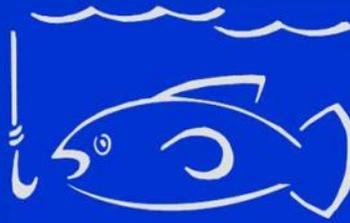


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llc



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July 2016

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

199 Watersedge Dr Hartwell GA \$289,900 - Open bright layout, level lot to the water, great lake views from home and a large covered slip dock with PWC float in fantastic water. Residence features spacious open living areas, kitchen with granite counters and tile backsplash, vaulted ceiling great room, sunroom offering beautiful lake views, master suite includes walk in closet plus tiled bathroom, tiled shower and jetted tub. House is situated on a private lot with covered front porch, lakeside deck, outdoor shower, garage/workshop area and a short easy walk down the concrete path to the covered slip dock. Power and water service run down to the shoreline.



85 Aleja Point Martin GA \$739,000 - Exterior of culture stone and brick. Outdoor living areas including a screened porch, covered wrap around deck and stone patio. Great room which offers vaulted tongue and groove ceilings and a stack stone fireplace. Kitchen includes granite counters, pine cabinets, kitchen aid appliances and offers an open floor plan for entertaining. Master suite includes built in shelves, double doors to access the deck, a tray ceiling, 2 closets, oversized bathroom with double sinks, separate shower and tub. Lower level has 3 bedrooms and 1.5 baths along with a rec area. A rock path takes you on a level walk to wide, open Lake Hartwell views. Included in this catch is a double slip, covered dock with lifts in each slip



106 Woodbridge Lane Starr SC \$249,000 - Terrific 3 acre waterfront property near Big Water Marina. Dock in place on lot and COE has stipulated that property can have up to two docks depending upon how property is subdivided. This is a perfect spot to build that dream home or mutiple homes for a family compound. Could bring in a mobile or modular until you are ready to build. There is a septic and well on site that has not been used in many years.



337 Forest Cove Road Anderson SC \$335,000 - The oversized 1.02 lot and 232 ft. of frontage just adds to this private and peaceful setting. The main level includes 3 bedrooms, 1 bath and laundry. A deck is accessible from this level. Step on down to the lower level with an oversized living area with wood burning fireplace adjoining the kitchen. The sunroom adjacent to the living area is perfect for dining, playing games or just relaxing. A gently sloping lot brings you to a covered slip dock. Verbal approval for maximum size dock. This deal also includes a detached garage/workshop with built in cabinets.



32 Stinson Hartwell GA \$325,000 - Townville Awesome views of Hartwell from this 4br retreat with glass lakeside wall, tongue & Groove wood cathedral ceiling, all wood walls in home, stone surround fireplace, rec room, great room and kitchen are open. Expansive wrap around waterfront deck. Short easy walk to the composite covered slip dock in DEEP water with PWC float. Quiet dead end street with plenty of privacy. Fantastic area of Hartwell to boat, ski, swim or fish. Home is situated on one of the nicer lake lots currently for sale right now on the lake. Recently added outbuilding with covered porch.



Q&A With The Corp Of Engineers



The Corps of Engineers uses reservoir level and stream flow at the Broad River as indicators for drought severity. Why not match them up with state drought indicators?

The states use multiple parameters for their drought status changes including soil moisture, rainfall deficit, groundwater levels, streamflow, and reservoir levels. Reservoir levels tend to be good cumulative indicators of drought conditions. There is generally good consistency between how the state agencies and the Corps characterize drought severity. The states also monitor agricultural impacts of drought. The Corps' reservoirs have no authorization to support agriculture.

As a condition of the 2012 EA, we added stream flow at the Broad River as a secondary indicator of drought because the Broad River is a large, unregulated tributary that flows into the J. Strom Thurmond reservoir. It provides an accurate representation of natural inflow to the Savannah River Basin and has more than 70 years of recorded data.

How much savings does 200 cfs reduction in outflows create?

A 200 cfs reduction saves roughly 1.5 feet per year or 0.12 feet per month at both Hartwell and Thurmond. While such a reduction saves some water over the long-term, its effects on habitat availability and downstream water quality are not as easily measured. In some locations along the river the impact of such a reduction is observable but we still need more study in other areas to improve water management decision making. The Savannah River Basin Comprehensive Study (the "comp study") would provide this much-needed data.

Why didn't the July 2012 Environmental Assessment reduce outflows to 3,600 cfs during Drought Level 3 as proposed in the draft?

We proposed more restrictive outflows during the process. After a public comment period and consultations with Georgia and South Carolina natural resource agencies and federal resource agencies, we determined that our chosen course of action best balances human and environmental needs upstream and downstream. In the draft EA, the Corps had initially recommended to set level 3 outflows to 3,600. However, the state agencies determined that this rate would not sufficiently meet downstream needs, particularly in the areas of water quality and water supply. These agencies have experts who must manage many environmental aspects of the basin's resources and we depend on their expertise to help us reach the best course of action.

Tugaloo State Park Day Camp

Jr. Ranger Camp (ages 8-12)

10 AM - 3 PM from Jul 21, 2016 until Jul 24, 2016

Bring the kids down to Tugaloo State Park for a fun-filled weekend of outdoor education and adventure. Jr. Ranger Camp is a 4 day long day camp in which we will be learning all about our State Parks, the natural resources they preserve, the importance of conservation, and how to safely enjoy the outdoors. Kids must wear sturdy shoes and bring lunch \$30 plus \$5 parking. 706-356-4362 for questions and registration.

Thur, Jul 21, 2016 (10-3 PM) Fri, Jul 22, 2016 (10-3 PM)
Sat, Jul 23, 2016 (10-3 PM) Sun, Jul 24, 2016 (10-3 PM)

Junior Ranger Camp, ages 5-7

10 AM - 2 PM from Jul 28, 2016 until Jul 31, 2016

Children ages 5 to 7 are invited to join in on the fun! Earn a Jr. Ranger badge through hands-on activities. An adventure filled weekend awaits as Jr. Rangers will be learning all about natural resources and their conservation, through hands on activities; all the while earning their Jr. Ranger badges. \$30 plus \$5 parking. 706-356-4362 for questions and registration.



DNR Offering Free Boat Inspections



In an effort to keep state waterways safe during the upcoming July Fourth holiday weekend and beyond, the S.C. Department of Natural Resources (DNR) Law Enforcement Division will again be conducting courtesy safety inspections at some public boat landings. The July Fourth holiday weekend, July 2-4, is one of the busiest weekends of the year on state waters.

DNR boating safety and enforcement officers will perform a quick, but thorough inspection for items such as required safety equipment and proper boat and motor registration. Those who are not in compliance with safety regulations or registration requirements will not be ticketed during the complimentary inspections. Instead, they will be given an opportunity to correct the problem before they launch their boat. DNR officers will also be available to answer questions and give boaters tips on how to stay safe on the water.

To report boating violations such as reckless operation or an intoxicated boat operator, call the DNR toll-free, 24-hour hotline at 1-800-922-5431. For a copy of South Carolina's boating regulations, to find out about local boating safety courses or to obtain a free float plan form, contact the DNR Boating Safety Office at 1-800-277-4301 or visit www.dnr.sc.gov/education/boated.html.

Locations July 2:

Anderson County: Riverfork Forks Boat Ramp - Lake Hartwell; 2pm-4pm

Pickens County: Twelve Mile Park-Lake Hartwell; 10am-12pm

Savannah River Comprehensive Study Moves Forward

Researchers working on the Savannah River Comprehensive Study reached another milestone recently when they completed modeling for the first four drought operation plan alternatives.

The multiagency study seeks to provide a better understanding for the impacts and risks associated with managing water resources in the basin, specifically during droughts when those resources, and thus the environment and economy, are most vulnerable.

For this segment – the second interim phase of the study – researchers are using several computer models to evaluate potential modifications to the current drought plan. They are applying data collected from the basin for the past 73 years to the models to observe the impacts of those changes, according to William Bailey, chief of planning division at U.S. Army Corps of Engineers Savannah District.

By running these “what if” scenarios through the models using real data, researchers obtained a comprehensive view for the ramifications throughout the basin if certain factors are altered.

For example, alternative 2 considers the effect of redefining the elevation and outflow for Drought Level 3 at Thurmond Dam. Currently, Drought Level 3 is defined as 14 feet below summer full pool with a minimum outflow of 3,800 cubic feet per second (3,100 cfs from Nov. – Jan.). Alternative 2 identifies the impact of changing Drought Level 3 to 8 feet below summer full pool with a minimum outflow of 3,600 cfs.

Scientists with the U.S. Army Corps of Engineers Savannah District ran historical hydrological data through a reservoir model based on this alternative. The results were then passed to the Georgia Environmental Protection Division, which ran the numbers through a river-based model. Finally, those results were given to South Carolina’s Department of Natural Resources, which input the numbers into a harbor-based model.

Bailey said the study also considered how each alternative would impact other aspects such as fish spawning in the lakes, hydropower generation, availability of boat ramps and beaches, chloride levels for the city of Savannah’s intakes, and dissolved oxygen levels in the Savannah Harbor, to name a few.

Now after completing modeling for the first four alternatives, the team has begun incorporating the most favorable aspects from these alternatives into two additional combination alternatives. Then they will run the historical data through models to identify the effects of operating under those alternate drought plan scenarios.

When modeling for the final two combination alternatives is complete, the team will write a draft report of its findings and submit it for public comment. Bailey said he expects the draft to be complete by summer 2017.

The draft report, combined with public comments, will be evaluated against the current drought plan to determine whether it would be more favorable to modify the plan or keep the existing drought plan as is.

~ Jeremy S. Buddemeier, Corporate Communications Office COE

YMCA Summer Camp on Lake Hartwell

SUMMER DAY CAMP Camp Venture

The YMCA Day Camp is located on beautiful Lake Hartwell. Your child will enjoy a wide range of activities including: archery, canoeing and kayaking on Lake Hartwell, kaboom imagination playground, low ropes course, arts and crafts, nature hikes, daily devotions and usage of the pool facilities at the main YMCA

This all takes place in a safe and fun environment, where Faith, Honesty, Caring, Respect, and Responsibility (the YMCA core values) will be taught. Breakfast and lunch is also served daily.

Rising 1st graders through rising 6th graders are all accepted. Rising 7th and 8th graders may be accepted into our Counselor In Training (CIT) program, which is an application based, limited availability program.

All staff are certified in CPR, First Aid, Blood Borne Pathogens, and Child Abuse Prevention. We maintain a 12:1 ratio.



Camp hours:

Monday – Friday: 7:30am – 6:00pm

Sessions:

July 5th-15th

July 18th-29th

August 1st-12th.

Camp will be close Monday, July 4th.

Cost:

\$80 per week for members of the YMCA

\$90 per week for non-members of the YMCA

One time \$50 materials fee.

Financial assistance is available for those who qualify.
First 150 registrants will receive a free camp t-shirt.

Questions and registration 864-716-6260.

1.2 Million Striped Bass, Hybrid Bass Stocked by DNR in Lake Hartwell

Some 780,000 striped bass and 480,000 hybrid bass—a total of about 1.2 million fish—were stocked in Lake Hartwell during the past three weeks by the S.C. Department of Natural Resources.

Some 20,000 striped bass fingerlings were placed into Lake Hartwell June 3 at Green Pond Landing and Event Center in Anderson County as part of an overall S.C. Department of Natural Resources (DNR) stocking program that annually produces between nine and 12 million fish that are released into public waterways.

The striped bass fingerlings stocked into Lake Hartwell are around 1.5 to 2 inches long, and they can be expected to reach a catchable size in two to three years. The fish were produced at the Dennis Wildlife Center Fish Hatchery in Bonneau. All of the striped bass stocked in Hartwell are the Savannah River Strain, which is a genetically distinct strain that originated in the Savannah River drainage.



“The products of these hatcheries go into public waters to support sportfishing in South Carolina,” said Dan Rankin, DNR Upstate regional fisheries biologist based in Clemson. “We have species that we are able to provide fishing opportunities for in some areas of the state that would not be available were it not for the hatchery program and the fish that come out of our production facilities. For instance, in addition to stripers, we would have a very limited trout fishery in South Carolina were it not for the hatchery program.”

The DNR hatchery program includes five warm water hatcheries around the state, and a coldwater trout hatchery located near Walhalla in the Upstate. In addition to striped and hybrid bass, the DNR’s hatchery program produces rainbow, brook, and brown trout; largemouth, white and smallmouth bass; bluegill, redear (shellcrackers) and redbreast sunfish; crappie; channel and blue catfish; and robust redhorse. Hatchery-reared fish are stocked in the state’s rivers, major impoundments and smaller DNR-managed fishing lakes. The goal is to provide South Carolina’s citizens and visitors with the best recreational fishing opportunity possible while protecting and conserving our aquatic resources.

Recreational fishing is a multi-million dollar economic driver for South Carolina. Anglers spend more than \$680 million in the Palmetto State annually, according to a national survey conducted by the U.S. Fish and Wildlife Service and the U.S. Census Bureau. That’s part of an estimated \$2 billion total, spent on wildlife-related recreation in South Carolina each year.

Courtesy SCDNR

Lake Hartwell Makes Bassmaster's "Best Bass Lakes" List

Several lakes in South Carolina, Georgia, and one in North Carolina made the list of *Bassmaster's* 100 Best Bass Lakes.

Toledo Bend Lake in Texas and Louisiana claimed the top spot on the national list, followed by Lakes Marion and Moultrie (combined as Santee Cooper lakes) in South Carolina at the number two spot.

The Santee Cooper lakes were ranked number one on Bassmaster's list for the Southeast Division. Lake Murray and Lake Hartwell also made the list, at number 10 and 22 respectively.



Below is the full list of *Bassmaster's* top Southeast Division lakes.

1. Santee Cooper lakes, Marion and Moultrie, South Carolina
2. Rodman Reservoir, Florida
3. Chickamauga Lake, Tennessee [36,240 acres]
4. Kentucky/Barkley lakes, Tennessee/Kentucky [160,309 and 58,000, acres respectively]
5. Lake Guntersville, Alabama [70,000 acres]
6. Lake Istokpoga, Florida [26,762 acres]
7. Pickwick Lake, Alabama/Mississippi/Tennessee [43,100 acres]
8. Falls of the Neuse Reservoir (Falls Lake), North Carolina [12,410 acres]
9. Ross Barnett Reservoir, Mississippi [33,000 acres]
10. Lake Murray, South Carolina [50,000 acres]
11. Lake Tohopekaliga, Florida [22,700 acres]
12. Dale Hollow Reservoir, Tennessee/Kentucky [27,700 acres]
13. St. Johns River, Florida [310 miles long]
14. Randleman Lake, North Carolina [3,007 acres]
15. Watauga Lake, Tennessee [6,430 acres]
16. Okatibbee Lake, Mississippi [4,000 acres]
17. Lake Okeechobee, Florida [730 square miles]
18. South Holston Lake, Tennessee/Virginia [7,580 acres]
19. Clarks Hill Lake (Lake Strom Thurmond), Georgia [71,000 acres]
20. Lake Rousseau, Florida [3,700 acres]
21. Lake Eufaula (Walter F. George Reservoir), Alabama/Georgia [46,000 acres]
22. Lake Hartwell, Georgia/South Carolina [56,000 acres]
23. Smith Lake, Alabama [21,000 acres]
24. Lake Seminole, Georgia/Florida [37,500 acres]
25. Lay Lake, Alabama [12,000 acres]

Fireworks Over Lake Hartwell

The 23rd Annual ClemsonFest returns to Snow Family Outdoor Fitness and Wellness Center (formerly Clemson University Campus Beach and Y Beach) on July 2, 2016.

Gate opens at 5pm and continues until 10pm. Fireworks begin at 9:30pm.

This community Independence celebration will bring up to 7,000 people to enjoy the music of the Carolina Coast Band. The Band, sponsored by The Independent Mail newspaper, will perform from 6pm to close. This award winning band has many tributes for its performances, including Carolina Beach Music Festival Beach Band of the Year. It sets the standard for Carolina shag music performances. The Band will offer a few of its original tunes. "I Love Beach Music" and "Carolina Girls" along with a wide selection of songs from other artists including Wilson Pickett, Van Morrison and the Beach Boys.



The National Anthem will be performed by local vocalist Clarka Wickliffe.

At 9:30pm, the Band gives way to a spectacular fireworks show before returning to close out the event. In keeping with the Independence Day theme, the Boy Scouts of Troop 161 will do a flag raising ceremony at 5:50pm and will return at dusk for the flag lowering and playing of taps. The first thousand people will receive a small American flag distributed by the Boy Scouts of Troop 161. The flags are a gift to the public from Tri County ACE Hardware of Clemson.



Adults of all ages will enjoy competing in the grip contest sponsored by Clemson Sports Medicine and Rehabilitation.

Food vendor offerings range from barbeque, grilled chicken and sweet potato fries to ice cream, shaved ice, kettle corn and funnel cakes.

A children's area will feature interactive games, activities, bounce houses and face painting. Kids activities are sponsored by Publix Supermarket and Issaqueena Pediatric Dentistry.

ClemsonFest Admission

\$5 per person or \$10 per carload

Boating Tips: Bridge Clearances on Hartwell

The information on this page may contain errors. Use this information as an approximation only. Always slow down and insure you have adequate clearance before proceeding under a bridge. Not all bridges are represented. All clearances are at **Full Pool** which is **660' Elevation**. Clearance must be corrected for variations in lake level from full pool. Clearances are given in feet. Wind and wave action also need to be considered when navigating under bridges.



<u>BRIDGE</u>	<u>HIGHWAY</u>	<u>BRIDGE ELEVATION</u>	<u>CLEARANCE</u>
SENECA RIVER	SC 24	672.5	12.5'
SENECA RIVER	I-85	676.5	16.5'
SENECA RIVER	SC 37 & RR	669.5	9.5'
SENECA RIVER	SC 28	671.5	11.5'
SENECA RIVER	US 123 & 76	670.0	10.0'
26-MILE CREEK	SC 24	671.5	11.5'
26-MILE CREEK	SC 71	667.5	7.5'
26-MILE CREEK	US 76 & SC 28	670.0	10.0'
26-MILE CREEK	US 178	669.5	9.5'
TUGALOO RIVER	I-85	671.0	11.0'
TUGALOO RIVER	US 123	671.0	11.0'
TUGALOO RIVER	GA 184 & SC 160	668.5	8.5'
23-MILE CREEK	I-85	681.0	21.0'
23-MILE CREEK	SC 71	668.5	8.5'
KEOWEE RIVER	SC 27	668.0	8.0'
LIGHTWOOD LOG CREEK	GA 51 & GA 77	669.5	9.5'
FAIR PLAY CREEK	I-85	671.0	11.0'
CONEROSS CREEK	S-184	668.0	8.0'
MARTIN CREEK	S-65	668.0	8.0'
SENECA CREEK	S-210	668.0	8.0'

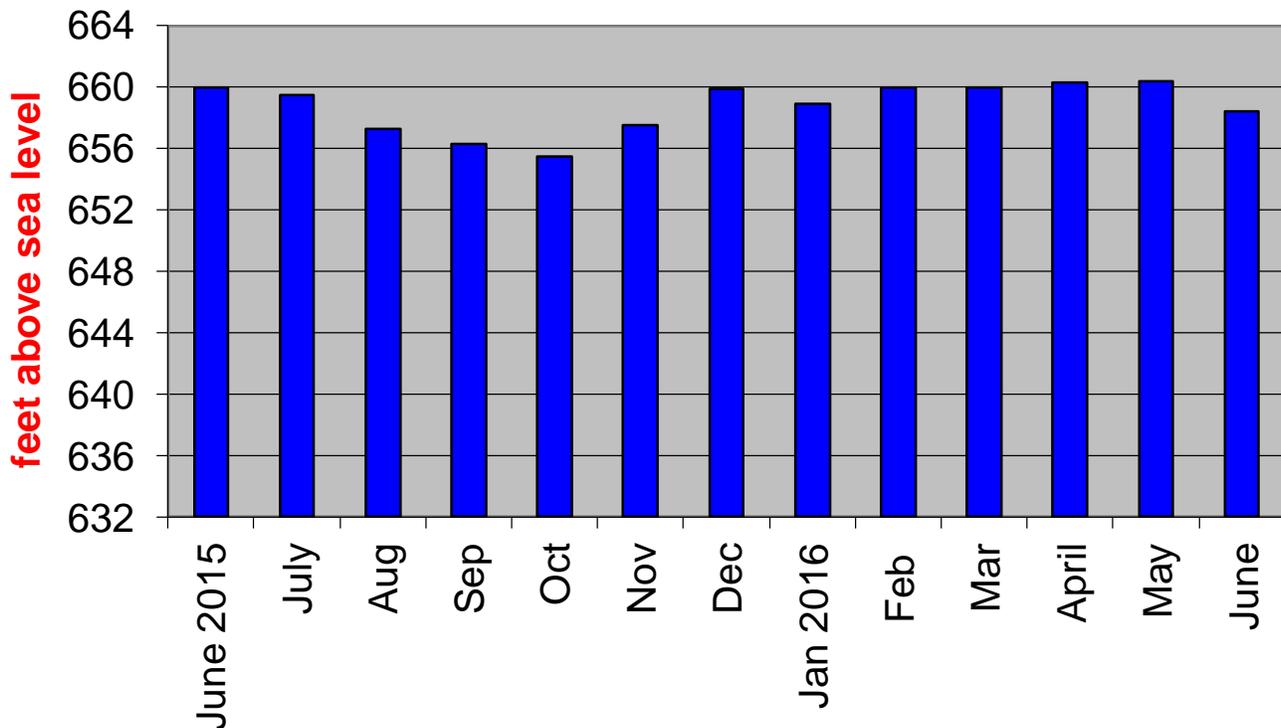
Fishing Report

Lake Hartwell July 1st - 83 degrees

Bass fishing is fair. Spinnerbait, Chug bug, Pop R bite, spook was excellent early when worked near any type of cover. Most anglers are staying on the main rivers and look for the top water bite early. Buzz baits on structure and trick worms are fair and cove lots of shallow structure quickly. White spinner baits are working but after the sun comes up the best bet is soft plastics and anything green on the main lake points and cuts will get a few strikes. A secret of the locals is Jack's Juice in the lizard and use lots of it. Your Lowrance Structure Scan is the ticket to locating these feeding summertime fish. Fix a scent bag and soak the baits over night for the best results. The bite may even then be very subtle. Boat docks is another key area to work with worms or small jigs. Creepy crawlers work well throughout the day on points and rock ledges that dropped into the deeper water.



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

For The Kids

Celebrate a
SAFE & HAPPY
JULY 4TH!



Word Search

Q	G	P	Q	G	P	W	N	O	E	E	R	F	K	M
W	N	O	I	T	A	R	A	L	C	E	D	T	Z	J
I	S	L	P	A	T	R	I	O	T	I	C	Y	U	P
N	N	M	F	K	H	T	D	E	M	A	H	L	S	I
D	O	J	R	Z	O	Y	A	H	U	S	Y	I	X	C
E	I	H	E	A	L	U	S	I	I	L	U	P	C	N
P	T	I	E	S	I	I	X	Y	T	E	F	A	S	R
E	A	U	D	G	D	O	C	Y	P	I	R	R	C	V
N	R	Y	O	C	A	P	I	H	L	U	V	A	I	Q
D	B	R	M	I	Y	L	U	V	T	J	Q	D	N	A
E	E	V	L	F	V	M	F	Q	K	R	A	E	C	Y
N	L	A	C	I	R	E	M	A	B	Q	U	S	I	A
C	E	A	M	E	A	B	Q	S	H	I	Q	O	P	D
E	C	S	B	Q	Y	L	I	M	A	F	W	N	F	A
H	I	F	I	R	E	W	O	R	K	S	E	C	L	V

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

Created by Sue Lindlauf
Grand Forks Herald 2012

- | | | | |
|------------|--------------|-----------------|------------------|
| 1. FOURTH | 5. DAY | 9. CELEBRATION | 13. INDEPENDENCE |
| 2. JULY | 6. PICNICS | 10. PARADES | 14. AMERICA |
| 3. HOLIDAY | 7. FIREWORKS | 11. FAMILY | 15. PATRIOTIC |
| 4. FLAG | 8. SAFETY | 12. DECLARATION | 16. FREEDOM |

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 6/30/2016
- 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 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 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



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



- 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
864-376-9163
Kyle@buyhartwelllake.com



- 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 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



- 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!

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.
- 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 1st 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.