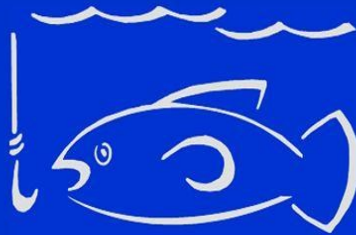


BuyHartwellLake

llc



1-855-BUY-LAKE



June 2015 Get Hooked On Lake Hartwell

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



419 Currahee Point Toccoa GA \$400,000 - Tastefully renovated Lake Hartwell Home in an upscale neighborhood. Close corp line, deep water and covered single slip dock-what most buyers look for on the lake! Spacious and bright, home includes a master suite on the main level, vaulted ceiling great room with hardwood floors and two sets of doors to the deck overlooking the water. Beautiful kitchen with new cabinets, counter tops and appliances leads to screened porch with tile floors. 2 additional bedrooms and full bath upstairs. Bright unfinished basement to use as you wish. Lots of closets and two car garage for lake



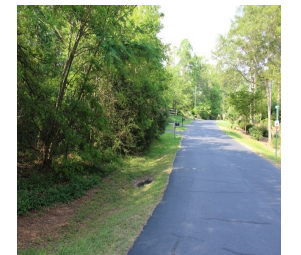
141 Shawnee Trail Toccoa GA \$335,900 - Main living area that includes a fireplace, hardwood floors and glass doors expanding the backside allowing for open views. The kitchen adjoins the living area and offers nice size floor cabinets for extra storage. A deck sits right off the main living area. The master offers a second fireplace and glass doors to a comfortable screened porch on the lake side which can also be accessed via the deck. Step on downstairs to a rec area along with a 3rd bedroom and full bath. Ample outdoor sitting areas with a patio on the lower level along with a second deck on the back side. A nicely landscaped. A gentle slope takes you down to a covered slip dock.



134 Ginn Road Starr SC \$275,000 - Gorgeous private setting for this newer home featuring high ceilings, hardwood floors, open layout, fireplace in great room, spacious kitchen, master suite with walk in closet, rocking chair front porch, security system, plus a 400+ sq foot lakeside covered deck. Lower level is heated/cooled and partially finished, many possibilities from extra bedrooms, recreation room, office or home theatre. Gentle easy walk to the platform dock sitting in great swimming water with manicured rip rap shoreline. Oversized lot with trees along the side property lines providing an awesome tranquil private setting.



Lot 43 Paradise Circle Townville SC \$119,900 - Acre lot with COVERED SLIP DOCK IN PLACE in a beautiful private lakefront subdivision just two miles from I-85. Close to Clemson University and Portman Marina. Boat to football games!

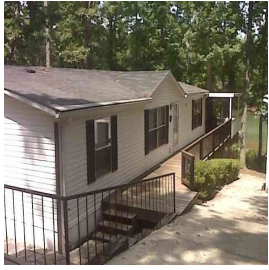


600 Cooper Valley Martin GA \$179,000 - Lakefront cottage on Hartwell with dock. Neat and clean 2 bedroom, 1 bath with new flooring. Fireplace in family room. Big deck on lakeside of home for grilling and hanging out. Follow the path to the platform dock on good water. Well-known fishing spot opposite dock. Verbal from COE for single covered slip dock. Carport with storage shed and boat garage for all your lake toys. Lots of parking for friends and family to join you at the lake!

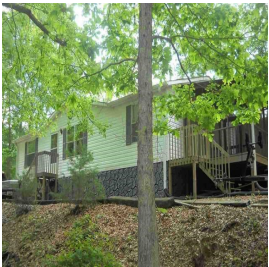




142 Winchester Westminster SC \$195,000 - Absolutely perfect lake getaway. Home has hardwood floors, kitchen serving bar and a large lakeside screen porch plus a storage building and two car carport. The lake is only 30 steps from the home and is nearly flat. A covered slip dock is in place with great water depth and a power pole at the shoreline. Home comes FULLY furnished including furniture in every room and the refrigerator, washer and dryer. Ready to move in and enjoy. Neighborhood has tennis, outdoor pool, indoor pool, basketball courts,



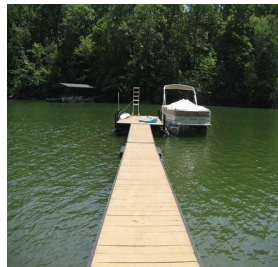
421 Lakewood Townville SC \$157,900 - Want a level lot AND Deep water? This property has 20 foot deep water at the dock along with a near level walk to lake. Features open layout, kitchen serving bar, cathedral ceiling and a lakeside screen porch. Nice covered slip dock and PWC lift in place with extremely deep water. Great spot for skiing, fishing or swimming right from the dock. Close to I-85 exit 4 and 11 plus convenient to Anderson. Best of all, except for one chair, the home comes completely furnished including washer, dryer, refrigerator, TV and kitchen utensils.



858 Bulldog Circle Lavonia GA \$325,000 - Four Bedroom Lake Hartwell home on a lovely shaded lot with a DOUBLE COVERED SLIP DOCK. Open the front door and see straight through to gorgeous views of the lake. Great detail with beamed walls and ceiling. Rock wood-burning fireplace in the great room to keep cozy on chilly evenings. Center island in kitchen and new microwave. Walk-in pantry. Lakeside screen porch invites you to come "sit a spell." Flat, green backyard for playing your favorite games. Just steps to the max-size dock with double jet-ski pad on deep water. Unfinished basement for storing your lake toys or setting up a workshop.



618 Pointe Wildwood Seneca SC \$295,000- This 3 br/2 ba offers open and airy living spaces. This catch offers what buyers always ask for--- an open kitchen/living/dining area to intermingle with family and friends. Raised ceilings and ample window light along with ambiance high lights allow for comfortable living quarters. The split floor plan has 2 bedrooms/1 bath on one side and the 3rd bedroom/bath on the other side. A deck expands the lake side of this home. Crawl space allows for lake toy storage. A paved path takes you down to your dock which is situated in a quiet cove.



111 Tarheel Lane Anderson SC \$200,000 - Own a piece of history. This home has been in the same family for 50+ years and was one of the first handful of cottages built on Hartwell. First time ever listed. Remarkable 200 degree views of lake including straight up the Seneca River channel! Approved for a max size covered slip dock. Extremely DEEP water! Gorgeous lake views from the home and deck. House has open living/kitchen area with exposed beams. Large master bedroom and a one car garage in basement. 45x26 detached garage or workshop. Great location close to I-85, Anderson and Clemson.





47 Pinecrest Drive Hartwell GA \$145,000 - Cute Lake Hartwell cottage located on sailboat waters with large screen porch, deck and patio for entertaining. Nice flat grassy area for yard games. Split bedroom floor plan, living room with fireplace and bright kitchen. Short walk to platform dock with parking for two PWC. Reed Creek area. OWNER FINANCING AVAILABLE.



12174 Friendship Loop Seneca SC \$245,000 - Look at what we just hooked! Immaculate 3 br/2 ba doublewide on Lake Hartwell. The foyer leads you into an open living/dining area. Adjoining this is a nice size kitchen with an island. The laundry room is located off the kitchen. Split floor plan with master suite on one side and 2 other bedrooms/bath on other side. The screened porch has raised ceilings and expands your lakeside living space. A detached car garage is included. Walk down to the lake on a very level lot to your double slip covered dock with party deck.



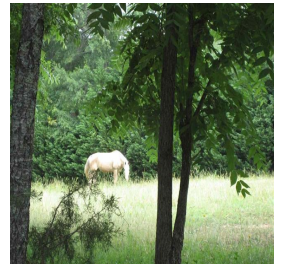
2602 Whitehall Road Anderson SC \$150,000 - Prime 1.75 acre commercial corner lot facing major traffic thoroughfare from Lake Hartwell to downtown Anderson. It doesn't get much better than this if looking for business visibility. This lot is level and cleared.



503 Edgewater Drive Anderson, SC - \$444,400 - Immaculate move in ready and updated custom built Lake Hartwell waterfront home. 3800 SF – 5BR/3BA with complete in-law, guest suite in walk out lower level – living area, dining area, bedroom, complete kitchen, and bath. Great rec room in lower level with custom built bar. Two fireplaces – one up and one down, both brick with gas fireplace logs. Nice walk to lake and platform dock. Main kitchen has been updated with new cabinets, stainless appliances and Corian Countertops. Bathrooms upstairs have been updated and 3 of the guest bedrooms and the master are on the main level.



575 Old River Road Pelzer SC \$299,000 – Comforts of country living yet so convenient to I-85. This 3 br/2 ba ranch sits on 12.85 acres. Approximately 8+/- acres is fenced pasture and has a septic/power hook-up where a trailer used to be. Creek frontage runs along the back side. This home has had some updates with some in the making. Wood burning fireplace, basement ideal for storage, hardwood floors is under carpet in dining area, family room and master bedroom. The sunroom addition is a perfect area to relax or read a book. Also includes a 2 car detached garage and a 477 sq.ft. shed. Easy to walk. The property pins have been marked. The house sits on the 4.37 acres and the 8.48 acres is to right of house.



Q&A With The Corp Of Engineers



Drought is a cyclic process. Why doesn't the Corps anticipate the drought periods and take action before drought occurs?

Although there are numerous theories about drought cycles, based on historic data, there is no reliable method for forecasting drought. Federal climate forecasters give us a range of probabilities, but weather patterns have changed quickly. For example, the severe drought that extended to the end of 2008 was predicted to last several months longer but ended in early 2009 with a dramatic increase in rain and swift recovery in the reservoirs.

During periods of drought, why not have outflow equal to inflow? Downstream users would get the amount of water "nature intended."

While it might seem logical, that concept is deceiving. The construction of the dams forever changed the geographic, ecologic, and social environments of the basin. With the construction of the dams we gained some control over the flooding that took lives and devastated communities.

The dams brought the region increased development simply by providing a reliable source of water upstream and downstream, by increasing the availability of electricity, and by removing the threat of major floods. (Augusta has not suffered a single devastating flood, similar to those of 100 years ago, since we opened Thurmond Dam.) The American people, through Congress, built the reservoirs to hold water for later use; manage the risk of flooding; provide safe drinking water; generate clean, renewable energy; and provide water for navigation. Later Congress added the missions to provide individuals the opportunity to recreate and the responsibility to care for fish and wildlife to the reservoirs' authorizations. Each of these mission areas requires an amount of water.

Many businesses suffer economically and many people see the economic value of their homes fall during drought. Why do you ignore economic issues when you manage the water in the basin?

Congress established the reservoir projects for specific purposes – water supply, water quality, flood risk management, hydropower production, recreation, downstream navigation, and fish and wildlife management. Congress did not specify economic issues as a purpose for the reservoir projects.

Lake Hartwell Pre-4th Weekend Celebration



Hartwell's Pre-4th Weekend
JUNE 26th and 27th

- HUGE CRAFT SHOW • FIREWORKS
- DANCING • YMCA TRIATHLON

DANCIN' ON DEPOT

FRIDAY NIGHT
7pm - 11pm
Band "STILL CRUISIN"
sponsored by Hartwell DDA



Tickets \$5
kids 5 & under free

SATURDAY
9am-3pm, 10:00am Children's Parade
HARTWELL SERVICE LEAGUE'S 39th Annual Extravaganza

- Over 100 art & craft vendors,
- Food
- Kids' activities



Pre-4th Weekend
June 26th & 27th
YMCA TRIATHLON

SATURDAY MORNING
Big Oaks Recreation Area 7AM
Register at goraceproductions.com



FIREWORKS SHOW

BIG OAKS RECREATION AREA
SATURDAY 5:30PM to 9:30PM

- Food, kids' activities
- Community Band starts at 8pm
- Fireworks start after 9pm

Sponsored by



Join the Hartwell, Ga. community at Big Oaks Recreation area for the Pre-Fourth Fireworks, Saturday, June 27, 2015. Food vendors and family activities will begin at 5:30 p.m. and be available until 9 p.m. A community band begins playing at 8 p.m., and the fireworks start around 9 - 9:15 p.m.

Big Oaks Recreation Area
5625 Anderson Hwy.
Hartwell, GA 30643
706-376-8590

21st Annual Death Valley Open Water Swim Meet on Hartwell

Clemson Aquatic Team (CAT) is hosting the 21st Annual Death Valley Open Water Swim Meet and SC State Championships

(DVOW) on June 13, 2015. 4 Distances are offered for a day of swimming. Distances are: 5K, 3K, 1K, and 1/2K.

DVOW is swum in Hartwell Lake starting at the Clemson University Rowing Beach, Clemson SC, in the Piedmont of the Blue Ridge Mountains



Meet information and registration can be found at www.clemsonaquaticteam.org.

Lake Hartwell Marinas



Big Water Marina 864-226-3339



Clemson Marina 864-653-6767



Portman Marina 864-287-3211



Hartwell Marina 706-376-5441



Harbor Light Marina 706-356-4119

Fishing Report

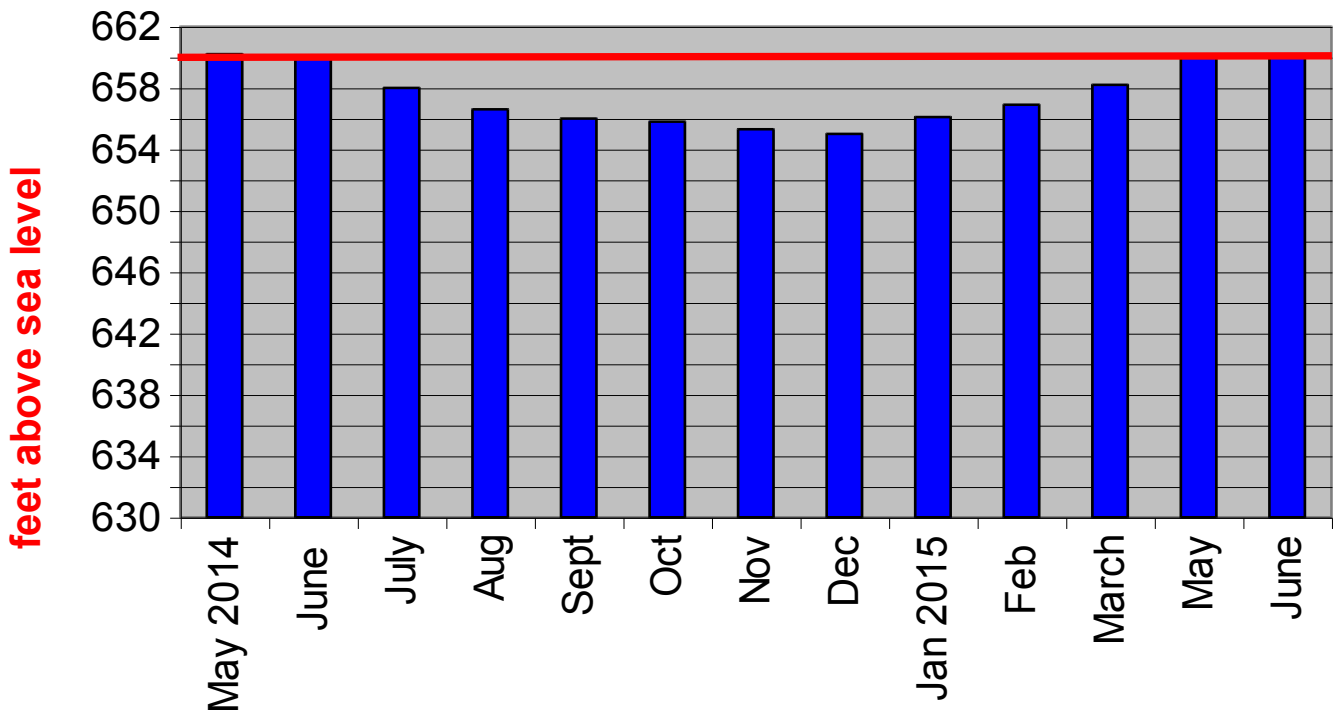
Lake Hartwell June 1st - 80 degrees

Bass are up early and late and a Stanley buzz baits with silver blades and a white skirt up and down lake will work. On river points, use a bright Mann's Deep crank bait in shad colors down lake on points. The Alabama rig with small Zoom fluke pear trailers is working also. Up the rivers, go to the Bomber 7A in all white or fire tiger on the banks. Small spinner baits with willow leaf blades have been fair early and late. Cast the floating worms half way in the creeks and the off river coves.

Zoom u tail worms in gourd green or natural blue on a Texas rig is fair, but fish them very slowly. Night fishing is slow, but a big red worm on a Texas rig can draw a few strikes on bridges and docks around lights.



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

Hartwell Lake Charity Poker Run



Friday, June 19, 2015
10:00am to Saturday,
June 20, 2015 9:00pm

Portman Marina
1629 Marina Road
Anderson, SC 29621

BuyHartwellLake LLC is a proud sponsor of this years event! Join in with more than 100 boats and participate in a day of sun and fun on the water to raise much-needed funds to help feed our elderly, disabled and homebound neighbors who received Meals on Wheels services in Anderson County.

The boat Poker Run will provide a weekend of outdoor fun on Hartwell Lake and will kick off the summer boating season. The Friday night Crew Party features a live band, and on Saturday, the poker run offers prizes and awards with another after-event party and silent auction.

Not only is it an awesome time on the lake, but we'll have some of the best bands around at our Friday and Saturday street parties. Great music and a great time!



Online registration is available through Monday, June 15. After that day, onsite registration is required and increases to \$75 . Extra t-shirts also available for sale.

www.acmow.org/#!poker-run-photos/cgjv for more information and registration

Corps revamps ‘Wear It to Win It’ water safety campaign

This summer, the U.S. Army Corps of Engineers Savannah District is giving the public another reason to be safe while enjoying the great outdoors.

As part of its ‘Wear It to Win It’ campaign, the Corps will award prizes each week to individuals who demonstrate creativity and class while wearing their life jackets.

Entering the contest is simple: Post a photo of yourself, family members or friends wearing a life vest on the Savannah District’s Facebook page or tweet it to @SavannahCorps with the hashtag #WearIt.

Each Wednesday from June 1 through July 10, the Savannah District’s Corporate Communications Office will choose one winning photo from those submitted during the previous calendar week.

Prizes include a choice of either a two-night camping stay or a picnic shelter reservation and day-use pass to Corps-managed facilities at Hartwell Lake and J. Strom Thurmond Lake.

Additionally, winners will receive a Coast Guard-approved Type IV personal floatation device and a distress whistle courtesy of Sea Tow Clarks Hill/Thurmond Lake. Winners will be announced and notified via the social media site on which they submitted the photo.

Photos will be judged based on subject matter, creativity and overall emphasis on water safety.

Note: Savannah District employees and their immediate family members are not eligible to enter the contest.

For questions about the Wear It to Win It campaign, contact Jeremy Buddemeier at 912-652-5450 or email Jeremy.S.Buddemeier@usace.army.mil.

Courtesy Corp of Engineers



Lake Hartwell Educational Programs



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

Powerplant Tours:

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

Water Safety Programs:

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

Presentations for Civic and Special Interest Groups:

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

School Programs:

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

For more information about programs and tours, please contact the Hartwell Project Office at 888-893-0678.



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.

WCSC offers various levels of membership

EXPLANATION OF DUES & FEES:

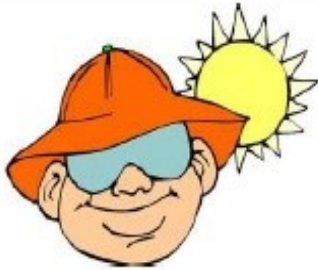
- Initiation fees for all classes are payable in full upon application.
- Dues are payable quarterly in advance. Your first quarter dues and your initiation fee are to be submitted with your application for membership.
- When a member reaches the age for the next class, he/she will then be obligated for the difference in the initiation fee already paid and the new age class entered.
- In the event that the applicant withdraws during the probationary period (90 days) or the club decides not to offer a membership, only the initiation will be refunded.



This is a family Club and we try to have sailing and social activities everyone can enjoy and participate in.

For more info, fee schedules and online membership form, visit www.wcsc-sailing.org

For The Kids



Summer Time



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

Find these words in the puzzle. Words are hidden → and ↓.

AUGUST

JULY

BALL

KIDS

BEACH

OUTSIDE

CAMP

PLAY

FRIEND

POOL

HOT

SUNNY

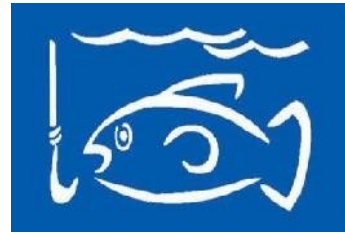
ICE CREAM

WARM



BuyHartwellLake LLC

1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 30 million dollars as of 5/1/2015.
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



Patty and Don Cleveland

- Members of both SC Western Upstate & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is "If we don't take care of our customers, someone else will".
- Personal: We have lived on Lake Hartwell for a number of years owning property in both

Georgia and South Carolina. We know Hartwell! Whether you are looking to be on the lake or in a lake accessible area, we can help you. Once you narrow your search down, we can show you property by boat. If you are looking to sell, please let us meet with you and show you our marketing plan. Many of our clients are referred to us by previous clients. Let our dream of lake living be yours as well



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 23 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 23 years later I am married with three boys and

we

spend a great deal of our free time skiing, tubing, knee boarding and kayaking.

- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property - 864.376.9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and

refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake.

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



Judy Stevanovich

- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve and I live in Stone Creek Cove in Anderson on the shores of gorgeous Lake Hartwell. Steve is an artist and when he is not in his studio there is only one place to look - - the golf course. We both love being in Anderson.
- I obtained my Accredited Buyer's Representative (ABR) and my Senior's Real Estate Specialist (SRES) certifications in 2014.
- My sub-company is the Upstate A Team and my slogan is "Real Estate With a Difference!" Call me today and you will be able to experience first hand the processes I have put in place to quickly find you the perfect property or determine the market value to sell the property you have today. For more info, see my website www.upstateateam.com. Telephone: (864) 276-7416; E-Mail: jstevano@charter.net.
- Call me today and experience, "Real Estate With A Difference.!"

