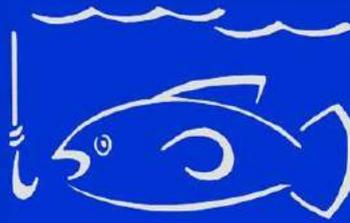


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### October 2016

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

## New Listings Of the Month



BuyHartwellLake.com  
1-855-Buy-Lake

**1111 Sunset Lane Anderson SC \$219,900** - Astonishing lakefront property with .80 acres, great water, covered slip dock, very low corps line, etc. The lot provides open water views, short walk to the lakefront and dock. Couple this with an updated manufactured home and you have everything you could want for a weekend get-away, permanent residence, or a temporary living while you build your dream home. Manufactured home has 2 BR/2BA and has been updated with laminate flooring, stainless steel Kitchen Aid stove and dishwasher. Open floor plan with living area, dining and kitchen in center of home. Large pantry in the Kitchen. Property is 1.5 miles from Stone Creek Cove which offers golf & swimming and an



**0 Well Mountain Road Westminster SC \$239,900** - 127+ acres of breathtaking views of the Blue Ridge Mountains. Features lots of wildlife, a stream, hardwoods throughout, rolling topography, and a paved county road for easy access! Excellent property for hunting or pasture use! Westminster is known as "The Base of the Blue Ridge Mountains" and the town's motto is "Gateway to the Mountain Lakes Region." Short drive to many natural attractions such as waterfalls, whitewater rafting, kayaking, hiking trails and easy access to Lakes Hartwell, Keowee, Jocassee where you can enjoy boating, fishing, water skiing & swimming. Conveniently located 9 miles from Seneca, 20 miles to GA & 90 minutes from Greenville and Atlanta via I-85.



**304 Greenpeace Way Martin GA \$130,000** - Looking for something affordable on Lake Hartwell? Here it is! This 3 bedroom, 2 bath double-wide mobile home has a lakeside deck and pretty view of Lake Hartwell and your own platform dock. Close Corp line and good water. No HOA fees. Just 10 minutes from I-85.



**Lot 66 Cherokee Road Fair Play SC \$19,000** - Best deal around! Your own deeded slip on great water! Interior lot is nicely wooded and ready for your weekend getaway or permanent home. Awesome community with pool and community building and super convenient location just five minutes from I-85 SC exit one. Deeded slip is worth the 20K alone. Owner needs to sell this year and has listed this fantastic property at a price to move quickly.



**Lot 8 Rock Creek Bay Fair Play SC \$45,000** - Almost 6 acre tract in a wonderful private development just minutes to SC I-85 exit one. Nice bold creek that feeds Lake Hartwell and borders the back property line. Approximately 500 feet of corp frontage for access to the lake. Multiple great building spots to have your home by the creek and hear the water from the deck. Very scenic tract of land! Lot 9 next door is 5 acres and listed at 35K. Both lots together for almost 11 acres is offered for 70K.



# Q&A With The Corp Of Engineers



## **Why does the distance from the government boundary line to the shoreline vary?**

The government boundary line is based on a contour or elevation. Because contours vary according to topography, so does the distance between the shoreline of Hartwell Lake and the government boundary line. Lands necessary for the construction of the Hartwell Project were acquired under the "Eisenhower Policy", which limited land acquisition to that necessary for project purposes.

Based on flood stage information and the topography of the area, the prescribed purchase boundary for the Hartwell Project was set at elevation 670 msl. This does not mean that the boundary follows a concise 670 contour however. By using aerial photos and topographical maps, ground crews placed iron pins and concrete monuments at elevations that would include land required for operational purposes. With few exceptions, the government boundary follows straight lines between these pins/monuments. Because the government boundary line runs straight from pin to pin, the distance between the shoreline and the boundary line varies more so than a true contour line.

## **If a dock and/or any other permitted facilities are already in place at a particular site, does this mean they can automatically be permitted to me if I purchase the adjacent private property?**

Although the vast majority of permitted facilities/activities on public land can be permitted to a new owner of the adjacent private property, there are cases where such facilities/activities cannot be permitted to a new owner. Some facilities/activities are issued to present owners as "grandfathered" facilities. These facilities may remain as long as the present permittee owns the adjacent private property, but must be removed upon sale or transfer of ownership. The Hartwell Project Office encourages prospective buyers to inquire about existing permits prior to purchasing property on Hartwell Lake.

## **Are existing permits transferable?**

No, Shoreline Use Permits are issued for a five year term, however, if the adjacent private property is sold or transferred to a new owner, the existing permit becomes null and void at the time of sale/transfer. The new owner is responsible for contacting the Hartwell Project Office to obtain a new five year permit. If the location in question has an old permit tag displayed with an expiration date on it, please disregard the date shown. Expiration dates are no longer printed on the new permit tags. Expiration dates are tracked on computer and the "paper" copy of a permit (copy of which is provided to the permittee).

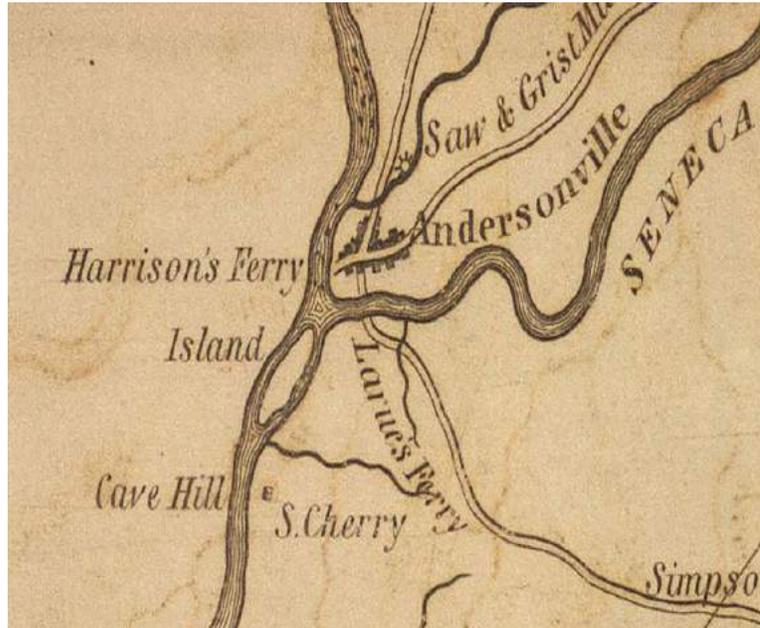
Courtesy Corp of Engineers

# The City Now Underwater

Andersonville was a town in Anderson County, South Carolina, that was settled around 1800. It was named for Robert Anderson, who was a Revolutionary War veteran. Although it had been a thriving textile and trading community, it suffered from repeated floods and was bypassed by the railroad. The construction of Lake Hartwell displaced the remnants of the community. Today the nearest incorporated communities are Hartwell, Georgia, across the lake to the southwest, and Starr, South Carolina, to the southeast.

The town of Andersonville was settled at the fork of the Seneca River and the Tugaloo River. In 1801, the South Carolina General Assembly established the town. The town was named for Robert Anderson, who was one of the commissioners that laid out the community.

The town grew as a trading and textile center. The Southern Clock Company and textile mills were built in the town. In 1840, a flood struck the community and destroyed the textile mills. The textile mills were rebuilt, but they were destroyed by another flood in 1852.



The railroads bypassed Andersonville. As rail traffic overtook the river traffic, the town lost its industry and many residents. The Andersonville post office was closed in 1893.

## Island Camping on Hartwell

Island Camping on Lake Hartwell is free and a great experience for adults and kids alike. There are hundreds of good spots from large islands with forest to explore to very small islands just large enough to set up tents.



### ISLAND CAMPING

Camping is permitted only in established campgrounds and on islands (unless posted "No Camping"). When island camping, please follow the following guidelines:

- Dispose of waste properly – take all garbage out with you.
- Minimize campfire impacts; use only fallen dead wood.
- Do not leave your campfire unattended.
- The cutting of standing trees or limbs is prohibited.
- Be considerate of other visitors.
- Respect wildlife
- Allow for future use of the outdoors, leave the island better than you found it.

# Join us at the 2017 Atlanta Boat Show Jan 12-15

## Get Hooked On Lake Hartwell!!!

Fishing, Golfing, Boating, Water Skiing, Relaxation!



"If We Don't Take Care  
of Our Customers,  
Somebody Else Will!"



**BuyHartwellLake, LLC Cordially Invites You To Join Us At:**

**The Atlanta Boat Show**

**January 12-15, 2017**

**Atlanta World Congress Center, Hall C,  
280 Northside Drive, NW, Atlanta, GA 30314**

**Show Hours:**

**Thursday & Friday, January 12 & 13 11am-9pm;**

**Saturday, January 14 10am-9pm;**

**Sunday, January 15 10am-6pm**

**NEED TICKETS?**

**Call us Today**

**(855) BUY LAKE**

**We Have A Limited #**

**Note: Our Clients Will  
be Given "First Dibs" on  
Available Tickets.**

### **NOW IS THE TIME TO LIST YOUR PROPERTY TO BE FEATURED AT THE SHOW**

- We participate in the Atlanta Boat Show event many Lake Hartwell Property Buyers are from Atlanta!
- Normally we are the only SC Real Estate Company that participates
- Potential buyers will have access to all of our listings as they visit our booth!
- If your property is listed with us at the time of the show, congratulations. It will be featured at the show!
- Are you thinking about listing your property? Now is the time. Don't Miss This Opportunity!
- Call 1-855-BUY-Lake or (864) 225-2410 To List Your Property Today!

**BUY HARTWELL LAKE, LLC IS THE PREMIER LAKE HARTWELL REAL ESTATE COMPANY IN  
NORTH GA & UPSTATE SC**

**Selling luxury custom homes, condos, cabins, cottages, homes, and lake lots!**

**A Style and Price Range for Every Buyer!!!**

**HARTWELL LAKE LIVING PROVIDES AN UNSURPASSED LIFESTYLE!**

**Great People, Lots of Things To Do, Super Weather, In an Awesome, Convenient Location!!!**

**IF YOU'RE LOOKING TO BUY OR SELL, CALL THE BEST—BUY HARTWELL LAKE! (855) BUY-LAKE**

# Learn to Sail!

Big Water Sailing School at Big Water Marina is the perfect place to learn the beautiful art of sailing. We have 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 on lakes/coastal and offshore just as we have for our customers for over 25 years.



It's hard to beat our locations. Big Water Sailing School @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 to provide 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 coastal/off shore classes are held in the beautiful city of Charleston, S.C. which offers the sailor excellent sailing year round. So, come join us!!

Big Water Sailing School caters to the sailor and their individual goals and time tables whether it's basic sailing/coastal or off shore. Our School Director and instructor has 40 years plus of experience sailing for both Inland lakes, coastal and off shore both as a cruiser and delivery captain. So, come join us !!

**Big Water Sailing School Starr, South Carolina [bigwatermarina.com](http://bigwatermarina.com) (864) 226-3339**

**[www.asa.com/schools/south-carolina/big-water-sailing-school](http://www.asa.com/schools/south-carolina/big-water-sailing-school)**

## Testimonial

I just wanted to thank you for all of your help, patience, guidance and everything when it came to purchasing the house. I know it was a rough road, but now that it is all said and over, Tom and I are both looking forward to our time down there. We have already started making some improvements and hope to have them all done by spring of next year so we can really enjoy the lake.

Once again, I can not thank you enough for everything!!

Sheila



Don & Patty Cleveland  
BuyHartwellLake LLC

# Power Generation on Lake Hartwell

Hartwell Dam and Lake was the U.S. Army Corps of Engineers second multipurpose “project” in the Savannah River Basin. Authorized by Congress under the Flood Control Act of 1950, the Hartwell Project was built between 1955 – 1962 for the purposes of hydropower, flood control, and downstream navigation. Additional purposes of the project now include water supply, water quality, recreation, and fish and wildlife management. Filling of the lake began in February 1961 and was completed in March 1962. The powerplant first went on-line in April 1962.



The powerplant originally consisted of four generators with provisions made for a 5th generator based on the foresight that additional power demands would be likely. The 5th generator was installed in 1983. The powerplant at the Hartwell Project has the distinction of being the only hydroelectric plant to be totally designed and constructed by the Corps with the generators located outdoors.

Hartwell Dam is a concrete-gravity structure flanked on both sides by embankments of compacted earth. The concrete section is 1,900 feet long and rises 204 feet above the riverbed at its highest point. The earthen embankments on each side of the dam lengthen it to over 3 miles. The dam creates a 55,900-acre lake that stretches 49 miles up the Tugaloo River and 45 miles up the Seneca River. These two rivers – the Tugaloo and Seneca – come together to create the Savannah River, 7.1 miles above the Hartwell Dam.

The dam is located approximately 300 river miles above the mouth of the Savannah River where it empties into the Atlantic Ocean (in Savannah, Georgia) and 90 miles above Augusta, Georgia. Two other Corps projects – J. Strom Thurmond (formerly Clarks Hill) located near Augusta (completed in 1954), and Richard B. Russell, located between Hartwell and Thurmond Projects near Elberton, Georgia (completed in 1985) – join Hartwell to form a chain of lakes 120 miles long.

The Corps of Engineers is the nation’s leading producer of hydroelectric energy and Hartwell Dam and Powerplant is part of the Corps’ national commitment to this energy. Hydroelectric power generation continues to be the only pollution-free means of producing commercial energy.

## **Hydropower Generation:**

Hartwell Powerplant is referred to as a “peaking” plant – which means the powerplant is designed to supply dependable power during hours of “peak” daily demand. In addition to being a very clean energy source, another major advantage of hydropower is the availability to come “on-line” (begin producing power) within a few minutes. Other types of powerplants such as nuclear and fossil fuels often take several hours, at which point the peak demand has often passed. This ability to virtually produce power on demand during peak periods helps to reduce energy shortages (especially during the summer months) and makes hydropower, and the Hartwell Powerplant, an exceptional resource.

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The original four generators were designed with a nameplate rating of 66,000 kW. In other words, under controlled conditions, each unit could produce up to 66,000 kW of electricity per hour (the latter installed 5th unit has a nameplate rating of 80,000 kW). However, the nameplate rating of the first four generators recently increased due to a “rehabilitation” or overhaul. The rehab increased the overall plant capacity from 344,000 kW to 422,000 kW, a 22.7% increase; this is equivalent to adding a 6th generator.



On average, the Hartwell Powerplant produces over 468 million-kilowatt hours per year. Revenues during 2001 totaled over \$14 million and have exceeded \$330 million since 1962.

### **How Hydropower Works:**

Hydroelectric power is produced when water from Hartwell Lake flows through the intake section of the dam by large pipes called “penstocks”. The penstocks are located approximately 100 ft. below the surface of the reservoir. Water flows through these 24 ft. in diameter penstocks at a rate of 2 – 3 million gallons per minute when generating. The force of the water rotates the “turbines” which resemble large water wheels or fan blades.

The rotating turbine causes the 41-inch diameter generator shaft to spin, which then causes the rotor to turn (the rotor is a series of magnets where the magnetic field is created). The rotor turns inside the “stator” – a stationary part of the generator made of copper coils of wire called “windings”. Electricity is produced as the rotor spins past (inside of) these windings.

The generators create electricity in the form of volts. By means of transformers, the electric current produced is “stepped up” or increased in voltage from 13,800 volts to 230,000 volts for transmission to power companies or decreased in voltage for use in powerplant operations. Water used in generating the power is discharged into the river below the dam, where it can be “reused” for additional purposes such as water supply and water quality needs of the Savannah River Basin.

### **Where Does the Power Go?**

Power produced at Hartwell and all other Corps operated powerplants in the southeast, is marketed by the Department of Energy’s Southeastern Power Administration (SEPA). Power is sold through SEPA to private power companies and public cooperatives in the Southeastern U.S. and from there to customers of those companies. Although electricity is not sold directly to the consumer, the underlying goal of all Corps hydroelectric projects is to provide power to consumers at the lowest possible rates. Rates are set by the marketing agency and approved by the Federal Energy Regulatory Commission. Revenue from Corps powerplants is returned to the U.S. Treasury.

# Tips for Catching Lake Hartwell Stripers on Jigging Spoons



Power-reeling with big, heavy baits has a track record for catching both big striped bass and big numbers of stripers during the summer at Lake Hartwell and other lakes. Guide Mack Farr said while the technique is not hard to master, there are a few advanced tips that can help your overall success.

“You really need some beefier tackle, and I’m talking about rods,” said Farr. “A longer, medium-heavy rod is best, because lengths of 7 feet or greater give you better leverage when working the bait. It’s also necessary to have the strength, because you’re reeling fish out of timber from the depths, and most of them will be better than average fish.”

Fishing in timber will result in hang-ups, not an enviable proposition for a bait that costs nearly \$20 each. Farr said he doesn’t fear losing baits, because when fished properly, the big spoons are hard to lose. In four years of power-reeling, almost on a daily basis through the summer, he has only lost three spoons.

“The bait weighs 3½ ounces, so when you do hang one — and you will because your fishing in timber — the body of the lure will leverage against the hook, and you can almost always knock the hook loose,” he said. “In cases where the hook is just buried in wood or if you hang in a mass of fishing line, then you can put one of my umbrella rig retrievers on a length of nylon line and send it down there and get your spoon back.”

Farr said another tip for anglers not wanting to jump into expensive, line-counter reels is to use an Abu Garcia 6000 series baitcaster. He said he has used the distance of the worm gear crossing the face of the reel as a unit of measurement for years.

“One time across the reel is 10 feet,” said Farr. “That makes it easy to keep up with the depth. Another tip is to use a black sharpie marker on clear line and mark the depth on the line at intervals of 20, 40, 60, and 80 feet. It won’t be permanent, maybe only one trip, but it will save you buying all new reels for this tactic.”

Courtesy Phillip Gentry at [www.northcarolinasportsman.com](http://www.northcarolinasportsman.com)

# Free Veteran's Day Luncheon

The Rotary Club of Fair Play is sponsoring its annual Veteran's Day Luncheon. Join us as we pay tribute to those who have put their lives on the line fighting for our freedoms.

When? Sat, November 12, 2016, at 11:00 am  
Where? Fair Oak Youth/Community Center  
150 School Rd.  
Fair Play, SC 29643



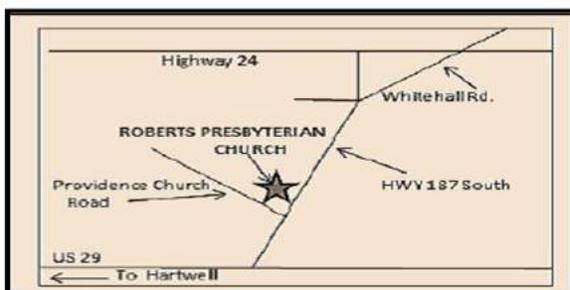
The FREE luncheon program begins at 11 am. All veterans, their families, and friends are welcome to our tribute to our veterans.

**9<sup>th</sup> Annual Fall FOR ALL Festival**  
**Saturday, October 8, 2016**  
**10am - 2pm**

**WE INVITE YOU TO JOIN US!**  
**RAIN OR SHINE**

**ROBERTS PRESBYTERIAN CHURCH**  
**2716 Highway 187 South Anderson, SC 29626**  
**864.225.9950**

[www.robertspresbyterian.org](http://www.robertspresbyterian.org)  
[www.facebook.com/robertspresbyterianchurch](https://www.facebook.com/robertspresbyterianchurch)



Proceeds benefit charities in the Anderson community and projects within the church.

Continued from previous page

## Fall for All Festival Roberts Presbyterian Church Saturday, Oct 8, 10 am to 2 pm

**Get a Health Screening** (10 am-12 noon)

**Shop the Bargain Barn** - Bigger than ever this year! Books galore - 50 cents for paper backs, \$1 for hard covers, assorted furniture, linens, small appliances, exercise equipment, BBQ Grill, water skis, baskets by the dozen, tools, home décor, children's toys, dining table and chairs, luggage - spilling out onto the back sidewalk, weather permitting, this year.

**Stock up on Goodies @ Country Store** - jams, jellies, pies, cakes, cookies, candy, local apples plus a variety of other foodstuffs will be offered.

**Bid at Silent Auction** - this year we are honored to enter into the auction a beautiful handcrafted farm table by Roberts Member, Bill Faulkenberry. This table was made from trees cut down in Roberts Cemetery to make way for additional grave spaces and the mausoleum. Value is \$1200.00 - bidding starts at \$100.00. Collegiate baskets will also be on the auction containing signed footballs by both the Clemson and South Carolina coaches plus other school items. Additional theme baskets will also be offered. Bidding begins at 10 am and is called at 1:45. Winners announced at 2 pm. You don't have to be present to win.

**Visit Quilt Show** - Annual event held in the church sanctuary featuring award winning quilts. Always a crowd favorite.

**Lunch @ Country Corner Café** - Have a bite to eat while shopping - serving hamburgers, hot dogs, etc.

**Buy Pumpkins & Flowers** - purchase your fall flowers, pumpkins and assorted plants.

**Purchase Christmas Quilt Tickets** - beautiful Christmas quilt done by the ladies of the church. \$1 for one ticket, \$5 for 6, \$10 for 12 and \$25 for 30.

**Entertainment by Brickman & Company** - Our choir director Joy Brickman and accompanist will entertain during the Festival!

### KID PIT - Free Kids' Fun!

Take a Hay Rid

Animal Balloons by Norm Bundy

Check out Fire Truck, Ambulance & Helicopter

Have Kids Fingerprinted Free

Learn Lots from Safe Kids of Anderson County

See Nature on the Go!

# Fishing Report

## Lake Hartwell October 1st - 81 degrees

Bass fishing is fair. We have seen water temps come up a degree or two with the warmer weather but that looks to stabilize with the long range forecast.

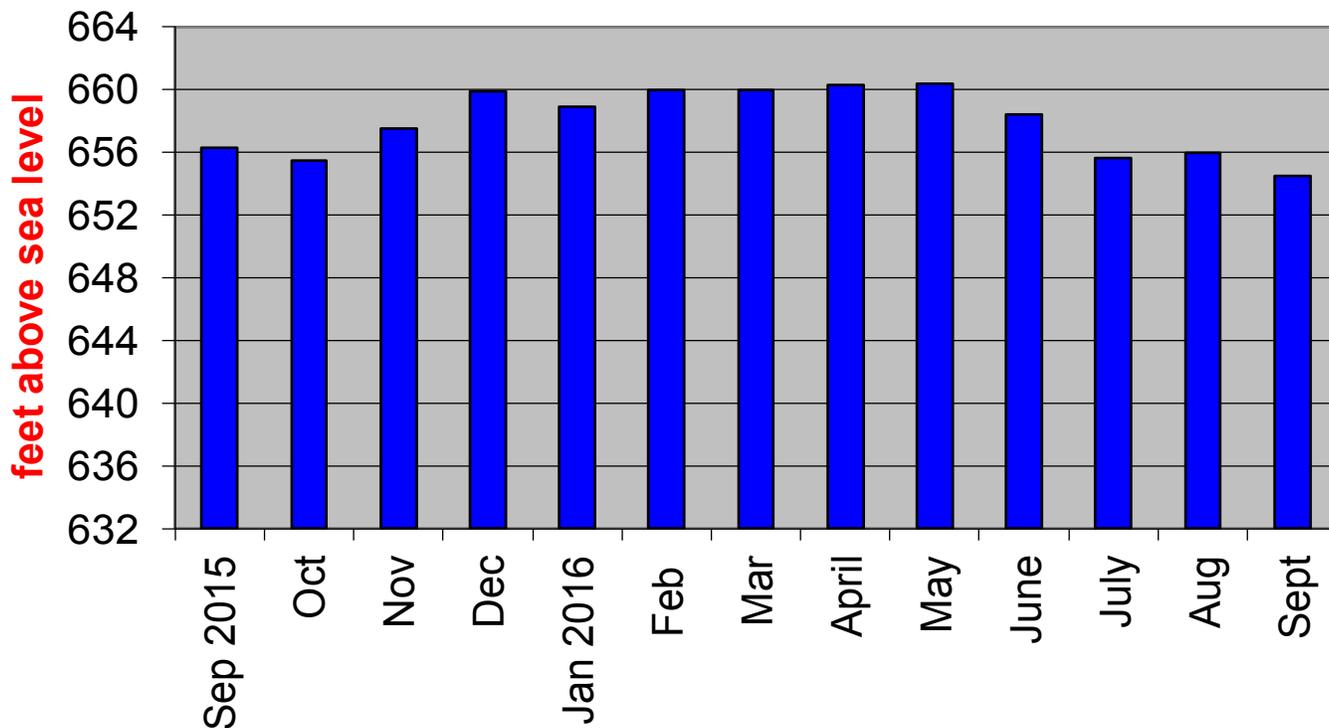
In the upper river areas we have found 80 degree water temps and in the Main River and main lake areas we are seeing 82 degrees first thing in the morning warming to 84 to 85 in the midafternoon. The lake is now down 5.6 feet and continues to fall daily with a little bit of rain and cooler weather coming in the next 15 days hopefully this will slow down.

Early in the morning try the mouths of the creek channels and any pockets close by. Look for small thread fin in these areas as we have still seen fish schooling there. Be ready as these fish will quickly disappear. As the sun starts to get high start working your way out to the deeper areas as that is where the bait moves to. When the wind has been up we have been using small swim baits on 1/4 ounce ball head jigs casting over brush on points and humps in 20 to 25 feet of water on the main lake.

When there is no wind fish the same areas with finesse style worms in any green pumpkin color on a 3/16 ounce shaky head and slowly work the bait back to the boat. We have only been catching a couple fish from each area so when the bite slows pick up the trolling motor and move to the next. Throughout the day come back to the same areas where you got your bites as you may be able to pick up another fish or two.



## Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

[LakeHartwellLiving.com](http://LakeHartwellLiving.com)

Interested in activities on and around Lake Hartwell? [LakeHartwellLiving.com](http://LakeHartwellLiving.com) highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit information and contact numbers for all the local service providers you may need. Also included are links to surrounding activities such as golf courses, waterfall hikes, campgrounds marinas

# For The Kids



## Word Search



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

Created by Sue Lindlauf  
Grand Forks Herald 2012

- |              |            |              |              |
|--------------|------------|--------------|--------------|
| 1. LABOR     | 5. WORK    | 9. SUMMER    | 13. AMERICAN |
| 2. DAY       | 6. LONG    | 10. NATIONAL | 14. MONDAY   |
| 3. HOLIDAY   | 7. WEEKEND | 11. USA      | 15. DAY      |
| 4. SEPTEMBER | 8. ENDING  | 12. TRAVEL   | 16. OFF      |

# **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 25 million dollars as of 7/31/2016
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site [www.BuyHartwellLake.com](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 800+ 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.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



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



- Members of both SC Western Upstate & the GA MLS
- Multi-Million Dollar Producers and Accredited Buyers Representative
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding lakes. We pride ourselves in keeping abreast of the market of both what is new and what has sold. We want to be well informed so as to give you the best service possible. Our motto is “If we don't take care of our customers, 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.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 24 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. 24 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 very 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!

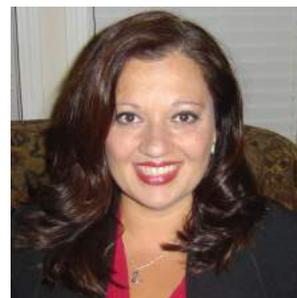
**Judy Stevanovich**  
**864-276-7416**  
**Judy@buyhartwelllake.com**



- 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 speak fluent Spanish. I moved to beautiful South Carolina in 2008
- My husband and I have been married for 20 years and we have 3 children. I participate in my children's PTA and I am involved in several community based programs. In our spare time my family and I enjoy spending time on Lake Hartwell!
- I have over 21 years of experience in the legal and business fields and I possess great negotiation skills.
- Licensed in both Georgia and South Carolina
- I understand the importance of communication and client satisfaction is my top priority. I enjoy working with people and I am committed to working diligently for my clients and exceeding their expectations. When you work with me, you can expect facts and personalized service.
- If you are looking for "a friend in the business", you just found one! Please feel free to contact me (Yes, even nights and weekends!)

**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!



**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 finally moving back to Lake Hartwell. We both love boating and the lake life and look forward to sharing it with many clients and friends in the coming
- 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.

**Jean Maher**  
**864-365-4036**  
**Jean@buyhartwelllake.com**



- I began my Real Estate career as a Realtor and Office Manager with a local Anderson County Real Estate firm that produced Real Estate sales upwards of \$35 million dollars from 1994 through 2000. I have over 30 years of experience working in Management including several years with two Fortune 500 Companies.
- Recently returning to the Upstate I have decided to continue my Real Estate career in the Greater Anderson, SC and Georgia areas. Originally from Southern New England my husband and our family find ourselves in South Carolina for the second time! Our love for Lake Hartwell and the surrounding areas have brought us back! We love boating and found ourselves enjoying Lake Harwell at every opportunity. We have purchased our new home on the shores of Lake Hartwell and are living the Dream!!

I am ready and available to offer my expertise, help and support with listing your property or purchasing your next dream home! Call today for your free market analysis to sell your home or information on purchasing that dream property!

**Realtor Associations:**

- National Association of Realtors
- South Carolina Association of Realtors
- Georgia Association of Realtors
- Western Upstate Association of Realtors