dry out significantly causing groundwater tables to drop. When the rainfall initially returns, the dry soil soaks up much of the rainfall, preventing significant runoff into streams and creeks feeding the reservoirs. Until the soil is saturated, very little water finds its way into the reservoirs. In the mean time, the reservoirs must continue to supply minimum downstream water supply needs as defined in the Drought Plan. Once the inflows begin to exceed the outflows from the system, the reservoirs begin to recover.

## **What are seasonal evaporation rates?**

The estimated evaporation rates vary by season with more evaporation in the hot summer months than in the cooler winter months. We estimate that in the summer the three reservoirs lose about 1,200 cubic feet per second (cfs) just to evaporation. Evaporation is an inevitable effect of having large reservoirs. Purely by its own existence, a large reservoir alters a river system by losing much of its inflow to the atmosphere. The loss to evaporation is proportional to the reservoirs surface area, and therefore would have had much less impact on inflows before the construction of the reservoirs. Typically, evaporation alone causes the Thurmond pool to drop almost one half foot per month during the summer.

## **What are the sizes of the drainage areas for the Corps' reservoir projects on the Savannah River?**

Hartwell Lake's local drainage area is 1,186 square miles. The Hartwell basin also benefits from the drainage areas of reservoirs owned by Duke Power in South Carolina (439 sq. mi.) and others owned by Georgia Power in Georgia (463 sq mi.). The total Hartwell drainage area extends from the foothills of the Appalachian Mountains to the I-85 corridor.

Russell Lake's local drainage area is the smallest of the three projects at 749 square miles. Thurmond's local drainage area is 3,307 square miles and is primarily in the piedmont region that has a flatter topography.

Cumulative drainage basin totals are 2,088 sq. mi. for Hartwell and above; 2,837 sq. mi. for Russell and above; and 6,144 sq. mi. for the basin area above Thurmond Dam. It is much harder to refill Hartwell than Thurmond after a drought, due to its smaller drainage area from which to accumulate runoff.

# FLW Tournament Returns to Lake Hartwell

**FEBRUARY 10, 2018**

## **TAKE OFF**

DAY 1 : 7:00 AM ET  
Green Pond Landing  
470 Green Pond Rd  
Anderson SC 29626



## **WEIGH-IN**

DAY 1 : 3:30 PM ET  
Green Pond Landing  
470 Green Pond Rd  
Anderson SC 29626

## **IMPORTANT DATES**

Priority Registration by January 30, 2018  
Late Fees applies February 6, 2018  
Final Registration by February 9, 2018

## **HOST**

Anderson Convention & Visitors Bureau  
110 Federal Street, Suite 8  
Anderson SC 29625  
Phone: 877.282.4650  
Website: [www.visitanderson.com](http://www.visitanderson.com)



## **REGISTRATION**

02-09-2018 : 4:00 PM ET  
Green Pond Landing  
470 Green Pond Rd  
Anderson SC 29626



## **MARINA**

Green Pond Landing  
470 Green Pond Rd  
Anderson SC 29626

**Fishing License:** A South Carolina license is required and may be purchased over the phone at 803.734.3833 or online at [takemefishing.org](http://takemefishing.org) Catch Limit: 5; Size Limit: 12"



**Visit our Lake Hartwell Informational Site**  
[LakeHartwellLiving.com](http://LakeHartwellLiving.com)

Interested in activities around the lake? [LakeHartwellLiving.com](http://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, water-fall hikes, campgrounds and marinas.

# Reserving Lakefront Shelters for Events



**Picnic Shelters and Day Use Recreation Area Rentals:** are available at many U.S. Army Corps of Engineers-operated parks on Hartwell Lake. These shelters and day use areas are ideal for family reunions, birthday parties, church picnics, civic group meetings, company picnics, and other group outings.

**Reservations** are made by calling the the National Recreation Reservation Service toll-free at 877-444-6777, or online at [www.recreation.gov](http://www.recreation.gov). For general questions you may call the Hartwell Lake Office toll-free at 888-893-0678, however, reservations can no longer be made through this office. Reservations must be made a minimum of 2 days in advance and can be made up to 360 days in advance.

**Payment** of reservation fees must be made in full at the time the reservation is placed by credit or debit card. A \$10 service fee will apply if you change or cancel your reservation more than 14 days in advance. There are no refunds if you cancel your reservation within 14 days of your scheduled arrival date.

**Parking** is not guaranteed, and in some areas may be limited. Also, most areas do require a \$5 area use fee for each vehicle entering the park. This fee is not included in the reservation fee, except for the person making the reservation (must also possess confirmation letter).

**Federal Park Regulations:** Complete rules and regulations are from [Title 36, Part 327, Rules and Regulations Governing Water Resources Development Projects](#), and posted at bulletin boards in parks and copies are available at the Hartwell Lake Office.

## General Park Rules:

- Please observe posted park operational hours (6 a.m. – 10 p.m.).
- All vehicles shall be parked in designated parking locations, and operated on authorized roadways only.
- Alcoholic beverages are prohibited.
- All pets must be penned, caged, on a leash no longer than 6 feet in length, or otherwise physically restrained.
- Possession of loaded firearms or fireworks is prohibited in Corps parks.
- The use of any amplification equipment, or loud audio devices, is prohibited.

# Lake Hartwell Friendship Force

Friendship Force is a non-profit cultural organization focused on promoting understanding, cultural education and citizen diplomacy through homestay Journeys and personal friendships. We are based in more than 60 countries and in six continents, with 15,000 active members and over 300 Journeys taking place each year.



friendship force

LAKE HARTWELL

(Georgia & South Carolina, USA)

Through these exciting personal encounters, strangers become friends – and we know that by experiencing different views, you can discover common ground.

Our programs bring diverse people together into each other's cultures and homes to share one-of-a-kind experiences not available to regular tourists.

## About the club

FF of Lake Hartwell has 51 members from both Georgia and South Carolina. The club was organized in 1994 to promote friendships throughout the world. The club has hosted groups from Germany, Russia, Japan, New Zealand, Canada, England and other US cities.



## About the region

We are located in northeast Georgia and western South Carolina on each side of Lake Hartwell. We are in the Piedmont area of each state – not in the mountains but not on flat land either. The area is very green and we have beautiful natural areas to visit. We are close enough to Greenville, South Carolina and Atlanta, Georgia to make special trips during Journeys. Many of our activities, however, center around the Lake.

## About the Journey

We don't have a set program for Journeys. Each is done based on time of year, activity and interest level of the ambassadors, and input from the ambassadors themselves. We do the usual Atlanta outings of the Botanical Gardens, World of Coke, Aquarium, etc. but we like to stay more local to our area. The South Carolina attractions include BMW tour, Palmetto Moonshine presentation, minor league baseball outing, Anderson Museum, Oconee Nuclear Plant, and much more. Check our website for previous activities. We stay within the standard fees unless there is a special request from the incoming ambassadors for specific trip. There are no transportation costs for ambassadors that fly into GSP (Greenville/Spartanburg).

## Meetings

Mondays, 1st Monday of the month, Friendship Force of Lake Hartwell meeting at Sacred Heart Catholic Church Fellowship Hall, 1009 Benson St., Hartwell, at 6:30 pm for a pot luck dinner. Visitors encouraged, especially retired teachers. Questions: Merilee Brister 678-491-1164 or [bristermerilee@gmail.com](mailto:bristermerilee@gmail.com). The group is planning an Outgoing Journey to Thailand and Jakarta, Indonesia, in November, 2018.

# Tips For Buying A Used Boat

There are numerous benefits to buying a used boat. One obvious benefit is the model has been tried and tested by people who bought them new. This is a big factor in determining which boat models are reliable. Another reason is monetary savings. Buying pre-owned can save a significant amount of money, when compared to purchasing new. This may be the reason, “60 percent of first-time boat buyers, purchase a used boat,” as reported by the NMMA (National Marine Manufacturers Association).

Purchasing a used boat does have risks. You should make sure the boat was properly maintained. Simply put, if things go wrong on a boat, all passengers will likely remember the experience with great detail. For this reason, inspect a used boat carefully before purchasing. If possible, have the boat reviewed by an experienced marine mechanic. In addition, never purchase a watercraft without a test cruise with the owner.



## First-time boat buyers

First-time boat buyers often find themselves lost at sea before they step foot on a boat. There are numerous models to choose and Coast Guard regulations affecting their use. Before you start glancing at used boats, know what the boat's primary use will be. If you are looking to spend time cruising in peace, a Sailboat may be ideal. On the other hand, if you are looking for an all-around boat, Bow-Riders and Cuddy Cabins may be practical. To ensure you make the right decision, place considerable thought into boating plans. Once you have an idea, research the Coast Guard operation requirements, and the models that suite your needs.

At times, when you view a used watercraft, the boat may not be in water. It is common, depending on the region, to find boats for sale at the owners' home or the Marina. You can make a reasonable assessment without the craft being in water. Still, if a boat is, “the right one for you,” ask to take the boat for a test cruise before buying. An accurate assessment can not be achieved, unless the boat is operated in the water.

Always review the boat manufacturers' recommendations. Most importantly, consider the recommended maximum weight and number of occupants for the boat. If you plan on spending long days on the water with family, you want room to be comfortable. Also, make sure the recommended maximum weight leaves room for occupants plus carryon articles. On power boats, new or upgraded engines may offset the recommended operation weight or horsepower. The new motor may lack power to bring the boat, “on plane,” or be too strong for the Hull's design. Also consider the added or reduced weight of the motor. Never exceed the manufacturer's maximum ratings, especially for a new boat owner.

## Appearance review of a Used Boat

When assessing a boat's condition, go by your first impression. If a boat looks horrible, it more than likely was not maintained properly. Remember, Salt attacks everything. If a boat was not properly cleaned, the salt caused damage to the boat. Here are ways to determine if a boat was maintained:

(Continued next page)

- Lift any objects on the boat. Pick up coiled ropes, flooring materials, or articles on deck. Look for discoloration or moss. Light discoloration may be fairly common, but deep discoloration or moss, is a sign the boat was neglected. Moss will commonly be found on the Northern side of any objects and the craft.
- Look at metal and wood surfaces. Do you see corrosion? Unprotected surfaces in a salty environment deteriorate rapidly. Teak (Common Wood for Boats) will become unsightly, if not oiled. Aluminum will pit, and it may be cracked or appear weakened.
- Look over material used for riggings, depending on the craft. Nylon may appear dirty, frayed, or weakened. On certain water craft, sailboats in particular, riggings are important.
- Analyze the Gel-Coat. The Gel-Coat should be waxed annually. This depends how often the boat was cruised. If not done sufficiently, the Gel-Coat will have a dull appearance. Rub your fingertip over the finish. If you notice chalk, you either have to live with a dull appearance or paint the boat. As some people may disagree with this statement, let me say, “I know many people that tried restoring the finish of a boat, but I have never seen anyone succeed. Even buffers and compounds failed”.



- Examine the Hull's for problem areas. This will be seen by a discoloration in the Gel-Coat. If you believe the hull was repaired, inquire about the matter. Ensure the repair was done right.
- Make sure bulk heads are secure. Often bulk heads are secured with a laminate. This laminate may separate from the hull over time, leaving the bulk heads loose. If this is the case, I strongly urge you do not purchase the boat.
- These are areas of interest to find neglect on a used boat. Some of the areas mentioned are irrelevant to performance. They will alert you to little annoyances that need to be replaced in the future. For most boat owners, appearance of the craft is important. Spending hours on a dull and unsightly boat is not enjoyable. However, this reverts back to intentions of the boats.

### **Mechanical review of a Used Boat**

- Depending on the type of boat you are planning to purchase, the mechanics are one of the most important areas. Marine engines are expensive, when compared to Automobiles. In addition, with single engine boats, failures can leave you stranded. Once again, I suggest taking the boat for a test run, and have the motor reviewed by an experienced marine mechanic. For your initial inspection, here are some factors to examine:

(Continued next page)



- Is the engine clean? A dirty engine is a good sign of neglect. As a boat owner, I routinely clean my engine after each use. In addition, I give extra care to the engine after it is run in salt water. Most engines produce an oily film when run. This film will cause salt to stick and induce pitting and corrosion to important parts.
- Are there heavy deposits of grime near gaskets or seals? This will indicate both neglect and possibly a significant leak. Additionally, they are a good indicator that the engine was exposed to salt for a long period of time.
- If the engine is rusted, there may be problems with the cooling system. Salt water that passes through the engine may be leaking.



- Freeze plugs should be made from brass, not steel. If steel freeze plugs are on the engine block, they should be replaced.
- If applicable, pull the dip-stick and look at the oil. If the boat has a diesel engine, the oil will be black. Oil with a foamy film may indicate cracks or neglected seals. Two-stroke, oil injected engines have additional components that properly lubricate the engine. Ask if the system has been checked or if any parts been replaced. Consult with the documentation to review the maintenance schedule.

- Check the batteries. This should be done whenever you take a boat for a cruise. But for re-view purposes, if the water is low, you will need to replace the batteries.
- Check any steering cables by giving a little tug. If loose, they need attention.
- Make sure the bilge pump works. The bilge pump removes water from the Hull. This is an important component.
- In addition to the bilge pump, some boats have bilge blowers. Generally bilge blowers are on Gasoline powered boats, but may be found on Diesel powered boat as well. The U.S. Coast Guard requires, “The use of a mechanical ventilation system for all non-open type boats built after July 31, 1980 which run on gasoline”. Always refer to the manufactures suggestion for the bilge blower, especially on Gasoline powered boats.

# How To Choose The Right Wakeboard



## How Much Should I Expect To Spend?

This really depends on your financial situation, and how much time you expect to spend on the board, realistically. There are plenty of great introductory boards that will help you master the basics of wakeboarding. If you find you're sticking with the sport and are working up into a higher skill set of tricks, then it might be time to move into a more appropriate board. You might be able to find used boards locally through Craigslist or local classified ads if your budget is really tight. If you need someone to help you through the process, however, a watersports specialty shop or Internet

site may be your best bet. Many board shops may even offer a demo plan, so you can try it before you buy it. Expect brand-name boards to run from about \$150 to \$500.

## What's the Right Length?

The general rule of thumb is that heavier riders need longer boards. That may not always be the case, but it's a good starting point. Just remember there are other factors such as width and weight to consider. If the board is too big, you may have a hard time riding and an even tougher time launching up in the air for tricks. On the other hand, if you have a board that's too small, you may not have enough surface area to keep you on top of the water while riding.

## How Do I Decide The Proper Width?

There are a couple of things to consider regarding the width of a wakeboard. The more tapered the end of the board, the better it will turn, but the more limited you are with tricks that require launching off the wake. The wider the middle of the board is, will help you launch more easily, but will be tougher to turn in normal riding conditions. With most boats, with a small wake, you would be better off with a board that's slightly more narrow. If you will be riding behind a dedicated wakeboard boat that carries a lot of weight and creates a large wake, go with a wider board. That will also help your soften your landings.

## How Do the Fins Affect My Ride?

Riders often refer to fins on the bottom of a wakeboard while describing the difference between a "loose" ride and a "tight" ride. Whether the fins are bolted in or molded into the board, they essentially serve the same purpose. The bigger the fins, the more surface you'll have in the water, and the more ability you'll have to cut and turn sharply in the water. Small fins will have less surface in the water, and you'll have to lean into your edge more while turning. Generally speaking, most beginners will find the stability of larger fins easier to use while learning. Higher-end boards may actually come with several sets of fins that you change out as your skills improve. It also helps to cushion your landings.

The final consideration to make (usually the first thing that catches your eye) is the graphics. There are several big-name wakeboard manufacturers that constantly compete to come up with wild new designs. That's part of the fun! Just make sure that you get the right board set up that matches your riding style. That way, you can really enjoy the sport and spend time out on the water improving your skills.

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

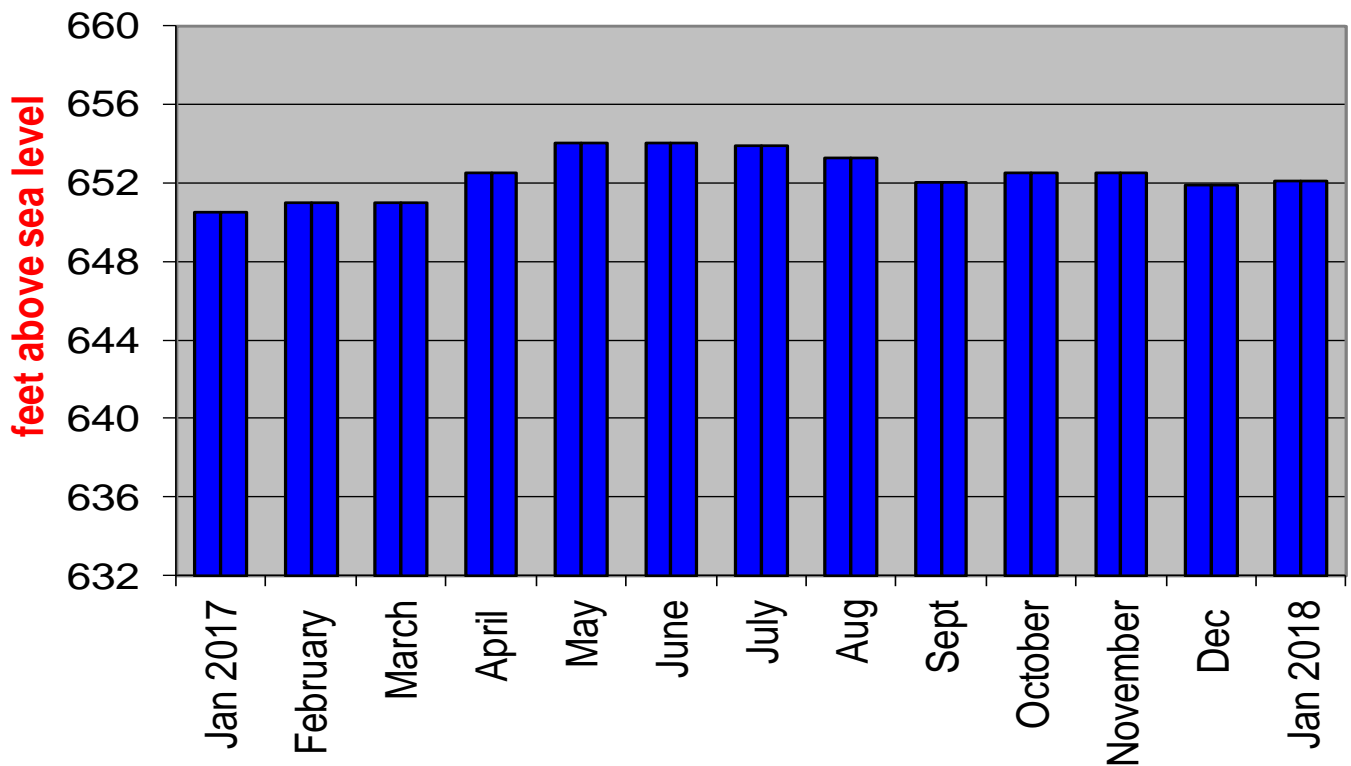
# Fishing Report

## Lake Hartwell February 1st 53 degrees

Bass fishing is slow. Warmer days are in store and highs might even reach the 60 degree mark. Cast the #7 Shad Rap Shad in an olive green color. The newest technique for bass fishing is the Spybait. This is a light line and slow presentation technique and can load the bait when properly fished. The most common rigs are a Carolina rig and Shakey Head worms and Spot Stickers. It is still a deep bites. Deep water cranking after the sun comes up will rule and catching the larger bass will require using the Lowrance Down Scan technology and the sonar. Also, our primary forage consists of crawfish, bluegills and perch, not shad. That keeps the bass relating to the bottom around deep weed edges and scattered weed patches lying off the drop offs. They're tightly schooled in small areas. For that reason, it's critical to use electronics to look for balls of bait and bass hanging close to these deep weed patches. Typically, you will find the fish on corners of turns instead of the tips of them. And those same areas will be productive year after year.



## Lake Hartwell Elevation (660 = Full)



# ASA Sailing Courses Offered by Big Water Marina

Big Water Sailing School @Big Water Marina is the perfect place to learn the beautiful art of sailing. We have been a certified ASA (American Sailing Association) teaching facility since 1999. And since our founding, our niche market has always been the sailor. We will strive to better facilitate your search to sail on lakes/coastal and offshore just as we have for our customers for over 25 years.

It's hard to beat our locations. Big Water Sailing School @Big Water Marina is located in a beautiful wooded cove along the southern end of Lake Hartwell, South Carolina only two miles from the Lake Hartwell dam. We enjoy the largest open expanse of water on Lake Hartwell to provide sailors with excellent open water conditions for great sailing. Lake Hartwell itself is located on the South Carolina/Georgia line and offers 56,000 acres of water and 962 miles of shoreline. Hartwell offers plenty of open water (perfect for sailing). Wooded islands, secluded coves, parks, and recreational areas make it a cruiser's delight. Our coastal/off



shore classes are held in the beautiful city of Charleston, S.C. which offers the sailor excellent sailing year round. So, come join us!!

Big Water Sailing School caters to the sailor and their individual goals and time tables whether it's basic sailing/coastal or off shore. Our School Director and instructor has 40 years plus of experience sailing for both Inland lakes, coastal and off shore both as a cruiser and delivery captain. So, come join us !!

## ASA Sailing Certification Courses Offered

ASA 101, Basic Keelboat Sailing

ASA 103, Basic Coastal Cruising

ASA 104, Bareboat Cruising

ASA 105, Coastal Navigation

ASA 106, Advanced Coastal Cruising

ASA 110, Basic Small Boat Sailing

ASA 114, Cruising Catamaran

ASA 118, Docking Endorsement

**BIG WATER SAILING SCHOOL**  
320 Big Water Rd. Starr SC 29684  
(864) 226-3339  
[bigwatermarina.com](http://bigwatermarina.com)

# For the Kids



## WORD SEARCH



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

Created by Sue Lindlauf  
Grand Forks Herald 2013

- |               |            |              |               |
|---------------|------------|--------------|---------------|
| 1. VALENTINES | 5. NOTES   | 9. CELEBRATE | 13. CHOCOLATE |
| 2. DAY        | 6. LOVE    | 10. FEBRUARY | 14. FLOWERS   |
| 3. HEARTS     | 7. CUPID   | 11. FOURTEEN | 15. GIFTS     |
| 4. CARDS      | 8. HOLIDAY | 12. CANDY    | 16. SWEET     |

# 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 1/1/2018
- 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. 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 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 1<sup>st</sup> to help you!





**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.

**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.