

# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### May 2018 Get Hooked On Lake Hartwell

Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.



**Lot E1 Reed Creek Heights Hartwell GA \$140,000** - Beautiful private 1.7 acre tract in an upscale neighborhood with slip dock in place on great water. Property already has homesite cleared and roughed in drive plus a wide easy to walk cleared path to the dock. Nice stream runs along the back of the lot including pond access with deck. Great area of Hartwell with perfect water at the dock for swimming, fishing or skiing. Convenient to I-85, Hartwell GA and Lavonia GA.



**104 Plantation Point Anderson SC \$782,000** - Fabulous 5,740 sq.ft. lake home boasts 4 master bedroom suites. Secluded on over an acre of prime lakefront property. 24' by 28' Club Room opening onto a 700 sq.ft. terrace overlooking the lake, ideal for entertaining. Also on the lower level is a storm proof Safe Room with 10" of concrete and steel to protect your family from anything nature has to offer and a fully equipped EXERCISE ROOM, a WORKSHOP along with lots of storage space. Step on in the main entrance through a leaded glass mahogany entry to be greeted by a floating staircase. To the left are columns setting apart the spacious dining room. The 18' high entrance continues into the great room which features a 2 story high glass window wall overlooking the lake. On the main level is the Grand Master Suite featuring a wall of glass overlooking the beauty of the lake as well as its own private balcony. Continuing on, you will find the Sun Room with lake views as well. On the second level you will find two more Master Bedroom Suites, each with a lake view. Also on this level is a spacious office and comfortable den. 14' of water depth at the oversized dock.



**119 Driftwood Seneca SC \$164,900** - As soon as you enter you will notice the open layout, which boasts glistening hardwood floors, gorgeous wood beam ceilings and a relaxing brick fireplace. In addition to the 3 bedrooms, there's plenty of space to entertain family and friends with a large family room, formal dining with built-in cabinets, and a spacious kitchen which includes stainless steel appliances and tile backsplash, as well as a breakfast area. Relaxing screen porch which overlooks the short and easy walk to your very own covered slip dock. Quiet cove, the dock is currently sitting in approximately 11-12 ft of water which is perfect for fishing, kayaking or swimming! It is short distance by boat to the Clemson Marina and Portman Marina



**117 Wilderness Way Anderson SC \$225,000** - Build your dream home here! Enjoy Deep water on an over sized lot. This lot has a COVERED SLIP DOCK in place and is cleared and level with a SEPTIC TANK already in place. This 1.94 acre lot is surrounded by beautiful homes mostly all newer construction. Enjoy the magnificent views. Very close to Big water Marina, Saddlers Creek State Park and wide open sailboat waters. Truly a must see.



**300 Kari Lane Anderson SC \$79,900** - You will enjoy the drive to this location with the uncluttered and expansive views of open pasture land with horses and cows. This level lot includes a platform dock. This great building site is located in a private cove just off of open water. Currently there is approximately over 8 feet of water at the dock. Land has been perc tested and this is an unrestricted lot.





**940 Dogwood Lane Townville \$95,900** - Large nearly flat 1.41 acres and mostly fenced with mature hardwoods. Home has been well cared for and remodeled with new flooring and upgraded bathroom plus a 14x30 covered lakeside deck and spacious covered front porch. Plenty of pull through room around back for a large RV with power supply. Included is a two car carport out front and a 50 foot deep covered parking area behind home for boats or campers. Level walk to the lake where you can beach your boat. Green zone so you can still do corp approved clearing and improvements. Close to Anderson, I-85 exit 4 and 11 plus just 30 min to Clemson by car or boat.



**651 Shorewood Toccoa GA \$242,500** - The perfect Hartwell retreat with open lake views and a covered slip dock in place with PWC float and 15 foot deep at the swim ladder as of 4/17/18. Home features a tile kitchen, large dining area, fireplace, spacious lakeside great room with hardwood floors, a wall of windows, beadboard ceiling and exposed beams, awesome kid zone room with two built in bunk beds, master suite with whirlpool tub and tile surround shower and a massive covered screen room with vaulted ceiling, outdoor kitchen, built in grill with wall mounted TV included. Low maintenance metal roof, outbuilding for lake toys, built in stone firepit and covered deck complete this outstanding lakefront setup.



**510 Rainbow Rd Seneca SC \$395,000** - 7br home just 5 min from the Clemson campus with slip dock in place on nice water. Home features a kitchen with tile floor and solid surface counters along with two ovens, built in microwave and breakfast area, great room offers wood floors and a two sided fireplace. Spacious lakeside sunroom connects to a large deck. Three bedrooms and two baths are upstairs along with four bedrooms and two more bathrooms on the lower level plus a recreation room. Plenty of room with an outdoor storage closet off the patio and a storage building in the back yard. Sprinkler system in place. 160 feet of lake front and an easy level walk from the home to the dock. Two slip shared dock, left slip conveys with home.



**110 Tyra Lane Townville SC \$472,400** - 3000 square foot custom home on a 1.19 acre flat lot with a covered slip dock on DEEP water. This low maintenance home has tons of outdoor living space, an outdoor kitchen, fireplace, large seating areas, a beautiful yard with level walk to the lake for beautiful sunset views. This house is modest from the street, but once in the front door, you will be wowed at every turn. Updated kitchen, updated baths. With 3 bedroom and 3 1/2 baths, 2 car garage and guest quarters with it's own entrance.



**284 Edgewater Trail Toccoa GA \$79,000** - Beautiful wooded lot in Currahee Club, a golf and lake community located at the base of the Blue Ridge Mountains. Build your dream home here and enjoy world class golf on the 18-hole Jim Fazio designed course, dining and activities in the stunning 45,000 sf Clubhouse and stay fit on the Sports Campus with workout facilities, pool and tennis courts. Enjoy Lake Hartwell at the lakeside pavilion that includes a community dock for resident's use. Beautiful build-site on a fairly level lot. Includes Sports Social Membership. Additional initiation fee for Golf Membership.



**176 Bay Drive Fair Play SC \$524,500** - Close to the golf course, close to several local eateries, Great water, Covered slip, Master on main, 3,000 plus square feet, private, gentle slope to lake. This might be the perfect lake house. Kitchen, dining room, living room, large deck overlooking the lake, and large master suite all on the main. 2 - Guest rooms, a bunk room, full bath, work shop and another large living/gathering space downstairs. A walk out basement to a great backyard, covered seating area and a gentle path to the lake. The dock has a covered slip, with a lift ready and waiting for you to dock your wa-



**66 Lavonia Beach Lavonia GA \$374,000** - Lakefront paradise with level lot and covered slip dock in place with boat lift. Residence features vaulted wood ceilings, wood floors, kitchen with long serving bar, great room offers rock fireplace, high wood ceilings and lake views. Master suite has two closets, lake views and glass door to deck. Lower level rec room/3rd bedroom includes two bunkbeds, pool table, wall mounted TV and a rock fireplace and a covered front porch. Lakeside screen porch with skylights and access to deck. Easy walk to dock that sits in nice water plus a electrical service and water service at the shoreline. Storage building on site for all your lake toys. Two refrigerators, washer/dryer, most furniture and TV's included.



**271 Ledford Farm Rd Fair Play SC \$299,000** - A must-see waterfront property with a "to die for" lot – level, covered slip dock, with unending water views – great water even when lake levels decline. Immaculate 4 BR/2BA home on a ½ acre level lot with extraordinary water views. Home has the desired open floor plan with a large great room with fireplace, an adjoining kitchen and dining room, a bonus room, and a screened porch – enjoy your coffee in the morning, sunsets in the evenings, and the relaxing feeling this property exudes. There is also a 13 x 18 concrete block storage building which provides plenty of space for all those lake toys. Also present is a large laundry room adjoining the kitchen with extra space for additional storage. New roof in 2014, new stainless appliances, added screened porch in 2000 and the list goes on and on.



**102 N Windy Pt Townville SC \$289,900** - Incredible lakefront property with water views and level walk to the lake. This property has approximately 260' of water frontage and includes 2 lots – the other lot can be separated for additional building site. Total parcel is 1.3 acres. Built in 2010 with a desirable open floor plan, large family room and dining area with screened porch off the family room. Kitchen is fully equipped with newer stainless glass top range, refrigerator, and a large pantry. On the main level are 2 guest bedrooms, large master bedroom and 2 baths. Oversized 2-car garage with concrete pad has a side entry. Basement includes laundry room and ready to finish additional living space already framed for 3 additional bedrooms, large game/rec room, and plumbed for additional bathroom. Located across from "Apple Island" and "Andersonville Island" which contributes to the red zone status of the property.





# Q&A With The Corp Of Engineers



## **If there is a problem with dissolved oxygen in the river, will you correct it with outflows from the reservoirs?**

Our current outflows already help correct dissolved oxygen problems in the Savannah River although late summer quality remains a problem. Because dissolved oxygen is less of a problem in the cooler winter months, our drought plan now allows for reducing outflows down to 3,100 cubic feet per second for November through January when we reach drought level 3.

Before we deepen the Savannah Harbor we will install an oxygen injection system into the harbor to mitigate for additional loss of dissolved oxygen due to the harbor expansion. This injection system, in the form of Speece cones, will prevent the need to increase water flows to maintain current dissolved oxygen levels in the harbor.

## **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.

# Broyles Recreation Area Expansion

The U. S. Army Corps of Engineers' Hartwell Lake Project Office will begin construction of an additional parking area at Broyles Recreation Area in Anderson County, South Carolina, beginning the week of April 30, with completion anticipated by July 1. The area will remain open for public use during the duration of the project.



“The construction of additional boat trailer and single car parking will better accommodate the current levels of public use at this very popular picnic and access area,” Kenneth Bedenbaugh, Hartwell Lake Program Manager said. “We urge the public to use the utmost caution and maintain awareness of construction activity while in the park.”

The construction area will be clearly marked with construction fencing and the public should not enter the construction zone at any time. “We regret any inconvenience this facility improvement project upgrade causes our visitors,” Bedenbaugh said.

For a complete list of available recreation areas and ramps, contact the Corps' Hartwell Lake Office toll free at 888-893-0678, or visit them online at <http://www.sas.usace.army.mil/lakes/hartwell/hartrampstat.htm>.

## Lake Home Owners, Did You Know?

A full lake has helped jump start activity this year. For the first four months of 2018, total lake Hartwell Lake home sales have jumped 19% over the first four months of 2017. If you would like a no obligation value of your lakefront property, contact us anytime at 855-Buy-Lake or email [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).



## 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, waterfall hikes, campgrounds and marinas.



# Challenge of the Centuries Offers Opportunity to Bike Ride Across Hartwell Dam

Held on Saturday and Sunday of Memorial Day weekend May 26-27, the Challenge of the Centuries is a 28 year old annual event. Rides of 35, 100K and 100 miles are held on Saturday and Sunday with riders leaving at 8 am each day from the Hartwell YMCA. Sponsored by the Hartwell Kiwanis Club the ride has annually 350 to 400 riders and each year has numerous riders who are repeat riders.

On Saturday the ride heads east with all three rides crossing the massive Hartwell Lake dam. Bikes are only permitted to cross the dam, about 2 miles, this one time each year. Each ride goes into South Carolina on gentle terrain of the Piedmont of North East Georgia. The rides on Saturday are: Smith-McGee Sojourn 39.7 miles, Ruckersville Ramble 67.3 miles, and Calhoun Falls Century 99.6 miles



On Sunday the ride heads west and north and is more challenging for the long rides. On Sunday you can do: Ridge View Venture 31.2 miles Pleasant Hill Ride 59.3 miles Assault on Dick's Hill 98.9 miles



Register online at [imatlete.com](http://imatlete.com) or this year we have added [bikereg.com](http://bikereg.com). Take your pick. Just search for Challenge of the Centuries. Register online, it's quick and convenient. A small processing fee is charged if you choose this method. It is the only method to register in advance using a credit or debit card. Sorry we don't take credit cards at the door. The 2018 Challenge of the Centuries bicycle ride registration is now open.

Family members are welcome to wait for their riders at the YMCA, where inside and outside camping is available, or to meet their riders at the various SAG stops along the routes. Also we expect to have the outdoor pool open in the afternoon after the Saturday ride. Come Friday night if you wish to set up camp and register between 6:30–8:00 p.m. There's space to camp on the soccer field with nearby toilets. Indoor camping and the showers are inside the YMCA gym. Air conditioning has now been added to the gym.

If you have people in your group who are not riding there will be a car show on the square Saturday morning. Directions from I-85 north of Atlanta: Take the Exit 177 off of Interstate I-85 (this is near the GA-SC border), and go south on GA Hwy. 77 which leads to Hartwell (approximately 12 miles away). In Hartwell, turn right onto US-29/GA-8/Athens Street. Go 0.8 miles, then turn left onto Opal Extension.

40<sup>th</sup> Annual

# Lake Hartwell Dam Run

Hosted by the Hart Co. Chamber of Commerce & the Hart Co. Running Club

5K Run/Walk & 10k Run – 8:30 AM

\*\*\*\*\* **Note: No Race Day Registration** \*\*\*\*\*

**SATURDAY**

**May 5<sup>th</sup>, 2018**

Big Oaks Recreation Area  
On US 29 just North of  
**Hartwell, Georgia**



- One of Georgia's most scenic 5K road races. Runners start in SC and run across the perfectly flat dam back into GA.
- Georgia's most scenic 10K. Starts in GA and goes across the Savannah River Bridge and comes back across the dam to finish in GA.
- Pre-Registered packet pick-up begins @ 7:00AM on race day at Big Oaks recreation area. Behind the Corps of Engineer office on US 29
- Free Parking is available at the Corps of Engineer office area. Restrooms available.
- Directions: Take I-85 to Hartwell exit 177. Go through Hartwell to Corps of Engineers Resource Manager's office on US Highway 29 North.
- 5K & 10K registration is \$30. No shirt option is \$20. Mail-in or register online at [www.active.com](http://www.active.com).
- Mail in Registrations must be received by 4/30/18. Online registration with [active.com](http://active.com) will close at midnight on 4/30/18. No registrations will be accepted by mail, phone or email after 4/30/18. **No race day registration.**
- AWARDS – 5K/10K awards to Male/Female overall, masters, and grandmasters. 3 deep in male/female age groups.
- Camping, marinas, beaches, restaurants and lodging nearby. Call 706-376-8590 for details.
- Food & beverages at the finish. Fluids on the course.
- 5K and 10K courses USATF Certified.
- 5K and 10K races are chip timed using an electronic timing system



Mail-In with Registration Fee

Checks payable and mail to: Hart County Running Club, PO Box 815, Hartwell, GA 30643



Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Age \_\_\_\_\_ M  F

Address (Number & Street) \_\_\_\_\_ Birthdate \_\_\_\_/\_\_\_\_/\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Circle Shirt Size-Youth: S M L Adult: S M L XL XXL No Shirt Email: \_\_\_\_\_

EVENT: 5K Run/Walk  10K Run  Phone #: \_\_\_\_\_

Waiver: I hereby release the sponsors and officials of the **2018 Lake Hartwell Dam Run** from all claims of injury or damages resulting from participating in these events. I realize these are strenuous events which require proper physical conditioning. I hereby certify that I am in proper physical condition to participate.

Signed \_\_\_\_\_ Guardian if under 18 \_\_\_\_\_



[www.classicraceservices.com](http://www.classicraceservices.com)  
classicraceservices@gmail.com



# Spotlight New Listing of the Month

## 104 Providence Villas View Anderson SC \$246,500

Stunning end-unit waterfront townhome with deeded boat slip in sought after Providence Villas in Stone Creek Cove. 3BR/2.5BA, 2300+ SF unit with an all-season sun room and bonus room. This property has it all - - extraordinary water views from the living areas and master bedroom, short walk to the deeded boat slip, golf membership, pool membership, mountain views on a clear day and the list goes on and on. Unit has been updated with newer wood flooring in the family room, new stove, mini-split heating/air units for all three upstairs bedrooms with individual remote controlled thermostats, a sun room with retractable windows and a mini-split heating/air unit for year round enjoyment.



New custom made verticals for the two sets of sliding doors and the windows going up the stair case. A double sided stone fireplace with gas logs provides the perfect ambiance for those cool winter evenings. On the main level is the large family room, sun room, dining room, kitchen, bonus room, laundry room with storage, and a powder room. The stair case was opened by the current owners and custom railings installed that allows light to filter through. Upstairs you will find 2 guest bedrooms and the magnificent large master with loft and an in-suite bath.

The master has a large wall of windows with a window seat to sit and enjoy the extraordinary water views. The perfect place to sit and read a book or enjoy that morning cup of coffee. Outside the current owner is a master gardener who has created beautiful flower gardens with annuals and shrubbery. Golf and Pool Memberships are included in HOA fees. Stone Creek Cove is also home to the new "The LOCAL Pub and Eatery" which is located in the clubhouse and open for dinner Wednesday through Saturday. There is no other community that offers what Stone Creek Cove offers. This is a must-see property.



**Contact Judy Stevenovich at 864-226-2222 with questions or to arrange a showing.**

# ACC Rowing Championships To Be Held On Hartwell

The 2018 ACC Rowing Championships will take place in Clemson SC on Lake Hartwell all day Sunday May 13. The event is free and open to the public. There are stands and clear views of the races and finish line.

**Directions:** Take I-85 North to exit #14 towards Pendleton, approximately 6 miles to left on Hwy 76/28 west at light. Left on Perimeter Road (there is also a sign for South Carolina Botanical Gardens). Follow Perimeter around campus(2.3 miles). Left on East Bank Drive where the “Clemson Rowing” sign is. East Bank will lead you past the baseball stadium (on the left), up a hill and to the boathouse and parking area.

## Schedule

### SUNDAY, MAY 13 (PRELIMS)

6:05-8:55 am Coxswain Weigh In (Boat Bay)  
8:05 am I Varsity Eight (Heat 1)  
8:15 am I Varsity Eight (Heat 2)  
8:30 am II Varsity Eight (Heat 1)  
8:40 am II Varsity Eight (Heat 2)  
8:55 am I Varsity Four (Heat 1)  
9:05 am I Varsity Four (Heat 2)  
9:20 am II Varsity Four (Heat 1)  
9:30 am II Varsity Four (Heat 2)  
9:45 am III Varsity Eight (Heat 1)  
9:55 am III Varsity Eight (Heat 2)



### SUNDAY, MAY 13 (FINALS)

3:35-6:25 pm Coxswain Weigh In (Boat Bay)  
5:35 pm III Varsity Eight (Petite Final)  
5:45 pm III Varsity Eight (Grand Final)  
6:00 pm II Varsity Four (Petite Final)  
6:10 pm II Varsity Four (Grand Final)  
6:25 pm I Varsity Four (Petite Final)  
6:35 pm I Varsity Four (Grand Final)  
6:50 pm II Varsity Eight (Petite Final)  
7:00 pm II Varsity Eight (Grand Final)  
7:15 pm I Varsity Eight (Petite Final)  
7:25 pm I Varsity Eight (Grand Final)





# Fishing Report

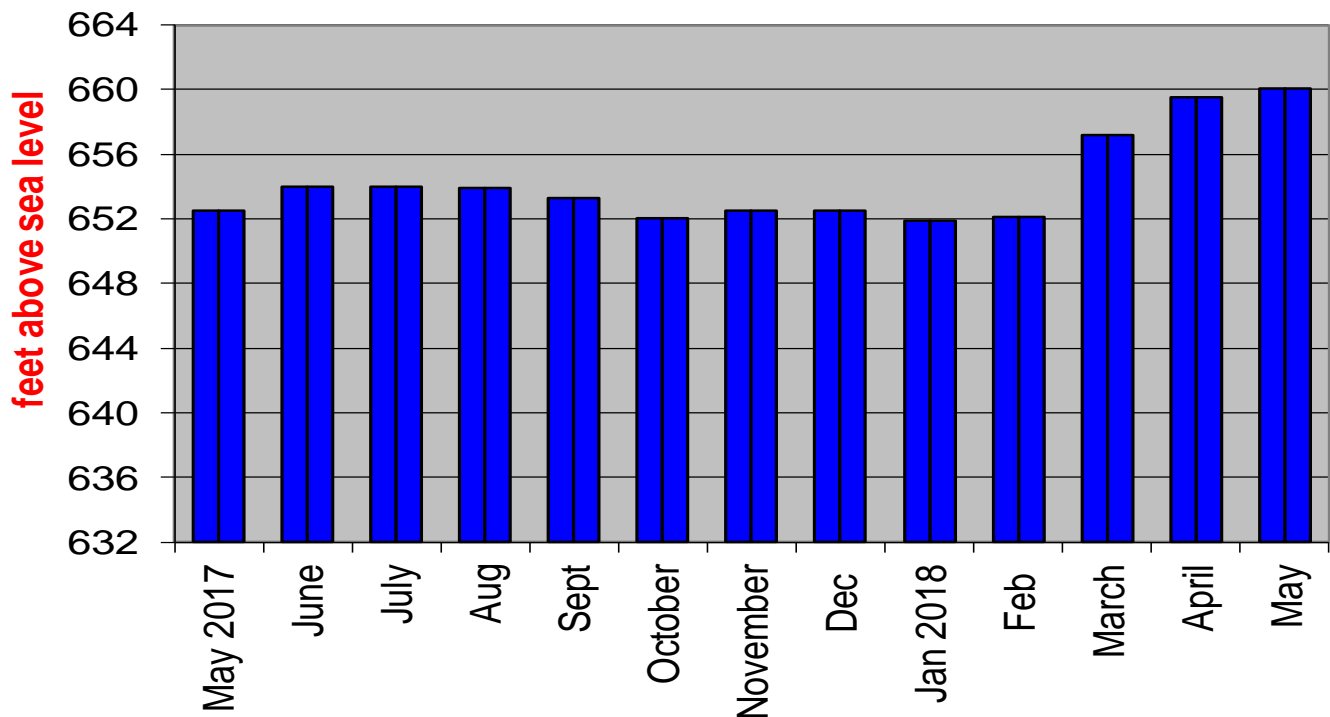
## Lake Hartwell May 1st 70 degrees

Bass fishing is good. Use a Zara Spook and a Pop R top water bait and try to throw it as close to the bank or across a wide flat. With a steady retrieve, walk the dog and don't stop the bait for any reason. Some short strikes will occur but keep the bait moving. Follow up all short strikes with a green pumpkin lizard, a worm and then a Zoom pearl Super Fluke. On the sides of the points, use a #5 Shad Rap or a jointed Shad Rap in the crawdad or green crawdad color. Use ten pound test line while cranking for best results. Any lay down trees that are near a creek channel needs a good working over as well. The crank baits cranked and then stopped right at the end of the tree will draw a strike if one is hiding in the tree. Many anglers are finding the bass way up in the rivers on small isolated trees and new flooded willow grass. If all else fails, use the Carolina rigged Zoom lizard and both small and large ones anywhere on the lake from the bank out to 15 feet deep. The bass will find it.



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

## Lake Hartwell Elevation (660 = Full)



# 6th Annual Lake Hartwell Music Festival

H.Y.D.R.A. of Hart County, Inc. is hosting its 6th annual Lake Hartwell Music Festival to be held on Saturday, May 26th 2018 at the end of old 29/Long Point Hartwell, GA! Mark your calendars for the Saturday of Memorial Day weekend to Party with a Purpose for H.Y.D.R.A. on Lake Hartwell. This year's lineup will have a large variety of music.

Our lineup for this year is:

8:00 - 10:00 PM Ashland Craft  
7:00 - 8:00 PM The Reservoir Dogs  
6:00 - 7:00 PM 7 Day Weekend  
5:00 - 6:00 PM Haldn Vang  
4:00 - 5:00 PM Red Oak String Band  
3:00 - 4:00 PM HCHS Jazz Band  
2:00 - 3:00 PM Jon Herschell  
1:00 - 2:00 PM Phil Duncan

This year's lineup should provide enjoyment for all. Phil Duncan and Jon Herschell will kick this year's event off with their acoustic play and awesome voices. The HCHS Jazz Band will then take us on a jazz and blues Memorial Day tribute.

Ashland Craft  
The Reservoir Dogs  
7 Day Weekend  
Halden Vang  
Red Oak String Band  
HCHS Jazz Band  
Jon Herschell  
Phil Duncan



Party With  
A Purpose  
A Benefit For  
HYDRA

Then we look forward to hearing the Red Oak String Band, an acoustic music group that plays a mix of traditional bluegrass, folk and blues tunes with an Americana twist. They have been playing to the Athens, GA crowd for over 10 years and will be a fun group. Jake Halden Vang is a ground-breaking artist who delivers exceptional live music experiences with soulful and fiery performances of an advanced style and flares that is omnipresent in his music.

Retired Lavonia City Manager Gary Fesperman and Edward Morgan, locals know him as Vivian from the Hartwell Sun's husband, play with 7 Day Weekend. 7 Day Weekend will be playing slow smooth and sexy classic R&B and Motown. You may have seen John Atkinson playing around NE GA and the Upstate but if you have never seen him perform on the big stage you are missing out.

Add the talented group of Reservoir Dogs with John you are guaranteed a Rock-n-Roll performance you will be talking about for days. This year we are pleased to have from the Voice local favorite Ashland Craft, from Piedmont, S.C. With her heavily influenced Chris Stapleton and Miranda Lambert style many families fell in love with Ashland on the Voice and are looking forward to being able to hear her Country & Southern Rock performance at this year's show.

Combining the abundance of 8 live bands, food and retail vendors, activities, snacks, crafts, and the beautiful waters of Lake Hartwell as a backdrop, this will be an amazing holiday-weekend event! The excitement begins at 2:00 p.m. Bring the family, some chairs, and a cooler (no glass allowed). This is a party with a purpose; all proceeds will benefit H.Y.D.R.A. Hart Youth Development Resource Association, H.Y.D.R.A., offers year-round programs that provide support, education, and encouragement for our youth.

Tickets are \$15 in advance and \$20 at the gate. Kids 10 and under get in free.

–Get tickets online at <https://lakehartwellmusicfestival.brownpapertickets.com/>



# Hartwell Corp Campground Opening Schedules

- **Oconee Point Campground, Oconee County, South Carolina** Open May 1 – Oct. 31. The campground is conveniently located only minutes away from Clemson and Townville, South Carolina, with a total of 70 sites (all waterfront). All sites are equipped with electric (30-amp & 50-amp) and water hook-ups. Shower/restroom facilities are conveniently located throughout the park. Other amenities at the park include: dump stations, swim beach, playgrounds, park attendant, and boat ramp with courtesy dock and security lighting.
- **Coneross Campground, Oconee County, South Carolina** Open May 1 – Sept. 30. The campground is conveniently located on the Seneca River near Townville, South Carolina, with a total of 106 sites, all with electric (30-amp & 50-amp) and water hook-ups. Shower/restroom facilities are conveniently located throughout the park. The following amenities are also available: dump stations, swim beaches, playgrounds, park attendant, and boat ramp with courtesy dock and security lighting.
- **Paynes Creek Campground, Hart County, Georgia** Open May 1 – Sept. 30. The campground is located only minutes from Hartwell, Georgia, with 44 sites (37 waterfront). All sites are equipped with electric (30-amp & 50-amp) and water hook-ups. Other amenities at this campground include: shower/restroom facilities, dump station, playgrounds, park attendant, 9-mile multi-purpose trail, and boat ramp with courtesy dock and security lighting.
- **Georgia River Campground, Hart County, Georgia** Open May 1 – Sept. 30. The campground is located on the Savannah River just downstream from the Hartwell Dam, with 13 primitive campsites. Restroom facilities and fishing piers are available within the area.



In addition to the above campgrounds, the following day-use areas will open from May 1 – Sept. 4 for the 2018 season. These areas provide picnic shelters, picnic sites, restroom facilities, playgrounds, swim beaches and boat ramps with courtesy dock and security lighting:

- River Forks Day-Use Area, Anderson County, South Carolina
- Weldon Island Day-Use Area, Anderson County, South Carolina (no swim beach or playground)
- Friendship Day-Use Area, Oconee County, South Carolina (no picnic shelter)
- Twin Lakes Day-Use Area, Pickens County, South Carolina
- Poplar Springs Day-Use Area, Franklin County, Georgia (no swim beach or playground)
- Elrod Ferry Day-Use Area, Hart County, Georgia

Reservations for campsites and picnic shelters can be made by calling the National Recreation Reservation Service toll-free at 877-444-6777, or online at [www.Recreation.gov](http://www.Recreation.gov). For more information contact the Hartwell Lake Operations Manager's Office toll free at 888-893-0678.

# Dragon Boat Races to Benefit Cancer Research

**May 5th starting 8am at Portman Marina on Lake Hartwell**

The Dragon Boat Upstate Festival, now in its 12th year, has raised more than \$2.5 million in support of local families and hosts more than 1,200 visitors and team members during the annual event. Paddlers, volunteers and supporters enjoy a day at the lake while supporting cancer research and survivorship programs through the Cancer Institute at GHS.

It's easy to start a Dragon Boat team. All you have to do is pay the \$25 registration fee per person (fee increases to \$30 beginning on Thursday, April 5, 2018). Participants must be 16 years of age or older and your team must raise a minimum of \$3,500 to participate on race day.

The Dragon Boat Upstate Festival, now in its ninth year, has raised over \$1.3 million to date in support of local families and hosts more than 1,500 visitors and team members during the annual event. Paddlers, volunteers and supporters enjoy a day at the lake while supporting cancer research, rehabilitation programs through the Center for Integrative Oncology and Survivorship and other cancer services at the GHS Cancer Institute.

## HOW DOES THE RACE WORK?

Twenty (20) paddlers and one (1) drummer all work together (along with a professional oarsman) to race on the waters of Lake Hartwell.

Each team can participate in a racing how-to seminar and one hour of practice time during the week of the festival. See the Captain's Information page for the Practice Week Schedule.

Each race is on a 220-meter straight course and will take about 2-3 minutes to complete the race.



Racing divisions will be determined from the combined times of the morning and afternoon races.

The teams will be ranked according to combined times and then grouped into three competitive divisions with an equal number of teams in each division.

The three fastest teams in each division will have the opportunity to race each other for their division championship.

In addition to crowning the festival champion, there will be winners in various categories.

For full details, registration, donation and volunteer info: [http://donate.ghsgiving.org/site/TR?fr\\_id=1170&pg=entry](http://donate.ghsgiving.org/site/TR?fr_id=1170&pg=entry)



# 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 15 million dollars as of 4/1/2018
- 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](http://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!

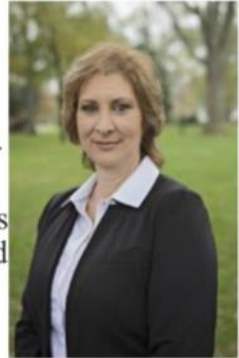
**Sarah Cleveland**  
**864-415-7448**  
**Sarah@buyhartwelllake.com**



- 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.

**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.