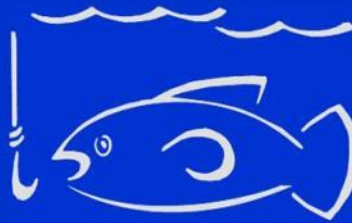


BuyHartwellLake

llc



1-855-BUY-LAKE



June 2016

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**

428 Shirley Circle Anderson SC \$299,450 - This home is made for entertainment and to enjoy everything beautiful Lake Hartwell has to offer. Inside you will find 3BR/3.5BA with over 2500 SF of space. Large kitchen with newer appliances including a Samsung French door fridge. This room also joins a sizable 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 ensuite bath—heated floors, mammoth tiled shower and two separate vanities. Take a walk down to the lake and you will find a covered slip dock with composite decking.



249 Horseshoe Bend Westminster SC \$559,000 - RUSTIC ELEGANCE ON LAKE HARTWELL. Heart of Pine flooring w/ antique square peg nails, vaulted wood ceilings and rock FP. Lake views from all rooms. Low maintenance Trex decks/dock, metal roof, Pella windows. Granite kitchen, center island w/ seating and dual-fuel stove with stone surround and pantry. 2 BR suites on the main level open out to deck and covered screen porch. Family room with wet bar, two more bedrooms, full bath and bonus room for storage/wine cellar. Tons of outdoor living space on multiple levels. Improved walk way to max size slip dock with large swim platform, boat lift and dock boxes. Point lot 18-20' at full pool. Storage building for lake toys.



236 Cooper Valley Rd Martin GA \$20,000 - Nicely wooded 2.22 acres in lake community. Only a mile from the Holcomb access boat ramp. Septic system already installed and in place for a 3 Bedroom, 2 Bath home. Mobile homes allowed. Build or place your home here and enjoy deer, birds and wildlife all around you. Launch your boat on Lake Hartwell for fishing and boating activities. Golf memberships available at nearby Currahee Club.



272 Mountain View Hartwell GA \$249,000 - True log cabin getaway, you'll love this cabin/lake home from the rocking chair front porch to the wood burning stove. All wood throughout. Large loft upstairs. Lakeside screen porch and deck, storage shed and level walk to the water. Covered platform dock made of easy-care aluminum and composite decking with a gorgeous lake view! Appliances and furnishings included. Conveniently located just 7 miles from I-85.



85 Aleja Point Martin GA \$689,000 - The exterior is culture stone and brick. Comfortable outdoor living areas including a screened porch, covered wrap around deck and stone patio. Foyer adjoining the great room offers tongue and groove ceilings and a stack stone fireplace. The kitchen includes granite counters, pine cabinets, kitchen aid appliances and offers an open floor plan for entertaining. The master suite includes access to deck, a tray ceiling, 2 closets and oversized bathroom. On the lower level you have 3 bedrooms and 1.5 baths along with a rec area. The garage includes a double sink, refrigerator, ice machine and a room that serves as a workshop. A rock path takes you on a level walk to the double slip dock with lifts in each slip.



Q&A With The Corp Of Engineers



Why not go to minimum outflow of 3,600 cubic feet per second (cfs) at 2 feet below full pool?

Why not reduce outflows to 3,600 cfs as soon as we enter drought?

Drought impacts the entire basin. Dramatically cutting outflows early in a drought will cause unnecessary harm to the environment and unneeded suffering for downstream users. We gather water in the reservoirs during the rainy season so we have it “in reserve” for drier months. The reservoirs work much like a battery, providing resources during a shortage and recharging when resources are more plentiful. We reduce outflows in a tiered manner based on drought severity because not all droughts turn into record-breaking ones. We want to avoid putting the downstream ecosystem and human needs under the stress of the most severe drought level every time a mild to moderate rainfall shortage occurs. That level of stress does not sustain downstream resources. We reduce releases on a preplanned and mutually agreed upon basis outlined in the Savannah District Drought Plan.

The Savannah River Basin Drought Plan shares the burden of drought and the benefits of the reservoirs with both upstream users and downstream users. We created the drought plan with input from state and federal resource agencies, and public stakeholders throughout the basin. This plan sets the points where we reduce outflows and by how much we reduce them

Why does the July 2012 Drought Plan’s update use stream flow at the Broad River as a drought indicator?

A July 2012 Environmental Assessment added stream flow as an indicator for drought trigger levels. Previously, the Corps of Engineers only used reservoir levels as an indicator of drought levels. Stream flow is considered using the U.S. Geological Survey gauge at the Broad River, located near Bell, Ga. Because the Broad River is a large, unregulated tributary that flows into the Thurmond reservoir, it provides an accurate representation of natural inflow to the Savannah River Basin.

Stream flow is used as a secondary indicator during Drought Levels 1 and 2. Drought Level 1 is initiated when the Thurmond reservoir reaches 324-326 feet above mean sea level (ft-msl) or when the Hartwell reservoir reaches 654-656 ft-msl. Level 2 begins when Thurmond reaches 322-324 ft-msl or when Hartwell reaches 652-654 ft-msl.

If stream flows at the Broad River gauge are less than or equal to 10 percent of the historical flow rate (calculated over a 28-day average), the Corps of Engineers will reduce outflows to 4,000 cfs in Level 1 and 3,800 cfs in Level 2. If Broad River flows are higher than the 10-percent historical flow rate, the Corps of Engineers will set outflows to 4,200 cfs in Level 1 and 4,000 cfs in Level 2.

2016 Lake Hartwell Poker Run

Join in with 200 boats and participate in a day of sun and fun on the water to raise much-needed funds to help feed our elderly, disabled and homebound neighbors who received Meals on Wheels services in Anderson County.

The boat Poker Run will provide a weekend of outdoor fun on Hartwell Lake and will kick off the summer boating season. June 16-18.

Enjoy the NEW Thursday night Welcome Party, a Friday morning boat fun run and the Friday night Crew Party features a live band and live auction, and on Saturday, the poker run offers prizes and awards with another after-event party.

Not only is it an awesome time on the lake, but we'll have some of the best bands around at our Friday and Saturday street parties. Great music, great food and a great time!

Online registration is available through Monday, June 13. After that day, onsite registration is required and increases to \$85. Extra t shirts also available for sale

Registration and more information can be found at www.hartwelllakepokerrun.com

Portman Marina
1629 Marina Road
Anderson SC 29621



Ram Truck Open Series on Lake Hartwell

Dates: 6/11/2016

Lake Hartwell

Launch Ramp: Green Pond, Ramp Address: 470 Green Pond Road, Anderson, SC 29626

Tournament Information:

Limit: 5 bass for Boaters / 3 bass for Co-Anglers

Size Limit: 12"

Take Off: 6:00am or Safe Light

Weigh In: 2:00pm

Time Zone: Eastern



Event Host:

Anderson Convention & Visitors Bureau

110 Federal St., Suite 8

Anderson, SC 29625

(877) 282-4650

Registration Location:

Green Pond

470 Green Pond Road

Anderson, SC 29626



The Registration & Briefing for this event will be held in the ABA stage trailer at Green Pond Landing on Friday June 10, 2016 from 4:00pm to 6:30pm with the meeting and partner pairing at 7:00pm local time.

Tournament Manager: Billy Benedetti 256-230-5632,

Email: wbenedetti@americanbassanglers.com

Study: Dams Will Survive Worst Possible Storm

We recently published a report on a study that analyzed the ability of our three dams to contain the greatest rain event the basin could expect, with a section that addressed the feasibility of reducing the winter drawdown two feet. Discussion on both follows.

On the worst storm ever

The term we use for the greatest rain event the basin could expect is “Probable Maximum Flood” (PMF). The findings of the study indicate that the Hartwell, Russell and Thurmond dams would survive the PMF intact and operational – that is, water would never top the gates.

However, assurance of dam integrity is where the warm-fuzzy ends on the PMF analysis. Although unlikely, in response to a PMF the dams would need to open wide their spillway gates to prevent an overtopping that would destroy the structures themselves. This means massive outflow. Massive defined as 1.02 million cubic feet per second (cfs) at Augusta.



According to the report, the Augusta Levee is only capable of protecting the city from floods less than 550,000 cfs. Therefore in the face of such a crippling storm event, not the levee – not even Thurmond Dam – could protect the city from a deluge that would dwarf the historic 1929 flood.

For perspective, in the 1929 flood the Savannah River near Augusta peaked around 300,000 cfs. Without the dams the PMF flow at Augusta would peak at 1.26 million cfs. That’s an additional 240,000 cfs – but this difference is meaningless in terms of impact.

I must emphasize that the PMF is a near impossibility. We conducted this analysis because the design criteria recently changed; the dams weren’t designed with Noah in mind. However, if the projects were designed today, a PMF design storm would be used to design the flood capacity. The study enabled us to confirm that Savannah District dams meet today’s criteria.

Courtesy Corp of Engineers

Hartwell YMCA Sprint Triathlon

Join us for a 500m swim in Lake Hartwell followed by a 14 mile bike through rolling hills and a 5K run.

Event Capacity:

300

USAT Sanctioned:

The Hartwell YMCA Sprint Triathlon is a USA Triathlon sanctioned race.



Cut-Off Time:

All participants must complete the race in under 2 hours 30 minutes. Race officials reserve the right to pull a participant off the course if it appears as though that participant will not be able to meet the above time requirements. This is a safety issue, our permits, volunteers, police, ems, etc are only reserved for the above time restrictions.

Minimum Age:

Entry in the Hartwell YMCA Sprint Triathlon is open to individuals 14 years of age or older.

Timing System:

The Hartwell YMCA Sprint Triathlon will be timed using the ChampionChip Timing System. (5 splits provided)

Award Categories:

INDIVIDUAL AWARDS

- Overall (M & F)
- Age Groups (M & F): 14-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75 & Over
- Clydesdale
- Athena
- Novice (M & F)

Race Date: Saturday, June 25, 2016

Start Time: 7:30 a.m.

Location: Big Oak Recreation Park

Address: 5823 Dam Road

City : Hartwell, Georgia 30643

Info and registration: www.goraceproductions.com/races/2016-hartwell-ymca-sprint-triathlon

Lake Hartwell Community Awarded

Currahee Club, a Southern Living inspired community in North Georgia, was recently honored multiple times by ideal-LIVING magazine states Real Estate Scorecard. Currahee Club received three “Best of the Best” awards during the magazine’s annual recognition of cities, towns and residential communities across the nation. Currahee Club was tapped as “Best of the Best” in the following categories: “Best Lake Communities,” “Best Nature Trails” and “Best Culinary Events.”

“It’s always a delight to gain national acclaim from our industry experts, especially when they are as esteemed as ideal-LIVING Magazine,” said Andrew Ward, President and Managing Partner. “Our location, coupled with the lifestyle of all things Currahee, places us at the top of the list for people seeking to downsize, or find the perfect place for a second home. These three wonderful awards just scratch the surface of what you will find at Currahee. We thank the awards panel and leadership at ideal-LIVING for bestowing these accolades on us”.



Several hundred nominations were submitted to ideal-Living earlier this year, and a special editorial committee was formed to review nominations and select the winners. The honorees will be announced in the Summer 2016 edition, as well as featured on the magazine’s website, ideal-living.com, in June.

“Our goal in creating this ‘Best of the Best’ feature is to honor those areas and communities which deserve special recognition for their outstanding qualities, facilities and programs,” said ideal-LIVING’s Editor and Associate Publisher Kelly Godbey. “We hope that this special feature in our Summer 2016 edition will serve our readers by focusing on the places which offer the lifestyle enhancements that are the most important to them.”

Currahee Club is a 1,200 acre, lakeside, amenity-rich community offering a variety of luxury living options against the backdrop of North Georgia’s picturesque mountains. The community boasts a **Jim Fazio Master Design championship golf course**, golf practice facility, walking trails, Sports Campus, Welcome Center and a mountain-top, 48,000-square-foot Clubhouse. Members and residents enjoy a host of events and activities throughout the year, including weekly events and special holiday events.

Located a short drive from Atlanta, Greenville and Athens, Currahee Club is a 1,200-acre gated community located in the foothills of the Appalachian Mountains, atop the shores of Lake Hartwell. Residents and members at Currahee Club enjoy a blend of golf, mountain, lake and club, plus extensive amenities. Currahee Club has access to hundreds of floor plans and home designs that can be built on home-sites ranging from \$70,000- \$399,000 for wooded, golf and lakeside views. In addition to multiple golf and residential awards and accolades, Currahee Club was selected to become a founder member in the launch of Southern Living Inspired Communities in 2014. Shortly thereafter, a Southern Living Inspired Home was built. It portrays the signature lifestyle at Currahee Club, exemplified by charm, taste and the inimitable Southern spirit. In 2015, Currahee Club was awarded the #1 Best Golf Club in the State award by the National Golf Course Owners Association.

For information on Currahee Club or to schedule a Discovery Visit, go to <http://www.curraheecub.com> or call (706) 827-1000.

New Activities Coming to the Lake

Plans have been unveiled for a new Outdoor Life Center on Lake Hartwell in Oconee County.

The Outdoor Life Center complex is part of the Sanctuary Pointe Resort and will include an adventure center with zip lines, a ropes course, bike rental facilities, a lakeside center for flat-water recreation, indoor and outdoor archery ranges, a 3D Archery Field Course, an amphitheater, walking and hiking trails, visitors services, a café, environmental education classrooms, along with indoor and outdoor meeting spaces, according to officials with the Sanctuary Pointe Resort.

Officials said they expect construction to start at the beginning of 2017. They expect the center to open in the late spring or early summer of 2018.

Sanctuary Pointe received approval earlier this year from the Corps of Engineers and the South Carolina Department of Parks, Recreation and Tourism for a revised master plan that incorporates the Outdoor Life Center components.



“The Outdoor Life Center provides an amenity at Sanctuary Pointe that will deliver a host of activities for the entire family as well as a unique corporate meeting venue,” says Kris Miller, president of Atlanta-based Ackerman & Company, part of the Sanctuary Pointe LLC ownership team.

“Given the existing tourism demand for outdoor recreation and soft adventure experiences in the Upstate region, we believe that the Outdoor Center complex will provide a significant positive element to Phase I of the development. This will enhance the visitor experience at Sanctuary Pointe and drive greater business to the property,” said Duane Parrish, director of the SC Parks, Recreation and Tourism Department (SCPRT).

Officials said in a news release that a variety of additional outdoor amenities are under consideration including an adventure park and the lakeside center operated by Wildwater, Ltd. The 30- to 50-element aerial park would have rental services for canoes, kayaks, sailboats and standup paddleboards, as well as offsite excursions for whitewater rafting. Team-building and services for special needs groups also would be available. Officials said the Outdoor Life Center will also include wellness and fitness programs and events. SPLLC is working with Greenville Health Systems, among other health-related organizations, to provide programming and event planning.

They said they are also working on programs specifically for veterans. Professor Brent L. Hawkins, professor in recreational therapy at Clemson University says, “Sanctuary Pointe can provide a new and distinct opportunity for outdoor recreation for veterans, as well as civilians and their families in the area surrounding Lake Hartwell and the region. Research literature on veterans highlights the positive impact outdoor recreation can have on the health and wellbeing of veterans, their supporters and families.”

Fishing Report

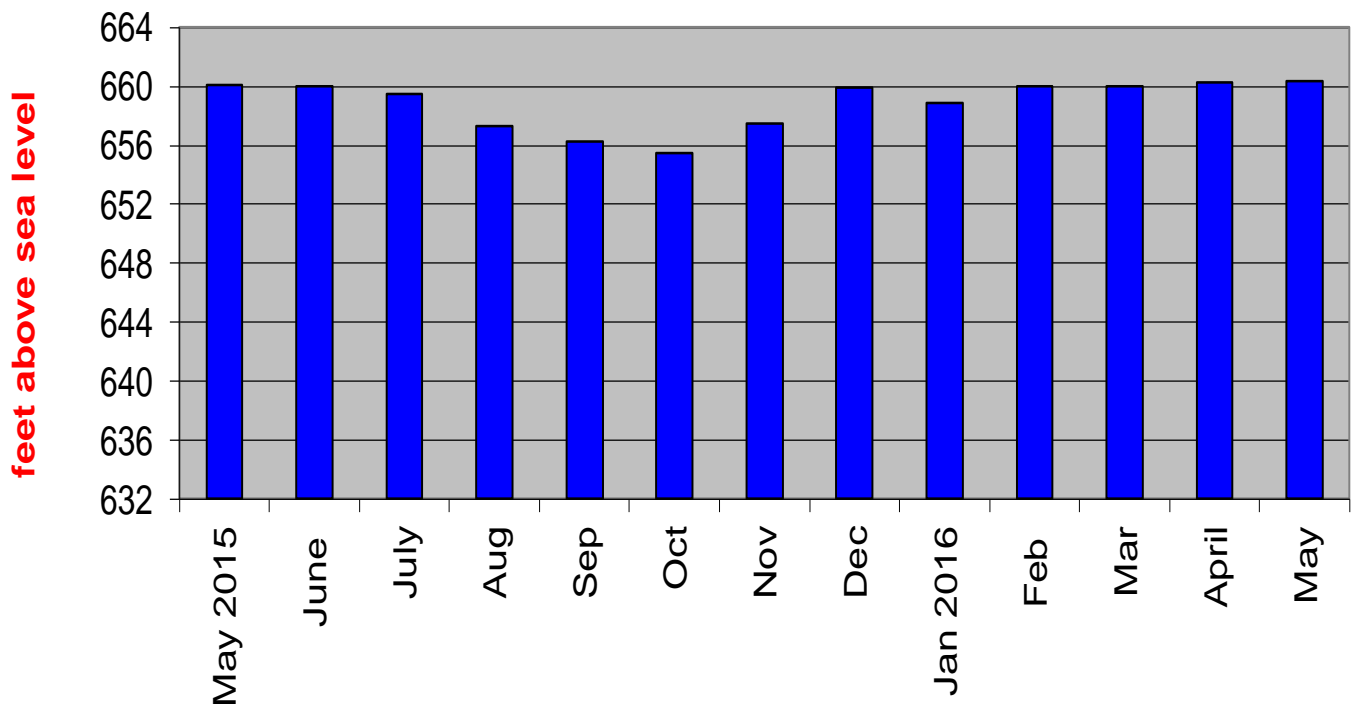
Lake Hartwell June 1st - 81 degrees

Courtesy www.havefunfishing.com

Bass fishing is good. Many bass are in the summer areas in the ditches. Red Eye Shad crank baits and Shad Raps are excellent baits to use since this lake houses plenty of blue back herring. Spinner baits, worms and lizards are catching the fish and live bull head minnows around docks and blow downs will get a big bite. Look on points in the creeks and the docks that are close and use the Lowrance Structure Scan to find the schools of fish. Flipping worms or jigs around and in heavy brush can draw a strike. The gourd green u tail Zoom worms on a Texas rig is fair just fish these baits slowly. Add scent using Jack's Juice in the garlic flavor and work the lures in the same locations often. Most crank baits are slow but up the river use the 3/8 ounce Hildebrandt spinner bait with all silver blades and slow this bait on the wood on the banks. Shad Raps in the #7 size in shad color right on the banks cover later each day can draw strikes. The Strike King spinner baits are working as well.



Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

LakeHartwellLiving.com

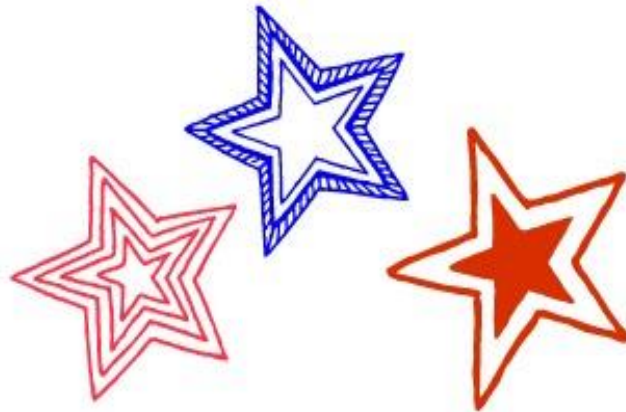
Interested in activities on and around Lake Hartwell? LakeHartwellLiving.com highlights current lake activities, events and news. You will find information concerning the corp of engineers, permit information and contact numbers for all the local service providers you may need. Also included are links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

For The Kids

MEMORIAL DAY FUN

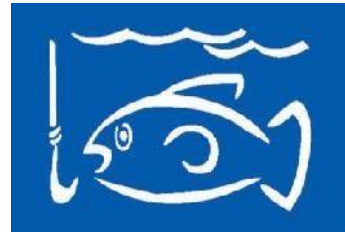
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BRAVERY
COUNTRY
FUN
HERO
HONOR
PICNICS
SACRIFICE
SOLDIER
SUMMER
SWIMMING



BuyHartwellLake LLC

1-855-Buy-Lake



- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of properties listed on Lake Hartwell. Over 25 million dollars as of 1/1/2016
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com 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
1-855-Buy-Lake



Patty and Don Cleveland

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



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 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 - 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!

Sarah Cleveland



- 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! Call me at 864.415.7448 or e-mail at sarah@buyhartwelllake.com