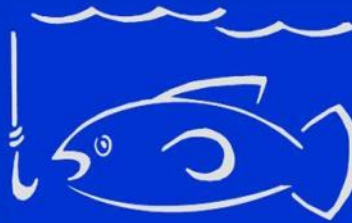


BuyHartwellLake

llc



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October 2017

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

3063 Springfield Villas Anderson SC \$164,900 - Lake living with DEEDED BOAT SLIP - GOLF AND SWIMMING POOL MEMBERSHIP INCLUDED IN FEES. Beautiful 3 level townhome with a garage on the lower level. Garage is being used as a rec room but could be converted back to garage and workshop with little effort. Home offers 3 BR/2.5 BA and with the addition of a vent to the garage level SF could be increased to 2055. Galley style kitchen with stove, refrigerator and dishwasher is open to the dining room and living area. Bar between kitchen and dining is great for bar stools to provide more seating for entertainment. Living area features a fireplace and sliding doors lead to a deck. Guest bedroom with bathroom and a stunning master suite also with in suite bath. A deck from master provides views of the lake and a great place to have that morning coffee.



220 Bailey Cir Townville SC \$239,000 -Two homes on one lot. One property is a very nice and well kept doublewide with 3 bedrooms and 2 bathrooms. It has been freshly painted and new carpets installed in 2017, vaulted ceilings, fireplace, tile shower, open kitchen, and wrap around deck. The second property is stick built and has a two car garage, workshop, tile floors, crown molding, one bedroom/one bath, nine foot ceilings, cedar lined walk in closet, large kitchen with concrete counter tops and stainless steel appliances and den. The sellers have framed an additional 400 sq ft (approx) and it is ready for the new owner to finish to their liking. Covered slip dock with swimming platform in place on deep water (12+ feet under swim ladder), concrete golf cart path, electrical and water service to shoreline .



122 Oakview Rd Townville SC \$324,900 -Rare Find! Deep Water - Unobstructed Views - Level Lot! This adorable 2 bedroom and 2 bathroom cottage has it all! Special features include a large master bedroom with en-suite, wood burning fireplace, large deck, screened porch, and double deck aluminum dock. It is the perfect lake retreat! OR Build your dream home steps away from the lake (please refer to the survey)! Either way, this property is ready for you and your family to enjoy and start making memories! See ya' on the Lake!



746 South 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 is 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.



Q&A With The Corp Of Engineers



What are the action levels identified in the Savannah River Basin Drought Plan?

The Savannah River Basin Drought Plan defines four drought levels of the reservoir system.

Drought level 1 is reached when the pool elevation drops 4 feet at either Hartwell Lake or Thurmond Lake. (Russell Lake does not have drought trigger levels due to its limited, 5-foot conservation storage pool.) This begins the District's effort to disseminate public safety information. This also restricts discharges from Thurmond to a maximum average weekly discharge of 4,200 cubic feet per second (cfs), if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 1 discharges at the Thurmond Dam are 4,000 cfs.

Level 2 is activated when either reservoir drops an additional 2 feet. Upon reaching level 2, discharges from Thurmond Lake will be further reduced to a maximum average weekly discharge of 4,000 cfs, if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 2 discharges at the Thurmond Dam are 3,800 cfs. However, during the wintertime months in drought level 2 (Nov. 1 through Jan. 31), outflows will be reduced to 3,600 cfs, regardless of flows at the Broad River.

Level 3 is reached when Hartwell Lake reaches 646 feet above mean sea level (ft-msl) or Thurmond Lake drops to 316 ft-msl, at which time the maximum average daily discharge from Thurmond is reduced to 3,800 cfs, regardless of Broad River flows. The Hartwell and Russell discharges change to keep the reservoirs in balance and to meet downstream flow needs. However, during the wintertime months in drought level 3 (Nov. 1 through Jan. 31), outflows will be reduced to 3,100 cfs, regardless of flows at the Broad River.

Level 4 is reached when Hartwell Lake drops to 625 ft-msl or Thurmond Lake drops to 312 ft-msl. During level 4, maximum discharge is 3,600 cfs but is reduced to 3,100 cfs from Nov. 1 to Jan. 31. The Corps would continue releases as long as possible, thereafter, outflows would equal inflows. The reservoirs have never reached drought level 4.

Because we manage the reservoirs as one system, when one reservoir enters a more severe drought level, all enter that level. The trigger levels vary by season since the "guide curve" or our target water level, varies by season. Find the current reservoir levels, guide curve, and drought trigger levels on our water management page

How can recreation be made a higher priority?

Project authorization mandates us to strive to balance project purposes. In order for any specific project purpose to be designated as a "higher" priority, legislation to amend or change the existing authorizations would have to be passed by Congress.

Major changes in operation of the reservoirs require careful study of the benefits and impacts associated with the proposed changes. The Savannah River Basin Comprehensive Study would produce the analyses needed to update operating rules and revise cost allocations among the purposes.

We know that actions taken in one area of the basin will likely impact other areas of the basin.



Western Carolina Sailing Club is located on Hartwell Lake, Anderson, South Carolina. WCSC was formed in 1963 by seventeen charter members who sailed from Portman Shoals Marina on Hartwell Lake. After two years of holding club races and events at various launching points around the lake, seventeen acres, including a ten acre island, were leased from the Corps of Engineers for a home for the Club. In 1966 a causeway was constructed to the island which created a protected harbor for boat anchorage.

A clubhouse was constructed on the island in 1967 and enlarged in 1973 to accommodate a growing membership. In 1972 the first of four slip docks was constructed by members. In the following year a fleet of 420's was purchased to support a Junior Sailing Program initiated the prior year. Further expansion was completed in 1978 with the addition of a storage building and a restroom on the mainland.

By 1980 membership had grown to 216, and in 1984 two of the slip docks were replaced and enlarged to twenty-six slips each. In 1987 an additional seventeen acres were leased for added storage and provided the Club with thirty-five acres for its growing membership, now at 250. In 1990 the fourth slip dock was replaced and expanded to eighteen slips which provided a total of eighty-four. In addition, thirty four anchorages and 140 spaces for boats on trailers are now available for members.



2011 was another growth year for the docks, we modified the "D" dock that was installed in the 90's to expand our total number of wet slips to 102.

The Clubhouse underwent a complete renovation in 1994 with new restroom facilities and an enlarged kitchen.

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 :

- 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.

Membership

Spencer Mathews

(864) 216-5968

membership@wcsc-sailing.org

www.wcsc-sailing.org

Forestry Management On Hartwell

After land was acquired for the Hartwell Project, many pine stands were planted in the 1950's and 1960's on former agricultural land surrounding the newly impounded Hartwell Lake. Over time, many of these timber stands were not effectively managed. Pine stands were not always thinned at appropriate intervals to ensure growth and vigor and improve species diversity. As a result of the combined effect of these relatively large, dense stands on poor, highly erodible soils, many such areas are highly susceptible to harmful insects and tree diseases. In recent years, the Corps has begun to transition these pure pine stands to more resilient and diverse stands dominated by hardwoods.

Due to the limited amount of public land surrounding Hartwell Lake and considerable private development immediately adjacent to public lands, extensive forest management activities are somewhat limited. The goals of the Hartwell Project forest management program is to proactively manage timber resources, where feasible on larger tracts of public land, to promote the health, vigor, and diversity of project forests to support recreation and wildlife management programs, protect and improve water quality, improve public use and enjoyment



of public lands, and provide a sustained yield of forestry products. To help accomplish this goal, following any harvest operation, a diversity of hardwoods and pines are re-planted to ensure a transition from pure pine stands to diverse, aesthetically pleasing forests, sustainable in the future.

In areas where narrow shoreline buffer strips exist between adjacent private development and the lake, it is neither wise nor practicable to intensively manage forest resources. In these areas, the Corps works closely with adjacent landowners to facilitate safe shoreline access by adjacent residents while minimizing impacts to the resource. Through permits, adjacent landowners may be authorized to conduct limited underbrushing on public land and cut dead/diseased trees. In addition, open areas are planted with a diverse mixture of trees to re-establish beneficial vegetation. The ultimate goal is to provide safe access to the shoreline while maintaining a healthy stand of natural vegetation, which is critical to the health and beauty of the Hartwell Project.

Courtesy Corp of Engineers

ASA Sailing School at Big Water Marina

Looking to learn how to sail?

Any sailor, experienced or new, can learn the art of sailing with confidence and ease by attending one of our sailing courses. The Big Water Sailing School at Big Water Marina is held to national and international standards of sailing excellence which demand the very best possible sailing instruction be provided.

Why Big Water?

There are two main reasons Big Water Marina is the perfect place to learn the beautiful art of sailing.

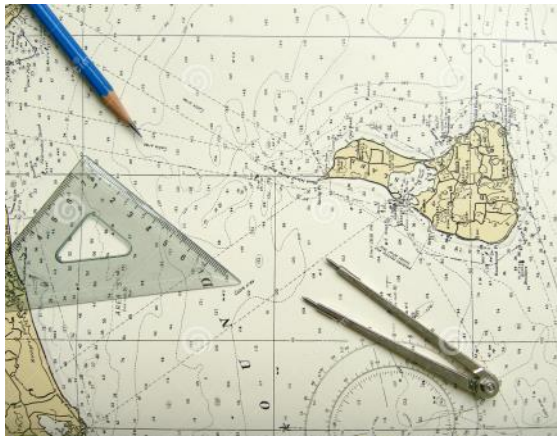
First, Big Water Marina has been a certified ASA (American Sailing Association) teaching facility since

1999. And since our founding, our niche market has always been the sailor. We will strive to better facilitate your search to sail just as we have for our customers for over 25 years. Secondly, no one can beat our location. Big Water Marina is located in a beautiful wooded cove along the southern end of Lake Hartwell, South Carolina only two miles from the Lake Hartwell dam. We enjoy the largest open expanse of water on Lake Hartwell which provides sailors with excellent open water conditions for great sailing. Lake Hartwell itself is located on the South Carolina/Georgia line and offers 56,000 acres of water and 962 miles of shoreline. Hartwell offers plenty of open water (perfect for sailing). Wooded islands, secluded coves, parks, and recreational areas make it a cruiser's delight.



Our Staff

Our Director/Instructor is Captain Buddy Price, a USCG licensed Master Captain with sail endorsement and a certified American Sailing Association Instructor. He has been sailing for over 35 years with experience ranging from local lakes and small boat sailing to blue water ocean yacht deliveries to and from exotic destinations. Captain Buddy is an experienced skipper with an easy going personality and is a great teacher for sailors of all abilities.



For more information, call at (864) 226-3339 or visit www.bigwatermarina.com/asa_sailing_school

Big Water Marina

320 Big Water Road, Starr, S. C. 29684 -- Phone
864-226-3339, Fax 864-226-0079

E-mail: Bdpricesail@charter.net – Captain direct:
864-275-6040

Lake Hartwell Retail Development Taking Shape

A major real estate development on the shores of Lake Hartwell next to Clemson University is continuing to get traction.

Casto, developer of the 45.5-acre Hartwell Village, said it has struck lease deals with six retailers that will be part of a shopping center at the development. They are Marshalls, Michaels, Ulta Beauty, Rack Room Shoes, Five Below, and Petco.

In addition, Casto is in final talks with a specialty grocer that may lease about 20,000 square feet of retail space and should open at the same time as the six retailers, in the spring of 2018, said Shannon Dixon, an executive vice president with the developer's office in Cary, N.C. Dixon also said Casto has sold an outparcel to a company that is developing a new hotel concept by Hilton called Tru. She said the hotel would be the first Tru in South Carolina.

In addition, Dixon said Casto has a contract to sell 7.5 acres at Hartwell Village to a luxury condo developer. She also said "many" restaurants and smaller shops have agreed to lease space in the shopping center, though she didn't identify any.



Casto plans a second phase of the shopping center for which tenants should be announced later this year, Dixon said. Ultimately, the shopping center is expected to have a total of 275,000 square feet to 300,000 square feet, not including outparcels, making it a little smaller than Cherrydale Point shopping center in Greenville.

Hartwell Village is located at the intersection of U.S. 123 and Highway 93, just inside the Seneca city limits where a Milliken & Co. textile plant used to be. A branch of NewSpring Church opened at the site in November 2016.

Oconee County residents have always had to go elsewhere to shop —Anderson, Greenville, or Commerce, Ga. — but Hartwell Village should help stop that "retail leakage," said Richard Blackwell, the county's economic development director. "This will provide new opportunities to eat and shop that we've never had in Oconee County," Blackwell said, adding that he hopes Hartwell Village is the first of many such shopping centers in the county.

Courtesy www.upstatebusinessjournal.com

Rampey Wins Bass Fishing League Tournament on Hartwell

ANDERSON, S.C. (Sept. 18, 2017) – Jayme Rampey of Liberty, South Carolina, won the Bass Fishing League (BFL) Savannah River Division tournament on Lake Hartwell Sunday with a two-day cumulative catch of 10 bass weighing 26 pounds, 6 ounces. For his win, Rampey pocketed \$7,112.

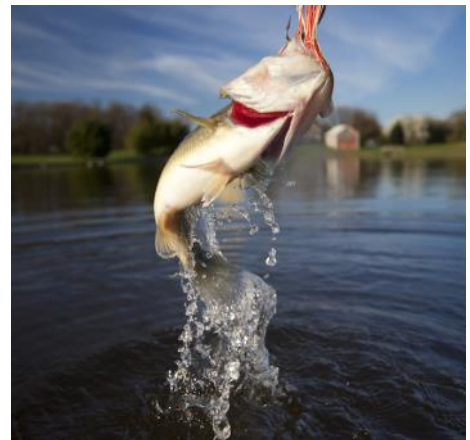
“I caught them from the clear main-lake water to all the way up the Tugaloo River,” said Rampey, who logged his sixth career-win in BFL competition. “I fished fast and shallow along a 30-mile stretch and threw to whatever looked good.”

Rampey said he focused on stumps, wood and docks. He said he ended up weighing eight keepers from a white Zoom Horny Toad, and two from a Buckeye Lures jig with a green-pumpkin-colored Zoom Ultra Vibe Speed Craw trailer. “There wasn’t really any rhyme or reason to what I was doing,” said Rampey. “The wind and rain from the outskirts of Hurricane Irma had the fish spread out. I don’t think they were adjusted back to normal weather conditions yet.”

Rampey’s two-day total was highlighted by a 6-pound, 4-ouncer, which he caught Saturday on the Horny Toad near a laydown.

The top 10 boaters finished the tournament in:

- 1st: Jayme Rampey, Liberty, S.C., 10 bass, 26-6, \$7,112
- 2nd: Rob Jordan, Flowery Branch, Ga., 10 bass, 25-6, \$3,121
- 3rd: Brad Fowler, Townville, S.C., 10 bass, 23-12, \$2,282
- 4th: Kerry Partain, Elberton, Ga., 10 bass, 23-11, \$1,456
- 5th: Brad Benfield, Cornelia, Ga., 10 bass, 22-14, \$1,248
- 6th: Joey Nichols, Cumming, Ga., 10 bass, 22-13, \$1,444
- 7th: Franklin Ramey, Abbeville, S.C., 10 bass, 22-7, \$1,140
- 8th: Taylor Ashley, Warrior, Ala., 10 bass, 22-2, \$936
- 9th: Troy Morrow, Eastanollee, Ga., 10 bass, 21-14, \$832
- 10th: Todd Goade, Suwanee, Ga., 10 bass, 21-1, \$728



Rampey’s 6-pound, 4-ounce bass was the heaviest of the event in the Boater Division and earned him the Big Bass award of \$870. Beau Govreau of Cedar Hill, Missouri, caught a two-day total of 10 bass weighing 20 pounds, 9 ounces, to win the Co-angler Division and \$3,121. The top 10 co-anglers were:

- 1st: Beau Govreau, Cedar Hill, Mo., 10 bass, 20-9, \$3,121
- 2nd: Darren Jeter, Marshall, N.C., 10 bass, 20-5, \$1,660
- 3rd: Jimmi Leuthner, Tamassee, S.C., 10 bass, 19-8, \$1,092
- 4th: Donnie Davis, Greer, S.C., 10 bass, 19-6, \$728
- 5th: Brandon Brock, Honea Path, S.C., 10 bass, 19-6, \$624
- 6th: Michael Miller, Greenville, S.C., 10 bass, 18-10, \$572
- 7th: Keith Lewis, Franklin, N.C., eight bass, 18-9, \$955
- 8th: Tim Watson, Martin, Ga., eight bass, 17-6, \$468
- 9th: Kevin Landreth, Seneca, S.C., nine bass, 17-6, \$416
- 10th: Mark Denney, Bonaire, Ga., 10 bass, 17-6, \$364

Lewis caught the largest bass in the Co-angler Division – a fish weighing 4 pounds, 8 ounces – and earned the Co-angler Big Bass award of \$435.

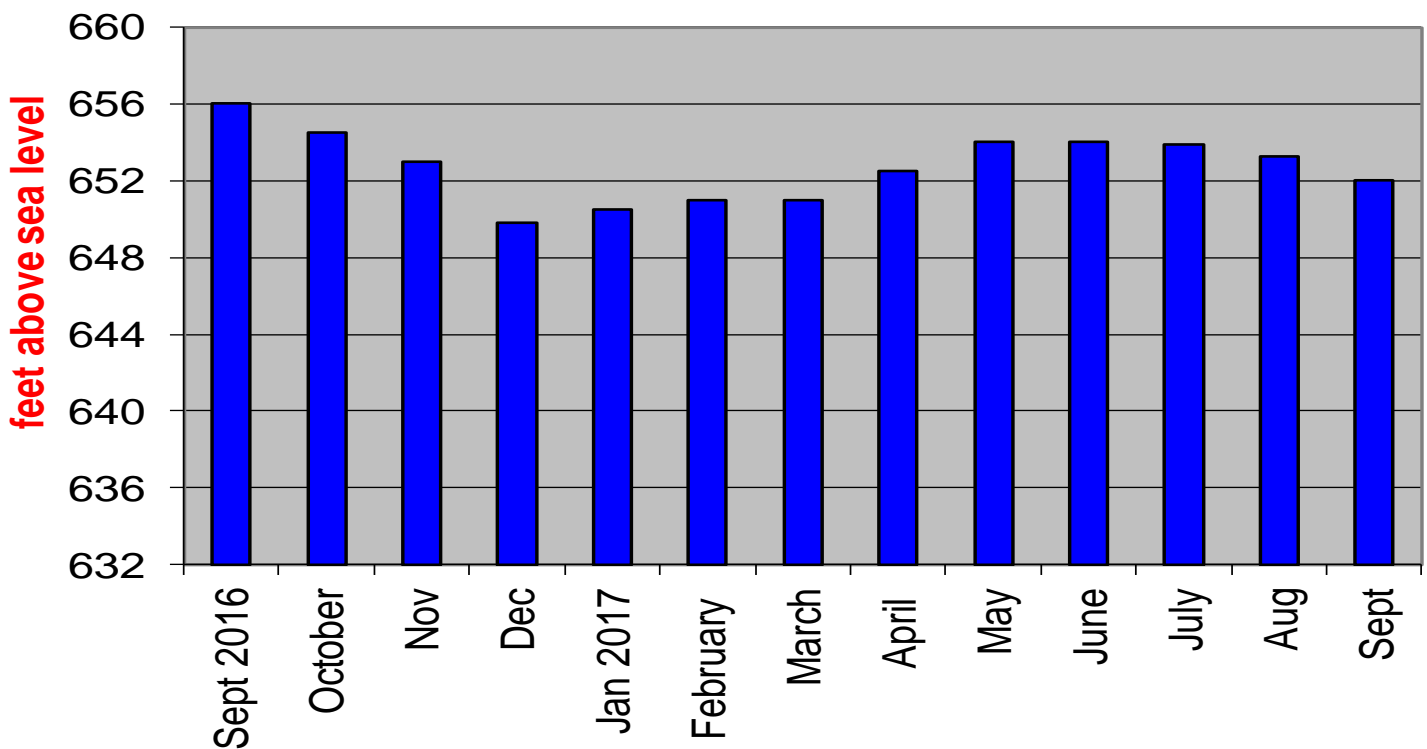
Fishing Report



Lake Hartwell October 1st 74 degrees

The bite continues to be tough out there. We have had to work deeper water from 20 feet all the way out to 45 feet. We are fishing humps, major creek arm points, and main lake points and the key with all of these areas is that they have to have some really deep water next to them specially a ledge which has been a key component lately. We have had some blow ups on top water but not a lot of action and we have had to really work at this bite. We have had to really finesse these fish so we have worked the shakey head with a finesse worm and a drop shot with small baits on them to match the bait that we are seeing. Be patient with the drop shot fish we have had a lot of fish follow the bait and not eat it if you get this same reaction first change baits and if that doesn't work change your leader length our best has been 12 to 18 inches. The key is to be patient and keep moving throughout the day and with this warm weather and water the fish are going to stay deep. Remember the lake is still low and there are a lot of objects sticking up out of the water and not marked so be safe out there and we hope to see you on the water.

Lake Hartwell Elevation (660 = Full)



Golf Paradise on Hartwell

The Currahee Club is a 1,200-acre private, gated residential club community set in foothill splendor along the shores of Lake Hartwell near the Georgia-South Carolina line. Currahee means 'stands alone' in the local Cherokee language and as a lure for luxurious private club living, the name is right on target.



Tucked in the Blue Ridge Mountain foothills and removed from the chaos of city life, Currahee Club is just 85 miles northeast of Atlanta and 62 miles southwest of Greenville, SC, with shopping, the new state-of-the-art Ty Cobb Hospital and the quaint mountain town of Toccoa all nearby.

The community's signature amenity is a luxurious 45,000-sf, mountain-style clubhouse which features three covered stone terraces for dining or enjoying panoramic lake and mountain views. Inside there's a spectacular 60-foot grand room with oversized floor-to-ceiling stone fireplaces, leather chair sitting areas & chess play.



Luxury amenities also include a spa-like ladies locker room and a rich den-style men's locker room with fireplace, bookcases, custom-built Irish Pub and cigar porch. Indian heritage artwork adorns the walls and halls. Afternoon cocktails, morning coffee and just getting away from the world are all frequent club activities that help create a welcoming retreat for members and their guests and serves as the cornerstone of life at Currahee.

The clubhouse is also home to the quaint Fazio Pub, a favorite spot for post-game discussion, evening snacks or daytime lunch by the fire. At night members dine in the spacious Overlook dining room which features inside and outside terrace seating. The warm months are perfect for lunch or cocktails at the Turn Grille dining inside to catch the news on TV or outside on the stone terrace with lake and mountain views or the covered porch by the fire.

The community's 18-hole, Jim Fazio-designed World Class Golf Course is known for its three state mountain and Lake Hartwell views, plus a memorable par-3 hole over a rock quarry. The course features multiple tees for every level player, eight holes with water features, Bermuda fairways, fast greens and mountain topography. Rolling fairways, dramatic elevation changes of up to 150 feet and generous sloping greens create a challenging and memorable round of golf.

The mountain beauty of Currahee goes beyond exciting golf holes. Hiking and biking trails are scattered throughout the community and are fully enjoyed by members and their families. Water sports enthusiasts head down to the shores of Lake Hartwell and take advantage of the cool waters at the Currahee Lake Park. Days on the lake are filled with fishing, tubing, jet skiing, kayaking, canoeing or just floating and letting the world go by.

The Currahee Amenity Campus is another important element of active community life at Currahee. A full-service center dedicated to fitness, wellness and enjoyment for all ages, the Amenity Campus overlooks a negative-edge salt water swimming pool and deck, playground, Grand Lawn, fire pits, two tennis courts, bocce ball courts, volleyball courts and community garden surrounded by groomed walking trails.

Courtesy www.waterviewhome.net

For the Kids

HALLOWEEN COSTUMES

Word Search



ANGEL	I	C	D	M	X	D	O	C	T	O	R	I	H	F	Z
BUMBLEBEE	B	Q	M	N	V	N	S	G	H	O	S	T	P	T	R
CAT	F	S	D	K	V	T	D	B	R	S	H	N	L	G	Q
COWBOY	R	D	J	L	G	A	M	S	U	T	Z	W	E	I	F
DOCTOR	O	W	S	P	Y	C	S	P	T	N	D	E	W	G	M
FIREFIGHTER	W	A	N	G	E	L	E	C	L	B	Q	L	X	M	D
GHOST	H	C	T	I	W	R	D	V	W	L	N	D	O	U	Z
GORILLA	S	I	K	C	H	C	C	R	E	T	S	N	O	M	O
MONSTER	L	S	E	E	Q	G	G	O	R	I	L	L	A	M	J
MUMMY	Q	R	R	E	T	H	G	I	F	E	R	I	F	Y	Z
PRINCESS	T	O	I	S	S	E	C	N	I	R	P	A	T	Y	Y
SUPERHERO	W	D	P	C	O	W	B	O	Y	R	F	K	Q	V	W
VAMPIRE	W	L	M	F	I	B	U	M	B	L	E	B	E	E	C
WEREWOLF	Q	U	A	Z	I	W	E	R	E	W	O	L	F	S	I
WITCH	Z	N	V	E	B	G	L	D	H	X	M	E	V	X	J

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.

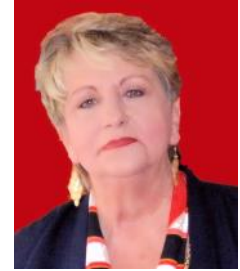
Debbie Henderson
404-313-4404
Debbie@buyhartwelllake.com



- 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

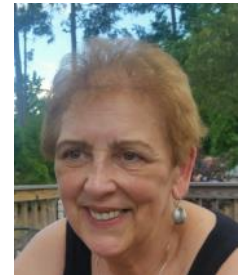


- After we sold our building downtown, we opened another restaurant at Stone Creek Cove on Lake Hartwell and operated that for 5 years. We sold that restaurant 5 or 6 years ago and decided to continue to develop the catering portion of our business. In that time, we have developed a thriving catering 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 Douda

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.