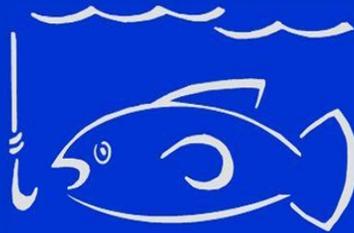


BuyHartwellLake

llc



1-855-BUY-LAKE



September 2015 Get Hooked On Lake Hartwell

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



112 Harbour Springs Anderson SC \$314,995 - Stunning newer home in the upscale and desirable Spring Water development. Includes a deeded boat slip just a short walk or golf cart ride away. This property is immaculate and move in ready. Great dining room opens to the upgraded kitchen with granite, custom cabinets, tile backsplash and Jennaire Range. Kitchen and dining are open to the large living area which includes hardwood floors, a fireplace with a custom mantle and tile surround. Step from the family room into a 12 x 32 bonus or sun room (could be additional sleeping space, sunroom or rec room). Upgraded Berber carpet and a separate mini split heating/air system.



112 East Shores Drive Fair Play SC \$75,000 - Almost 1.5 private acres located at the end of a quiet street. Dockable per owner. Great convenient location less than 5 minutes off I-85 SC exit 4. Close to Anderson and Portman Marina. Great affordable acreage opportunity on Hartwell! Pictures taken on shoreline when lake was 2.8 feet low. Small singlewide on property included "as is" but may have possibilities to fix up.



234 Indian Trail Anderson SC \$395,000 - Wonderful renovations that you have to see to appreciate. Custom timber accents in kitchen, dining area and master suite to create a more open layout, and also put trusses in the living room to accent the high ceilings. Natural stones and hardwoods throughout. This 3 br/2 ba includes an open kitchen area with quartz countertops, stainless appliances, double sink and dining area overlooking the lake. A fireplace is a plus in the living area to cozy up to on those cold winter nights. Master suite includes a vaulted timber ceiling, sitting area and great lake views. The covered slip dock includes a lift and per owner has approx. 30 ft. water depth at dock.



69 Sentu Way Hartwell GA \$500,000 - Exceptional lakefront residence featuring a hardiplank and stone exterior, kitchen with stainless appliances and granite counters, great room with soaring cathedral ceiling and fireplace, beautiful lakeside master suite includes two walk in closets and large bathroom with two sinks, tiled walk in shower and separate toilet room, screen porch, a lower level massive recreation room and two guest bedrooms with Jack&Jill bathroom. Best of all, an easy walk to the covered slip dock on very deep water with gorgeous wide open views of Hartwell. Three car garage has one bay sectioned off with air condition unit and would make a great shop or use for boat storage. Lake fed irrigation system, lower level patio and grilling area.



Q&A With The Corp Of Engineers



After a drought, when rainfall returns to normal or above normal, why do reservoirs continue to drop?

Severe drought causes the ground to dry out significantly causing groundwater tables to drop. When the rainfall initially returns, the dry soil soaks up much of the rainfall, preventing significant runoff into streams and creeks feeding the reservoirs. Until the soil is saturated, very little water finds its way into the reservoirs. In the mean time, the reservoirs must continue to supply minimum downstream water supply needs as defined in the Drought Plan. Once the inflows begin to exceed the outflows from the system, the reservoirs begin to recover.

What are seasonal evaporation rates?

The estimated evaporation rates vary by season with more evaporation in the hot summer months than in the cooler winter months. We estimate that in the summer the three reservoirs lose about 1,200 cubic feet per second (cfs) just to evaporation. Evaporation is an inevitable effect of having large reservoirs. Purely by its own existence, a large reservoir alters a river system by losing much of its inflow to the atmosphere. The loss to evaporation is proportional to the reservoirs surface area, and therefore would have had much less impact on inflows before the construction of the reservoirs. Typically, evaporation alone causes the Thurmond pool to drop almost one half foot per month during the summer.

What are the sizes of the drainage areas for the Corps' reservoir projects on the Savannah River?

Hartwell Lake's local drainage area is 1,186 square miles. The Hartwell basin also benefits from the drainage areas of reservoirs owned by Duke Power in South Carolina (439 sq. mi.) and others owned by Georgia Power in Georgia (463 sq. mi.). The total Hartwell drainage area extends from the foothills of the Appalachian Mountains to the I-85 corridor.

Russell Lake's local drainage area is the smallest of the three projects at 749 square miles. Thurmond's local drainage area is 3,307 square miles and is primarily in the piedmont region that has a flatter topography.

Cumulative drainage basin totals are 2,088 sq. mi. for Hartwell and above; 2,837 sq. mi. for Russell and above; and 6,144 sq. mi. for the basin area above Thurmond Dam. It is much harder to refill Hartwell than Thurmond after a drought, due to its smaller drainage area from which to accumulate runoff.

Hartwell Village to Offer New Lakefront Dining and Shopping Options

For about a year and a half, officials in Seneca and Oconee County discussed a development along Lake Hartwell near Clemson. Now, according to Richard Blackwell, executive director of the Oconee Economic Alliance, work is expected to begin by early next year on the \$30 million to \$40 million Hartwell Village.

“One of our goals is to bring a diversification to our job sector,” Blackwell said. “Out of our labor participation number, which is roughly 34,000, 25% of that is tied to manufacturing. It’s our largest employment sector, which is great, but we live in a global economy, so when things go up or things go down, we will feel the impact. We want to be able to hold steady to survive some of the tougher times.”

Once complete, Hartwell Village is expected to bring 300 to 400 jobs to the area.

“The jobs will be retail in nature and restaurant in nature and may not be the highest paying jobs in the county, but we need all kinds of different jobs,” he said. “And also, not only the jobs, but we want the additional dining options and additional shopping experiences. We want people to think of Oconee County as a suitable business location, and having amenities like what Casto is bringing will only support that effort.”



A conceptual rendering shows a sample of what Hartwell Village may look like. Construction is expected to begin early next year.

Ohio-based real estate firm Casto is the developer. Shannon Dixon, regional executive vice president of development and leasing for Casto Southeast Realty Services in Cary, N.C., said the firm is in the process of selecting a development team for the project and “will be working closely with Oconee County and Seneca to insure that the development reflects the natural vibrancy of the community.”

Blackwell said a piece of that “natural vibrancy” is a rustic elegance that will keep the development from looking like “anywhere USA.”

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“We want Hartwell Village to bring a unique flavor that Oconee County is trying to build upon, and that is the rustic elegance look and feel,” he said.

The rustic look and feel includes an earth tone color scheme, stacked stone and the incorporation of wood elements.

“We also do not want the development to be just open asphalt,” Blackwell said. “The plan calls for some aesthetically pleasing landscaping with trees and other plantings.” Blackwell said once construction is underway at the site it will take about one year for some portions of the development to be completed. Hartwell Village will be built in phases and will take about two years for the approximately 45 acres to be developed, he said. The current plan for Hartwell Village includes a movie theater and a health food grocer, and Blackwell said there also could be a hotel.

Hartwell Village will be next to the 17-acre campus of New Springs Church. Suzanne Swift, New Springs Church public relations director, said construction on a 56,000-square-foot building should begin later this year, with completion slated for summer 2016.

Greenville-based Trehel Corp. and Signature Architects in Clemson have signed on for the \$9 million-\$10 million New Springs Church development.



As for Hartwell Village, Blackwell said the additional dining and shopping options should be a welcome addition to area residents.

“It’s a no-brainer really. You have roughly 16,000 college students at Clemson who may get tired of having to drive to Greenville or Anderson to spend money,” Blackwell said. “They’ll be able to come over here for a different flavor and different shopping experience.”

Hartwell Village will be served by public transportation and will be on the Clemson Area Transit bus route. The development will include some changes along and near the intersection of U.S. Highway 123 and S.C. Highway 93 at the county line between Oconee and Pickens counties, just outside of Clemson.

Courtesy Teresa C. Hopkins GSA Business Journal www.gsabusiness.com

BuyHartwellLake LLC is Expanding and Proud to Welcome our Newest Agent Larissa Pino

- 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.
- 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 at (864) 367-2745 or laripino@yahoo.com anytime! Yes, even nights and weekends!



Oyster Roast to Benefit Meals on Wheels

Date: Saturday, September 26, 2015

Time 5:00pm to 8:00pm

Location: Anderson Civic Center

3027 Martin Luther King Jr Blvd, Anderson, SC 29625

Join BuyHartwellLake LLC as one of the sponsors of the 11th annual Oyster Roast and Low Country Boil to benefit Meals on Wheels-Anderson will be held Saturday, Sept. 26 at the Civic Center of Anderson. General admission to the event is from 5 – 8 p.m., and VIP hour begins at 4 p.m. to a limited number of ticket holders.

This fall tradition offers all-you-can-eat oysters, roasted to perfection on site, a Low Country boil featuring boiled shrimp, sausage, potatoes and corn, as well as delicious barbecue from Creekside.

VIP hour will only be offered to 100 guests. This hour limits the number in attendance offering more personal attention to each guest. Servers will be on hand to “wait” on guests bringing beer, wine or soft drinks to each person.

General admission tickets for this event are \$35 for adults and \$15 for children under 12. VIP tickets are available for \$60. Tickets must be purchased in advance and include all food and beverages. Tickets can be purchased online; at the Meals on Wheels Center at 105 S. Fant St.; or by calling 864-225-6800.



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

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

Fishing Report

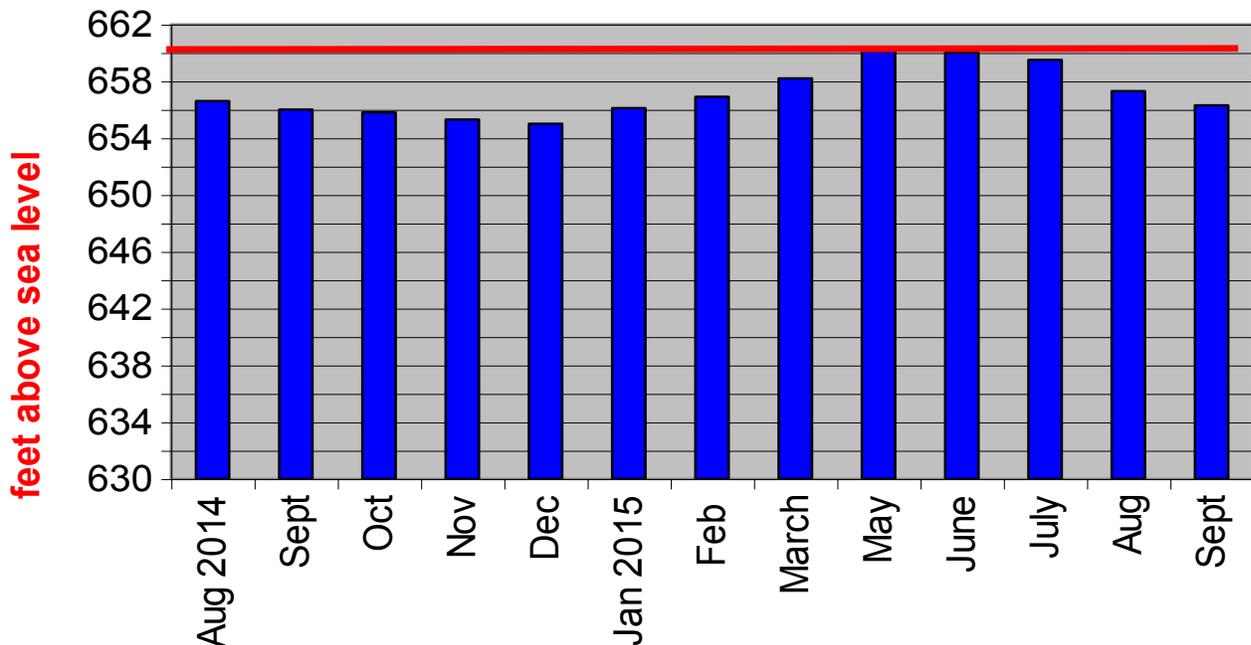
Lake Hartwell September 1st - 82 degrees

Bass fishing is fair. The top water bite has been fair at daybreak but after that anglers are fishing a lot of docks, especially those close to the main lake channels. Try to find those that have fifteen to twenty feet of water on the front end of the dock and you might even try sitting in deeper water fishing them. Another good idea for catching those "Dog Days" bass is to break out those jigging spoons and fish the pylons under the bridges. A variety of fish, including bass, will suspend under the bridges during July and August as the sun bears down on the water. Vertical jigging and fishing with a weightless Fluke with a light presentation will catch some of these bass. Ten pound test line will do, but I like to down size to eight pound test on a 6 or 6 1/2 foot spinning rod with a medium action tip. This will prevent you from over working the bait. Also check out the long run out points that drop off sharply into deeper water. Use Carolina Rigs and 1/4 ounce jigs while fishing those main lake points.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



What to Expect with this Year's Winter Drawdown and Refill

If we were to use the current conditions of the Savannah River Basin as indicators, it would seem reasonable to conclude we are facing imminent drought.

First, the upper basin has experienced below average rainfall for the last three months. Thurmond fared better than Hartwell by receiving about 86 percent of average rainfall in the past 90 days. But in the same period Hartwell has only received about 69 percent of average.

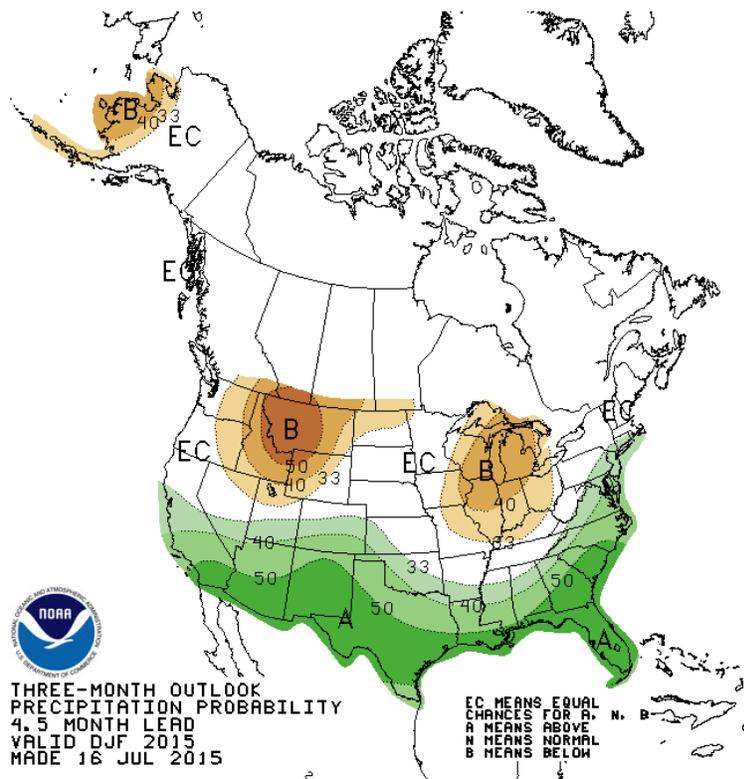
Second, the result of this rainfall deficit has left portions of the basin abnormally dry, and a few places in moderate drought, as shown in the image released Aug. 6 by NOAA here.

Third, inflows are currently dismal. At Hartwell inflows are 22 percent of normal, and at Thurmond we are observing a painful -19 percent of normal. The negative inflow at Thurmond means evaporation is greater than local inflows to the reservoir. Even assuming inflows improve to 75 percent of normal, our 10 week projection has us brushing up against Drought Level 2 in October.

If the projections are close to the mark, reservoir levels will reflect a sharper naturally-induced winter drawdown that hangs in the Drought-Level 1 vicinity, and maybe in Drought Level 2.

But by December we have good reason to expect a turn of events. We may even be dealing with the opposite challenge: high water.

(Continued next page)



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The most recent ENSO forecast shows all models remain equal to or above +0.5°C through spring 2016, and most predict a +1.5°C or higher, as shown below.

This means El Niño conditions are now present and we are facing a near-certain “strong El Niño” for the winter. El Niño conditions are warmer-than-average air currents in the Pacific that typically translate to above-average precipitation in the southeast, as indicated in the winter outlook map below.

As a reminder, the cooler winter weather significantly increases the rainfall-to-runoff ratio. Historical data demonstrates reservoir levels are very responsive in the winter, which is why successful refills occur even with below-average rainfall.

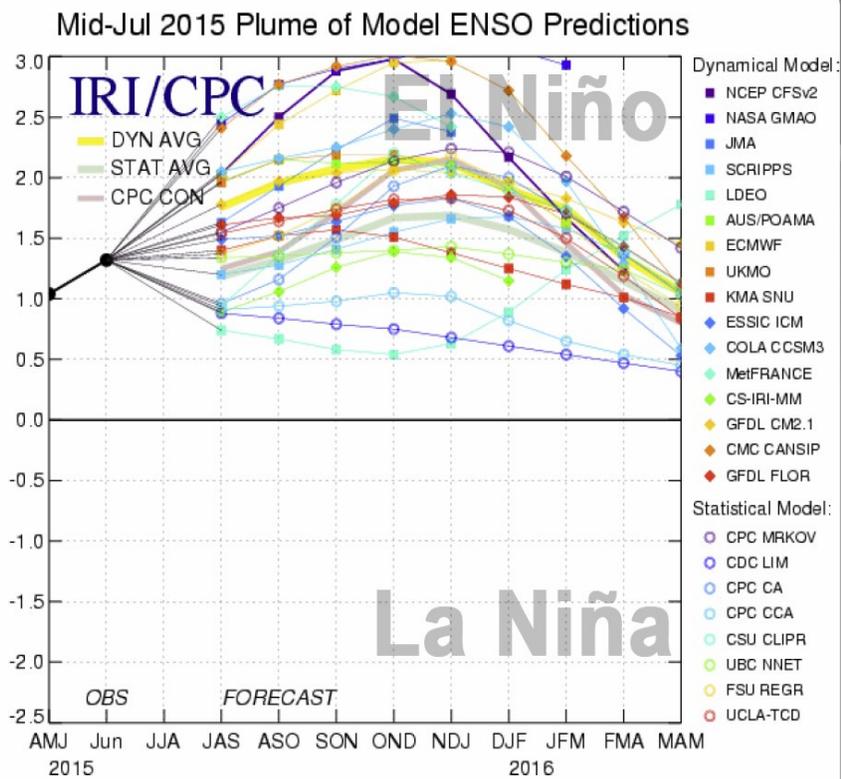
In fact, I spoke with Todd Hamill, a hydrologist with NOAA’s Southeast River Forecast Center, and he said the last time we experienced a comparable El Niño was the winter of 1997-98. In October of 1997 both Hartwell and Russell were about a foot away from Drought Level 2.

Starting in December that year we began receiving above average rainfall. In January 1998 Hartwell received more than 9 inches and more than 7 inches the following month. As a result we were dealing with high water issues beyond June of that year.

“We got rain every three days [that winter],” Hamill said. “There are other factors that can come into play [besides El Niño] but it looks like we’re facing a chance of flooding – which is a bigger problem than people think.”

If the ENSO forecast is a reliable prediction of what’s to come in the winter, we may experience a refill that exceeds expectations earlier than usual – perhaps even causing a high-water event.

~Russell Wicke, Corporate Communications Office





Allstate Insurance

Rick Bridwell Agency

**Come out and support our local Anderson City Police
K-9 Department. All money donated is given to
Homeland K-9 International to provide a much needed
K-9 to our Police force.**

Where: Anderson Sports Center
3027 Martin Luther King Blvd.
Anderson, SC 29625

When: Saturday, October 10, 2015

Time: 11:00 a.m. – 3:00 p.m.

There will be a car and motorcycle show, K-9 demo, food vendors, rallies and a bake sale. The city police K-9 unit and owner of Homeland K-9 International will be there. Fun for the whole family!



\$25 entry fee for car and motorcycle participants

Fall **FOR ALL** Festival

ROBERTS PRESBYTERIAN CHURCH
2716 HIGHWAY 187 South
ANDERSON, SC 29626
864-225-9950



SATURDAY

SEPTEMBER 26TH 2015

10:00 a.m. till 2:00 p.m



Breakfast Bar Country Corner Cafe

Bargain Barn Country Store

Silent Auction

Entertainment

Quilt Show

Handmade Quilt Giveaway

Flowers & Pumpkin Patch

Free Kids' Activities – "Kid Pit"

Free Hayrides

Costumed Characters

\$25.00 BI-LO Gift Card Giveaway

Dog Obedience Demo – 10:00 a.m.

Williford FD Fire Truck

Fire Safety House

**RAIN OR
SHINE**

**FREE
PARKING**

Proceeds benefit church and community projects.

For The Kids



Word Search



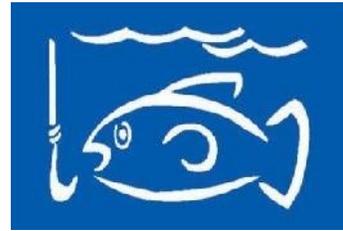
See how many of these newspaper related words you can find in the puzzle.
The words can be forward, backward or diagonal.

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

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- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 30 million dollars as of 8/1/2015.
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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

Patty and Don Cleveland

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



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 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. 23 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property - 864.376.9163.



Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake



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

Judy Stevanovich

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

