

BuyHartwellLake.com
1.855.BUY.LAKE^{llc}



July 2014
Get Hooked On Lake Hartwell

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

**New Listings
Of the Month**



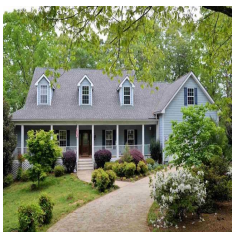
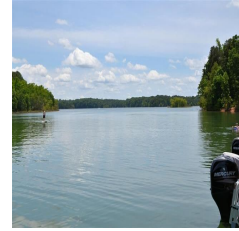
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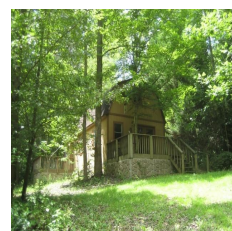
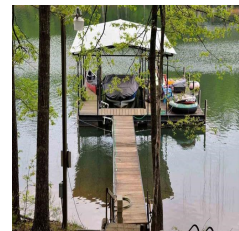
410 Woods Drive Fair Play SC \$385,000 - House offers large kitchen with serving bar and breakfast area, great room boasting vaulted ceilings and marble surround fireplace, spacious master suite, walk in closet, jetted tub, hardwood floored formal dining room, 2nd full kitchen on lower level, workshop, 3rd garage bay in basement, lakeside covered deck, covered front porch and a gentle slope from house to lake. 24 foot covered slip dock in place on deep water with pole light and electricity at the shoreline.



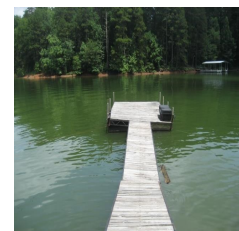
116 Harbour Springs Anderson SC -\$229,745- Includes a deeded boat slip just a short walk or golf cart ride away. Property is immaculate and in move in ready condition. Great dining room open to the upgraded kitchen with granite and maple cabinets. Kitchen and dining are open to the large living area with a gas fireplace. Master bedroom and spa like master bath with jetted tub and walk in tiled shower. Great cabinetry with double vessel sinks. Large master walk in closet.



122 Bubanna Rd Anderson SC \$574,900-3500 SF of finished space and 2000 SF of unfinished space in the basement that is heated and cooled. The rooms in this home are enormous. Beautiful fireplaces in the family room and master bedroom with two additional fireplaces in the unfinished space in the basement. Large dining room, fully equipped kitchen with granite counters and custom cabinets. Huge master retreat with fireplace and a gorgeous master bath complete with separate shower, jetted tub, and 2 sinks with granite counters. 1 Guest Room and guest bath on the main level and 2 large guest bedrooms on the second floor, both of which have in suite baths. Short walk to the lake on a concrete walkway. Covered slip dock with swim platform.



276 Seven Forks Rd Martin GA \$139,900- Cottage lies on a very secluded, wooded 1.14 acre lot. Offering 2 bedrooms, 1 bath with an open living/kitchen area. The ideal 'get away' with very little maintenance. A platform dock is in place but they do have verbal approval for a full size covered slip dock. And if that isn't enough at this price....you have approx. 20+ ft. water depth at dock per owner.



See all our listings at www.BuyHartwellLake.com

Q&A With The Corp Of Engineers



Isn't there sufficient storage capacity with all three reservoirs to reduce the winter drawdown from 4 feet to 2 feet?

Stakeholders often suggest the Corps should limit the amount of winter-draw down to 2 feet instead of four. They argue that when Thurmond Dam and Lake were built, a 4-foot winter drawdown was established to make room for excess runoff above Thurmond. But afterward Hartwell and Russell reservoirs were constructed upstream. These reservoirs provide more flood storage space because their collection capacity combines with Thurmond.

Indeed, with the construction of Hartwell and Russell there is more flood storage available in the basin. The question now becomes: is this additional storage capacity enough to decrease the amount we draw down the reservoirs in the winter? The answer may very well be 'yes,' but since so much has changed since 1954 we don't have enough data (yet) to answer that question definitively.

For example, we know human development, especially development of urban areas, changes the rainfall-runoff ratio. That is, in areas where porous soil is replaced with concrete roads, parking lots and buildings, less water soaks into the ground and more water fills the reservoirs. Cultivated lands, such as farm land also changes this ratio.

Another example of change since 1954 is the pendulum swing of the dry-wet periods. Although we are generally receiving about the same annual amount of precipitation from 60 years ago, the wet and dry swings tend to be more extreme. When rainfall intensity is high in short periods, greater amounts of flood storage may be necessary.

We need to examine these kinds of conditions before making the case to reallocate flood storage. Because of all the unknowns, the prudent approach is to assess current conditions and how they affect impacts of probable excessive rainfall.

For these reasons we have taken initiative to implement a flood-storage assessment that will provide the information needed to make an informed decision on the amount of winter drawdown required. We recently secured \$240,000 for this study. The assessment will provide data to help us reevaluate how much flood-storage is needed in the reservoirs. The study began October 2013 and we expect it to take about a year. Results of the assessment could demonstrate that less than 4 feet of drawdown is sufficient each winter; or it could confirm that a 4-foot drawdown (or perhaps more) is needed in the basin as it exists today.

Fireworks on Lake Hartwell

**Clemson University Beach
and Outdoor Recreation Area**

Thursday, July 03, 2014

Gates will open at 5:30pm. Admission
\$10 per car load (Excludes vans and buses)



The American Flag will be raised by Boy Scout Troop 161 to honor local veterans. Live beach music by Carolina Coast Band, Additional entertainment: Sorelle Trio and Barber Shop Quartets, Free Inflatables For Children, Grip Contest, Fireworks at 9:30pm. Personal Coolers or Pets Not Allowed

For more information:

Ruthie Millar
Clemson Area Chamber of Commerce
(864) 654-1200



The Western Carolina Sailing Club is always interested in individuals of a high caliber who are interested in becoming a part of an organization that promotes sailing, sail boat racing, and social functions with other sailors. The members of our organization participate in the management and operation of the Club and activities. Some of the benefits of being a WCSC member are:

- Increase your knowledge and boat handling abilities.
- Access to the Club facilities.
- Eligibility to participate in Club sponsored races and regattas.
- Club social events .
-

As a prospective member of WCSC you should be aware that we assist you with boat storage. The various chairmen for boat storage will explain space availability and do their best to accommodate your needs.

This is a family Club and we try to have sailing and social activities everyone can enjoy and participate in. For further information, please email membership@wscs-sailing.org or call Spencer Mathews at (864)216-5968

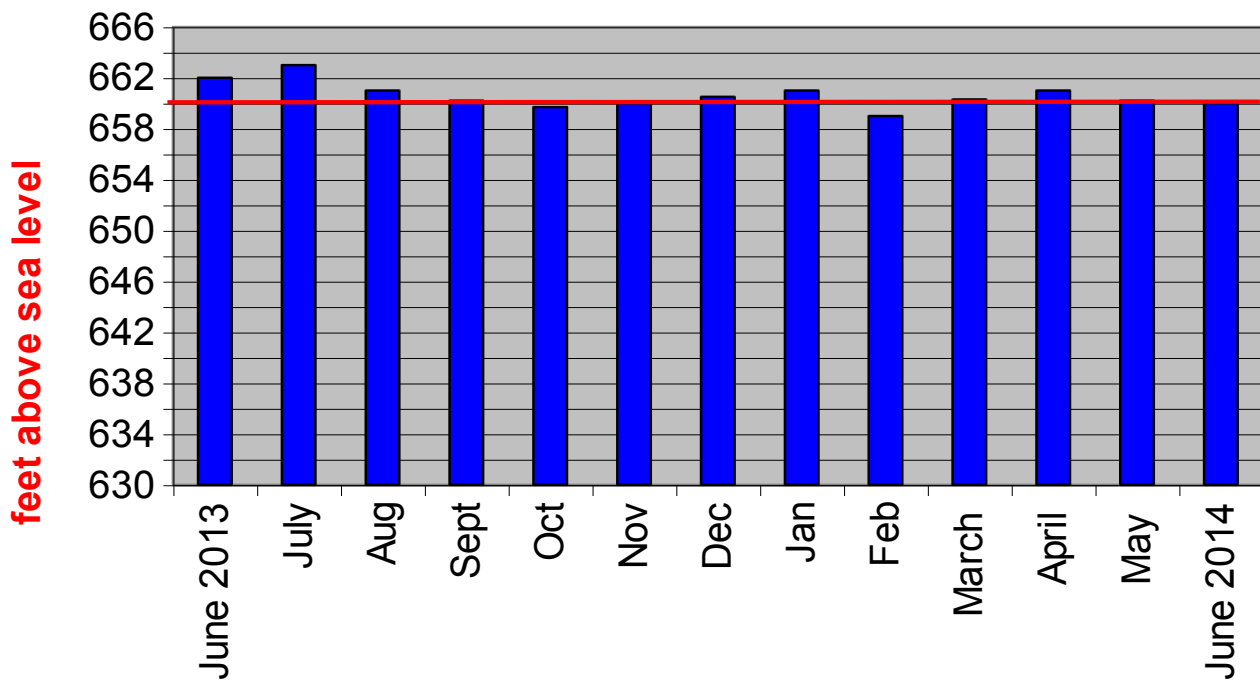
Fishing Report

Lake Hartwell July 1 - 85 degrees

Bass fishing is good and fish are being caught on the main lake points and up in the larger creeks. Some of the larger bass are still being caught on crank baits over stumps in seven to fifteen feet of water. A slow moving retrieve with an occasional twitch of the rod tip will usually trigger a strike. The crank baits are only working from safe light until mid morning and then it's off to the boat docks and steep rock ledges. Worms and jigs seem to be the favorite here. Catching one good bass while fishing ten boat docks will be a good day during the heat. Trick worms rigged with a light sinker Texas style or on a short Carolina rig are excellent



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

Corps Social Media Campaign Promotes Life Jackets, Offers Prizes

This summer the U.S. Army Corps of Engineers Savannah District is promoting life jacket use with the WEAR IT to Win It campaign on Facebook and Twitter.

Now through Labor Day weekend, the Corps is offering prizes to those who submit photos of themselves or their friends and family wearing a life jacket.

The public is encouraged to post photos to the Savannah District Facebook page at www.facebook.com/savannahcorps or tweet them using the Savannah District Twitter handle @SavannahCorps and the #WEARIT.

Every Wednesday, the Savannah District's Corporate Communications Office will select a photo that was posted during the previous calendar week and award a prize. Photos will be judged based on subject matter, focus, creativity and overall emphasis on water safety.

Prizes include free campsite reservations, picnic shelter reservations and daily passes at Corps-managed facilities at Hartwell Lake and J. Strom Thurmond Lake. Additionally, all winners will receive a free Coast Guard-approved Type IV boat throw cushion and a distress whistle courtesy of Sea Tow Clarks Hill/Thurmond Lake. Winners will be announced and notified via the social networking site on which they submitted the photo.

Complete details at <http://balancingthebasin.armylive.dodlive.mil/wearit>

“Social media sites like Facebook and Twitter have become primary sources of public information, so we are excited about launching this campaign to engage people on the socialsphere,” said Tracy Robillard, social media manager for the Savannah District. “We want people to get creative and have fun—all while sharing a very important water safety message to always wear your life jacket when you are in, on, or near the water.”

For questions about the WEAR IT to Win It! Campaign, contact Tracy Robillard at 912-652-5450 or Tracy.K.Robillard@usace.army.mil.



Welcome Your New Neighbors to the Lake!

Properties Recently Sold by BuyHartwellLake.com



**227 Shady Lane
Anderson SC**



**209 Harbor Dr
Anderson SC**



**105 Wits End Tr
Seneca SC**



**206 Paladin Rd
Westminster SC**



**1203 Cherokee
Townville SC**



**102 Hillside Dr
Anderson SC**



**200 Plantation Pt
Anderson SC**



**8 Harbor Gate
Anderson SC**



**408 Marshall
Anderson SC**



**406 Hunters Ln
Anderson SC**



**117 Harbour
Springs
Anderson SC**



**111 Sundowner
Anderson SC**



Boating Destinations on Lake Hartwell

- **Issaqueena Dam.** To find the Dam head north on the Keowee River, past Clemson, and you will take a right turn into this "magical cove" that contains a waterfall. It is about 25 feet tall and 150 feet wide overflow out of Lake Issaqueena into Lake Hartwell. Many people will drive or park their boats and hike around this area on a pretty day.
- **Eighteen Mile Creek.** Eighteen Mile Creek is not quite eighteen miles long, but it is a nice curvy and narrow waterway. It is off of the Seneca River at buoy marker S-42. It is well known for among fishermen and birds. The curvy waterway goes for about five miles and ends in a big shallow area and an old bridge with lots of birds and wildlife
- **Rock Quarry.** There are several overhanging rocks to leap from. The heights of the rocks vary with the changing lake levels. Some areas within this cove are shallower than others so be careful when jumping off the rocks. Located near Clemson Bouy S-78
- **Ghost Island.** This is the largest island, heading toward Portman Marina from Oconee Point. When looking at the island search for the highest point, you can simply look for the tallest trees on the center of the island. Start hiking to this point and you may find as many as fifty grave headstones. Many of the stones are very small and cannot be read due to age and years of weather. There are several tomb-like, above ground concrete vaults with markers identifying the graves from the War of 1812. There are also graves from the 1700s. The area in which it is located looks like it could have been an old home place or church but the only thing left was the graves. Many people camp on this island unaware of their "company"
- **Andersonville Island.** Andersonville, SC was once a well-known port and resort town with a barge system that traveled daily to Savannah GA. For many years this town flourished and had many businesses, factories, and tourists that would come from all around. Andersonville was said to be as large as Anderson or Pendleton SC, but all that is left is a large island nearly 400 acres in size. It is by far the largest island on the lake, between two and three miles long. It has a paved road that stretches from one side to the other but is grown over now. On the island one can find anything from building ruins, to artifacts, to rare plants and wildlife.



**Join Us at Wet'n Wild on Lake Hartwell.
Stop by Our Booth for Lake Property
Information and Free Giveaways.**



HT PRO WATERCROSS TOUR

FRIDAY/ SATURDAY/ SUNDAY

- . International Watercraft racing
- . Family Paddle events,
- . 5k Race/Walk & 1 mile Fun Run,
- . Crafts
- . Boat rides and much more.

\$10 for a three day pass or \$5 for a one day pass, children 6 and under free.
Sponsored by...



Contact the Chamber for more details at 706-376-8590



**1763 Tugaloo State Park Rd,
Lavonia, GA 30553
(706) 356-4362**

Tugaloo State Park

July Events

Old Fashioned Fourth of July

Friday, Jul 4, 2014 10 AM to 3 PM

Join us for a host of family fun events. Decorate your bike and join in on the Bicycle Parade at 10am. Old Fashion Games begin at 11am. Family Putt-Putt Tournament starts at 3pm and prizes to top 3 winners. \$10 per family for Putt-Putt Tournament \$5 parking. 706-356-4362.

Junior Ranger Day Camp

Wednesday, Jul 16, 2014 until Friday, Jul 18, 2014

Children ages 6 to 9 are invited to join in on the fun! Earn a Jr. Ranger badge through hands-on activities. Must pre-register by calling the park. \$30 plus \$5 parking. 706-356-4362.

Summer Music Series

Saturday, Jul 19, 2014 8 PM to 9:30 PM

The Carolina Ceili, a 3 piece Celtic band, will be at the park's Beach Pavilion. This event is free, but the band will pass a hat for donations.

To earn more about these musical ladies or listen to some of their music visit them online at <https://www.facebook.com/carolinaceili>. \$5 parking. 706-356-4362.

Solar Astronomy

Thursday, Jul 31, 2014 10 AM to 3 PM

Ever wanted to look at the sun's flare-ups and spots safely? Join the world's largest Solar Astronomy outreach program with us. Also, if you want to take a picture of the Sun, bring your camera because a complete imaging setup will be available for you to take your own picture of the Sun.

Check out their website at <http://solarastronomy.org/> \$5 parking. 706-356-4362.

3 Things That Could Save Your Life at the Lake

As the Independence Day weekend rapidly approaches, the temperatures are soaring and the lakes are full. Everyone is seeking ways to cool off, and many are dying to get back on the lake—but for some the dying part is literal.

There have been four recreation fatalities on the Corps of Engineers' Savannah River lakes this fiscal year, and all of them were preventable.

Everyone should follow these three tips for a safe day at the lake. Failure to follow these is directly attributable to reoccurring causes of fatalities on our lakes.



- **Wear a life jacket.** It is the easiest thing to do and yet more than 95 percent of the people who drowned on our lakes were not wearing one. Swimming, falling off a dock, or falling off a boat are all common actions that lead to drowning—but drowning could be prevented in most cases if the victim simply had worn a life jacket. Parents, set a good example for your kids and wear one. Young people, encourage each other to wear one; it will not ruin your tan. Fishermen, I guarantee you can still cast as far and catch just as many fish wearing one than without. If you don't have a life jacket, you can borrow one from our many life jacket loaner boards in our parks or ask a park ranger or attendant.
- **Don't swim out to buoys.** There are multiple hazards under the water that you will never see –tree stumps, old bridges, drop-offs, and rocks. Don't jump off bridges or swim out to the many buoys floating around the lake. First off, it is illegal and could get you fined, and second it is unsafe. We have many designated swim beaches around the lake for your use. Please use them. If you swim outside of these areas or decide to play off a dock, you have no idea what is under the water. You could step in a drop-off and find yourself inhaling water, or jump off a dock and hit an old pile of concrete dumped in the lake 20 years ago.
- **Know how to operate your boat or personal water craft properly.** Did you know that lakes Hartwell and Thurmond consistently rank in the top 10 lakes nationwide with the most visitors? There are a lot of people on the lake every day during the peak recreation season. Knowing the 'rules of the road' with navigating and operating your water craft properly are essential to maintain a safe environment on the lake. Take a safe boating course (most are free) and operate your water craft responsibly. Each day, especially weekends and holidays, a dedicated group of park rangers and volunteers canvass the lakes to remind people about water safety. They are not out there to harass you and probably would rather be enjoying the lake instead of wearing a hot uniform; but they feel that pushing water safety is a worthy cause, even if it saves just one life. If you are approached by one of these individuals, please listen to the message and take it to heart.

We want everyone to enjoy time at the lake. Please use it responsibly. Consider the consequences of your actions and look out for each other.

~Joe Melton, Natural Resources Program Manager and Water Safety Coordinator

For The Kids

Celebrate a
SAFE & HAPPY
JULY 4TH!



Word Search



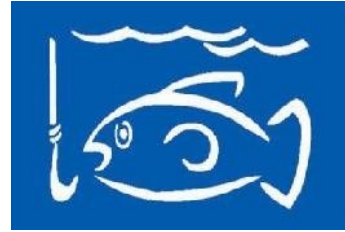
See how many of these newspaper related words you can find in the puzzle.
The words can be forward, backward or diagonal.

Created by Sue Lindlauf
Grand Forks Herald 2012

- | | | | |
|------------|--------------|-----------------|------------------|
| 1. FOURTH | 5. DAY | 9. CELEBRATION | 13. INDEPENDENCE |
| 2. JULY | 6. PICNICS | 10. PARADES | 14. AMERICA |
| 3. HOLIDAY | 7. FIREWORKS | 11. FAMILY | 15. PATRIOTIC |
| 4. FLAG | 8. SAFETY | 12. DECLARATION | 16. FREEDOM |

BuyHartwellLake.com 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 35 million dollars as of 6/1/2014.
- 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! Weather 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



Delilah Hewitt

- Lifetime member "Million Dollar Club": Agent of the Year
- Licensed in GA & SC
- Specializing in lakefront property on Lake Hartwell and Lake Keowee
- Weather BUYING or Selling, let my expertise work for YOU!
- *****I COVER THE LAKE*****
- My family and I moved here from Roswell GA 19 years ago. Prior to that we enjoyed a weekend home here for approximately 9 years. It's been fun for my husband, Tom, and I to watch our children(along with their friends) grow up on the lake. Weather skiing, boating, fishing, wake boarding or just hanging out together and relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle and bustle and let me find the perfect lake place for you and your family!!(and you'll make a great investment in your future to).



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 tree 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 SC. After a 32 year career in Corporate America and many relocations, I came home to Anderson seven years ago.
- 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 the studio there is only one place to look—the golf course. We both love being in Anderson.
- 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 information, see my website www.upstateteam.com. Telephone: 864-276-7416; E-mail; jstevano@charter.net.

