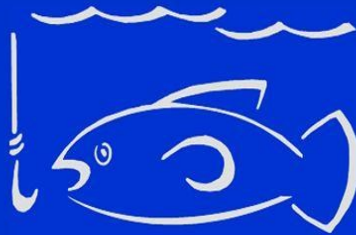


# BuyHartwellLake

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## 1-855-BUY-LAKE



### **December 2015 Get Hooked On Lake Hartwell**

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**



**407 / Lot B Meredith Lake Drive Townville SC \$144,399** -Two parcels of land - 15.44 acres and 1.06 acres. Gorgeous property at end of road. Lake frontage. This property is at the end of Meredith Lake in a quiet serene area. The 1.06 parcel is dockable according to the Corps. There is lake frontage and some views from the property. This property is priced to sell.



**Melia Lane Anderson SC \$86,000** - This 1.33 acre lot is within a mile of I-85 off exit 14. Situated in a cul de sac and offering a gentle slope to lake. This lot is unrestricted and not dockable due to proximity of bridge. You are within 5 minutes to Portman Marina and lakeside dining at The Galley or Namis as well as shopping. You are one exit below This 1.33 acre lot is within a mile of I-85 off exit 14.



**51 Wisteria Cove Ext. Hartwell GA \$175,000** - Two-story Cape Cod in quiet Lake Hartwell neighborhood. Large rooms throughout. Master on the Main with two closets and double sink vanity in the bathroom. Kitchen with pantry and deck for grilling, dining room, family room and half bath on the first floor. Finished basement with living area/rec room, full bath and laundry room combination. Front porch, two-car attached garage. In-ground pool, storage building with roll-up door. Includes lakefront access across the street.



**910 Lakeside Trail Martin GA \$159,900** - Newer cabin (2/2) nestled in the woods in a Lake Hartwell community w/ community dock, boat ramp, playground, trailer parking area & picnic pavilion. Features custom cabinets in large kitchen and bathrooms, spacious bedrooms, office or flex space for sleeping extra guests, pine floors & chair railing, tiled shower/tubs, screened in porch for entertaining, deck for grilling, fenced in yard, storage building, and metal roof. Unfinished basement has some framing for walls and has been stubbed for a toilet and a bath tub is in place. Walk out to fenced back yard through sliding



**502 Dogwood Lane Townville SC \$135,000** - Charming Cottage with beautiful and relaxing views of Lake Hartwell. This home is fully furnished and ready for you to enjoy as a full time home or weekend getaway. Enjoy quiet evenings on the huge screened porch. Platform dock is like new with Trex decking. Good water depth year round and wonderful area for fishing and kayaking.



**245 Inlet Point Fair Play SC \$350,000** - The perfect lakefront retreat! Large open living areas, wide rustic wood plank flooring and walls, cathedral ceiling with skylights, Brick surround fireplace, wall of lakeside glass for outstanding water views, spacious recreation room with wood plank walls, massive full length tiled screen porch, wrap around deck, master suite with big lake views and an oversized dining area. Short gentle slope to the double decker dock in place on deep water with PWC lift and electrical/water service to the gang walk.



# Q&A With The Corp Of Engineers



**If there is a problem with dissolved oxygen in the river, will you correct it with outflows from the reservoirs?**

Our current outflows already help correct dissolved oxygen problems in the Savannah River although late summer quality remains a problem. Because dissolved oxygen is less of a problem in cooler winter months, our drought plan now allows for reducing outflows down to 3,100 cubic feet per second for November through January when we reach drought level 3.

Before we deepen the Savannah Harbor we will install an oxygen injection system into the harbor to mitigate for additional loss of dissolved oxygen due to the harbor expansion. This injection system, in the form of Speece cones, will prevent the need to increase water flows to maintain current dissolved oxygen levels in the harbor.

**Isn't there sufficient storage capacity with all three reservoirs to reduce the winter drawdown from 4 feet to 2 feet?**

Stakeholders often suggest the Corps should limit the amount of winter-draw down to 2 feet instead of four. They argue that when Thurmond Dam and Lake were built, a 4-foot winter drawdown was established to make room for excess runoff above Thurmond. But afterward Hartwell and Russell reservoirs were constructed upstream. These reservoirs provide more flood storage space because their collection capacity combines with Thurmond.

Indeed, with the construction of Hartwell and Russell there is more flood storage available in the basin. The question now becomes: is this additional storage capacity enough to decrease the amount we draw down the reservoirs in the winter? The answer may very well be 'yes,' but since so much has changed since 1954 we don't have enough data (yet) to answer that question definitively.

For example, we know human development, especially development of urban areas, changes the rainfall-runoff ratio. That is, in areas where porous soil is replaced with concrete roads, parking lots and buildings, less water soaks into the ground and more water fills the reservoirs. Cultivated lands, such as farm land also changes this ratio.

Another example of change since 1954 is the pendulum swing of the dry-wet periods. Although we are generally receiving about the same annual amount of precipitation from 60 years ago, the wet and dry swings tend to be more extreme. When rainfall intensity is high in short periods, greater amounts of flood storage may be necessary.

We need to examine these kinds of conditions before making the case to reallocate flood storage. Because of all the unknowns, the prudent approach is to assess current conditions and how they affect impacts of probable excessive rainfall.

For these reasons we have taken initiative to implement a flood-storage assessment that will provide information needed to make an informed decision on the amount of winter drawdown. We recently secured \$240,000 for this study. The assessment will provide data to help us reevaluate how much flood-storage is needed. The study began October 2013 and we expect it to take about a year. Results of the assessment could demonstrate that less than 4 feet of drawdown is sufficient each winter; or it could confirm that a 4-foot drawdown (or perhaps more) is needed in the basin as it exists today.

# New Bike Trail Plans to Incorporate Lake Hartwell

The final piece of the puzzle is in place for the Green Crescent Trail to move from the vision stage to the planning stage. The trail will connect Clemson to the surrounding communities by a more than 40-mile network of greenways,

Clemson City Council agreed to chip in \$13,000 toward a \$57,500 feasibility study to be done by the same firm that planned and designed the Doodle Trail between Easley and Pickens. That gives the project the green light, with Pickens County, the city of Central, and Southern Wesleyan University already committing to cover the rest of the cost.

“I’m excited to see it get started,” Clemson Mayor J.C. Cook said.



The network would be developed in phases, but the long-range goal is to create a system of interconnected green spaces, bike lanes and multipurpose trails linking Clemson University and the city of Clemson with Central, Pendleton and points of interest along Lake Hartwell and a planned mixed-use development along U.S. 76.

“It will give us a real nice trail that’s completely different from the Doodle Trail and the Swamp Rabbit Trail but something that’s similar in nature as well,” Cook said.

One difference is that, rather than converting an old railroad bed into a recreational trail, the Green Crescent will create new links between existing trails and green spaces, with lots of entry and exit points, destinations and gathering places.

The concept originated from a group of outdoors enthusiasts who enlisted expertise from Clemson University faculty and students to help research possible routes and obstacles.

The Friends of the Green Crescent held meetings to gather community input and support from local governments throughout the past year to lay the groundwork for the professional study, which will be done by Alta Planning + Design.

Their work will be connected to a study which already has been done by Clemson University on its properties and one being done on land to be redeveloped between Clemson and Pendleton by Pacolet Milliken.

Some of the routes, such as the State 93 corridor, already have bike lanes part of the way but need better maintenance, members of the group said.

(cont next page)

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"Clemson and other towns in the area were once small villages, but as everyone knows the area has changed and grown rapidly. The Green Crescent Trail network would be one way to preserve the charm, the small town feel, and the connection with neighbors, friends, and mom-and-pop businesses that many feel we are losing," Carson told *The Greenville News*.

A trail system would also offer increased safety for walkers and bikers, decrease auto traffic on streets, and preserve and enrich historical and public green spaces, he said.

"We honor the importance of making time, room and space to express ourselves," the group says in its mission statement. "And we realize the value of connecting with our community (past and present), so that we might learn about the people who have lived here and, in turn, learn about ourselves.

"We need more places to be together and more places to be alone, so that we might better explore our relationships with each other and the land. These sentiments lie at the heart of the Green Crescent Trail effort."

Pickens County committed \$40,000 from recreation funds for the study, while the city of Central pitched in \$2,500 and Southern Wesleyan, \$2,000. The city of Clemson's approval was the only piece lacking to set the study in motion. City Council gave its OK on Monday.

Cook gives the project a high likelihood of becoming reality. "It will give people an option for how to get around," he said. The study will determine how much the project would cost, how to handle road crossings, property rights and other issues, Cook said.

The first phase of city's part of the trail will generally follow the route of Eighteen Mile Creek from Patrick Square, along Issaqueena Trail to Nettles Park, across Pendleton Road and into the 354-acre Pacolet Milliken site, which is to be developed as a park-like housing and commercial area, he said.

Some of the routes being suggested for long-range development are:

- From the intersection of College Avenue and U.S. 123 to Daniel High School, Edwards Middle School and the university's northern Experimental Forest.
- From Lake Hartwell to Seneca.
- Along College Avenue to Jaycee Park and Larry Abernathy Park to U.S. 123.
- From Cherry Road to the south Experimental Forest.
- Down State 93 from Clemson to Central.
- From the South Carolina Botanical Garden to Pendleton.

Courtesy [www.Greenvillonline.com](http://www.Greenvillonline.com)

## November Rainfall Continues October's Precedent

November rainfall at the projects has already exceeded the month's averages on the heels of October's record-setting pace.

To date, Russell outpaces the others by more than doubling its average of 3.5 inches in 12 days. Russell captured 7.4 inches, while Hartwell and Thurmond recorded 6.6 and 5.7 inches, respectively.

This week, Thurmond release rates were just shy of 30,000 cubic feet per second and will average approximately 25,000 cfs over the next few days, said Stan Simpson, a Corps water manager.

Increased outflows from Thurmond recently contributed to a rise in Savannah River levels. Some of the impacts have already been felt near Augusta with the closure of boat ramps, but Simpson said the up-tempo in rainfall and subsequent runoff will be balanced with flood management releases.



“From a seasonal perspective, [closures are] probably going to be a recurring theme through the spring,” said Simpson. “We are following the winter guide curve and providing more flood storage because there’s a very strong El Niño that has set up and is already affecting the Southeast.”

NOAA forecasters predict the El Niño pattern will bring above average rainfall to the Savannah River basin through the spring. With continued heavy rainfall predicted, Simpson said there is ample flood storage in the system and hopefully there will be no need to release water through any of the reservoir’s spillway gates.

But the reservoirs may see some temporary relief from the observed excessive rainfall as the current forecast is for less than an inch over the next week throughout the basin.

Having already eclipsed normal monthly averages with significant rainfall recorded every day to date, the sub-basins are potentially in for a record-breaking November. It will be interesting to see what kind of rainfall December and January will yield.

~Chelsea Smith, public affairs specialist COE

# Boating Destinations on Lake Hartwell

- **Issaqueena Dam.** To find the Dam head north on the Keowee River, past Clemson, and you will take a right turn into this "magical cove" that contains a waterfall. It is about 25 feet tall and 150 feet wide overflow out of Lake Issaqueena into Lake Hartwell. Many people will drive or park their boats and hike around this area on a pretty day.
- **Eighteen Mile Creek.** Eighteen Mile Creek is not quite eighteen miles long, but it is a nice curvy and narrow waterway. It is off of the Seneca River at buoy marker S-42. It is well known for among fishermen and birds. The curvy waterway goes for about five miles and ends in a big shallow area and an old bridge with lots of birds and wildlife
- **Rock Quarry.** There are several overhanging rocks to leap from. The heights of the rocks vary with the changing lake levels. Some areas within this cove are shallower than others so be careful when jumping off the rocks. Located near Clemson Bouy S-78
- **Ghost Island.** This is the largest island, heading toward Portman Marina from Oconee Point. When looking at the island search for the highest point, you can simply look for the tallest trees on the center of the island. Start hiking to this point and you may find as many as fifty grave headstones. Many of the stones are very small and cannot be read due to age and years of weather. There are several tomb-like, above ground concrete vaults with markers identifying the graves from the War of 1812. There are also graves from the 1700s. The area in which it is located looks like it could have been an old home place or church but the only thing left was the graves. Many people camp on this island unaware of their "company"
- **Andersonville Island.** Andersonville, SC was once a well-known port and resort town with a barge system that traveled daily to Savannah GA. For many years this town flourished and had many businesses, factories, and tourists that would come from all around. Andersonville was said to be as large as Anderson or Pendleton SC, but all that is left is a large island nearly 400 acres in size. It is by far the largest island on the lake, between two and three miles long. It has a paved road that stretches from one side to the other but is grown over now. On the island one can find anything from building ruins, to artifacts, to rare plants and wildlife.



# Fishing Report

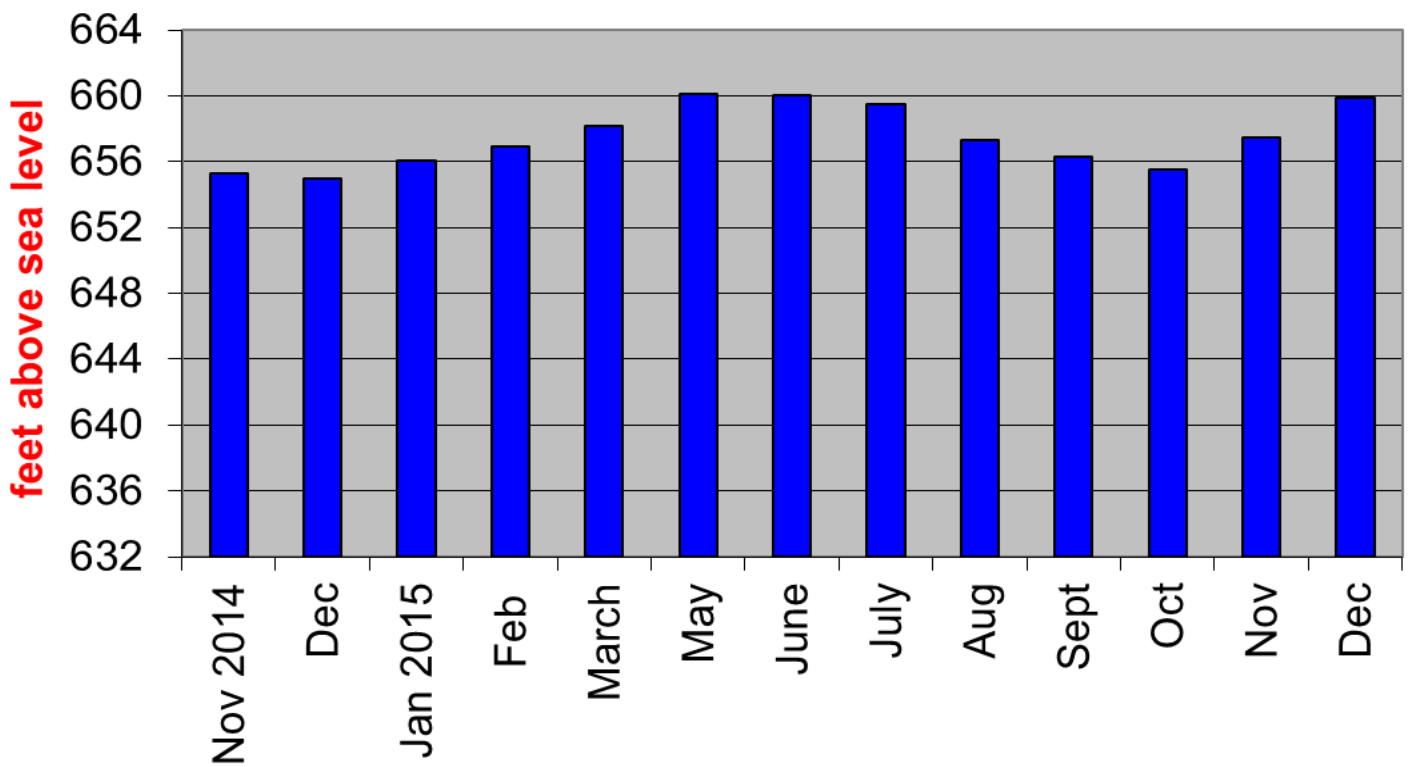
Lake Hartwell December 1st - 59 degrees

Bass fishing is fair. Water temperatures continue to lower a little each week. Bass are becoming more active now and will be feeding a little more during the day. The most active feeding time is going to be from safe light until about 10 00 a.m. During this fish the banks with the heavy cover and points with spinner baits and crank baits. Various styles of Rapala Shad Raps and Rapala DT's are catching both spots and largemouth along the wooded shoreline and rocky points. The top water bite has seemed to disappear for now. After mid morning, Texas Rigged Zoom u tails worms and dark jigs in and around wood are fair.



Courtesy [www.havefunfishing.com](http://www.havefunfishing.com)

## 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



# THE GOVERNMENT BOUNDARY LINE AT HARTWELL LAKE

## Part 1: Establishing the Boundary

Have you ever wondered why the distance between the shoreline and the government boundary line varies around Hartwell Lake? Well, you're not alone! This is one of the most frequently asked questions park rangers receive from adjacent landowners. The answer to the question is relatively simple, but can be somewhat complex to explain.

Simply put, the U.S. Army Corps of Engineers boundary line is based on a contour or elevation. But because contours vary according to topography, so does the distance between the shoreline and the Corps boundary line. If you look at a topographical map for instance, you will notice that the contour lines are close together at some places and farther apart at others. The closer the contour lines are together, the steeper the terrain is at that location. In low-lying, flatter areas, contour lines will be farther apart. This is why the Corps boundary is generally closer to the shoreline in steeper areas of the lake and farther away in more gradually sloped areas

I know, there are already some of you saying, "That's not how it is in my backyard!" As is evident, this is a general description of the boundary line. Now let's look at the historical and technical background for the establishment of the Corps line at Hartwell. Corps projects nationwide were authorized under different legislation, according to the time they were constructed.



Prior to 1953, land acquisition by the Corps projects was largely determined on a case-by-case basis. From 1953 to 1962, the Corps acquired lands primarily to the 5-year flood stage (flood stages are estimated elevations of water bodies that could reasonably occur at specified time intervals). Lands above the flood stage could be acquired when justified. This policy, known as the Eisenhower Policy, limited land acquisition to that required for operational purposes. Hartwell Lake was authorized as an Eisenhower project.

The 5-year flood stage for Hartwell is 665 ft mean sea level (msl). The elevation at the top of the floodgates is also 665 ft msl while the elevation of the earthen embankments is 674 ft msl. In a worst-case scenario, considering the inflow and outflow of water into the reservoir, Hartwell Lake could reach 674 ft msl. The 150-year flood stage is 668 ft msl and the 1000-year flood stage is 670 ft msl. Based on this information and the topography of the area, the prescribed purchase boundary for the Hartwell Project was set at elevation 670 ft msl.

Does this mean that the Corps line concisely follows the 670 ft msl contour? The answer is NO! The 670 ft elevation was used as a basis or standard for establishing the Corps line. By using aerial photos and topographical maps, ground crews placed iron pins and concrete monuments at elevations intended to include land required for operational purposes. With few exceptions such as roads and creeks, the Corps boundary line runs in straight lines from one corner pin or monument to another. Because the Corps line runs straight from pin to pin, the distance between the shoreline and the Corps boundary varies more so than a true contour line.

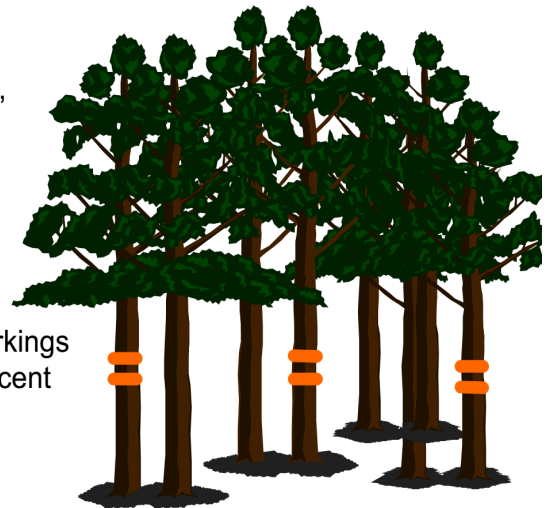
In summary, the Corps boundary line was determined by congressional criteria based on flood possibilities and operational needs.

## Part 2: Maintaining the Boundary

The boundary line around Hartwell Lake is simply a property line that designates the land purchased for the purpose of the Hartwell Project. Just as your property line delineates the property you are responsible for, the Corps boundary line delineates the land the Corps of Engineers is responsible for. As is the case with most private property, the Corps boundary is established with “monuments” - iron pins and concrete posts.

The Hartwell Project has 840 miles of boundary line designated by 9800 monuments. The line has been established by survey with each monument identified by coordinates (latitude and longitude). Additionally, each pin and monument is assigned a specific “pin number” and mapped accordingly.

The markings most familiar to adjacent landowners, in relation to the Corps line, are the orange marks on trees around the lake. These painted trees **DO NOT** designate the exact line, but rather "witness" or mark the general proximity of the boundary line. There are four separate symbols used that represent different information. A brochure is available from the Hartwell Lake Office explaining these markings and their meanings. These markings have two primary purposes - to inform lake users and adjacent landowners of the approximate Corps line location.



land around

Why is it important that adjacent landowners know where the Corps line is located? As stewards of the public Hartwell Lake, it is the Corps responsibility to maintain and protect the land that has been entrusted to us. Part of this stewardship includes annual surveys of the Corps line to identify and resolve encroachments and to reestablish missing or damaged monuments. An encroachment is a structure or improvement that extends over, across, in or upon Corps managed land that has not been approved. Encroachment resolution typically requires the removal of the encroaching structure. Knowing where your property lines are - including the common boundary you share with the Corps - can prevent costly corrections.

To prevent the possibilities of encroachments, we encourage all adjacent landowners to have their property surveyed by registered land surveyors prior to constructing homes, outbuildings, or any other improvements. Surveys should tie into the established Corps boundary. Park rangers are available (by appointment) to meet on-site to discuss the Corps boundary and provide documented boundary line information.

# For The Kids

# Holiday Tunes

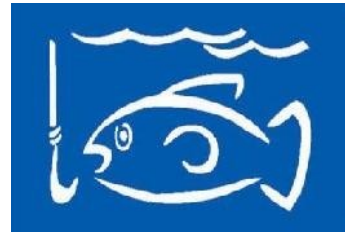
- Away in a Manger
- Choir of the Bells
- Dominick the Donkey
- Frosty the Snowman
- Holly Jolly Christmas
- Jingle Bell Rock
- Jingle Bells
- Let it Snow
- Little Drummer Boy
- Little St Nick
- O Holy Night
- Rudolph
- Santa Baby
- Silent Nigh
- Silver Bells
- The Christmas Song
- The First Noel
- Winter Wonderland



S G R D A M A F C I F Z Z X F K U H J X  
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# **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 30 million dollars as of 11/1/2015.
- 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](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 puposes.
- 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

- 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

- 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 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](http://www.upstateateam.com). Telephone: (864) 276-7416; E-Mail: [jstevano@charter.net](mailto:jstevano@charter.net).
- Call me today and experience, "Real Estate With A Difference.!"





**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](mailto:laripino@yahoo.com) anytime! Yes, even nights and weekends!