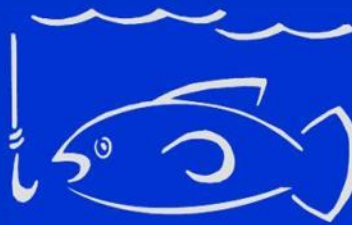


BuyHartwellLake

llc



1-855-BUY-LAKE



May 2017

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 10 Sloan Ferry Road Anderson SC \$187,000 - 1.5 ac lot with a 3 covered slip dock in place. 1.5 acres is an interior corner lot with nice trees, building site. The .03 ac with the dock is right down the street. A nice walk, or short golf cart ride. The perfect situation for someone who wants a large dock on great DEEP water and a larger lot to build with room for a garden etc, but doesn't want to pay the price for acreage on the lake. This is a unique opportunity, don't miss out. Directional signs will direct you to the lake lot from the Interior lot.



1017 Prater Lane Anderson SC \$79,000 - This is a great 3 bedroom 1 1/2 bath Mobile. It is on a level lot, in a quiet neighborhood. It has been recently renovated, all new paint and all new flooring. The screened porch is the perfect place to sit and enjoy the lake. The shore is sandy and great for beaching your pontoon or taking an afternoon dip or a ride on a paddle board or canoe. This property has been used as rental property in the past.



1448 Coneross Point Drive Seneca SC \$199,000—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 maximum size dock. See covenants and plat in associated docs.



242 Jenkins Mill Westminster SC \$289,500 - Cedar sided retreat situated on one acre with deep water and beautiful views. Home features wood floors, tongue and groove wood ceilings, lakeside master bedroom, great room with rock surround fireplace, screen porch, large deck, playground and patio. Covered slip dock has an over-sized 24 foot slip with boat lift, storage locker and light pole plus water service at shoreline. Fantastic spot for swimming right off the dock. This desirable community is comprised of well maintained rustic style waterfront homes, a common area with fire pit and benches and neighborhood boat/trailer parking area



69 Lake Russell Lane Abbeville SC \$39,900 - Great lot walking distance from Felkel Landing and boat launch. The landing has a nice boat ramp and a very nice courtesy dock to make launching a breeze. The lot is a little over an acre, flat and has a well, power and septic already in place. Ready for you to build a small fishing cabin or can accommodate a single or doublewide. There is an aluminum carport for you to park your car or your boat when you are not out enjoying the lake. Great neighbors, and a great location.



Q&A With The Corp Of Engineers



If there is a problem with dissolved oxygen in the river, will you correct it with outflows from the reservoirs?

Our current outflows already help correct dissolved oxygen problems in the Savannah River although late summer quality remains a problem. Because dissolved oxygen is less of a problem in the cooler winter months, our drought plan now allows for reducing outflows down to 3,100 cubic feet per second for November through January when we reach drought level 3.

Before we deepen the Savannah Harbor we will install an oxygen injection system into the harbor to mitigate for additional loss of dissolved oxygen due to the harbor expansion. This injection system, in the form of Speece cones, will prevent the need to increase water flows to maintain current dissolved oxygen levels in the harbor.

Isn't there sufficient storage capacity with all three reservoirs to reduce the winter drawdown from 4 feet to 2 feet?

Stakeholders often suggest the Corps should limit the amount of winter-draw down to 2 feet instead of four. They argue that when Thurmond Dam and Lake were built, a 4-foot winter drawdown was established to make room for excess runoff above Thurmond. But afterward Hartwell and Russell reservoirs were constructed upstream. These reservoirs provide more flood storage space because their collection capacity combines with Thurmond.

Indeed, with the construction of Hartwell and Russell there is more flood storage available in the basin. The question now becomes: is this additional storage capacity enough to decrease the amount we draw down the reservoirs in the winter? The answer may very well be 'yes,' but since so much has changed since 1954 we don't have enough data (yet) to answer that question definitively.

For example, we know human development, especially development of urban areas, changes the rainfall-runoff ratio. That is, in areas where porous soil is replaced with concrete roads, parking lots and buildings, less water soaks into the ground and more water fills the reservoirs. Cultivated lands, such as farm land also changes this ratio.

Another example of change since 1954 is the pendulum swing of the dry-wet periods. Although we are generally receiving about the same annual amount of precipitation from 60 years ago, the wet and dry swings tend to be more extreme. When rainfall intensity is high in short periods, greater amounts of flood storage may be necessary.

We need to examine these kinds of conditions before making the case to reallocate flood storage. Because of all the unknowns, the prudent approach is to assess current conditions and how they affect impacts of probable excessive rainfall.

For these reasons we have taken initiative to implement a flood-storage assessment that will provide the information needed to make an informed decision on the amount of winter drawdown required. We recently secured \$240,000 for this study. The assessment will provide data to help us reevaluate how much flood-storage is needed in the reservoirs. The study began October 2013 and we expect it to take about a year. Results of the assessment could demonstrate that less than 4 feet of drawdown is sufficient each winter; or it could confirm that a 4-foot drawdown (or perhaps more) is needed in the basin as it exists today.

39th Annual

Lake Hartwell Dam Run

Hosted by the Hart Co. Chamber of Commerce & the Hart Co. Running Club

5K Run/Walk & 10k Run – 8:30 AM

***** Note: No Race Day Registration *****

SATURDAY
May 6th, 2017
Big Oaks Recreation Area
On US 29 just North of
Hartwell, Georgia



- ◆ One of Georgia's most scenic 5K road races. Runners start in SC and run across the perfectly flat dam back into GA.
- ◆ Georgia's most scenic 10K. Starts in GA and goes across the Savannah River Bridge and comes back across the dam to finish in GA.
- ◆ Pre-Registered packet pick-up begins @ 7:00AM on race day at Big Oaks recreation area. Behind the Corps of Engineer office on US 29
- ◆ Free Parking is available at the Corps of Engineer office area. Restrooms available.
- ◆ Directions: Take I-85 to Hartwell exit 177. Go through Hartwell to Corps of Engineers Resource Manager's office on US Highway 29 North.
- ◆ 5K & 10K registration is \$30. No shirt option is \$20. Mail-in or register online at www.active.com.
- ◆ Mail in Registrations must be received by 5/1/17. Online registration with active.com will close at midnight on 5/1/17. No registrations will be accepted by mail, phone or email after 5/1/17. **No race day registration.**
- ◆ AWARDS – 5K/10K awards to Male/Female overall, masters, and grandmasters. 3 deep in male/female age groups.
- ◆ Camping, marinas, beaches, restaurants and lodging nearby. Call 706-376-8590 for details.
- ◆ Food & beverages at the finish. Fluids on the course.
- ◆ 5K and 10K courses USATF Certified.
- ◆ 5K and 10K races are chip timed using an electronic timing system



Mail-In with Registration Fee

Checks payable and mail to: Hart County Running Club, PO Box 815, Hartwell, GA 30643

Last Name _____ First Name _____ Age _____ M F

Address (Number & Street) _____ Birthdate ____/____/____

City _____ State _____ Zip Code _____

Circle Shirt Size-Youth: S M L Adult: S M L XL XXL No Shirt Email: _____

EVENT: 5K Run/Walk 10K Run Phone #: _____

Waiver: I hereby release the sponsors and officials of the 2017 Lake Hartwell Dam Run from all claims of injury or damages resulting from participating in these events. I realize these are strenuous events which require proper physical conditioning. I hereby certify that I am in proper physical condition to participate.

Signed _____ Guardian if under 18 _____



www.classicraceservices.com
classicraceservices@gmail.com

Lake Hartwell to Host ACC Rowing Championships



The May 14th event and parking is free. Races can be viewed along the dike or from the grandstands at the finish line. The rowing championships can be viewed live on the watch ESPN app.

The Clemson Rowing boathouse is located on the western edge of Clemson's campus, overlooking beautiful Lake Hartwell. Only a quarter of a mile from the other athletic facilities, the boathouse seems worlds apart lying in a secluded wooded area on the shore of one of the Southeast's largest lakes. With 56,000 acres of water and 962 miles of shoreline, Lake Hartwell offers plenty of rowable water. Built as an Army Corps of Engineers project in 1962, the lake includes many pristine rivers, creeks and inlets that provide sheltered water on even the windiest of days.

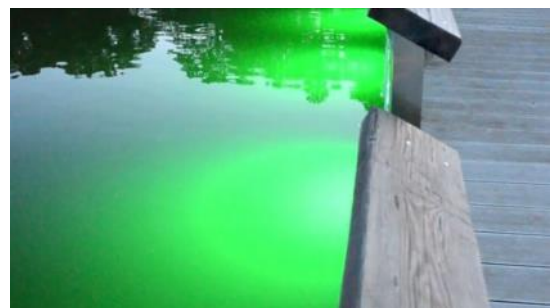
Lake Hartwell facilitates an ideal venue for the Tigers' fully bouyed, six-lane 2000m race course. The entire course is visible from the boathouse.

Directions: I-85 to exit #19B towards Clemson. Follow Hwy 76/28 west for a while. Turn left onto Perimeter Road in Clemson. Follow Perimeter around campus, pass the football stadium (on right) and Jervey Gym (on left). Take next left on East Bank Drive where the "Clemson Rowing" sign. East Bank will lead you past the baseball stadium (on the left), up a hill and to the boathouse.

Park to Use Green Glow Fish Attractors

A Lake Hartwell cove will be illuminated with 16 4-foot LED Hydro Glow fish-attracting lights around the fishing pier at the Brown Road boat ramp.

After the sun sets, the green lights will go on. The green lights boost micro-organisms that are the food base for shad and herring, the bait fish population in the area. The presence of bait fish will draw larger fish to the pier. "This virtual 80-foot-by-30-foot aquarium exhibit further transforms Anderson County's Brown Road facility from the once stand-alone boat ramp into a waterfront park," park manager Matthew Schell said. "Clearly visible from the Brown Road Bridge, this waterfront park is the closest lake access to the city limits of Anderson."



"Parks play a vital role in a community's success, accommodating residents while attracting and retaining business," District 4 County Councilman Craig Wooten said. "Anderson County's abundant natural resources are only complemented by the facilities we are building today. The lighted pier extending 160 feet from the banks of Hartwell is like no other park on this 56,000-acre lake."

Challenge of the Centuries Lake Hartwell Bike Ride

Six great rides over two days

The Challenge of the Centuries is a 27 year old annual event held on the weekend before Memorial Day. Rides of 35, 100K and 100 miles are held on Saturday and Sunday with riders leaving at 8 am each day from the Hartwell YMCA. Sponsored by the Hartwell Kiwanis Club the ride has annually 350 to 400 riders and each year has numerous riders who are repeat riders.

On Saturday the ride heads east with all three rides crossing the massive Hartwell Lake dam. Bikes are only permitted to cross the dam, about 2 miles, this one time each year. Each ride goes into South Carolina on gentle terrain of the Piedmont of North East Georgia. The rides on Saturday are: Smith-McGee Sojourn 39.7 miles, Bull Snort Surprise 65.3 miles, and Calhoun Falls Century 99.6 miles.

On Sunday the ride heads west and north and is more challenging for the long rides. On Sunday you can do: Ridge View Venture 31.2 miles Pleasant Hill Ride 59.3 miles Assault on Dick's Hill 98.9 miles.

Register online at imATHLETE.com. Just search for Challenge of the Centuries



2017 HARTWELL, GEORGIA

**27th Annual Hartwell Kiwanis
CHALLENGE OF THE CENTURIES
MAY 27 - 28, 2017**

Two Days / Three Routes / Your Challenge

- BRAG Training Ride with 35, 65 and 100 mile routes to choose from and combine both Saturday and Sunday.
- Saturday ride includes once a year opportunity to ride over the Lake Hartwell Dam.
- Free indoor & outdoor camping available at the Bell Family YMCA
- Hotel, B&B, lake house rental accommodations available
- Entertainment both Friday and Saturday nights
- For more information go to: www.challengeofthecenturies.com
- On line registration: www.imathlete.com for CHALLENGE OF THE CENTURIES.

Challenge yourself with the rides. Reward yourself with a weekend at Lake Hartwell!

Find us on Facebook

Lake Hartwell Music Festival Returns

Party With a Purpose! We are getting ready!

On Saturday, May 27th, 2017.

1:00 pm the 5th annual Lake Hartwell Music Festival will kick off at the End of Old 29, Longpoint, with Hannah Richardson followed by Phil Duncan.

The Big Bad Wolf and The Howlers will play a southern roots tribute at 2:00 pm. The HCHS Jazz Band will then take us on a jazz and blues Memorial Day tribute.

Then we look forward to hearing Cassie Mize's folk/country voice at 4:00.

Di Marco will bring the classic country songs to the stage at 5:00.

They will be followed by traditional country from The Joe Olds band at 6:00.

The Reservoir Dogs will rock the stage with an awesome mix of Rock-n-Roll at 7:00.

The final act, The Splitz, will perform from 8:00 to 10:00 pm. The Splitz will bring a mix of classic Motown sound, 1970's funk and disco, a dash of R & B, and a guaranteed good time!!

Combining the abundance of 9 live bands, food and retail vendors, activities, snacks, crafts, and the beautiful waters of Lake Hartwell as a backdrop, this will be an amazing holiday-weekend event! The excitement begins at 1:00 p.m. Bring the family, some chairs, and a cooler (no glass allowed). This is a party with a purpose; all proceeds will benefit H.Y.D.R.A. Hart Youth Development Resource Association, H.Y.D.R.A., offers year-round programs that provide support, education, and encouragement for our youth.

Tickets are \$15 in advance and \$20 at the gate. Kids 10 and under get in free. Call (706) 436-9695 or email hydra@hartcom.net with any questions.



2017 FLW Bass Tournament

MAY 6, 2017

TAKE OFF

DAY 1 : 6:30 AM ET

Tugaloo State Park
1763 Tugaloo State Park Road
Lavonia GA 30553
Phone: 800.864.7275



WEIGH-IN

DAY 1 : 2:30 PM ET

Tugaloo State Park
1763 Tugaloo State Park Road
Lavonia GA 30553
Phone: 800.864.7275

IMPORTANT DATES

Priority Registration by April 25, 2017
Late Fees applies May 2, 2017
Final Registration by May 5, 2017

HOST

Tugaloo State Park
1763 Tugaloo State Park Road
Lavonia GA 30553
Phone: 800.864.7275

REGISTRATION

05-05-2017 : 4:00 PM ET
Walmart #1111
1572 Anderson Way
Hartwell GA 30643
Phone: 706.376.5400

MARINA

Tugaloo State Park
1763 Tugaloo State Park Road
Lavonia GA 30553
Phone: 800.864.7275



Off Limits: Standard FLW off limits plus 50 yards either side of fish release area.

Fishing License: Georgia and South Carolina licenses do reciporcate. A South Carolina license may be purchased over the phone at 800.366.2661. Either license may also be purchased at Walmart.

Catch Limit: 5; Size Limit: 12" on all bass

Check Out Paynes Creek Multipurpose Trail

This trail begins at the Paynes Creek Campground boat ramp located on the outside of the campground for year-round use. Paynes Creek's physical address is 518 Ramp Road, Hartwell, Georgia 30643. This hike/bicycle trail extends 9.8 miles across rolling hills and beautiful views of Hartwell Lake.

This trail is perfect for all skill levels, from beginners and advanced riders. Multiple events are held throughout the year that include mountain bike races, single speed bike races, and foot races.



Other facilities located within Paynes Creek Campground are: restrooms, playgrounds, boat ramps, courtesy dock, hunting, and campsites.

For more information please contact the Hartwell Lake Project Office at (888) 893-0678.

Tugaloo State Park Concert Series

Saturday, May 20, 2017 7 PM to 9 PM

Come to the amphitheater for Old time Americana, Gospel, and Folk Music. Step back to a time when front porch picking and traditional music echoed throughout the Foothills of the Appalachians, inspiring romance, laughter, and fond memories of a simpler time. Donations appreciated. \$5 parking.

Tugaloo State Park
1763 Tugaloo State Park Road
Lavonia, GA 30553
Franklin County



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

Try Hartwell's Cats

April is when the last vestiges of winter become just memories, the days get longer and the water temperature rises into that magic range in the low 60s that puts the catfish in Lake Hartwell on the move. That's when the fishing starts to get good, according to guide Seth Owens of Anderson, S.C.

Hartwell is home to three major catfish species, and Owens has developed strategies to catch all three during the month of April.

Blue catfish. “Depending on the sunlight and temperature, the fish may be anywhere from 3 to 30 feet of water. The males will move in first, then the big females,” Owens said. “If I am confident there are fish in a certain area, I will cast bait on the bottom but only (let it) sit there for about 45 minutes before moving. If I am searching for fish, I will drift bait with planer boards, moving the boat .5 to .7 mph, usually starting in the backs of the creeks where there is a flat and fishing out toward deeper water, crossing the channels as we go.” The fish will be feeding mainly on gizzard shad, herring or perch, he said. “I use 30-pound monofilament with a 2/0 or 3/0 Kahle hook. For drifting large baits, I use the same hook with a No. 6 treble stinger hook crimped on with 60-pound steel leader. I may also attach a spinner above the swivel or a rattle to attract fish.”



Channel catfish. Late in the winter and early in spring, channel catfish can be caught in the main river channel in 60 to 80 feet of water, but as the water warms in April they will move up to the 20- to 30-foot range, Owens said. “The easiest way to catch them is to pull up on the bank and fan cast into that 20- to 30-foot depth,” he said. “You can use cut herring, worms, or my favorite: Hoss’s Hawg Bait stinkbait. We cut small pieces of swim noodle to hold the bait with a No. 2 to No. 4 hook and a half-ounce of weight.” Owens borrows from bass fishermen’s arsenals for a different tactic on channel catfish. “Another fun way to catch them is to cast along riprap, dragging night-crawlers on the bottom like fishing a plastic worm. I like to use a spinning reel with 12-pound monofilament on an 8-foot rod for this.”

Flathead catfish. “Flathead fishing starts to pick up about mid-April, and the hotter the weather gets, the better it will be,” Owens said. “As the water heats up, the flatheads will move up into the shallower water, sometimes just 2 feet deep.” Flathead fishing is best at night, he said, either anchoring, pulling up on the bank and fan-casting baits out around the boat. “We use the same tackle as with the blues, but they prefer live bait. The hardest part about chasing these big fish is having live bait big enough to entice them to eat,” Owens said. “You really need a bream, perch, crappie, maybe even a spotted bass that is at least a pound or bigger.”

Lake Keowee, upstream from Hartwell, is a prime place to fish with a spotted bass simply because they are everywhere, according to Owens (864-909-7388).

CASA Benefit Golf Tournament

Northeast Georgia CASA would like to invite you to participate in their 10th Annual TEE OFF FOR CASA Bill Plutt Memorial Tournament. They are Court Appointed Special Advocates (CASA) for children, appointed by a judge to be the child's voice in court and to work toward finding a safe, permanent home for children in foster care, Please join us for this fun event that supports a very worthy cause!



10th Annual
TEE OFF FOR CASA
Bill Plutt Memorial Tournament



TUESDAY, May 23rd 2017
THE ORCHARD GOLF & COUNTRY CLUB

EVENT SCHEDULE

11:00 AM Registration Opens
Range Balls Available
Lunch Provided

12:30 PM Shotgun Start

5:00 PM Awards Ceremony

TOURNAMENT FORMAT

Fort Lauderdale Scramble: Orchard members 60 and under play from white tees. Orchard members over 60 play from green tees. Men w/o USGA Handicap play from white tees (under 60) and green tees (60 & above). Ladies play from red tees. Maximum handicap Index is 36.4 for Men and 40.4 for Ladies. Each team members tee shot must be used at least once.
All other USGA Rules will apply.

SPONSORSHIP AND PLAYER OPPORTUNITIES:

- *Champion for Children - \$2000+
- *Protector of the Family - \$1000+
- *Advocate for the Innocent- \$500+
- Beacon of Trust- \$300+
- Spark of Hope- \$100+

*Includes one team of four players

Team Entry Fee- \$400 (\$100 per player). Includes green and cart fees, range balls, and lunch. Individuals are also welcome to register.

REGISTRATION FORM

Please submit this form with check made payable to "Northeast Georgia CASA" to:
Northeast Georgia CASA, 11 N. Sage Street, Toccoa, GA 30577
Phone: 706-886-1098/Fax: 706-886-0391
Registration fees due by May 16th 2017

Company Name: _____

Contact: _____ Address: _____

Phone: _____ Email: _____

Player 1 Name: _____ Phone: _____
Email: _____ Handicap/Avg Score: _____

Player 2 Name: _____ Phone: _____
Email: _____ Handicap/Avg Score: _____

Player 3 Name: _____ Phone: _____
Email: _____ Handicap/Avg Score: _____

Player 4 Name: _____ Phone: _____
Email: _____ Handicap/Avg Score: _____

Total \$ Enclosed: _____

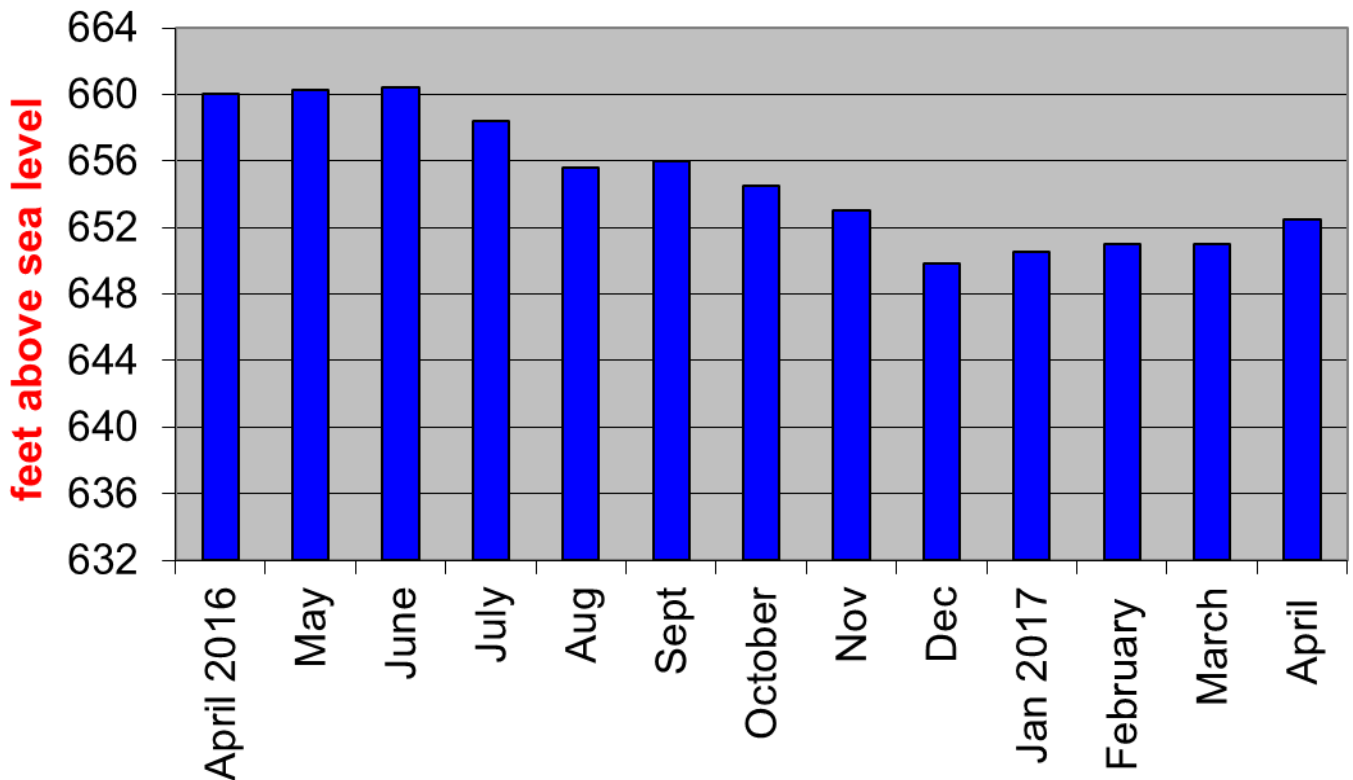
Fishing Report

Lake Hartwell May 63 degrees

Bass fishing is good. The water temperatures are in the high 60's to low 70's with the recent weather we have had. The fish are still in all phases some are post spawn some are spawning and still have some pre spawn. We have stayed focused in the Tugaloo river area of the lake and in some creeks we have even found a good shad spawn going on already but with the cooler weather it has slowed things down a little. First thing in the morning we have been focusing on the shad spawn and when the sun comes up we have focused on a couple different patterns. With the shad spawn we have been focusing around docks and using either a wacky rigged Bass Pro Shops Stik O or a weight less Trick worm. After the sun gets up we have done a couple different things first we have continued to fish around the same docks using the weight less Trick work or Wacky rigged Stick O. Make sure to keep a good distance from the docks as the bass are suspending up under the floats and will be able to see you before you see them. Second we have been working on post spawn fish around secondary and main lake points just outside of the spawning pockets. We have been using swim baits, crank baits, pop r style baits and a buzz bait on these areas to catch some fish. If the bite slowed down we would switch to a shaky head in the same areas to help get some bites.



Lake Hartwell Elevation (660 = Full)



For The Kids



MEMORIAL
DAY ★ **MAY** ★ ★
27th

Word
Search

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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. Veterans | 5. Flowers | 9. Remember | 13. Ceremony |
| 2. Decoration | 6. Memorial | 10. May | 14. Sacrifice |
| 3. Day | 7. Service | 11. Americans | 15. Heroes |
| 4. Flags | 8. Honor | 12. Holiday | 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 20 million dollars as of 3/1/2017
- 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 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. 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. 25 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.

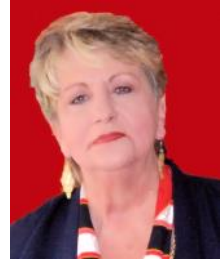
Debbie Henderson
404-313-4404
Debbie@buyhartwelllake.com



- 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 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!

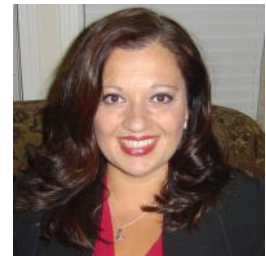


Judy Stevanovich
864-276-7416
Judy@buyhartwelllake.com



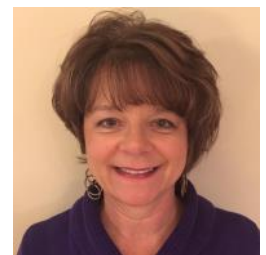
- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve 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.
- 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.

Cynthia Spejewski

864-650-8480

Cynthia@buyhartwelllake.com

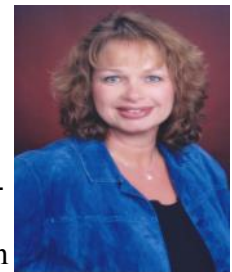


- Working as a realtor in the State of South Carolina since 2003
- Specializes in lake properties but also loves the rich agricultural heritage of the Upstate as well as the diverse neighborhoods
- Retired teacher and is currently the organist at Holy Trinity Episcopal Church in Clemson, SC
- Long time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

Robin Westergren Doua

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 moving back to Lake Hartwell. We both love boating and lake life and look forward to sharing it with clients and friends in the coming years.
- 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



- After being in Sales and Marketing in the print media industry for over 27 years, Sylvia Pintado has decided to follow her lifelong 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.