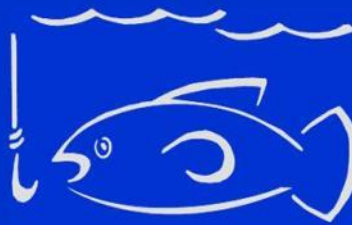


BuyHartwellLake

llc



1-855-BUY-LAKE



November 2017

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

204 Providence Villas Anderson SC \$224,900 - Extraordinary water views from throughout the unit and a short stroll to the deeded slip. Condo has over 2100 SF including 3 Bedrooms, 3 Full Baths, and a large bonus room. Open and airy floor plan with updated kitchen. Dining room with a bar for extra seating and phenomenal lake views. Two patios to enjoy great water views and sunsets. Immense family room which includes a beautiful stone fireplace. Large bonus room and a full bath - - with the addition of a closet this could easily be converted to a second master on the main level. Spacious master bedroom with a massive set of windows featuring a window seat and a loft in the which can be used for storage or additional living space.



746 S Alexander Seneca SC \$310,000 - This lake home has just about everything you need for some down time at Lake Hartwell. The main level has an open living/kitchen area with wood burning stove. Just off this area is a screened porch overlooking the lake. Also on this level you will find 2 bedrooms and 1 bath. The lower level has 3 additional rooms used as bedrooms along with 1 bath. The laundry closet and small workshop are also on the lower level. Step on outside to a detached 2 car garage. A concrete path takes you down to a covered slip dock and plenty of Lake Hartwell fun in the sun.



7 Osceola Trail Fair Play SC \$410,000 - Beautiful 4 BR home on a 2.75 acre private lot. Open floor plan with vaulted wood ceiling, greatroom with floor to ceiling fireplace, sunroom and kitchen with new cabinets, appliances and granite. Lots of windows make the home light and bright. Master on the main, two more bedrooms upstairs and one downstairs. Lower level could also be used for a second family room. Over-sized two-car garage with storage and workbenches. New HVAC. Outbuilding. Close Corp line and gentle slope to the dock. Singled covered slip dock in place. Easy access to I-85.



1213 Prater Lane Townville SC \$354,900 - 1998 Southland Log Home customized by the owners to give maximum usable living space. This three bedroom 2.5 bath home has a huge living/dining/kitchen open floorplan with vaulted ceilings and stone fireplace. Large master suite on main level with a garden tub, separate shower, dual sink vanity and deck access. Commercial style kitchen made for residential, Samsung stove with dual ovens, warming drawer, Maytag dishwasher and Kenmore refrigerator. Over 800 sq feet of usable space in the basement for a wine room, media room, workshop, man cave, den or all of the above. There is a platform dock in place but the owners have confirmation from the COE for a larger covered slip.



1226 Bowersville Hwy Hartwell GA \$199,900 - Laurel Park is a quaint townhome community in the city limits of Hartwell with easy access to shopping & dining. This spacious 3 story townhome offers lots of light 3 bedrooms, 2 1/2 baths with garage. The lower level has a spacious room for your office or 4th bedroom. This home has many upgrades including an open kitchen area with stainless appliances and granite countertops. Hardwood floors, upgraded moldings & an outdoor area on every level. Enjoy maintenance free living or the perfect getaway. Sold with deeded open boat slip just steps from your door. Prepped for elevator and additional bath.



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 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.

I've heard of something called the "Res Sim Model." What is it and does the Corps of Engineers use it to manage the Savannah River Basin?

HEC Res-Sim is a reservoir simulation model developed by the Hydrologic Engineering Center of the Corps of Engineers. This computer program allows us to simulate the reservoir system, apply different operating rules, and determine the impacts to various project purposes. The Savannah District currently uses Res-Sim in a planning mode rather than a real-time operating mode. Res-Sim will be one of the models used in the Savannah River Basin Comprehensive Study (the "comp study") to evaluate changes to reservoir operations.

B.A.S.S. NATION CHAMPIONSHIP ON HARTWELL

A rogue cloud formed the beginning of a winning pattern for Caleb Sumrall at the Academy Sports + Outdoors B.A.S.S. Nation Championship presented by Magellan Outdoors.

Sumrall of New Iberia, La., weighed a three-day total of 36 pounds, 12 ounces, to win the global competition of bass club anglers on Lake Hartwell. An unproductive practice in shallow water forced Sumrall to expand his search to the lower, deeper end of the massive 56,000-acre lake. The cloud pattern miraculously came together during Thursday's opening round.

"A patch of clouds came over, and I recalled a tip from a friend about casting a (Zoom) Fluke into schooling fish under those conditions," recalled Sumrall, 30, and a member of the Atchafalaya Bassmasters. The friend was fellow Louisianan Jamie Laiche, who discovered the pattern while fishing the 2008 Bassmaster Classic. Sumrall had such a rig on his front deck. On consecutive casts he caught keepers to give him confidence that a game plan was coming together.

On Thursday, he weighed 11-5 and entered the standings in ninth place. Early the next morning he returned to the spot. The low-light conditions were ideal for stimulating the schooling fish to bite the soft jerkbait. After a flurry of activity a limit was in his livewell, including a largemouth weighing 5-15.

"The big difference was my schooling fish were very concentrated in numbers," he explained. "Elsewhere the schools were smaller and more loose."

Sumrall described the key area as a main lake shoal in 11 feet of water. Growing within 4 feet of the surface was a patch of hydrilla. "I'm a Louisiana boy and that made the spot even sweeter for me." The key bait was a Zoom Super Fluke. He rigged that to a 1/4-ounce weighted Gamakatsu Superline EWG Weighted Hook. Gluing a plastic rattle inside the hollow body added strike appeal.

Sumrall, Gritter and Giddens advance to the 2018 GEICO Bassmaster Classic presented by DICK'S Sporting Goods. The Classic is March 16-18 on Lake Hartwell.

Sumrall also received the Bryan V Kerchal Memorial Trophy. A Skeeter ZX200 rigged with Yamaha SHO 200 outboard, Minn Kota trolling motor and Lowrance electronics is part of the prize package. A berth in the 2018 Bassmaster Elite Series is also reserved for Sumrall. He receives \$16,000 for entry fees by accepting the invitation.

The Top 3 anglers earned paid entry fees in the division of their choosing for the Bass Pro Shops Bassmaster Opens, and for year the use of a B.A.S.S. Nation's Best package. That is a Phoenix Boat with standard factory accessories.

Gritter won a Skeeter TZX190 and Yamaha SHO 150, rigged with the same accessories as the winner's boat as runner up.

Giddens won a Triton 189 TRX, Yamaha VF150LA and Triton standard equipment for third place.

The championship is truly the only global bass club competition of its kind. Joining anglers from 47 states were those from five continents. Mexico, Japan, Australia, Portugal, Italy, Zimbabwe, Namibia, the province of Ontario and the Republic of South Africa were the nations represented in the championship.

Courtesy www.basszone.com

Shoreline Stabilization on Lake Hartwell

The roots of trees and shrubs along the shoreline help hold soils in place, preventing erosion. The layers of vegetation present in a natural shoreline provide multiple layers of protection for the soil from the adverse impacts of hard rainfalls by slowing the velocity of the raindrops, resulting in less impact force when they strike the ground. The resulting slower rainfalls result in less granulation of the soil and less movement of soil particles off site (erosion).

The loss of soil nutrients is high in erosion, as the finer grained particles, which are the first to be washed away, are also the highest in fertility. The more small soil particles preserved by a protective buffer of shoreline vegetation, the higher the soil fertility. Shoreline vegetation also traps sediment and pollutants, helping keep the water clean. Vegetative buffers provide an area where chemicals, pesticides, and fertilizers can decompose, rather than placing a load on the waterbody. Toxic pesticides are converted to non-toxic forms through biodegradation, which occurs in the vegetative buffer. Nitrogen applied as fertilizer can be converted into organic matter, and later decomposed and released into the air, rather than flowing directly into the lake resulting in adverse effects to water quality.



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

The entry of this cooler water into the lake also helps to moderate the water temperature, making it less stressful to aquatic life. **Wildlife Habitat and Food Chain Support** Many wildlife species use shoreline areas during all or part of their life cycle. Shoreline vegetation provides food, cover, nesting, and sanctuary for these animals. For example, 80% of the bird population around Hartwell Lake nests within 15 feet of the ground, making underbrush vitally important to their survival.

These vegetative buffers also form the foundation of the wildlife food chain by providing a basic food source for insects and smaller birds and animals. In addition to the above reasons for maintaining a healthy vegetative buffer around the Hartwell Lake, shoreline vegetation is also essential for maintaining the natural beauty of the lake and adding to aesthetic enjoyment. The Corps of Engineers is committed to protecting and preserving the shoreline vegetation at Hartwell Lake to ensure resource protection and enjoyment for future generations.

Courtesy corp of engineers

Time to Think About Winterizing Your Boat

Mercury Marine's Eric Reilley and Dale Witkowski suggested six winterization tips that will not only keep your boat protected during the winter but make sure it's ready to hit the water next year.

1. Change the oil and oil filter on inboards and four-strokes — Most owner's manuals recommend at least an annual oil and filter change, and Witkowski said doing it before storing your boat for the winter makes sense.

"I would suggest doing it before you put it away," he said. "Run it and get it warm so that it drains out, and then fill it with fresh oil so that any contaminants like water, dirt or anything that's in the crankcase that's not supposed to be there gets cleaned out.



"Then let fresh oil run through the engine before you put it up."

2. Examine your water pump and the water pump impeller — "Most guys just look back to see if the pee tube is flowing water, and they think the water pump impeller is fine," Witkowski said. "But if you're dealing with saltwater, brackish water and shallow water — where things might get sucked up into your engine — on an annual basis it wouldn't hurt to make sure your engine is getting all the water that it needs to keep cool."

Reilley also said the rubber veins of the impeller can set, which can cause water flow issues.

"They can conform to the shape they've been used in because the rubber is stiffening," he explained. "The diameter of the rubber just gets hard and brittle, and it can just freeze in that state."

Continued next page

Continued from previous page

3. Stabilize your fuel and change your fuel filters — Witkowski and Reilley recommended a three-step approach for year-round fuel maintenance.

First, use a product like Mercury's Quickare to stabilize the fuel and prevent water from being attracted to it inside your tanks. And once a month, use Quickleen that will get into your combustion chambers and clean up any carbon deposits that might be built up after running, especially under low-rpm conditions. Finally, Quickstor should be added to your tank to protect internal fuel systems during the winter storage period.

"We do recommend having the fuel tank full, with a stabilizing product in it," Witkowski said. "And we suggest that they run the engine after they put the Quickstor in it so the fuel circulates throughout the fuel system."

Also, consult your owner's manual and change your fuel filters.

"A rule of thumb is every 100 hours, is what you'll see in the literature," Reilley said. "So if you have a fisherman that's putting a lot of hours offshore, he would have to do this more often than you're weekend warrior who's going out once a month."

4. Check your anodes "They're called sacrificial anodes for a reason," Witkowski said. "The rule of thumb is when they're 50-percent gone they need to be changed."

"Saltwater eats up everything. (Anodes) give up their lives to save the more-expensive components on the engine."



5. Check your gear lube or drive lubricants — "One of the main things we recommend is to drain this to get out any emulsification that might have happened or water that might have gotten in," Reilley said. "If you don't drain it before winterization, what happens is — if it freezes — the water expands and it could burst your gear case or drive."

6. Disconnect your battery until the spring — "Just make sure it's not touching anything," Witkowski said. "That way there's not the chance of anything drawing it down, so on the off chance if you do hook the boat up and go down to the dock, you'll have juice."

Annual Corp Passes Available

Many U.S. Army Corps of Engineers recreation areas, including day use parks and boat launching facilities charge fees up to \$5 for their use. If you are a frequent user of Corps parks you should consider purchasing an Annual Pass. Annual Passes cost \$40 and are accepted nationwide at all Corps managed boat ramps and day use areas. Annual Passes are valid for 12 months. The passes are good at Corps of Engineers operated rec areas only and do not provide a discount on camping facilities.

How to Purchase an Annual Pass

In Person: Annual passes may be purchased at the Hartwell Dam and Lake Office Visitor Center or at any staffed campground or day use area gatehouse. Passes are also available at many other Corps lake offices nationwide.

By Phone*: Call the Hartwell Dam & Lake Office Visitor Center at 706-856-0300 or 888-893-0678 and pay by credit card.

***Important:** If using a discount pass (America the Beautiful Interagency Senior or Access pass or Golden Age or Access pass) when purchasing your annual pass by phone, you must fax or mail a copy of your discount card.



Hartwell Bridge Clearances

BRIDGE	HIGHWAY	BRIDGE ELEVATION	CLEARANCE
SENECA RIVER	SC 24	672.5	12.5'
SENECA RIVER	I-85	676.5	16.5'
SENECA RIVER	SC 37 & RR	669.5	9.5'
SENECA RIVER	SC 28	671.5	11.5'
SENECA RIVER	US 123 & 76	670.0	10.0'
26-MILE CREEK	SC 24	671.5	11.5'
26-MILE CREEK	SC 71	667.5	7.5'
26-MILE CREEK	US 76 & SC 28	670.0	10.0'
26-MILE CREEK	US 178	669.5	9.5'
TUGALOO RIVER	I-85	671.0	11.0'
TUGALOO RIVER	US 123	671.0	11.0'
TUGALOO RIVER	GA 184 & SC 160	668.5	8.5'
23-MILE CREEK	I-85	681.0	21.0'
23-MILE CREEK	SC 71	668.5	8.5'
KEOWEE RIVER	SC 27	668.0	8.0'
LIGHTWOOD LOG CREEK	GA 51 & GA 77	669.5	9.5'
FAIR PLAY CREEK	I-85	671.0	11.0'
CONEROSS CREEK	S-184	668.0	8.0'
MARTIN CREEK	S-65	668.0	8.0'
SENECA CREEK	S-210	668.0	8.0'

The information on this page may contain errors. Use this information as an approximation only. Always slow down and insure you have adequate clearance before proceeding under a bridge. Not all bridges are represented. All clearances are at Full Pool which is 660' Elevation. Clearance must be corrected for variations in lake level from full pool. Clearances are given in feet. Wind and wave action also need to be considered when navigating under bridges.

10K/5K Charity Run by the Lake



CASA Superhero Run

For Northeast Georgia

*Every child needs a hero,
but abused children need Superheroes*

Saturday, November 4, 2017

Fun Run 8:30am / 5K and 10K 9:00am

Tugaloo State Park

1763 Tugaloo State Park Road, Lavonia, GA 30553



THE COURSE: All events will be run on the roads through beautiful Tugaloo State Park.

REGISTRATION:

*Each participant must complete a registration form.

5K OR 10K

\$25 pre-registered by 10/25/17

\$30 after 10/25/17 through race day

FUN RUN

\$15 Fun Run/Walk (any age)

\$65 Family rate (up to 4 runners)

Pre-registered only.

Race day registration begins at 7:30am

Registration also available on  **active.com**

T-SHIRTS: Quality long sleeve T-Shirts are guaranteed to runners registered by 10/25/17 and available as supplies last on race day.

AWARDS: Awards will be given to the Overall m/f, Masters m/f and **top 3** m/f in the following age groups: 10-under, 11-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75+. All fun run participants will receive a prize.

BENEFITS: Northeast Georgia CASA serves abused and neglected children in Franklin, Habersham, Hart, Elbert, Madison, Oglethorpe, Stephens and Rabun Counties. Our advocates speak up for children in juvenile court, working to ensure these children get the services they need, and that they are placed in a safe, permanent home as soon as possible.

INFORMATION: Contact NEGA CASA, 706-886-1098, www.northeastgacasa.org.



Make checks payable to **NEGA CASA** and return entry to:
NEGA Superhero Run
c/o Classic Race Services
1860 Barnett Shoals Road, Suite 103-498
Athens, GA 30605



NAME: _____ **DOB:** _____ **AGE:** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

EMAIL: _____

T-SHIRT SIZE (please circle) YS YM YL S M L XL _____ **MALE** _____ **FEMALE** _____

Waiver: In consideration of accepting the entry, I, the undersigned, intending to be legally bound, hereby, for myself, my heirs, executors and administrators, waive and release any and all rights and claims for damages that I may have against Northeast Georgia CASA, all sponsors, their representatives, successor, and assigns, for any and all injuries suffered by me in this event. I also grant full permission to use any photographs, videotapes, motion pictures, recordings, or any other record of this event for any legitimate purpose.

Circle: 5K Run/Walk 10K Run FUN RUN **AMT. ENCLOSED:** _____

Signature: _____
Parents Signature if under 18

Fishing Report

Lake Hartwell November 1st 68 degrees

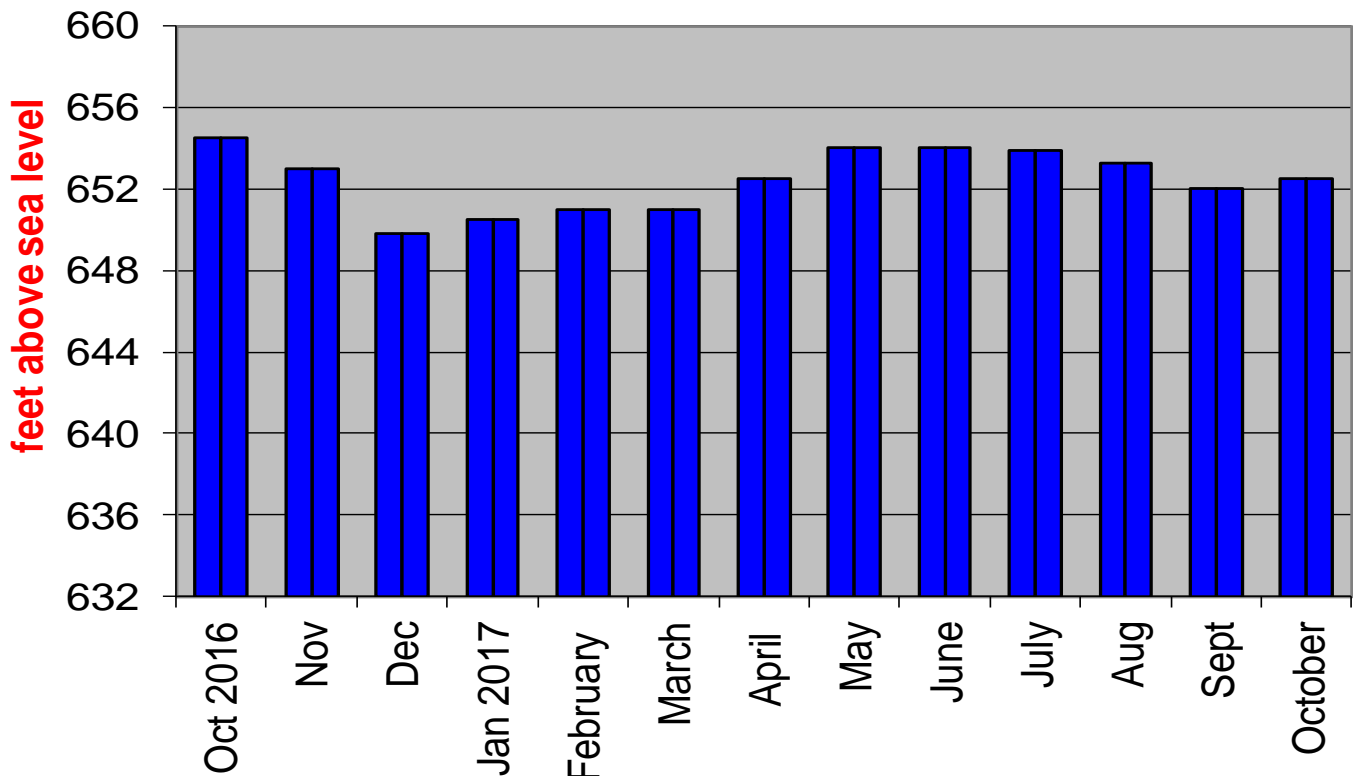
Most areas of the main lake are clear and with the recent rain the Tugaloo side from Gum Branch and above are stained. Be careful up in that area there is a lot of floating debris up there and you can get hurt if you don't pay attention. The water temperatures are holding around 70 degrees right now in the Tugaloo side of the lake.

Look for this and the main lake to drop even more with the cold spell coming in the next 10 days. This will improve the bite believe it or not and will help put both the bait and the fish in their key fall areas. We are going to continue to focus shallow in the Tugaloo river areas as the temperatures continue to get cooler. We have been working both short and long pockets for these fish. The key has been the bait we will idle in and look on our side imaging and 2D sonar if we found bait we would fish the area if not we moved on to the next pocket. Our key baits have been a buzz bait, chatter bait, swim jig, and flipping jig. The other key to this was to only fish the high percentage areas in the pockets. Look for underwater flat points, flats, docks, and brush and be versatile at all times. If we saw any of these key areas we fished them with one of the above mentioned baits. You will want to cover as much water as you can so keep the trolling motor on high hit the high percentage structure and cover and keep moving. Remember this time of year is all about the bait find it and you are more than likely going to find the fish.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



Discover Saddle Creek Park



Got boat, boots and bike? Travel on up to Saddle Creek State Park in Anderson for a triple-play vacay.

The 395-acre park on the western edge of South Carolina's uplands features an easy half-mile nature path, 6.5 miles of mountain biking trails and access to the beautiful Lake Hartwell. It's a one-stop shop for outdoor adventure.

Lake Hartwell is definitely the big draw here. The park is set on a peninsula overlooking the 56,000-acre lake — one of three large reservoirs of the Savannah River. If you're into fishing, the catch of the day can include bass, bream, crappie, catfish and trout.

A boat ramp offers access to the lake for those who prefer to fish from a boat. But there are plenty of quiet spots along the shore to cast your line. The park also features three dozen lakefront campsites where you could easily launch a kayak or canoe.

When you're ready to put away your paddle or pole, hop on your bike and try out the beginners mountain biking trail that runs through the park. I rode it recently and will tell you more about in an upcoming blog.

For a less-strenuous exercise option, take a walk on the Pine Grove Nature Trail, a half-mile loop that circles downhill to the lake. As you stroll through the hardwoods and pines, be on the lookout for wildlife. The forest serves as a habitat for an assortment of birds, deer and other woodland critters.



In addition to the outdoor amenities, the park also has a lakeside pavilion that can accommodate up to 150 people, two picnic shelters and a scattering of picnic tables, some with nice views of the lake.

Lakeside camping also is plentiful at Saddle Creek. Of the park's 52 campsites, 37 of them overlook the water. Along with the standard campsites, the park offers 14 sites reserved exclusively for tent camping and a primitive campground for groups of up to 50 people.

For more information on Saddle Creek State Park, call (864) 226-8950 or visit:
www.southcarolinaparks.com/saddlecreek/introduction.aspx

For the Kids



Created by
See Linstead
Grand Forks Herald
2019

HAPPY THANKSGIVING WORD SEARCH

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

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

- | | | | |
|-----------------|-------------|-------------|----------------|
| 1. THANKSGIVING | 5. THANKFUL | 9. STUFFING | 13. PUMPKIN |
| 2. HOLIDAY | 6. FOOD | 10. SALAD | 14. PIE |
| 3. FAMILY | 7. TURKEY | 11. BREAD | 15. VEGETABLES |
| 4. FRIENDS | 8. POTATOES | 12. YAM | 16. HAM |

BuyHartwellLake LLC

1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 20 million dollars as of 9/1/2017
- 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 is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.

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



Patty and Don Cleveland
864-940-2232
Patty@buyhartwelllake.com



- Members of SC Western Upstate, Greenville SC & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is "If we don't take care of our customers, somebody else will".
- Personal: We have lived on Lake Hartwell for a number of years owning property in both Georgia and South Carolina. We know Hartwell! Whether you are looking to be on the lake or in a lake accessible area, we can help you. Once you narrow your search down, we can show you property by boat. If you are looking to sell, please let us meet with you and show you our marketing plan. Many of our clients are referred to us by previous clients. Let our dream of lake living be yours as well.

Kyle Corbett
864-376-9163
Kyle@buyhartwelllake.com



- Listing Specialist–Aggressive Marketing Plan for Lake Property&Homes with inclusion in three MLS Systems.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 26 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 25 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property.

Debbie Henderson
404-313-4404
Debbie@buyhartwelllake.com



- Originally from the Midwest, my husband and I moved to Stone Mountain, GA in 1980 to start a new business and then to Snellville where we raised three children. We now have two grandchildren and a dog named Sir Alex Ferguson.
- After boating on Lake Lanier for many years, we moved to Martin, Georgia on quiet, peaceful Lake Hartwell in 2005. By water, we are near the "jumping rock."
- My husband builds custom lake and golf course homes. I've observed first-hand the building/selling process over the last 25 years.
- Licensed in Georgia & South Carolina to serve your buying and selling needs on Lake Hartwell and surrounding areas.
- Obtained an additional Accredited Buyers Representative designation in 2014.
- I would be delighted to help you buy or sell on Lake Hartwell!



Judy Stevanovich
864-276-7416
Judy@buyhartwelllake.com



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

Larissa Pino
864-376-2745
Larissa@buyhartwelllake.com



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

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



- I have lived in South Carolina all of my life.
- My husband and I have been married for 27 years and have 2 sons that graduated from Clemson University. I have been around the Anderson/Clemson area for close to 30 years and have owned a condo on Lake Hartwell for the past 2 years.
- I have over 30 years experience in public education where I have worked with administrators, teachers, students and parents. I understand the importance of helping people reach their goals.
- Let me be the 1st to help you!



Katie Tillman

864-303-3469

Katie@buyhartwelllake.com



- After we sold our building downtown, we opened another restaurant at Stone Creek Cove on Lake Hartwell and operated that for 5 years. We sold that restaurant 5 or 6 years ago and decided to continue to develop the catering portion of our business. In that time, we have developed a thriving catering business that I continue to work, and am still an operating partner.
- I love Anderson, I have been here 30 years. I came here to work for the City in Downtown Development. I worked with the City for several years and then met my partner of 25 years, Val Lowe and we opened Friends Restaurant in Downtown Anderson. We operated the restaurant and catering company for 17 years.
- I have extensive contacts in the Anderson and surrounding business communities, and can use the skills I developed running a small business to help buy or sell your home or property.
- I live on the lake and have for 25 years. It is beautiful, tranquil and fun; I highly recommend it and would like to help anyone interested in owning lake property, make that so.

Cynthia Spejewski

864-650-8480

Cynthia@buyhartwelllake.com



- Working as a realtor in the State of South Carolina since 2003
- Specializes in lake properties but also loves the rich agricultural heritage of the Upstate as well as the diverse neighborhoods
- Retired teacher and is currently the organist at Holy Trinity Episcopal Church in Clemson, SC
- Long time resident on Lake Hartwell currently living in Fair Play, SC

Robin Westergren Doua

770-655-5430

Robin@buyhartwelllake.com



- Born in South Carolina and raised in northern Greenville County I have many fond memories to reflect on. My parents built a cabin on Lake Hartwell in 1964 and we spent almost every weekend there until I graduated high school. It was there by the time I was ten years old that I learned to swim, drive boats and pull skiers. Lake Hartwell has had my heart all of these years and I always knew that, one day, I would move back.
- After living in Northern California in the early 1980's I moved to Marietta, GA in 1983 and became a licensed Realtor in 1986. My love of people, homes and architecture made this the perfect fit for me as a career. After 30 years of taking care of clients in the Atlanta area my husband Paul and I are moving back to Lake Hartwell. We both love boating and lake life and look forward to sharing it with clients and friends in the coming years.
- I am a licensed Realtor in Georgia and South Carolina.
- Over the years I have earned many designations in my career, but the thing that I treasure the most are the many friendships that I have made. Treating clients honestly and fairly while solving their Real Estate needs.....whether it be finding their dream home or making sure their rental properties are managed properly makes my job a dream come true.



Sylvia Pintado
864-556-4436
sylvia@buyhartwelllake.com



- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her lifelong passion of becoming a Real Estate Professional.
- Sylvia has always been successful in achieving her personal as well as her professional goals because of her desire to help other people and do what is right. She is very easy to talk to and always willing to listen.
- Sylvia says “One of the most important transactions that people will do in their lifetime is the purchase of a home, my goal is to help them achieve that.”
- Sylvia is the wife of 27 years to Jesse Pintado and mother to three wonderful children, Jesse (25), Stephanie (23), and Eddie (21) and let’s not forget the dog Miley, she is the princess of the house!
- She says that it is with their love, support and faith in God that she maintains that motivation, dedication and discipline to do well and help others.
- She is truly excited to represent BuyHartwellLake LLC and assist you with any and all of your home buying or selling needs.

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



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