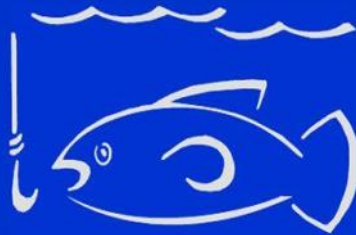


BuyHartwellLake

llc



1-855-BUY-LAKE



January 2015

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

New Listings Of the Month



BuyHartwellLake.com
1-855-Buy-Lake



Lot C Springfield Rd Anderson SC \$189,900 - BIG open water with a 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. Lot D next door also available for \$199,000.



1448 Coneross Point Drive Seneca SC \$239,000 - Upon driving down the main road into this comfortable subdivision you have beautiful mountain views. This 1.14 acre lot offers an ideal building site with wide, open lake views. Nicely wooded yet easy to walk to lake. Convenient to Clemson, Seneca and Anderson. Verbal approval from Corp for a max size dock. See covenants and plat in associated docs.



116 Laurel Ln Townville SC \$419,000 - The main level includes a nice size open kitchen which adjoins a full dining area. Lakeside you have a cozy family room which then brings you out to a large great room. The expansive master suite includes a sunroom which you may never want to leave. Lower level offers a rec area with wet bar along with two additional bedrooms. An extra room downstairs could be an office, bedroom, workshop, etc. Outside living areas offer generous living spaces as well with both a large deck and screened porch. The natural outdoor setting gives you plenty of privacy. Gently sloping lot takes you down to a covered slip dock with boat lift.



3063 Springfield Villas Anderson SC \$199,000 - 3 level townhome with a garage on the lower level. Comes with a DEEDED BOAT SLIP. Garage is being used as a rec room but could be converted back to garage and workshop with little effort. Home offers 3 BR/2.5 BA and approx 2063 SF. Up stairs great room/dining room/kitchen. Kitchen with stove, refrigerator and dishwasher is open to the dining room and living area. Bar between kitchen and dining is great for bar stools to provide more seating for entertainment. Living area features a fireplace and sliding doors lead to a deck that is great for grilling.



Lot 33 Smoke Rise Westminster SC \$35,000 - Beautiful lake lot with mature hardwoods, nice views, privacy and approved for a dock previously by the corp. Great location at the end of a cul-de-sac. Gated neighborhood has a community dock and picnic shelter beside a small stream and waterfall. Fantastic deal!! Lot 34 available for \$30,000.



503 Edgewater Anderson SC \$394,999 - Home has over 3800 SF. Master with room for a sitting area is on the main level. Also on the main level are 3 additional bedrooms and a guest bath which has been updated. Open floor plan with large family room with fireplace. Step from the family room onto a large wrap around deck that overlooks the lake. Short walk to the lake and the platform dock in place. Downstairs rec room with fireplace and complete in-law/guest suite with family room, dining room, full kitchen, bedroom and bath.



Q&A With The Corp Of Engineers



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

We remove or mark all stumps or other hazards located within marked navigational channels. During extreme low water conditions, thousands of small trees, sand bars, and stumps are exposed, creating hazards for recreational boaters. The vast majority of these hazards are away from the marked channels. Our public safety programs remind users to exercise caution during these low water periods.

If boaters should find a hazard within the channel, notify the project office for the reservoir and the hazard will be checked as soon as possible. We cannot mark or remove all stumps exposed by unpredictable and constantly changing water conditions. (Hartwell: 888-893-0678 or 706-856-0300; Russell: 800-944-7207 or 706-213-3400; Thurmond: 800-533-3478 or 864-333-1100)

We constantly remind users to wear a life jacket whenever swimming, boating, fishing or participating in other activities while in, on, or near the water. This includes when anchored or on boat docks.

What ramps are usable during these low water conditions?

Information is available from the Project Offices (Hartwell: 888-893-0678 or 706-856-0300; Russell: 800-944-7207 or 706-213-3400; Thurmond: 800-533-3478 or 864-333-1100) or on the Web at: www.sas.usace.army.mil. Choose "Lake Information" from the drop-down menu. We regularly update this information.

What are the authorized purposes of the Corps' dam and reservoir projects?

U.S. Army Corps of Engineers projects on the Savannah River are "multi-purpose." These projects were authorized by Congress to support: water supply, water quality, hydropower production, flood risk management (originally called flood control), downstream navigation, recreation, and fish and wildlife management. During periods of severe drought, water supply and water quality are the Corps' foremost priorities, both in the reservoirs and downstream.

What do CFS and MSL stand for?

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

Get Hooked on Lake Hartwell

**PLEASE
JOIN** →

BuyHartwellLake llc

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www.BuyHartwellLake.com

**At The
2016 Atlanta
Boat Show
Jan. 14-17
GEORGIA WORLD
CONGRESS CENTER**



**NEED TICKETS?
CALL 1-855-BUY-LAKE!
WE HAVE A FEW TICKETS!
TO BE GIVEN OUT ON A
"FIRST COME" BASIS TO
OUR CUSTOMERS!**



**LIST YOUR PROPERTY
NOW TO BE FEATURED AT
THE SHOW (SEE BELOW)**

Lake....Golf....Fishing....Skiing....Relaxing

Lake Homes, Cottages, Condos, Lots

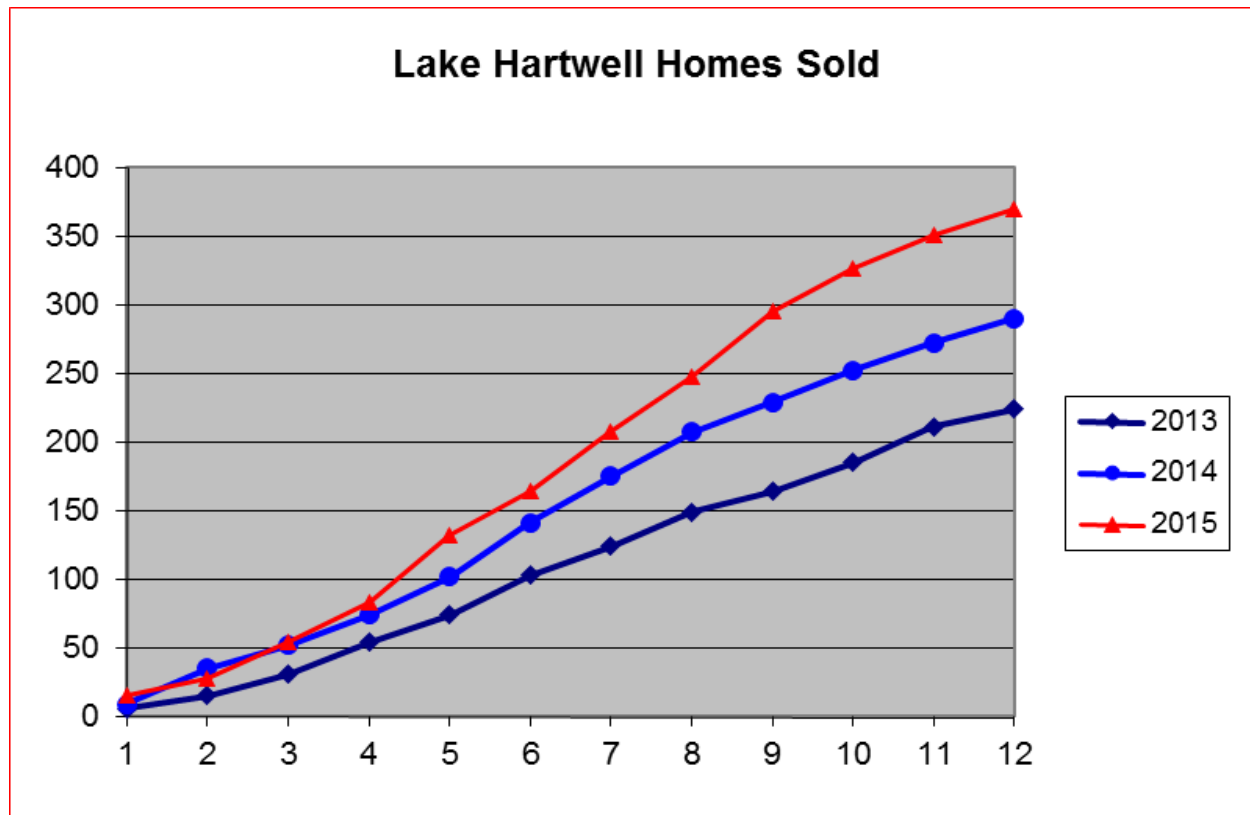
Selling Real Estate on and around Lake Hartwell and all surrounding lakes including—Keowee, Secession, Broadway
"If we don't take care of our customers, somebody else will!"

Licensed in SC and GA

LIST YOUR PROPERTY NOW TO BE FEATURED AT THE SHOW!

- We participate in this event because many Lake Hartwell Property Buyers are from the Atlanta area!
- Last year we were the only Lake Hartwell Real Estate Agency from the Upstate at the show!
- If your property is listed with us at the time of show, it will be featured at the show! Congratulations!
- Potential Buyers will have access of all of our listing as they visit our booth!
- Are you thinking about listing your property? Now is the time....Don't Miss This Opportunity for your property to be featured.
- Call 1-855-BUY-LAKE or (864) 225-2410 to LIST YOUR PROPERTY TODAY!

Lake Hartwell Home Sales Continue To Improve



Bird Watching Along Lake Hartwell

When: Saturday, January 30, 2016

Where: Lake Hartwell to Townville

Time: 8:00 AM until early afternoon

Leader: Jeff Click jclick@gcbirdclub.org

Comments: We'll start at the Hartwell Dam at 8:00 AM, and make a few stops along the shore on both the Georgia and South Carolina sides, working our way north, to look for gulls, loons, grebes, and ducks. If time allows, we'll then move on to the Townville area, with hopes of finding sparrows, ducks, Brewer's Blackbirds, and other open-country birds.



Outings are typically held on a Saturday morning, and guests are always welcome. In case of inclement weather, you may contact the trip leader (if one is listed) for last minute changes or cancellations. We also list outings scheduled by other area bird clubs or organizations which are of special interest to our club.

Greenville County Bird Club www.gcbirdclub.org/outings.html

Christmas Tree Recycling in Lake Hartwell

Don't just throw your Christmas tree out! There is a way put your tree to good use that is environmentally friendly, according to the Corps of Engineers.

They say "Christmas tree sinking" is helping Lake Hartwell all year long.

It is as much a tradition as it is environmentally friendly. For decades, the corps of engineers has been collecting Christmas trees to sink in Lake Hartwell. They say makes the fish happy and the fisherman. "Small organisms get in there and the baby fish, they basically live in there trying to stay away from predators and, in turn, the predators stay around them," said Jess Flemming with the Corps of Engineers. Those predators are game fish like bass and crappie, making the areas around these sunken trees a fisherman's haven.



Flemming said they see between 250 to 500 trees donated each year. Local fisherman can pick up what they want to re-use, then the Corps binds the rest and sink them in prime fishing locations around the manmade lake in Georgia and South Carolina.

Old trees decompose after 3 to 5 years, so new trees add to the habitats each year. "Basically a small ecosystem right in one," Flemming explained. It's more than just fish friendly. It's economic insurance. The latest Corps of Engineers report estimates three million visits each year for fishing, about one-third of all lake use. That represents a potential economic impact of \$156 million to the region per year.

As Lake Hartwell continues to be a prime fishing destination, drawing in major international competitions like Bass Masters, it's safe to say your Christmas tree can actually put dollars back into your community. "People recycle bottles and plastic and metal and everything else. They can do the same with their Christmas tree," said Flemming.

If you don't want to part with your tree just yet, they say don't worry. They'll be collecting trees through January. Lake wardens ask that no trees be dropped near the docks, since that presents a danger to swimmers and boaters. There are three Corps recreation sites accepting trees and two more near Pendleton:

Big Oaks Recreation Area, U.S. 29 South (west of the Hartwell dam);

Poplar Springs boat ramp, off Poplar Springs Road north of Lavonia;

Twin Lakes boat ramp, 140 Winnebago Trail (at the west end of Queen Street);

Mount Lebanon Elementary School, 2850 Lebanon Road in Pendleton;

Unitarian Universalist Fellowship of Clemson, 230 Pendleton Road in Clemson (just south of Old Stone Church Road).

For more information, call 888-893-0678, or visit <http://www.sas.usace.army.mil/lakes/hartwell>

Courtesy www.wspa.com

THE VALUE OF SHORELINE VEGETATION

To maintain a quality resource such as Hartwell Lake, sound management of shoreline vegetation by the U.S. Army Corps of Engineers and by adjacent property owners is critical in preserving and protecting a healthy vegetative buffer and adjacent reservoir. Some of the important functions of shoreline vegetation are outlined below.

Shoreline Stabilization and Water Quality Protection

The roots of trees and shrubs along the shoreline help hold soils in place, preventing erosion. The layers of vegetation present in a natural shoreline provide multiple layers of protection for the soil from the adverse impacts of hard rainfalls by slowing the velocity of the raindrops, resulting in less impact force when they strike the ground. The resulting slower rainfalls result in less granulation of the soil and less movement of soil particles off site (erosion). The loss of soil nutrients is high in erosion, as the finer grained particles, which are the first to be washed away, are also the highest in fertility. The more small soil particles preserved by a protective buffer of shoreline vegetation, the higher the soil fertility.

Shoreline vegetation also traps sediment and pollutants, helping keep the water clean. Vegetative buffers provide an area where chemicals, pesticides, and fertilizers can decompose, rather than placing a load on the waterbody. Toxic pesticides are converted to non-toxic forms through biodegradation, which occurs in the vegetative buffer. Nitrogen applied as fertilizer can be converted into organic matter, and later decomposed and released into the air, rather than flowing directly into the lake resulting in adverse effects to water quality.

Thermal Cover and Temperature Moderation

A vegetative buffer shields a waterbody from summer temperature extremes, thus moderating the waterbody temperature. The cover of leaves and branches brings welcome shade that provides a cooler area for aquatic life. Cooler areas hold more dissolved oxygen, which fish need to breathe. Shoreline vegetation also provides an area of filtration of storm water runoff, thereby increasing recharge of ground water. Later releases of flow from ground water to the lake occur on a gradual basis and are cooler than overland flows. The entry of this cooler water into the lake also helps to moderate the water temperature, making it less stressful to aquatic life.

Wildlife Habitat and Food Chain Support

Many wildlife species use shoreline areas during all or part of their life cycle. Shoreline vegetation provides food, cover, nesting, and sanctuary for these animals. For example, 80% of the bird population around Hartwell Lake nests within 15 feet of the ground, making underbrush vitally important to their survival. These vegetative buffers also form the foundation of the wildlife food chain by providing a basic food source for insects and smaller birds and animals.



In addition to the above reasons for maintaining a healthy vegetative buffer around the Hartwell Lake, shoreline vegetation is also essential for maintaining the natural beauty of the lake and adding to aesthetic enjoyment. The Corps of Engineers is committed to protecting and preserving the shoreline vegetation at Hartwell Lake to ensure resource protection and enjoyment for future generations.

Fishing Report

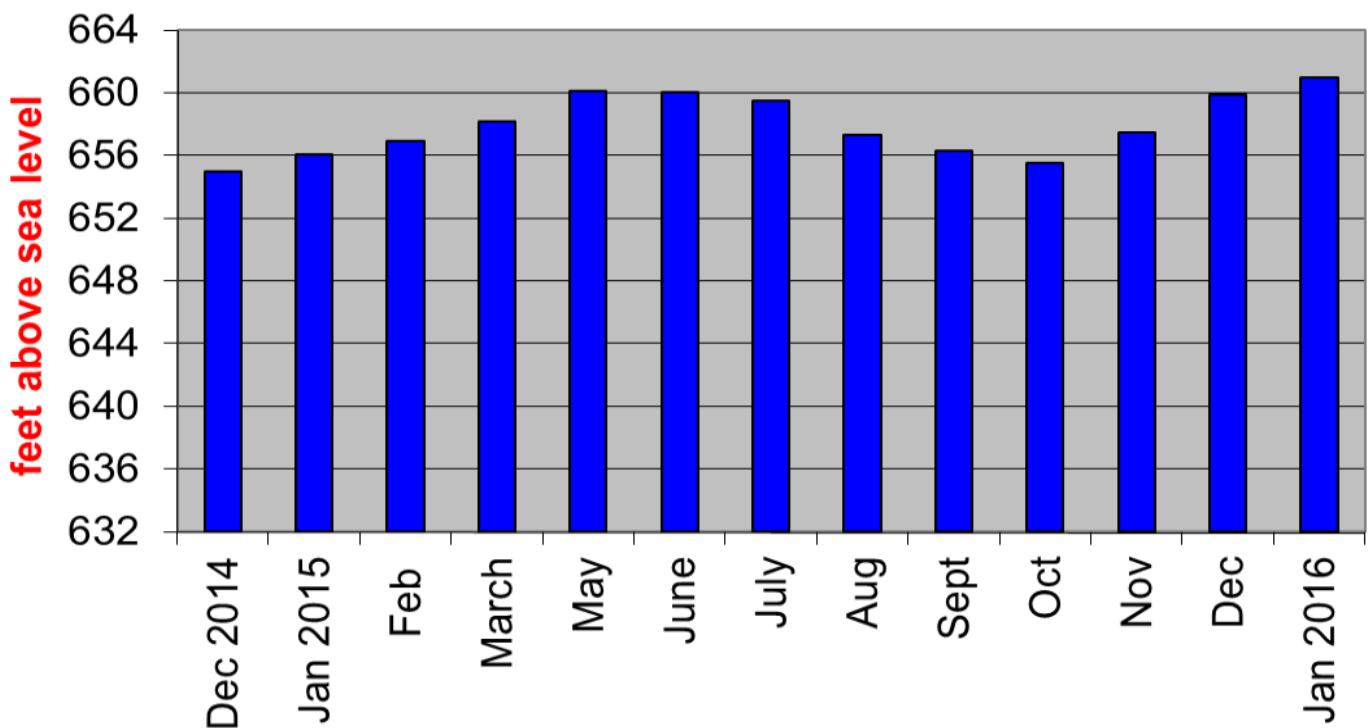
Lake Hartwell January 1st - 59 degrees

Bass fishing is fair and they are feeding on the points and creek bends down lake. A Fish Head Spin with a small Zoom Fluke in pearl will attract the bass but be sure there are some baits schools in the creek. They are tight on cover. Use the Stanley 1/2 ounce jig and a larger Pro Pork Trailer by Uncle Josh on the points. Right now, the best bet is to use the Lowrance Structure Scan and Down Scan technology to help find the structure and if the bass are there, the machines will show them. The crank bait and spinner baits cast on the bank cover and slowly worked, will get strikes. Mid day, spinner baits down lake in the creeks are fair on cover using Stanley spinner baits with bright blades. Late look for shallow strikes as the bass move to the creek banks and points during the day. The Zoom water melon seed lizards on a 3 foot Carolina rig has been fair later each day. Also on creeks on old channels use a Culprit red shad worm on a Texas rig with the brass and glass combination. Work baits right on the bank around any cover.



Courtesy www.havefunfishing.com

Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

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

Corp of Engineers New Shoreline Rules Starting in 2016

Shoreline use rules for Hartwell Lake and Thurmond Lake in northeast Georgia and northwest South Carolina will change effective Jan. 1, 2016, according to Corps of Engineers officials here.

The changes, considered minor by officials, impact property owners adjacent to these two Savannah District reservoirs. Updates change the size of brush which can be removed along the shore, the use of water from the reservoirs for private use and how property owners complete application forms for a Shoreline Use Permit (SUP) and license.



**US Army Corps
of Engineers.**

Beginning with the New Year, adjacent land owners with a permit to remove underbrush along their property line to the water's edge will be limited to vegetation less than 3 inches in diameter measured at ground level. The change is to protect habitat of the northern long-eared bat, a recently listed threatened species. The change in underbrushing affects all areas surrounding Hartwell Lake and those areas around Thurmond Lake in Elbert County, Georgia, and Abbeville County, South Carolina.

The new rules now forbid the use of reservoir water for irrigation. This impacts all property owners at both reservoirs who have a permit to pump water from the reservoirs for their lawns and gardens and other uses. Water may still be pumped from the reservoirs to wash permitted docks and boats moored at docks so long as the water falls back into the reservoir.

This new restriction brings shoreline management into compliance with federal law which does not authorize the use of reservoir water for irrigation in any amount. SUP holders with current authority to irrigate from the reservoir may continue to do so until the expiration of their current SUP. The non-potable right-of-way section of the SUP will be removed at the next renewal. This will reduce the renewal cost by \$35.

Finally, in an administrative change, the Savannah District will no longer use a consolidated SUP and license application. Beginning in 2016 the SUP and a license must be separate documents. Both documents will also require the applicant to provide a taxpayer identification number. For most people this is the Social Security number. The identification number will not be stored or transmitted electronically.

Residents will continue to work with their local area ranger all shoreline management activities. For more information on Shoreline Use Permits, please contact the Hartwell Project office at 888-893-0678, or the J. Strom Thurmond Project office at 800-533-3478. Ask for the Shoreline Management Office.

For The Kids

WINTER WORD SEARCH



Created by
Sue Lindlauf
Grand Forks Herald
2010

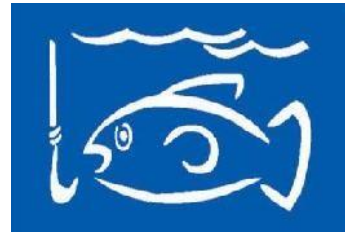
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See how many of these words you can find in the puzzle. The words can be forward, backward or diagonal.

- | | | | |
|------------|--------------|--------------|--------------|
| 1. Snow | 5. Shovel | 9. Slippery | 13. Scarf |
| 2. Snowman | 6. Cold | 10. Slide | 14. Hat |
| 3. Winter | 7. Freezing | 11. Sledding | 15. Earmuffs |
| 4. Weather | 8. Snowflake | 12. Skating | 16. Mittens |

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- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 25 million dollars as of 12/1/2015.
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

Call us anytime to discuss your situation
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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. Telephone: (864) 276-7416; E-Mail: 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 anytime! Yes, even nights and weekends!