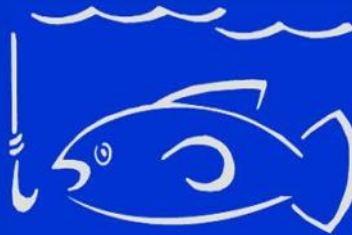


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### **February 2016 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**

**180 Greenpeace Way Martin GA \$285,000** - Home with covered slip dock includes second dockable lot next door. Keep for added privacy or sell separately. Sunny 4BR/3BA lakefront home has a two-story family room with rock fireplace, master on the main level and eat-in kitchen with a desk. Loft overlooks family room. Finished basement with den, bedroom with walk-in closet and bathroom. Large unfinished area for storing lake toys. A screen porch spans the back of the house, walk out to open deck for grilling. Easy walk to the covered slip dock on deep water. Use immediately!



**105 High Field Ct Anderson SC \$279,950** - Custom built country estate- cement plank and stone on large log in quiet and peaceful setting. Granite counters, travertine and hardwood floors, custom maple cabinets, are only a few of the finishes that make this a truly custom home. Foyer with hardwoods, beautiful great room with stacked stone fireplace, eat-in kitchen which boasts granite counters, custom maple cabinets and upgraded appliances. Sunroom with windows galore. Composite deck overlooks open land. Master bedroom has extra storage, tray ceiling with access to the deck. In suite Master bath is complete with his and her separate vanities and closets. Jetted tub and walk in shower with separate water closet. Attached oversized 2.5 car garage + separate 2 car garage with 1/2 bath with insulated ceiling.



**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.



**Lot E+F Knotts Landing Anderson SC \$250,000** - 5.52 acres and two docks! Beautiful hardwoods in an upscale area with a mix of pasture and hardwoods. Waterfront with slip dock in place on deep water with big views plus a platform dock in good water! Sailboat waters! Multiple nice building spots. Many possibilities, great for several families or single estate site. Close to shopping, grocery stores and I-85. Unique and rare opportunity on Hartwell. Horses allowed.



**7 Ocoola Trail Fair Play SC \$465,000** - 4BR/3BA Lake Hartwell home located in Seminole Point S/D. Beautiful deep sailboat water with dock in place and verbal approval for a maximum double covered slip dock. Open floor plan with vaulted wood ceiling, sunroom and kitchen with new cabinets, appliances and granite. Lots of windows make the home light and bright. Master on the main, two bedrooms upstairs and one downstairs. Over-sized two-car garage with storage and workbenches. Close Corp line and gentle slope to the dock. All of this on 2.75 acres and priced below appraised value.



# Q&A With The Corp Of Engineers



**Why are the three projects on the Savannah River designed as they are with so little storage at Russell, and such large amounts at Hartwell and Thurmond?**

Thurmond Dam was completed in 1954 as the first major storage project on the Savannah River. Its primary purpose focused on flood risk management and rural electrification. The completion of Hartwell Dam in 1962 lessened the conservation storage demands on Thurmond Reservoir and led to the designation of the Thurmond conservation pool from 330' to 312' msl.

While the Hartwell and Thurmond pools have roughly the same volume, there is more depth and less surface area at Hartwell. Russell Dam was designed after Thurmond and Hartwell had essentially satisfied the need for conservation storage on the Savannah River. Engineers designed it as a pump-back hydropower facility which can operate more efficiently by minimizing the drawdown, and satisfied the national cost-benefit analysis with only a 5 foot total normal fluctuation.

During drought, the Corps attempts to draw Hartwell and Thurmond reservoirs down equally, foot for foot for the top 15 feet. Below this point, Hartwell and Thurmond reservoirs are drawn down based on the percentage of depth remaining in each reservoir's conservation pool. At the same time, the system relies heavily on Russell to make up most of the power generation as it reuses the water it generates through pumping from the Thurmond pool back up into the Russell pool. This allows Thurmond and Hartwell to concentrate on water supply and water quality while Russell assumes much of the hydropower production.

## **What is conservation storage?**

Conservation storage is that portion of range of depth in the reservoirs designed to conserve, or store, water during normal periods for use during low flow periods. Other than flood risk management, the conservation pool fulfills the congressionally authorized purposes of water supply, water quality, downstream navigation, recreation, fish and wildlife management, and hydropower production.

The top of conservation storage marks the bottom of the "flood storage," where excess water would be kept temporarily following heavy storms. Also, the bottom of conservation storage marks the top of the inactive storage pool – that part of the reservoir designed for storing sediment, typically holding lower quality water due to its depth.

# Free Access to Federal Lands Including Corp of Engineer Managed Areas On Lake Hartwell for 4th Graders and Their Families!



## EVERY KID IN A PARK

### Free Access to Federal Lands and Waters for 4th Graders and Their Guests

The Every Kid in a Park initiative delivers a nationwide call to action to build the next generation of environmental stewards. This national movement will connect youth with federal lands and waters in innovative ways never before undertaken. Under the direction of President Obama, a priority has been established to connect with today's kids—not just to engage youngsters in their national heritage, but to meet their needs in a way that few other programs can.

Federal lands and waters offer opportunities for kids to exercise and enjoy fresh air while having fun. Experiencing these places can stimulate student interest in future conservation careers and provide opportunities to acquire critical skills in science, technology, engineering, arts, and math through hands-on activities. For kids who live in urban spaces, a visit to these special settings offers even more than a rare chance to see a clear night sky—it may present a chance to reach for the stars!

To advance this goal, the federal lands and waters agencies will commit to bring the approximately four million fourth grade students across the country to a federal land or water beginning in the 2015-2016 school year. The initiative will continue every year with the next cohort of US fourth graders. This ensures that all children will have the opportunity to experience their federal lands or waters by the time they are 11 years old. As a result, the next generation of Americans will become continually aware of and responsible for their cultural and natural heritage.

Each fourth grader will receive an Every Kid in a Park pass that allows free access to all federal lands and waters across the country for a full year. Beginning September 1, 2015, fourth graders can visit the “Get Your Pass” section of the Every Kid in a Park website at [www.everykidinapark.gov](http://www.everykidinapark.gov), complete an online activity, and download a personalized paper voucher for print and unlimited use at federal lands and waters locations for one year. The paper voucher also can be exchanged for a more durable, Interagency Annual 4th Grade Pass at certain federal lands or waters sites. The Every Kid in a Park website also offers information and tips for trip planning and how parents can get involved.

Educators will be able to visit a specific area of the website and download and print lesson plan ideas and activities, along with paper vouchers for each of their students. Educators also will find information about the locations of their nearest federal land or water as well as field trip transportation grant opportunities.

The initiative is an Administration-wide effort among the National Park Service, Forest Service, Department of Education, Army Corps of Engineers, Bureau of Land Management, Fish and Wildlife Service, Bureau of Reclamation, and National Oceanic and Atmospheric Administration. Please visit [www.everykidinapark.gov](http://www.everykidinapark.gov) for further information.



[www.doi.gov](http://www.doi.gov)



[www.fws.gov](http://www.fws.gov)



[www.fs.fed.us](http://www.fs.fed.us)



[www.oceanservice.noaa.gov](http://www.oceanservice.noaa.gov)



[www.usbr.gov](http://www.usbr.gov)



[www.blm.gov](http://www.blm.gov)



[www.nps.gov](http://www.nps.gov)



**US Army Corps  
of Engineers**  
[www.usace.army.mil](http://www.usace.army.mil)

# Did You Know Feeder Lake to Hartwell Was Used as Bombing Range Established During WWII?

The Issaqueena Bombing Range was a World War II target range used for training flight crews from Greenville Army Air Base, later re-named Donaldson Air Force Base. The Army Air Field was established in 1942 for the preparation of aircrew using North American B-25 Mitchell twin-engine bombers, and a suitable target area was established using Lake Issaqueena, northwest of Calhoun, South Carolina and Clemson College, completely within the Clemson Experimental Forest. Bombing Range Road is still located off of State Highway S-39-291, southwest of Six Mile, South Carolina and west of Lake Issaqueena.



"On December 9, 1939, the Department of Agriculture and Clemson Agriculture College entered into a cooperative and license agreement. On June 27, 1942, the college granted the War Department an occupation permit for lands to develop the range. The War department also purchased an additional 265 acres within the boundaries of the target. The area for the range totaled 4,096 acres."

Three ranges were designated, the Practice Bombing Range, a land range, the Skip Bombing Range, and a Potential 3rd Target Range to the north which was apparently not used. Water targets with bullseyes, suspended on cables stretched across the lake were used for the skip-bombing practice in which low-flying bombers literally "skipped" their bombs off the water just like skimming a stone, the purpose of which was to allow accurate striking of target vessels on the water. A yellow dye was placed in the water immediately surrounding the target and used for scoring purposes, accomplished by visual approximation. The land range was used for medium-altitude target practice and had a 500-acre impact area and included three 100-foot circles with 500-foot markers and three 54-foot spotting towers. It consisted of 649 acres located on top a hill east of the Keowee River and west of Lake Issaqueena. Munitions used were primarily M38A2 100-pound Practice Bombs (about 14 pounds without sand), with M1A1 Spotting Charges in the tailfin box.

Use of the range came to an end in September 1945 with the conclusion of wartime training and all personnel except for two caretakers were withdrawn. On December 17, 1945, the range was declared excess to the needs of the Army Air Force. Control of the Issaqueena Bombing Range was transferred from Greenville AAB to Shaw Field, later Shaw AFB, Sumter, South Carolina on January 14, 1946 with the deactivation of the Greenville operation. By May 1946 most of the structures and military property had been removed.

In 1954, Lake Issaqueena was drained for ecological renewal and numerous ("many thousands") sand-filled M38A2 100-pound Practice Bombs were seen in the lake bottom. The exposed bombs were disposed of in 1955. The lake was not completely drained and therefore the possibility of additional practice bombs in deeper portions of the lake exists.

Concerns about possible hazards left from the wartime use led to the United States Army Corps of Engineers conducting a site inspection in 2006. This was to "discern the presence or absence of munitions and explosives of concern (MEC) and munitions constituents (MC) within the three designated Munitions Response Sites (MRS)." The SI was conducted from August 21, 2006 to August 25, 2006, and September 6, 2006.

# Explore Walking Trails Along Hartwell

## Hartwell Dam Walking Trail – Georgia Side

This trail begins at the entrance of Big Oaks Recreation Area, which is located off of Hwy. 29 in Hart County, Georgia approximately one mile past the GA/SC border. The trail is 2.75 miles round trip (or 1.37 miles one-way) and follows the shoreline of Hartwell Lake from Big Oaks up to the concrete portion of the dam on the Georgia side. The trail is paved and is handicap accessible. Several benches are located along the trail for your convenience. Other facilities located within Big Oaks Recreation Area are: restrooms, playground, boat ramp, courtesy dock, picnic tables, picnic shelter (reservable!), and drinking water.



## Hartwell Dam Walking Trail – South Carolina Side

This trail begins at the South Carolina Overlook, which is located just off of Hwy. 29 in Anderson County, approximately one half mile from the GA/SC border. This .75-mile (one-way) trail follows the shoreline up to the concrete portion of Hartwell Dam on the South Carolina side. For a shorter walk, you can access this trail from the South Carolina Dam Viewing Area, located approximately midway between the South Carolina Overlook and the GA/SC border. The trail is paved and is handicap accessible if starting from the South Carolina Overlook.



## Paynes Creek Multipurpose Trail - Paynes Creek Campground

This trail begins at the Paynes Creek Campground boat ramp located on the outside of the campground for year-round use. Paynes Creek's physical address is 518 Ramp Road, Hartwell, Georgia 30643. This hike/bicycle trail incombants 9.8 miles across rolling hills and beautiful views of Hartwell Lake. This trail is for begginers and advanced riders. Multiple events are held throughout the year that include mountain bike races, single speed bike races, and foot races. Other facilities located within Paynes Creek Campground are: restrooms, playgrounds, boat ramps, courtesy dock, hunting, and campsites (reservable!). For more information please contact the Hartwell Lake Project Office at (888) 893-0678.

# Fishing Report

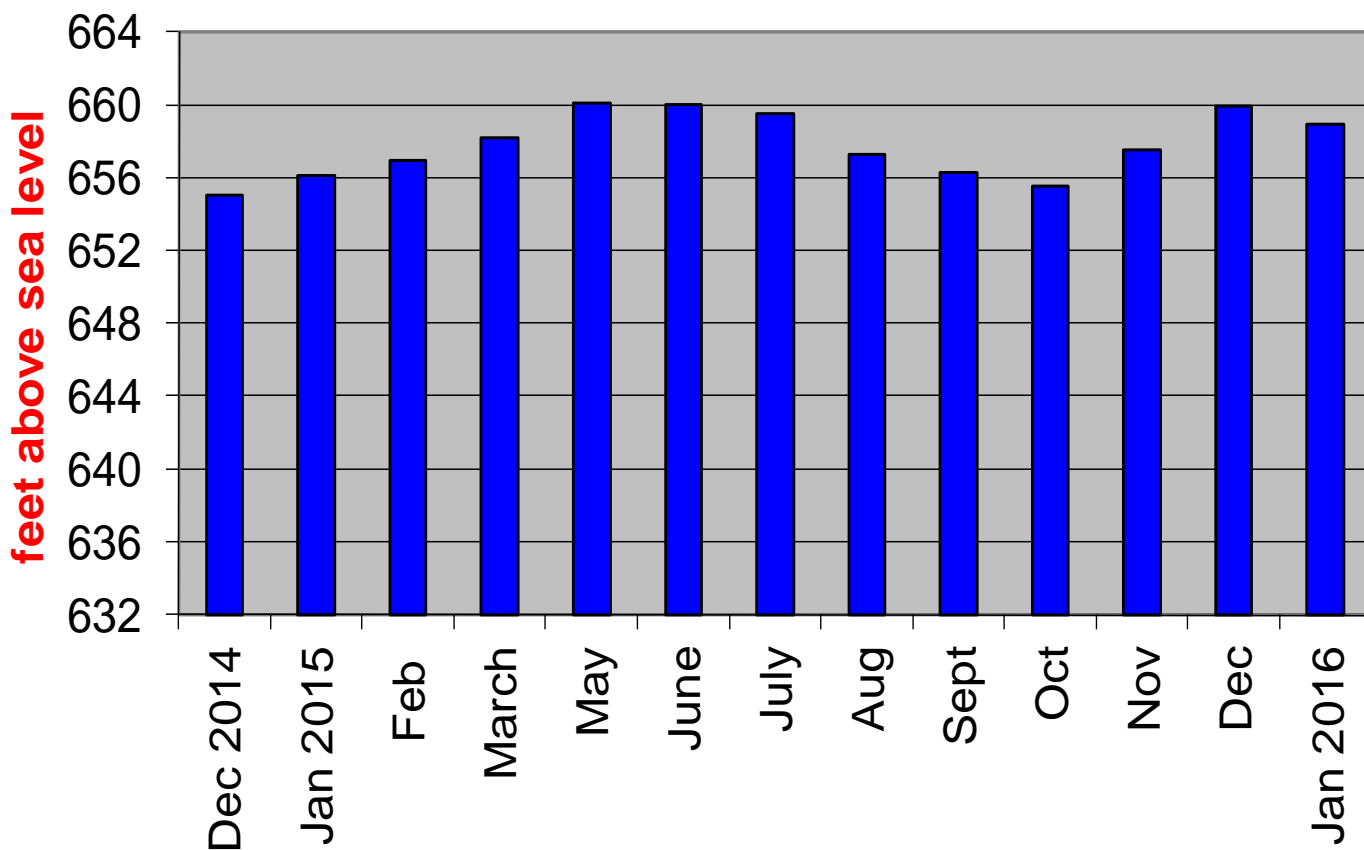
## Lake Hartwell February 1st - 50 degrees

Bass fishing is fair and the fish are in the creeks consistently. Fish the 1/2 ounce under spins in pearl white and albino colors trailed with a matching Super Fluke Jr as well as a herring colored jerk bait. The Alabama rig has been very effective on main lake points and creek ditches as well. Also, keep a drop shot or a spoon handy to drop vertically on fish you see on the Lowrance. The timber bite is starting to pick up and use the jigs.



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

# Hidden Kayak Waterfall Trip on Lake Hartwell

Ask any upstate waterfall hiker about Longnose Creek Falls and you'll get a blank stare. Looking in trail guides for Longnose Creek Falls will show no results because there is no trail to the falls; well, at least not a dirt trail. This is a water hike.

Longnose Creek empties into the Tugaloo River arm of Lake Hartwell about 3 miles from where US 123 crosses the lake en route from Westminster, SC to Toccoa, GA. It is a tricky find because there are no road or bridge signs identifying Longnose Creek. You'll need some maps to find this waterfall. Oh, and you'll need a canoe or kayak.



Lake Hartwell, when close to full pool, will back up into Longnose Creek the full half mile to the waterfall so you can paddle all the way into the base pool. Here is one way to get there. Take US 123 out of Westminster. Just before the road crosses the lake, take River Road on your right.

Longnose Creek flows under River Road at the 3rd bridge which is right at 3 miles. However, there is no place to put your canoe in the water here. The closest put-in point is back at the 2 ½ mile mark. The road curves to the right and you'll find an unofficial area on your left to park. The bank is a little steep but you can get canoes and kayaks in and out here with little problem. It is about a 1,000 ft paddle from the put-in to the mouth of the creek.

Paddle past the point of land immediately in front of the parking area. You'll then see a house on the right on the next point. The entrance to Longnose Creek is just past this point. The problem here is the area is very weedy. Work your way through clear areas keeping as close to the right as you can and you'll come across the clear channel that is the creek. Start up the channel and in about 50 yards, you'll pass under River Road and then enter a very shady, green tunnel of calm water about 20-30 feet wide.

Wind your way through this very pleasant corridor of trees for about a half mile and you'll come face to face with Longnose Creek Falls, a 40 foot tall, 60 foot wide waterfall. It is a 5 segment, double tier plus a waterslide. Get your canoe right up against the waterfall and feel the flow of cool air coming off the falls. There are some interesting "string" sections on the waterfall, especially on the right side.

Around the base pool, you'll find several places to pull on shore to rest or have lunch. To the right of the stream is an old grist mill complete with mill stones. Most interesting is the substantial piping system that brought the water from the top of the falls to the mill. No sluice used here.

On the other side of the stream, a modern concrete house is secreted up and back in the woods. They surely have a magnificent view of the falls. This may also explain the lack of a land trail to this waterfall, this must be private property along the creek.

Get your hands on a canoe or kayak and go see Longnose Creek Falls. It rates an Excellent and will give you a checkmark on your life list that many waterfall enthusiasts can only wish for.

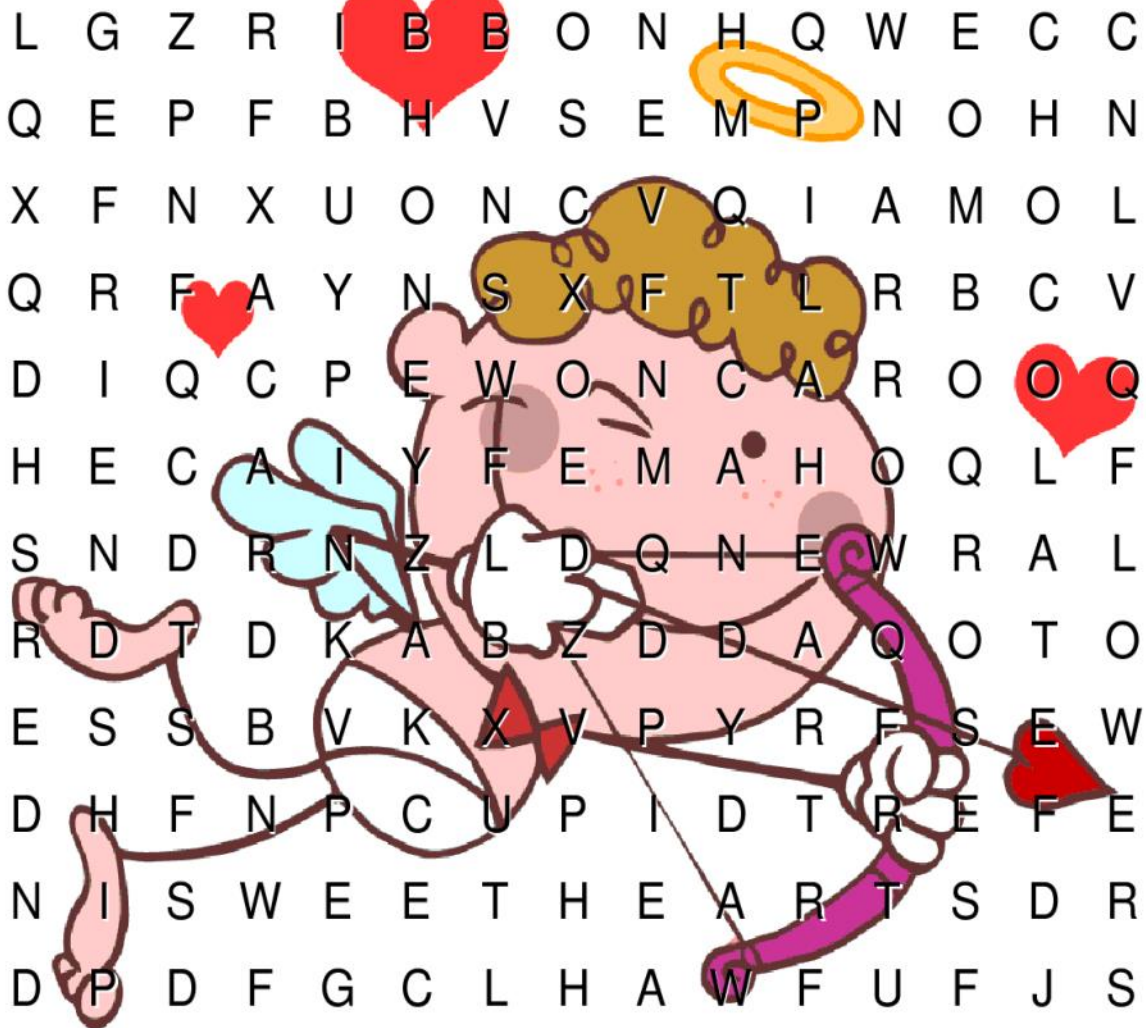
Courtesy Dan Goodwin [www.examiner.com](http://www.examiner.com)



# For The Kids

## Valentine's Day Word Search

www.KidsCanHaveFun.com



ARROW

HEART

CANDY

CUPID

FLOWERS

SWEETHEART

ROSES

RED

PINK

VALENTINE

CARD

FRIENDSHIP

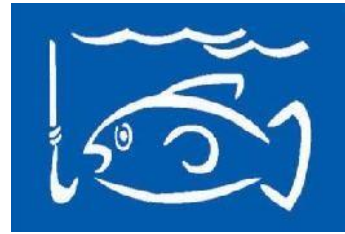
HONEY

CHOCOLATE

RIBBON

# **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 1/1/2016
- 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 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.
- 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 at (864) 367-2745 or [laripino@yahoo.com](mailto:laripino@yahoo.com) anytime! Yes, even nights and weekends!