

BuyHartwellLake.com
1.855.BUY.LAKE^{llc}



August 2014
Get Hooked On Lake Hartwell

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

**New Listings
Of the Month**



**BuyHartwellLake.com
1-855-Buy-Lake**

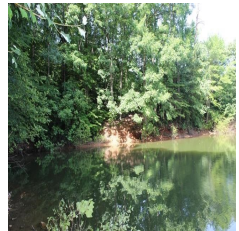
Lot E McAlister Circle Townville SC \$200,000- Deep sail-boat waters, great views, gentle slope and super location near I-85, Anderson, and Portman Marina. Short boat ride for gas and lakefront restaurants. This beautiful property is ideal for your full time home or weekend getaway. Lot extends to the other side of the road, could be used for boat storage, workshop, etc. Past verbal approval from corp for max size dock.



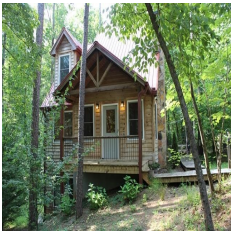
14 Harbor Gate Anderson SC \$220,000 - Immaculate fully remodeled residence featuring wide plank flooring, exposed ceiling beams, rock surround fireplace, new stainless appliances, marble walk in shower, covered lakeside deck and fantastic views of Hartwell. A covered slip dock is included. Convenient location less than five minutes from I-85, Portman Marina, restaurants and several grocery stores. Complex has pool, club house and tennis courts.



27 Rue Chalet Lavonia GA \$98,000- 2 BR LAKEFRONT COTTAGE on deep water with 196' of waterfront. Non-dockable yellow zone with sandy shore great for beaching your boat. Close to Harbor Light Marina. Hardwood floors, fireplace with gas logs, screened porch and open deck. Sold furnished. Fenced back yard and outbuilding with loft for all your lake toys. Home Warranty included. Approx. 7 minutes to I-85. Affordable lake living begins here!



910 Lakeside Trail Martin GA \$109,000- Rustic Cabin in lake community. Vaulted-ceiling family room with rock fireplace, loft, master bath has double sinks, rustic wood cabinets, solid pine floors, eat-in kitchen with breakfast bar, screen porch off kitchen, fenced back yard and basement is stubbed for bath and framed for additional rooms. Community boat ramp, dock and picnic pavillion.



214 Sandy Shores Anderson SC \$475,000- Large 3,500 sq foot home with two master bedrooms, recreation room, two decks, screen porch, large kitchen, fireplace, high ceilings, hardwood floors, nicely landscaped, covered front porch and views of the lake from every room in the house. Flat lot and covered slip dock on beautiful open water. Convenient to I-85, Anderson and Portman Marina.



See all our listings at www.BuyHartwellLake.com

**New Listings
Of the Month**



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6 Harbor Gate Anderson SC \$225,000 - Lakefront townhouse that has been completely renovated with new hardwood floors, cabinets, countertops throughout, new appliances and the list goes on. The main level offers a kitchen, living area with fireplace and deck. Upper level includes 2 bedrooms and 1 bath with a fireplace in master. Lower has a rec area, 1 bedroom/1 bath and patio. Amenities include pool, tennis, clubhouse and community docks behind each building. 1 mile from Marina, restaurants, shopping, etc.



504 Shore Crest Dr Martin GA \$589,000 - Open floor plan w/ two-story great room, custom cabinets, granite tile countertops, includes refrigerator, double ovens and second prep sink. Sunroom w/ gas log fireplace. Master on the main with tray ceiling and walk-out to lake view deck. Master bath with claw-foot tub, separate shower and water closet. Loft w/ built-in cabinets used as office space, includes a half bath. Basement with bedroom, bathroom with steam shower and rec room with wet bar and gas-log fireplace. Covered slip dock, close Corp line.



Lot A Lee Road Fair Play SC 29643 \$105,000 - Wooded lot on Lake Hartwell with platform dock in place. Very close Corp line on this unrestricted lake lot. Only minutes to I-85. Long, pretty view of the lake.



35 Harbor Gate Anderson SC \$120,000 - Anchors Away! We have just reeled one in. This 2 br/1.5 ba is priced to sell. Includes a BOATSLIP in Harbor Gate Marina. This community is approx. 5 minutes from I-85. Amenities of pool, tennis, clubhouse and courtesy docks behind each building. This cozy condo is convenient to Portman Marina, restaurants and shopping. Boat slip # 15 which is 8th on the right from entrance door. This condo can be bought without boat slip for \$95,000.



See all our listings at www.BuyHartwellLake.com

Q&A With The Corp Of Engineers



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.

Who determines how much water can be taken out of the Savannah River?

The states of Georgia and South Carolina oversee and permit withdrawals from the water system. The Corps coordinates regularly with the states’ resource agencies on water management in order to gauge needs of upstream and downstream users. In addition to the states, we develop water management plans and procedures for the reservoirs with input from other federal natural resource agencies. These agencies are charged with enforcing federal laws related to water and aquatic ecosystems.

What do CFS and MSL stand for?

CFS stands for cubic feet per second. This is a measurement of flow rate. One cfs is equal to 450 gallons per minute. One million gallons per day = 1.547 cfs (daily average flow)
MSL equals Mean Sea Level and is a measurement of the height of water in the reservoir per foot. We use feet above mean sea level instead of depth because the bottoms of the reservoirs vary widely.

Why doesn’t the Corps remove the stumps sticking out at low water?

We remove or mark all stumps or other hazards located within marked navigational channels. During extreme low water conditions, thousands of small trees, sand bars, and stumps are exposed, creating hazards for recreational boaters. The vast majority of these hazards are away from the marked channels. Our public safety programs remind users to exercise caution during these low water periods. If boaters should find a hazard within the channel, notify the project office for the reservoir and the hazard will be checked as soon as possible. We cannot mark or remove all stumps exposed by unpredictable and constantly changing water conditions. (Hartwell: 888-893-0678 or 706-856-0300; Russell: 800-944-7207 or 706-213-3400; Thurmond: 800-533-3478 or 864-333-1100) We constantly remind users to wear a life jacket whenever swimming, boating, fishing or participating in other activities while in, on, or near the water. This includes when anchored or on boat docks. -

2nd Annual Bass Fishing Tournament - Cast Against Abuse

A Bass Fishing Tournament Like No Other! This Tournament is not about catching the Big Fish, it's about a Big Issue, Child Abuse. It is about bringing the community together to raise awareness of the problem and work to Prevent Abuse. Last year was such a huge success many fisherman have asked us to have another tournament again in 2014. We listened and now we are asking you to join us and show that you do care



about what is happening to the children in our Community and our Nation. Defenders For Children will be having their Annual "Cast Against Abuse Tournament Saturday, August 30th, launching from Portman Marina on Lake Hartwell, Anderson, SC.

The purpose of this event is to raise awareness about Child Abuse, not just in our local area but across the nation. The event is more than just another benefit bass fishing tournament it is an opportunity for men and women to do what they love and help raise awareness at the same time. Michael Hughes, owner of Structured IT and a local Professional Angler is hosting this event and has asked all Anglers to stand up and show how much they care about the children. Let's spread the word for the children!!

Everyone is encouraged to get involved, be a sponsor or participate in the tournament. To learn more go to: www.DefendersForChildren.org.

Defenders For Children's Founder Toni Clark is very excited about the unique opportunity this bass tournament offers our Anglers & Sponsors. The Sponsors are offered a chance to fish with a Pro Fisherman, in the Pro's boat and experience fishing the way the Pros do. Volunteer Pro Fishermen includes; Troy Morrow, Patrick Bone & Shane Ratcliff.

Email for complete Sponsorship details:

Toni@DefendersForChildren.org

Tournament offers: Food, Raffle, Give Aways, & Music
or email Toni@DefendersForChildren.org

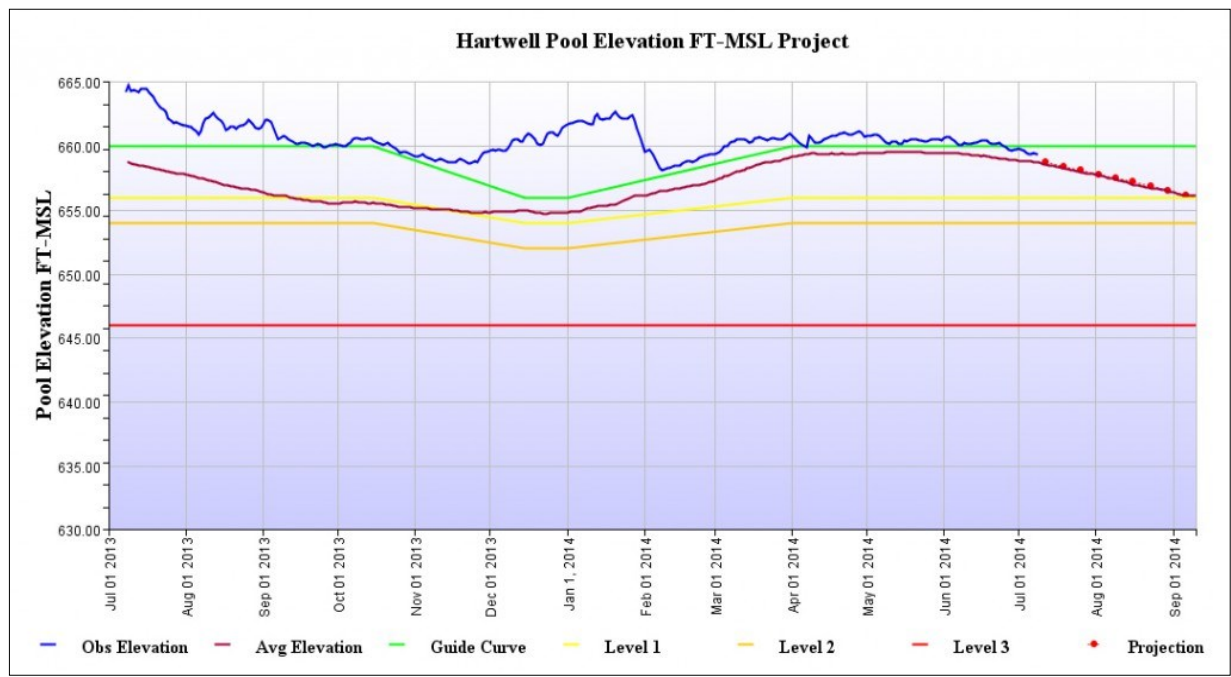
Pre -Registration Fee: \$150 on and before August 22nd.
Day of August 23 and thereafter \$175.00 per

Cost: \$150.00 Per Boat/Team (2 Anglers) by Aug 23rd \$175.00 Aug 24th-Aug 30th

Phone: (910) 393-8169

What Determines Outflows During Normal Operations?

Related to this, several stakeholders have noticed the most recent projection predicts a gradual decline in levels at Hartwell and Thurmond over the next 10 weeks. They have noted the projection includes an assumption that rainfall will return to 100 percent of normal at both Hartwell and Thurmond. These questions naturally follow: ‘If we receive 100 percent of normal rainfall, why the decline?’ ‘Why aren’t release rates adjusted to compensate?’ The remainder of this post aims to answer these two questions.



So, what is ‘normal?’

Many of our upper-basin stakeholders consider full summer pool to be normal. And given the basin’s recent history with drought, an atmosphere of unease will understandably emerge whenever reservoirs levels descend below full-summer pool. But if normal is defined by what is average, the best indicator of “normal” reservoir levels is the dark red line on the charts above. This line shows the average level of the reservoirs over the years data has been collected.

It is practically impossible to maintain a precise and steady level, and the engineers who designed these reservoirs understood that. So when the designers established a guide curve and defined what would be full summer pool, it was understood that this line would be the upper limits of normal operations. The lower limit of summer normal operations levels is four feet below full pool, or drought trigger level 1. (There are minor adjustments to this range during the descent and ascent of the winter draw down.)

(Cont page 7)

(Cont from page 6)

Water managers are responsible for ensuring the basin is operated in a manner that all seven project purposes are achieved. Available data demonstrates that all seven of the project's purposes are most efficiently met when pool levels are in the normal operating range. Therefore water managers have an interest in keeping the pools within four feet of full. Any time reservoir levels rise out, or fall out of this level, adjustments to release rates must be made to compensate for the risk. To put it simply, full pool sits on the threshold of high water. Four feet below full sits on the threshold of mild drought. Theoretically then, the optimal level to maintain is right in the middle of the normal operations spectrum. In reality, we do our best to maintain levels as close to full as safety allows for the purpose of conserving water.

What determines release rates while in normal?

In the simplest terms, three things determine release rates when pool levels are within four feet of full: a) inflow volume, b) hydropower demand and c) environmental & municipal demands. For example, let's imagine a situation where pool levels are normal and inflows are well below normal. Even if there were no hydropower demand, Environmental needs downstream define a minimum release rate in order to ensure plants, wildlife, industry and municipalities have enough water. There will always be a demand for a minimum flow even if hydropower wasn't factored into release rates.

Why does the projection show a drop?

The current projection predicts a gradual three foot descent in the next 10 weeks. Since levels are currently in the normal operating range, two known factors account for the drop: the expected demand for peaking hydropower in the coming weeks, and upper-basin environmental demands. July and August are the two months most known for declining reservoir levels because of the associated hot weather. Historical records indicate descent is normal for these months. There is a great demand for peaking power during July and August due to the heat because homes and business are drawing on the grid more heavily to cool their buildings. Combined with this are high evaporation rates and the heavy demands for water from trees and plants. See our post on evaporation and transpiration to get an idea for how much these phenomena account for substantial water loss. In order to avoid a descent in reservoir levels in July and August, the basin would need to receive higher-than-normal rainfall for the same period.

Any sign of drought?

Based on the data, a drop in reservoir levels in July and August is normal. Additionally, we do not have any reliable sign that we are facing drought this season. The most recent 90-day National Drought Outlook (released in June) predicts all states east of the Mississippi will likely remain drought free through the end of September. The U.S. Drought Portal also is a useful resource to reference on drought conditions.

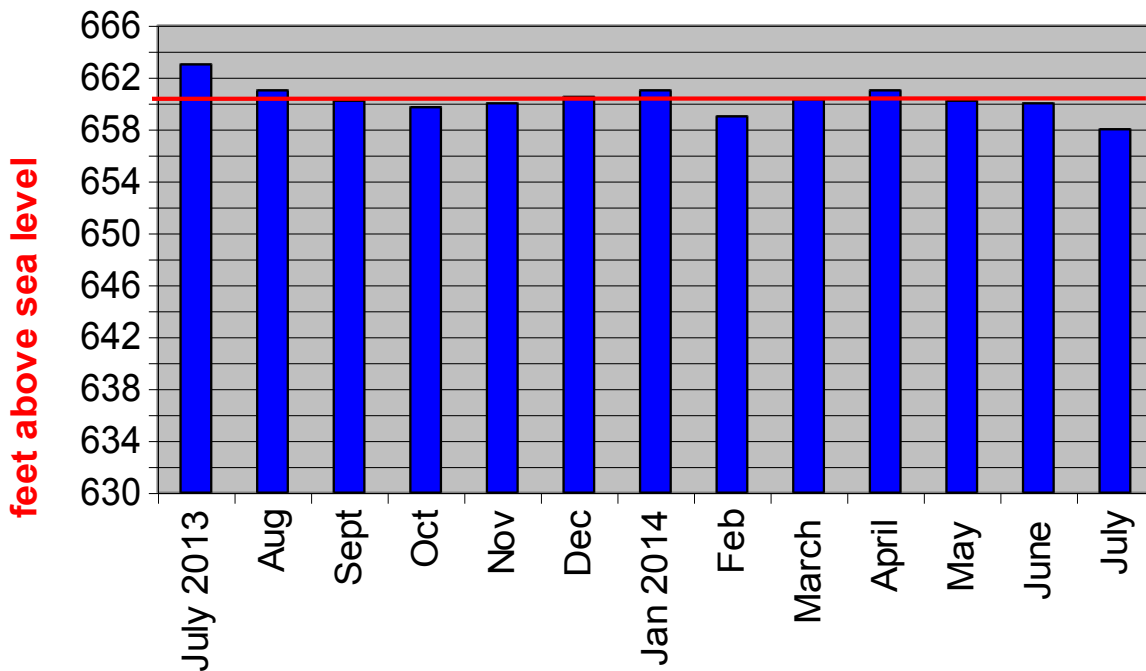
Fishing Report

Lake Hartwell Aug 1 - 83 degrees

Try Pop R's and small Zara Spooks at first light around main lake and main creek points and docks. Once the sun gets up, move off these same areas and switch to deep crank baits like a Strike King 6XD and a Carolina rig on a 3 foot leader with a Senko or Trick worm. Anglers are running main lake humps points and deeper docks catching fish. You can catch some fish right at daylight throwing a top water hollow belly Spro frog Aaron. After that, break out the Carolina rig. Try the Wackem Crazy Baits Trick Stick in June bug or red bug. When working deep docks, use the Net Boy Baits jig or a shaky head with a Trick Stick.



Lake Hartwell Elevation (660 = Full)



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

Equipment Requirements for Boats



All Boats

In South Carolina, vessels may not be operated in excess of idle speed within 50 feet of an anchored vessel, wharf, pier, dock, or a person in the water. Vessels may not operate in excess of idle speed within 100 yards of the Atlantic coastline (Sec. 50-21-870).

Equipment

Personal Flotation Devices (PFDs). All boats must have a US Coast Guard approved wearable type PFD for each person on board or being towed. Each PFD must be in good condition, readily available and the proper size for the intended wearer. In addition, boats 16 feet in length or longer must carry a Type IV throwable device. In South Carolina, any person under twelve years of age must wear a US Coast Guard approved Type I, II, III, or V PFD when on board a class "A" (less than 16 ft. long) boat.

Fire Extinguisher

One Coast Guard approved hand-held portable fire extinguisher must be aboard each boat less than 26 ft. if the boat is carrying passengers for hire or if the construction permits the entrapment of flammable vapors or if it has a permanently installed gas tank, including gas tanks that use any type of fastener that would hamper the immediate removal of the tank from the boat. Additional extinguishers are required in boats larger than 26 ft. Contact the SCDNR for complete regulations.

Navigation Lights

Navigation Lights must be on between official sunset and sunrise.

Flares

Flares are required for vessels in coastal waters.

Bells, Whistle

All boats less than 39.4 feet must carry an efficient sound producing device. Every vessel from 39.4 to 65.6 feet must carry a whistle and a bell.

Georgia boat requirements are similar and will be in the September issue

Courtesy SCDNR



Tugaloo State Park August Events

1763 Tugaloo State Park Rd,
Lavonia, GA 30553
(706) 356-4362

Saturday, Aug 2, 2014 2 PM to 3 PM

Join Don Burdick and his awesome snakes at the Nature Hut. Don will be discussing snake identification, habitat, habits, and more. This is a safe family friendly program. \$5 parking.

Saturday, Aug 2, 2014 8:30 PM to 10:30 PM

Join the Atlanta Astronomy Club at picnic shelter #5 to view the night sky through telescopes. Members of the club will be on hand to assist. \$5 parking.

Saturday, Aug 9, 2014 8 PM to 9:30 PM

Bob Thomason, master dulcimer musician and storyteller, will be at the park's Beach Pavilion. Bring the kids and enjoy an evening by the lake. Event is free, but Bob will be passing a hat for donations. For more about Bob Thomason visit his web-site <http://geocities.com/dulcimerbob/> \$5 parking.

Saturday, Aug 23, 2014 7 PM to 8:30 PM

Want to learn more about Georgia's Wildlife? Join game warden Craig Fulghum at the park's Nature Hut to learn about Georgia's Wildlife and hunting rules/regulations for Georgia. \$5 parking.

Saturday, Aug 23, 2014 2 PM to 3 PM

Join Don Burdick and his awesome snakes at the Nature Hut. Don will be discussing snake identification, habitat, habits, and more. This is a safe family friendly program. \$5 parking.

Testimonial



Delilah helped us with our search for a property at Lake Hartwell. She worked within our budget to find the perfect lake house property and helped us with negotiations. Her advice was invaluable. When last minute issues came up on day of closing, Delilah really kept her cool and was a true professional in every way. We were glad we had her as our agent.



Rosemary & Arthur Bricker, Hartwell, GA

**Join Us at Wet'n Wild on Lake Hartwell.
Stop by Our Booth for Lake Property
Information and Free Giveaways.**



**LAKE HARTWELL
Hartwell Marina**

**AUGUST
8th-10th**

HT PRO WATERCROSS TOUR

FRIDAY/ SATURDAY/ SUNDAY

- . International Watercraft racing
 - . Family Paddle events,
- . 5k Race/Walk & 1 mile Fun Run,
 - . Crafts
- . Boat rides and much more.

\$10 for a three day pass or \$5 for a one day pass, children 6 and under free.

Sponsored by...



Contact the Chamber for more details at 706-376-8590






NEW PRE-CONSTRUCTION OFFERINGS STONE CREEK COVE

Access to golf and swimming

STARTING AT \$220,351 (Includes price of lot)

Turn-key construction by award winning Southern Living Custom Builder Member, Meritus Signature Homes. Home built to highest rating Energy Star certification. Buyer may customize plan and select finishes. Attractive financing available through local lender! Three house plans have been selected by Meritus as "The Stone Creek Cove Collection." These plans have been pre-approved by the Homeowner's Association. HOA will need to review final exterior finishings, paint and landscaping for final approval.

			
	The Hampton	The Carolina Cottage	The Stillwater
Square Footage, # of Bedrooms/Baths, & Upgrades Included. Additional upgrades available including additional rooms.	<p>3 BR/2BA – 1892 SF (includes 244 SF Bonus Room over garage).</p> <p>Fireplace with stone mantle, hardwoods in entry, dining, family and kitchen, granite counters in kitchen.</p>	<p>3BR/2BA – 1827 SF</p> <p>Fireplace with stone mantle, hardwoods in entry, family, dining and kitchen, granite counters in kitchen.</p>	<p>3BR/2.5BA – 2462 SF</p> <p>Fireplace with stone mantle, hardwoods in entry, family, dining and kitchen, granite counters in kitchen.</p>

Lot #	Lot Size	Lot Cost Only	Pricing of Hampton with Lot	Pricing of Carolina Cottage with Lot	Pricing of Stillwater with Lot
Lot 57 Cove	1/2 AC +	\$12,750	\$220,351	\$232,892	\$277,503
Lot 58 Cove	1/3 AC	\$13,600	\$221,201	\$233,742	\$278,353
Lot 109 Cove	1/3 AC	\$13,600	\$221,201	\$233,742	\$278,353
Lot 37 Lakefront GC	1/2 AC	\$20,800	\$228,401	\$240,942	\$285,553
Lot 22 Lakefront GC	1/2 AC	\$21,600	\$229,201	\$241,742	\$286,353
Lot 9 Club Point	.65 AC	\$23,500	\$231,101	\$243,642	\$288,253
Lot 11 Club Point	3/4 AC	\$28,800	\$236,401	\$248,942	\$293,553
Lot 51 Cove Circle	3/4 AC	\$29,200	\$236,801	\$249,342	\$293,953
Lot 8 Sunset	3/4 AC	\$30,000	\$237,601	\$250,142	\$294,753
lot 108 Cove-WF	3/4 AC +	\$109,500	\$317,101	\$329,642	\$374,253
Lot 44B Cove – WF	.42 AC	\$169,500	\$377,101	\$389,642	\$434,253

Call Judy Stevanovich at 864-276-7416 for complete spec sheets and additional information!

[See all our listings at www.BuyHartwellLake.com](http://www.BuyHartwellLake.com)

For The Kids



Word Search



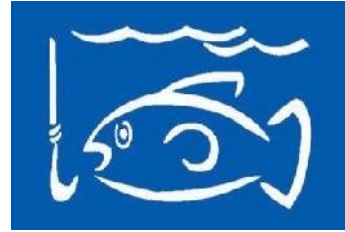
See how many of these newspaper related words you can find in the puzzle.
The words can be forward, backward or diagonal.

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.com 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 35 million dollars as of 7/1/2014.
- 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! Weather 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



Delilah Hewitt

- Lifetime member "Million Dollar Club": Agent of the Year
- Licensed in GA & SC
- Specializing in lakefront property on Lake Hartwell and Lake Keowee
- Weather BUYING or Selling, let my expertise work for YOU!
- *****I COVER THE LAKE*****
- My family and I moved here from Roswell GA 19 years ago. Prior to that we enjoyed a weekend home here for approximately 9 years. It's been fun for my husband, Tom, and I to watch our children(along with their friends) grow up on the lake. Weather skiing, boating, fishing, wake boarding or just hanging out together and relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle and bustle and let me find the perfect lake place for you and your family!!(and you'll make a great investment in your future to).



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 23 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 tree 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 you 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 SC. After a 32 year career in Corporate America and many relocations, I came home to Anderson seven years ago.
- 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 the studio there is only one place to look—the golf course. We both love being in Anderson.
- 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 information, see my website www.upstateteam.com. Telephone: 864-276-7416; E-mail; jstevano@charter.net.