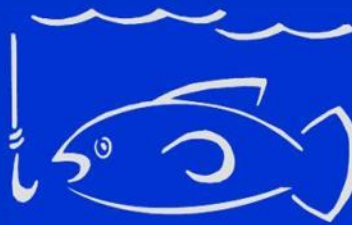


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### February 2017

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**

**618 Sunrise Circle Fair Play SC \$249,900** - What a sweet catch and located within 5 minutes of I-85. This Chalet style home offers an expansive great room with high cathedral ceilings and exposed beams. The floor to ceiling stone fireplace is the final touch to make this room the perfect place to hang out or entertain. Step on out back to a nice size deck, and a detached screened porch with power and ceiling fans overlooking the lake. A storage shed is out back also with a shower offering both hot/cold water. Step on down to the lake and you have a dock in place. This is the maximum size dock allowed on this lot. Owner replaced floats and wood on dock and painted metal frame. A boat ramp is just down the street within this subdivision.



**2358 Shirleys Way Hartwell GA \$399,000** - This is a rare find on Lake Hartwell! Want horses..no problem, property is unrestricted and sits in a deep cove surrounded by beautiful homes and cleared with the exception of a couple of trees for shade and mostly level. Garage has power, septic and water on the lot! The remaining 5.8 acres sits on a slight hill where you can further enjoy the views of Lake Hartwell year round. This property has a covered single slip dock and swim platform. Water levels are not an issue, approximately 8-10ft of water right now and at full pool 20-23ft with amazing views of the big water! Only 2.5 miles from town and a few minutes from I-85!



**430 Handrops Lane Westminster SC \$250,000** - Like new beautiful cape cod retreat situated in a quiet area featuring an open kitchen and living areas, nine foot ceilings, fireplace, nice master suite, oversized laundry room, spacious lakeside wraparound covered deck and large storage building. RV space also on the property with full water/electrical hook-ups and a separate septic system. Covered slip dock in place with sundeck, 5,000 lb boat lift and electric/water service. Fantastic spot for swimming right off the dock. Ideal location just 1 hour 15 minutes from Gainesville or Gwinnett, GA or Greenville, SC.



**428 Shirley Circle Anderson SC \$299,450** - Lake Hartwell Water-front Home with Covered Dock. Inside you will find 3BR/3.5BA with over 2500 SF of space. Large kitchen with newer appliances including a Samsung French door fridge. Family room with a stone corner fireplace with gas logs. Off the family room is another screened porch with a bar and a gas fire pit. Adjoining the great room is a massive master bedroom with four closets and a dream insuite bath—heated floors, a mammoth tiled shower and two separate vanities. You can step from the master through double doors to the deck and hot tub. Downstairs is a large workshop area and an oversized two car garage.



**Lot C Springfield Anderson SC \$179,000** - Open water and newer covered slip dock in place. Beautiful sailboat waters! Large 1+ acre property with gentle slope with cleared site for building. Extremely deep water in front of dock, no concerns here if a drought. Power pole and light at shoreline. Very nice homes on the street, close to grocery stores and convenient to Anderson and Portman Marina. Perfect spot for swimming right off the dock. Survey and septic permits available, ready to build your dream full time home or weekend retreat.



# 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.

# Nancy Hart - How Hartwell GA and Lake Hartwell Got Their Names

During the Revolutionary War, particularly in the rural areas of the American South, much of the violence could be attributed not to members of the military but to civilians. Even neighbors became mortal enemies depending upon whether or not they aligned themselves against or with the British Crown, and partisan bands of patriots and loyalists often roamed the countryside, causing a great deal of mayhem.

On a 400-acre farmstead on the Georgia frontier in Elbert County, near the banks of the Broad River, lived the Hart family whose matriarch Nancy became a legendary figure in our national war for independence. Based on a number of tales, which probably mix both fact and fiction, Nancy Morgan Hart may very well have been her own one-woman army. Reputed to be 6 feet tall, physically robust and independent of spirit, Hart fit the mold required of pioneer stock.



The most popular account of her heroism involves her defense of the family cabin against a half dozen Tories who were lulled into a state of mindless complacency by her feigned hospitality. While they sampled her homemade brew, Nancy Hart sent one of her daughters off to the fields to find her husband Benjamin and managed herself to appropriate a couple of the intruders' muskets, which they had carelessly stacked in a corner. By the time they became aware of their mistake, Nancy Hart had taken aim at her unwelcome guests, killing one and wounding another. She held the group at bay until her husband and his friends arrived. At her own request, the unfortunate loyalists, who had earlier bragged about their killing of a patriot neighbor, were hanged from an old oak tree not far from the Harts' cabin. Nancy Hart herself is said to have sung "Yankee Doodle" during their impromptu execution.

Since the details of this story varied over time with almost every telling, some have doubted its truth, but in 1912, when a railroad was being built near Elberton, Georgia, workers found a grave with six human skeletons in a neat row. Other popular tales recount how Nancy Hart frequently served as a spy for the patriot cause. On one particular occasion, she is said to have crossed the Savannah River on a raft made of logs tied with grapevines in order to spy on British forces on the South Carolina side across from Fort Augusta.

According to most records, that foray into the old Edgefield District was not Hart's only acquaintance with our state. In fact, she and her husband, who met and married in North Carolina, are said to have settled for a time near Edgefield before moving to the Broad River Valley in Georgia around 1771 to occupy land that was not yet ceded by the Cherokee. During their time in South Carolina, the Harts began raising a family that eventually included eight children.

No remnants of their South Carolina residency remain. However, Nancy Morgan Hart has been memorialized in Georgia. Hart County, the town of Hartwell, and Hartwell Lake are named for her. Built in 1932, a replica of her cabin, incorporating chimney stones from the original structure, can be found in Nancy Hart Park about 12 miles south of Elberton. Kentucky also commemorates her life and legend since she moved to that state after the death of her husband to live with her son John and his family; she is buried in the Hart Family Cemetery in Henderson County, Kentucky.

A recipient of both the Governor's Award in the Humanities and the Carolina Trustee Professorship, Dr. Tom Mack holds the rank of USC Distinguished Professor Emeritus. Of his five books to date, three are focused on local cultural history: "Circling the Savannah," "Hidden History of Aiken County" and "Hidden History of Augusta."

# ASA Sailing Courses Offered by Big Water Marina

Big Water Sailing School @Big Water Marina is the perfect place to learn the beautiful art of sailing. We have been a certified ASA (American Sailing Association) teaching facility since 1999. And since our founding, our niche market has always been the sailor. We will strive to better facilitate your search to sail on lakes/coastal and offshore just as we have for our customers for over 25 years.

It's hard to beat our locations. Big Water Sailing School @Big Water Marina is located in a beautiful wooded cove along the southern end of Lake Hartwell, South Carolina only two miles from the Lake Hartwell dam. We enjoy the largest open expanse of water on Lake Hartwell to provide sailors with excellent open water conditions for great sailing. Lake Hartwell itself is located on the South Carolina/Georgia line and offers 56,000 acres of water and 962 miles of shoreline. Hartwell offers plenty of open water (perfect for sailing). Wooded islands, secluded coves, parks, and recreational areas make it a cruiser's delight.



Our coastal/off shore classes are held in the beautiful city of Charleston, S.C. which offers the sailor excellent sailing year round. So, come join us!!

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

## **ASA Sailing Certification Courses Offered**

ASA 101, Basic Keelboat Sailing

ASA 103, Basic Coastal Cruising

ASA 104, Bareboat Cruising

ASA 105, Coastal Navigation

ASA 106, Advanced Coastal Cruising

ASA 110, Basic Small Boat Sailing

ASA 114, Cruising Catamaran

ASA 118, Docking Endorsement

**BIG WATER SAILING SCHOOL**  
320 Big Water Rd. Starr SC 29684  
(864) 226-3339  
[bigwatermarina.com](http://bigwatermarina.com)

# Lake Hartwell Crappie Bite is a Delicate One



When winter sets in and water temperatures drop below 48 degrees in South Carolina's Lake Hartwell, stripers, hybrids and black bass pretty much shut down, with a few exceptions. When that happens, according to guide Preston Harden of Commerce, Ga., it's time to shift gears and go crappie fishing.

"Crappie seem to bite no matter how cold it gets," Harden said.

Finding structure with shade is key for winter crappie, so the best fishing on sunny days will be under docks and bridges. On overcast days, you will find fish concentrated more around deep brush piles in 20 to 25 feet of water. They move in on the docks and deep brush piles in January as they begin to stage for the spawning migration back into the creeks, Harden said.

"They really like to congregate in the shade," said Harden. I don't get out on other people's docks, but I will get right up against a dock to try to get a little

jig into the darkest part I can get it to. It's mostly vertical jigging, but you can also do a little bow-and-arrow cast or underhand toss to get it to where you think is the best spot."

And while crappie will readily bite in winter, they are not aggressive feeders, so it is a delicate bite, and you need finesse tackle — and a feel for the ultra-subtle — to be successful, he said. "You will get more hits on 4-pound line than 6-pound," Harden said. "I don't use 2-pound, but some crappie fishermen do. I prefer a 1/32-ounce jig, and if I want it a little heavier, I will do a tandem jig rig, tying one on the end and another about 1½ feet up. Sometimes you catch two at a time doing this, but I do it more to stay in (places) where I am feeling it better."

Harden also prefers monofilament over flourocarbon for vertical jigging because it lies on the surface longer while coiling down 20 to 30 feet. "I watch the line, and if something stops it, I set the hook," he said. "It is very delicate fishing, very sensitive."

Once the jig is down to the desired depth, Harden begins reeling it back up extremely slowly.

"I am just barely reeling, just enough to make my rod tip quiver. And if I know what depth the crappie are holding I sometimes won't reel at all, just hold the jig at that depth and make the rod quiver. Every time I twitch the rod, I can feel that jig. If something feels different, or if I don't feel the jig all of a sudden, I know the fish has it."

Even if the weather is very cold, crappie fishing this time of year is worth braving the elements, Harden said.

"In my opinion, crappie are the best-eating fish in the Southeast — second only to walleye — and they really taste so much better coming out of that cold water," he said.

**Courtesy Pat Robertson [www.northcarolinasportsman.com](http://www.northcarolinasportsman.com)**

# How To Choose The Right Wakeboard



## How Much Should I Expect To Spend?

This really depends on your financial situation, and how much time you expect to spend on the board, realistically. There are plenty of great introductory boards that will help you master the basics of wakeboarding. If you find you're sticking with the sport and are working up into a higher skill set of tricks, then it might be time to move into a more appropriate board. You might be able to find used boards locally through Craigslist or local classified ads if your budget is really tight. If you need someone to help you through the process, however, a watersports specialty shop or Internet

site may be your best bet. Many board shops may even offer a demo plan, so you can try it before you buy it. Expect brand-name boards to run from about \$150 to \$500.

## What's the Right Length?

The general rule of thumb is that heavier riders need longer boards. That may not always be the case, but it's a good starting point. Just remember there are other factors such as width and weight to consider. If the board is too big, you may have a hard time riding and an even tougher time launching up in the air for tricks. On the other hand, if you have a board that's too small, you may not have enough surface area to keep you on top of the water while riding.

## How Do I Decide The Proper Width?

There are a couple of things to consider regarding the width of a wakeboard. The more tapered the end of the board, the better it will turn, but the more limited you are with tricks that require launching off the wake. The wider the middle of the board is, will help you launch more easily, but will be tougher to turn in normal riding conditions. With most boats, with a small wake, you would be better off with a board that's slightly more narrow. If you will be riding behind a dedicated wakeboard boat that carries a lot of weight and creates a large wake, go with a wider board. That will also help your soften your landings.

## How Do the Fins Affect My Ride?

Riders often refer to fins on the bottom of a wakeboard while describing the difference between a "loose" ride and a "tight" ride. Whether the fins are bolted in or molded into the board, they essentially serve the same purpose. The bigger the fins, the more surface you'll have in the water, and the more ability you'll have to cut and turn sharply in the water. Small fins will have less surface in the water, and you'll have to lean into your edge more while turning. Generally speaking, most beginners will find the stability of larger fins easier to use while learning. Higher-end boards may actually come with several sets of fins that you change out as your skills improve. It also helps to cushion your landings.

The final consideration to make (usually the first thing that catches your eye) is the graphics. There are several big-name wakeboard manufacturers that constantly compete to come up with wild new designs. That's part of the fun! Just make sure that you get the right board set up that matches your riding style. That way, you can really enjoy the sport and spend time out on the water improving your skills.

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

# Reserving Lakefront Shelters for Events



**Picnic Shelters and Day Use Recreation Area Rentals:** are available at many U.S. Army Corps of Engineers-operated parks on Hartwell Lake. These shelters and day use areas are ideal for family reunions, birthday parties, church picnics, civic group meetings, company picnics, and other group outings.

**Reservations** are made by calling the the National Recreation Reservation Service toll-free at 877-444-6777, or online at [www.recreation.gov](http://www.recreation.gov). For general questions you may call the Hartwell Lake Office toll-free at 888-893-0678, however, reservations can no longer be made through this office. Reservations must be made a minimum of 2 days in advance and can be made up to 360 days in advance.

**Payment** of reservation fees must be made in full at the time the reservation is placed by credit or debit card. A \$10 service fee will apply if you change or cancel your reservation more than 14 days in advance. There are no refunds if you cancel your reservation within 14 days of your scheduled arrival date.

**Parking** is not guaranteed, and in some areas may be limited. Also, most areas do require a \$5 area use fee for each vehicle entering the park. This fee is not included in the reservation fee, except for the person making the reservation (must also possess confirmation letter).

**Federal Park Regulations:** Complete rules and regulations are from [Title 36, Part 327, Rules and Regulations Governing Water Resources Development Projects](#), and posted at bulletin boards in parks and copies are available at the Hartwell Lake Office.

## General Park Rules:

- Please observe posted park operational hours (6 a.m. – 10 p.m.).
- All vehicles shall be parked in designated parking locations, and operated on authorized roadways only.
- Alcoholic beverages are prohibited.
- All pets must be penned, caged, on a leash no longer than 6 feet in length, or otherwise physically restrained.
- Possession of loaded firearms or fireworks is prohibited in Corps parks.
- The use of any amplification equipment, or loud audio devices, is prohibited.



# 2017 Hartwell Lake Level Outlook

Writing the 2016 version of this post proved easy enough. Heavy, heavy rains near the end of 2015 and into the beginning of 2016 caused tremendous runoff into the reservoirs that lasted several weeks. This runoff filled the reservoirs to overflowing (literally) which gave ample reserves for the summer recreation season.



Now, 12 months later, the conditions have not repeated. Most of 2016 was dry which eventually drained the surpluses from the beginning of the year despite three reductions in outflows.

By starting the year in drought level 2 we need substantial rainfall to catch up. It could happen and has happened – like in 2009. The reservoirs started December 2008 barely above level 4 but by Memorial Day 2009 the reservoirs were in normal conditions and by Thanksgiving reached flood stage.

Also from December 2012 to June 2013 the reservoirs shot from level 3 to flood stage. However, such a dramatic rise this year would be another anomaly, albeit a very welcome one.

The good news: This year has already started well which is typical for January through March or so. This means the reservoirs can start to recover if the winter rains continue, or if the upper basin receives (dare I say it?) some snow.

Snowfall melts into the ground, not directly benefiting the reservoirs, but the saturated ground allows more runoff in subsequent rains. Still, with nature's recent cycle of drought-rain-drought-rain, most forecasters see a continuation of drought in 2017.

This doesn't mean a dire season. In keeping with the drought management plan, Savannah District water managers refrain from increasing outflows until reservoir level rise two feet above the drought trigger level.

This gives the reservoirs additional time and resources to recover. It also gives the water managers the flexibility to keep the reservoirs balanced ensuring users throughout the upper basin benefit from the rainfall regardless of which reservoir actually receives the rain.

If history gives us a glimpse into the near future, reservoir levels should rise in the next three months then hold mostly steady for the beginning of the summer. Again, historical data indicates low rain for the summer. Drought forecasters, with much more education than I have, predict more drought, even over the next several weeks.

Finally, having grown up on a west Texas cotton farm with no irrigation, I learned to hold out hope for rain, even when forecasters predicted none. Those hope-filled habits are hard to break.

I do know this: Whether refreshing rain or parching Texas sun, my family survived and thrived and found a way to make a joyful life regardless of what we were given. Likewise, we know the drought cycle here will end and the reservoirs will return to normal levels.

— Billy Birdwell, Corporate Communications Office COE

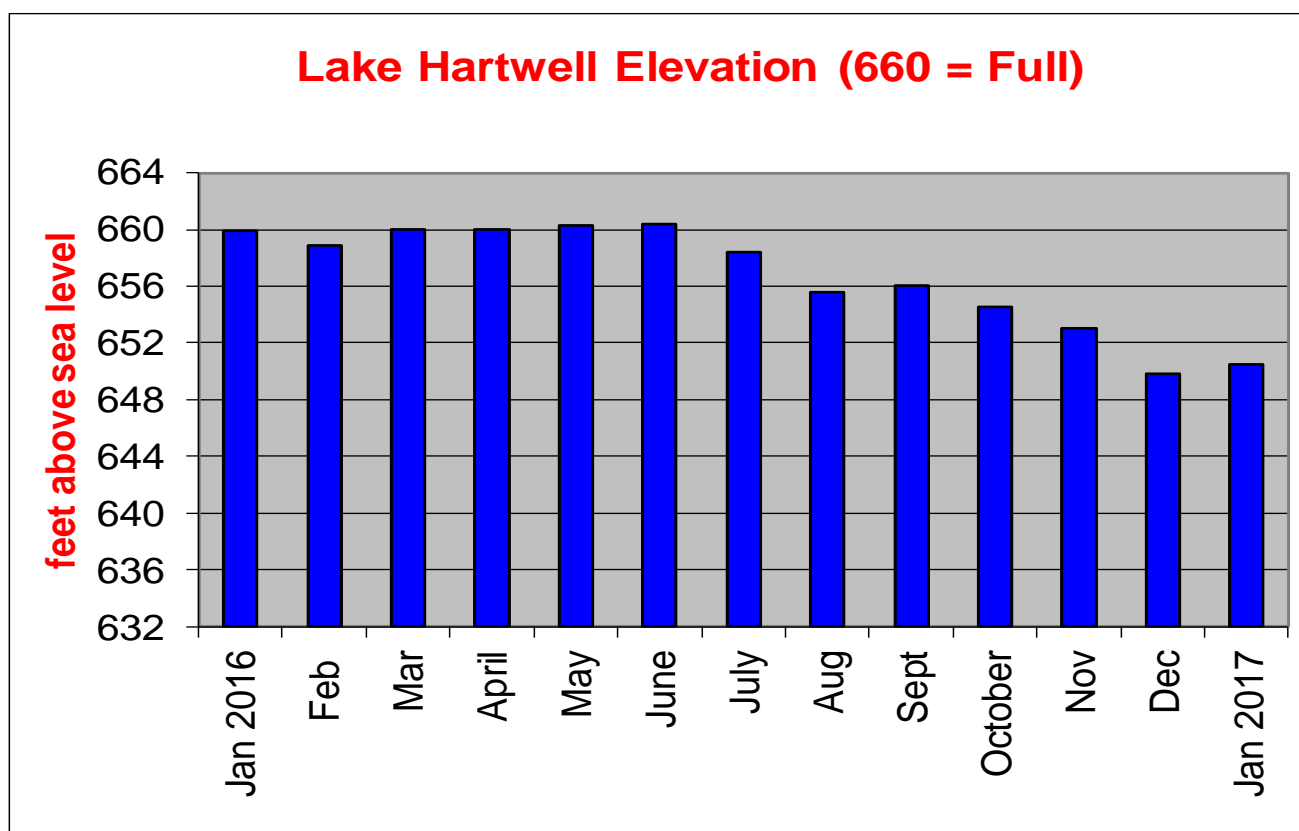
# Fishing Report

## Lake Hartwell February 52 degrees

We have focused our efforts on the main channel and main lake. As always this time of year you want to look for the areas the sun is on first. This water as you know warms the quickest and can be very productive. Continue to look for the bait as this continues to be key as it always is during the winter months. So take the time to find the bait and fish these areas thoroughly. Some key areas have been the clay and rock especially areas that have deeper water near by this allows those fish to move up and down in the water column with little effort. Also start taking a closer look at the ditches after the sun gets up in that 30 45ft zone. Look for the Loons if you see them working an area go in there with your electronics and look for the bait. Key baits that we have been throwing with these weather changes have been a jerk bait, jig, shaky head and some type of underspin with either a fluke Jr. or a small paddle tail swimbait on the back especially in the ditches. For our jig and shaky head anything in a green pumpkin color is good this time of year. For the jerk bait look to use both the shallow and deep divers. Something in the pro blue, pearl, or shad color will work best right now look to use the bait on the ledge side of the points or the back part of the ditches. Watch for any shad activity on the surface or on the Lowrance Down Scan technology. Bait is the key this week. Key is to find the right cadence with the jerk bait to get the fish to react to the bait. This does not produce a lot of bites but the ones you do get are usually your better fish. Key for us was to continue to move throughout the day if we didn't get bit within 10 minutes of fishing an area we picked up the trolling motor and moved on. When we got some bites we slowed down and worked the area with several baits before moving on to the next area. We did work some of the main lake areas but have not had much success at this time. We will continue to work the main lake area as the winter moves on to see what we can find.



Courtesy [www.havefunfishing.com](http://www.havefunfishing.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 2013

- |               |            |              |               |
|---------------|------------|--------------|---------------|
| 1. VALENTINES | 5. NOTES   | 9. CELEBRATE | 13. CHOCOLATE |
| 2. DAY        | 6. LOVE    | 10. FEBRUARY | 14. FLOWERS   |
| 3. HEARTS     | 7. CUPID   | 11. FOURTEEN | 15. GIFTS     |
| 4. CARDS      | 8. HOLIDAY | 12. CANDY    | 16. SWEET     |

# 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 20 million dollars as of 10/31/2016
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- Homes and lots are listed in **three** MLS systems, Western Upstate SC, Greenville SC and GA MLS for maximum exposure.
- Our site [www.BuyHartwellLake.com](http://www.BuyHartwellLake.com) is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing purposes.
- All listings are submitted to 700+ 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.

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



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



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

**Kyle Corbett**  
**864-376-9163**  
**Kyle@buyhartwelllake.com**



- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes with inclusion in three MLS Systems.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 24 years
- Licensed in SC and GA – Multi Million Dollar Producer
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 24 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property.



**Debbie Henderson**  
**404-313-4404**  
**Debbie@buyhartwelllake.com**



- Originally from the Midwest, my husband and I moved to Stone Mountain, GA in 1980 to start a new business and then to Snellville where we raised three children. We now have two grandchildren and a dog named Sir Alex Ferguson.
- After boating on Lake Lanier for many years, we moved to Martin, Georgia on quiet, peaceful Lake Hartwell in 2005. By water, we are very near the “jumping rock.”
- My husband builds custom lake and golf course homes. I’ve observed first-hand the building/selling process over the last 25 years.
- Licensed in Georgia & South Carolina to serve your buying and selling needs on Lake Hartwell and surrounding areas.
- Obtained an additional Accredited Buyers Representative designation in 2014.
- I would be delighted to help you buy or sell on Lake Hartwell!

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



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

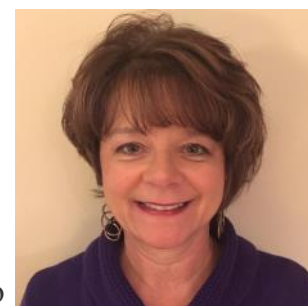


**Larissa Pino**  
**864-376-2745**  
**Larissa@buyhartwelllake.com**



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

**Sarah Cleveland**  
**864-415-7448**  
**Sarah@buyhartwelllake.com**



- I have lived in South Carolina all of my life.
- My husband and I have been married for 27 years and have 2 sons that graduated from Clemson University. I have been around the Anderson/Clemson area for close to 30 years and have owned a condo on Lake Hartwell for the past 2 years.
- I have over 30 years experience in public education where I have worked with administrators, teachers, students and parents. I understand the importance of helping people reach their goals.
- Let me be the 1<sup>st</sup> to help you!



**Katie Tillman**

**864-303-3469**

**Katie@buyhartwelllake.com**



- After we sold our building downtown, we opened another restaurant at Stone Creek Cove on Lake Hartwell and operated that for 5 years. We sold that restaurant 5 or 6 years ago and decided to continue to develop the catering portion of our business. In that time, we have developed a thriving catering business that I continue to work, and am still an operating partner.
- I love Anderson, I have been here 30 years. I came here to work for the City in Downtown Development. I worked with the City for several years and then met my partner of 25 years, Val Lowe and we opened Friends Restaurant in Downtown Anderson. We operated the restaurant and catering company for 17 years.
- I have extensive contacts in the Anderson and surrounding business communities, and can use the skills I developed running a small business to help buy or sell your home or property.
- I live on the lake and have for 25 years. It is beautiful, tranquil and fun; I highly recommend it! and would like to help anyone interested in owning lake property, make that so.

**Cynthia Spejewski**

**864-650-8480**

**Cynthia@buyhartwelllake.com**



- Working as a realtor in the State of South Carolina since 2003
- Specializes in lake properties but also loves the rich agricultural heritage of the Upstate as well as the diverse neighborhoods
- Retired teacher and is currently the organist at Holy Trinity Episcopal Church in Clemson, SC
- Long time resident on Lake Hartwell currently living in Fair Play, SC





## **Robin Westergren Douda**

**770-655-5430**

**Robin@buyhartwelllake.com**

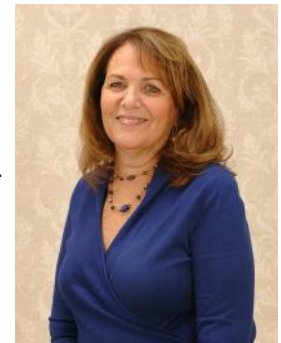


- Born in South Carolina and raised in northern Greenville County I have many fond memories to reflect on. My parents built a cabin on Lake Hartwell in 1964 and we spent almost every weekend there until I graduated high school. It was there by the time I was ten years old that I learned to swim, drive boats and pull skiers. Lake Hartwell has had my heart all of these years and I always knew that, one day, I would move back.
- After living in Northern California in the early 1980's I moved to Marietta, GA in 1983 and became a licensed Realtor in 1986. My love of people, homes and architecture made this the perfect fit for me as a career. After 30 years of taking care of clients in the Atlanta area my husband Paul and I are finally moving back to Lake Hartwell. We both love boating and the lake life and look forward to sharing it with many clients and friends in the coming
- I am a licensed Realtor in Georgia and South Carolina.
- Over the years I have earned many designations in my career, but the thing that I treasure the most are the many friendships that I have made. Treating clients honestly and fairly while solving their Real Estate needs.....whether it be finding their dream home or making sure their rental properties are managed properly makes my job a dream come true.

## **Jean Maher**

**864-365-4036**

**Jean@buyhartwelllake.com**



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

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

### **Realtor Associations:**

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



## Sylvia Pintado

**864-556-4436**

**[sylvia@buyhartwelllake.com](mailto:sylvia@buyhartwelllake.com)**

- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her life-long passion of becoming a Real Estate Professional.
- Sylvia has always been successful in achieving her personal as well as her professional goals because of her desire to help other people and do what is right. She is very easy to talk to and always willing to listen.
- Sylvia says "One of the most important transactions that people will do in their lifetime is the purchase of a home, my goal is to help them achieve that."
- Sylvia is the wife of 27 years to Jesse Pintado and mother to three wonderful children, Jesse (25), Stephanie (23), and Eddie (21) and let's not forget the dog Miley, she is the princess of the house!
- She says that it is with their love, support and faith in God that she maintains that motivation, dedication and discipline to do well and help others. She is truly excited to represent BuyHartwellLake LLC and assist you with any and all of your home buying or selling needs.

