

# BuyHartwellLake

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## 1-855-BUY-LAKE



### May 2016

Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.

**136 River Ridge Martin GA \$289,900** - Here is the Perfect Retreat on the Lake! Low maintenance yard and concrete cart path to the Covered Slip Dock with Upper Deck on Deep Water just off the main channel. The living room with vaulted ceiling, hardwood floors and wood burning stove is the perfect place to sit and read a book. The living room opens to the screen porch overlooking magnificent view of the lake. Stainless steel appliances in the kitchen. Master on the main and full bath and double-sink vanity. Terrace level includes two more bedrooms, a full bath, laundry room with sink and extra office/storage/sleep space. Glass sliding doors open to lower screen porch, workshop and deck.



**128 Pine Knoll Fair Play SC \$65,000** - Beautiful piece of property across the street from the lake with seasonal lake views. This 1.26 acres is only minutes from I-85. 1986 Edgewood Single-Wide Mobile Home on the property that is being sold "as is" with no value given to the MH. There is also a Park Home (2009 Norris RV) on the property, similar to what you see on HGTV's Tiny Homes. Property with the Park Home is \$80,000. There are separate utility lines and septic systems, and two addresses - could be divided. Carport for covered parking, storage shed and picnic/fire pit area. Mature shade trees.



**1024 Pine Lake Dr Townville SC \$100,000** - Nice fully cleared double lot with 100 feet of lake frontage. Great views and gentle slope to the platform dock. The camper in place conveys with lot and is connected to a septic tank with electric and water service. Can be used as a weekend getaway or as a place to stay while you build. Nice location just minutes from I-85 exit 11 and convenient to Anderson, Clemson or Seneca. Great affordable game day weekend retreat for Clemson football games.



**1103 Whitfield Point Anderson SC \$550,000** - Miles of STUNNING open water views from throughout this spacious 5 bedroom home. Property features tiled kitchen, serving bar and lake view breakfast area, great room with hardwood floors and fireplace, lake-front views from the master suite with deck, master bath with double sinks, walk in closet and walk in shower. Includes a separate study/bonus room, rec room, second master bedroom, cathedral ceiling foyer, oversized 2 car garage, formal dining room, terraced landscaping, screen porch with spectacular lake views, irrigation system, and tons of storage. Easy walk to the dock in place on gorgeous water. Approved by corp for a covered slip dock and 60 foot gang walk.



**160 Hugh Dorsey Rd Hartwell GA \$325,000** - Great deep water lakefront retreat featuring open living areas, cathedral ceiling, tiled kitchen with serving bar, lakeside great room offering a rock surround fireplace, tray ceilings in all bedrooms, master suite with walk in closet and glass door to deck, attractive newer metal roof, outdoor access storage room and spacious deck. Gentle slope to the covered dock in deep water with boat lift. Open sailboat water views from the dock! Furniture is negotiable and the washer/dryer/stainless fridge and three grills remain (charcoal, electric and gas).



**New Listings  
Of the Month**



**BuyHartwellLake.com  
1-855-Buy-Lake**

**290 Carradine Seneca SC \$325,000** - 18+ acres with 1,000+ feet of water frontage, approved for a covered slip dock and just 8 minutes to Clemson. Property surrounds a nice cove that opens up to very deep waters. Platform dock is already in place in the cove, approved covered slip dock location is at the point on beautiful open water. Multiple fantastic building sites including a fully cleared former homesite. Asphalt road in place from near road to corp line close to platform dock. A piece of history, land has been in the same family since before the lake was created. Many possibilities! Ideal for multiple families or a single residence with room for a workshop, barn or anything else.



**102 Windy Point Townville SC \$355,000** - Lakefront house with additional buildable lake lot. You will absolutely love the big, open water views and level lots offered at Windy Point. This newer home was built in 2010. Offering an open, kitchen -living area with lakeside dining. A screened porch is adjacent to the family room. Split bedroom plan with one bedroom off kitchen area and two bedrooms to other side of home. The basement is ready for you to finish off giving you an additional bedroom and bath (already plumbed) along with a rec area and storage space. This home is being offered completely furnished. Yellow zone lots but you can beach your boat.



**176 McJunkin Rd Central SC \$150,000** -Rare Opportunity! 5 acre private quiet property with 400+ feet lake frontage on Hartwell in the Clemson school district and just minutes to the Clemson Campus! A long winding drive leads to the secluded building site which is already leveled out, cleared and ready to build with power and water already in place. Gorgeous views down the 12 Mile Section of Hartwell and a platform dock in place. Beautiful waterfall in the next cove over. Ideal location for full time home or a weekend retreat. Boat or drive to the Clemson football game in 10 minutes



**Lot 108 Hartview Circle Anderson SC \$24,000** - GORGEOUS BUILDING LOT WITH AMAZING LAKE VIEWS IN A WELL ESTABLISHED LAKE COMMUNITY! This lake lot is situated on top of a hill and is perfect to build your DREAM HOME! Prime location with short drive to town, shopping, entertainment, boat ramp, walking track, dining and convenient access to I-85.



**Lot 113 Millgate Rd Anderson SC \$26,000** - LOCATION, LOCATION, LOCATION! Build your dream home in this quiet and established neighborhood in North Anderson. This is a great residential lot inside the city limits of Anderson. Great location, close to shopping, schools, hospitals and downtown. Convenient to all of Anderson.



# Q&A With The Corp Of Engineers



## **What are the action levels identified in the Savannah River Basin Drought Plan?**

The Savannah River Basin Drought Plan defines four drought levels of the reservoir system.

Drought level 1 is reached when the pool elevation drops 4 feet at either Hartwell Lake or Thurmond Lake. (Russell Lake does not have drought trigger levels due to its limited, 5-foot conservation storage pool.) This begins the District's effort to disseminate public safety information. This also restricts discharges from Thurmond to a maximum average weekly discharge of 4,200 cubic feet per second (cfs), if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 1 discharges at the Thurmond Dam are 4,000 cfs.

Level 2 is activated when either reservoir drops an additional 2 feet. Upon reaching level 2, discharges from Thurmond Lake will be further reduced to a maximum average weekly discharge of 4,000 cfs, if flows at the Broad River gauge near Bell, Ga., are greater than 10 percent of the historical flow rate. If Broad River flows are less than or equal to 10 percent of the historical flow rate, level 2 discharges at the Thurmond Dam are 3,800 cfs. However, during the wintertime months in drought level 2 (Nov. 1 through Jan. 31), outflows will be reduced to 3,600 cfs, regardless of flows at the Broad River.

Level 3 is reached when Hartwell Lake reaches 646 feet above mean sea level (ft-msl) or Thurmond Lake drops to 316 ft-msl, at which time the maximum average daily discharge from Thurmond is reduced to 3,800 cfs, regardless of Broad River flows. The Hartwell and Russell discharges change to keep the reservoirs in balance and to meet downstream flow needs. However, during the wintertime months in drought level 3 (Nov. 1 through Jan. 31), outflows will be reduced to 3,100 cfs, regardless of flows at the Broad River.

Level 4 is reached when Hartwell Lake drops to 625 ft-msl or Thurmond Lake drops to 312 ft-msl. During level 4, maximum discharge is 3,600 cfs but is reduced to 3,100 cfs from Nov. 1 to Jan. 31. The Corps would continue releases as long as possible, thereafter, outflows would equal inflows. The reservoirs have never reached drought level 4. Because we manage the reservoirs as one system, when one reservoir enters a more severe drought level, all enter that level. The trigger levels vary by season since the "guide curve" or our target water level, varies by season.

38<sup>th</sup> 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 7<sup>th</sup>, 2016**

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 \$20. No shirt option is \$15. Mail-in or register online at [www.active.com](http://www.active.com).
- ◆ Mail in Registrations must be received by 5/2/16. Online registration with [active.com](http://active.com) will close at midnight on 5/2/16. No registrations will be accepted by mail, phone or email after 5/2/16. **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 **2016 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

# Staring at Crystal Balls Can Injure Your Eyesight

Judith Martin, aka Miss Manners, starts her responses to readers' questions with "Gentle Reader," then dispenses the correct way polite people interact. I won't pretend to be so genteel, although I do claim to be a Texas gentleman.

Today's post will, however, state my "gentle predictions" on the summer conditions at the Savannah District reservoirs.



I based these on some of the long-range forecasts put out by NOAA's National Weather Service. I also based part of the predictions on that good old standby – my gut feeling.

At this writing all three reservoirs sit at or near full summer pool. All have met or remained very near guide curve for months.

During the winter high water events, Hartwell, Russell and Thurmond lakes greatly exceeded guide curve and even summer guide curve. Getting the reservoir levels back to guide curve and keeping them there required great expertise, experience and constant attention from our water managers and dam operators.

So as we race toward the official start of the summer season, Memorial Day weekend, we expect the reservoirs to remain close, very close, to their current full-pool levels.

This should give a wonderful start to a fun-filled early summer. Rainfall typically declines during the summer, and evaporation and transpiration increase, so conditions on Independence Day and Labor Day may look somewhat different.

NOAA's long-range rainfall projections call for a 50-50 chance of above normal or below normal rainfall in the Southeast. El Niño may still come through with some extra rain, but the current record-strong El Niño only gave us very abundant rainfall in the winter, then settled down.

Since several of the past years have experienced below normal rainfall in the summer, a summer of at or near normal sounds very nice. Still El Niño could come through again. I don't count it out just yet.

Based on past experience, especially the recent past, a slight drop in reservoir levels will likely occur in the hot summer. With the currently saturated soil, full reservoirs and no official drought, the summer reservoir levels should give all of us opportunities for swimming, boating, water skiing, fishing, camping, biking, picnicking, and hiking at the Savannah District reservoirs.

But remember, Gentle Readers, always wear a life jacket whenever you are in, on or near the water. Remember our new rhyme: "Life jackets worn – nobody mourns."

Billy Birdwell, Corporate Communications Office

# Bike Across the Hartwell Dam for the Challenge of the Centuries

This 26th annual ride is presented by the Kiwanis Club of Hartwell and will be held on Saturday-Sunday, May 28–29, 2016. We offer two days of well-marked routes through beautiful countryside with very little traffic and three different routes to choose from each day. All routes on Saturday cross the Hartwell Dam, a once a year opportunity! Choose your Challenge: 35, 65 or 100 miles, one or both days. Register early to save \$5 and receive a free t-shirt. This 26th annual ride is presented by the Kiwanis Club of Hartwell and will be held on Saturday-Sunday, May 28–29, 2016. We offer two days of well-marked routes through beautiful countryside with very little traffic with three different routes to choose from each day. All routes on Saturday cross the Hartwell Dam, a once a year opportunity! Choose your challenge: 35, 65 or 100 miles, one or both days. New this year — a Fun Ride for kids and families of either 2 or 4 miles.



There's camping indoors or out at the Bell YMCA just outside of downtown Hartwell. Enjoy nearby restaurants and hotels, and head downtown on Saturday for the Cars & Guitars street festival. Your entry fee will benefit local charitable organizations such as the Boy Scouts of America and Hart Partners.



Do you want to ride a short, medium, or long route? Do you want to ride for one day or two? Join us this Memorial Day Weekend for the Challenge of the Centuries bicycle ride and you can ride what you want!

Mix and match your routes to tailor a 2-day training weekend right before the 2016 Bicycle Ride Across Georgia—this is an Official BRAG Training Ride. Or come for just one day and challenge yourself: Is it time for your first century ride? Is a 35 mile ride going to be your longest bike ride ever? Either way, we're prepared to make this a fun weekend for your personal cycling challenge. Register early to save \$5 and receive a free t-

shirt. Join us on Facebook to share your photos from the ride. Start off your summer this Memorial Day Weekend with a memorable and challenging fun bike ride—or two!

Our headquarters and indoor-outdoor camping site is at Bell YMCA at 281 Opal Extension, Hartwell, GA 30643. You'll be amazed at the showers and will find plenty of camping spots. The outdoor pool will be open on Saturday afternoon for registered riders.

Come Friday night if you wish to set up camp and register between 6:30–8:30 p.m. There's space to camp on the soccer field with nearby toilets. Indoor camping and the showers are inside the YMCA gym.

Register online at [IMATHLETE.com](http://IMATHLETE.com). Just search for Challenge of the Centuries

Questions? Please contact ride director Rob Rosenbloom at [cofcbikeride@gmail.com](mailto:cofcbikeride@gmail.com).

# Bioretention Cells Remove Pollutants From Stormwater Runoff

Over the course of two sun-drenched mornings, Clemson University's Carolina Clear and its collaborators turned an unattractive stormwater detention basin into a state-of-the-art filtration system that is as pretty as it is environmentally friendly. The rain garden, which recently was built at Green Pond Landing and Event Center in Anderson, technically is known as a bioretention cell. But by any name it's a carefully crafted and multilayered assembly of plants, soil, compost and stone that is designed to filter, trap and remove stormwater runoff and its accompanying contaminants. This is good news for nearby Hartwell Lake, an enormous manmade reservoir that provides drinking water to more than 200,000 South Carolinians.

"Stormwater rushes off hard, sloping surfaces and gathers pollution in its wake," said Rachel Davis, water and natural resources agent for Carolina Clear, a statewide service of Clemson Cooperative Extension that educates communities about solutions for stormwater pollution. "This bioretention cell will slow the water down and absorb most of the pollutants before they can flow into the lake."



Carolina Clear and its regional consortium, the Anderson and Pickens Counties Stormwater Partners, chose the Green Pond Landing site because of its high visibility. Every project of this kind benefits the environment in a variety of ways, so the more the merrier when it comes to attracting attention. "This is an Anderson County park with an events center that hosts lots of fishing tournaments and other events," Davis said. "We're going to put a sign out so that people can come by and become educated about what this is all about. And Green Pond was also a good location because it had this big, empty detention pond that was a perfect fit for what we wanted to accomplish."

Though it took only two mornings to construct the bioretention cell, the overall project was almost a year in the making. Chuck Jarman, water resources engineer for Extension, began preparations months ago, surveying the site, conceiving the design and drawing up the plans. "Part of what I do is to get demonstration projects going that can teach people how to design bioretention cells from an engineering and technical standpoint," said Jarman, who is based at the Baruch Institute in Georgetown but who routinely coordinates projects through the state. "So a site like this serves a dual purpose," he said. "For one, it enhances the environment. We'll be getting 98 percent sediment removal out of this system, as well as the elimination of large percentages of nutrients existing in stormwater runoff, such as nitrogen, phosphorus and potassium. But this is also a great teaching tool. We're trying to help people understand that undertakings such as these should be embraced by public and private landowners."

Bioretention is defined as the process by which contaminants and sedimentation are removed from stormwater runoff. The cells soak up and store water that might otherwise contribute to flooding. They also provide habitat for a variety of animals and insects, beautify the landscape and naturally remove toxins. Stormwater that collects in the depressed garden bed is absorbed by the plants and filtered through the soil. Depending on size and location, the design of each cell presents its own unique challenges. But all of them are built with methods that are similar to the ones used at Green Pond Landing: First, an overflow outlet was installed and connected to an existing perforated drainage pipe that goes into the storm drainage system and outfalls into the lake.

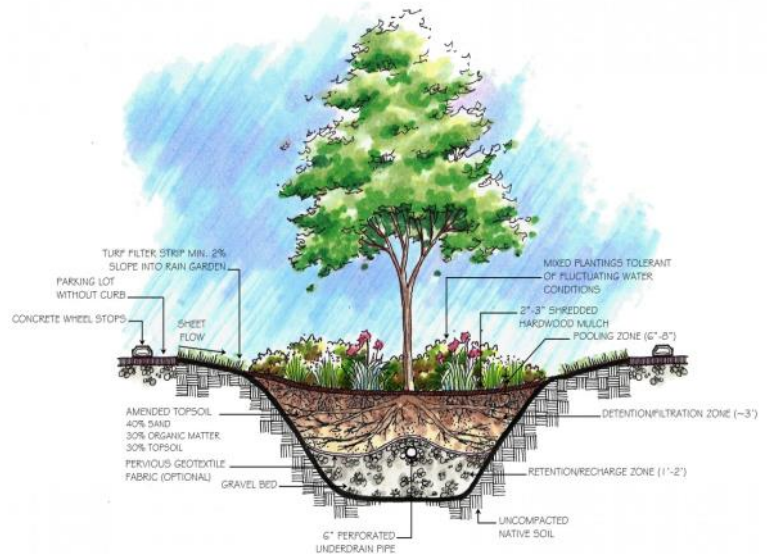
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Next, a thick bed of gravel was smoothed out at the base of the depression and covered with a geotextile fabric. This allows water to flow through while keeping the soil from clogging the stone layer and drainage pipe.

Then, an engineered soil media consisting of a mixture of sand and compost was placed on top of the fabric.

Finally, a combination of native and non-native plant species was planted in the sand/compost mixture, which was topped off with a layer of hardwood mulch.



“The surface of the cell has to be level so that the water will spread out and filter down evenly,” Jarman said, “and the layers of sand and compost are rototilled to create a good, uniform mix. This helps to ensure that the plants will thrive and the filtering system will work as effectively as possible.”

Sarah White, associate professor and nursery Extension specialist at Clemson University, selected a variety of plants that are “rain-garden friendly,” meaning they are tolerant to both drought and flooding. White’s choices included muhly grass (native), Virginia sweetspire (native), glossy abelia (introduced) and butterfly bush (introduced.) “Muhly grass helps to manage erosion on the sides of the basin, and it also reduces maintenance because it only needs to be cut once a year,” said White, who chose smaller plants – in two-inch containers – because these were more likely than larger ones to survive the establishment phase of growth. “Virginia sweetspire blooms white in the summer and with colorful foliage in the fall, and it forms dense mounds of foliage that attract wildlife. Glossy abelia and butterfly bush are pretty and hardy. Once established, these plants will mature in two to three years, and by then they’ll be really beautiful.”

Clemson’s Cherry Crossing Research Facility supplied compost produced from food waste and landscaping residuals collected on campus. “Unscreened bulky compost is used in stormwater control applications for its water holding capacity, ability to support hardy vegetation and improved infiltration capacity,” said David Thornton, organics and biofuels coordinator for Clemson University Facilities.

Anderson County stormwater manager Jon Batson, another key player from the outset, provided his own expertise and also a crew of tireless professionals. “We want this to be a demonstration project for the public that shows how stormwater management techniques can benefit the environment and enhance water quality,” Batson said. “We want to always be evolving. So this is one of the newer, more-innovative projects to improve water quality, and we hope that others will see it and put similar systems in place in commercial and residential developments.

Jim Melvin—Public Service Activities

# The Fourth Annual Lake Hartwell Music Festival is scheduled for Saturday, May 28th 2016

2016 is being themed the Year of Georgia Music by the GA Department of Economic Developments Tourism Division. What better way to celebrate than with our annual Lake Hartwell Music Festival!?

H.Y.D.R.A. of Hart County, Inc. is hosting its 4th annual Lake Hartwell Music Festival to be held on Saturday, May 28th 2016 at the end of old 29/Long Point! Mark your calendars for the Saturday of Memorial Day weekend to Party with a Purpose for H.Y.D.R.A. on Lake Hartwell. This years lineup will have a large variety of music.

Our lineup for this year is:

1:00-1:30 Hannah Richardson

1:30-2:30 New Realm

2:30-3:00 HCCT National Anthem & Veterans/CMA Performance

3:00-4:00 The Coteries

4:00-5:00 2nd Time Around

5:00-6:00 Di-Mar-Co

6:00-7:00 Clay Page Band

7:00-8:00 Reservoir Dogs

8:00-10:00 Michelle Malone "Banned"

We are extremely excited about our headliner this year! As a part of the Year of Georgia Music celebration, the Lake Hartwell Music Festival has booked Michelle Malone, winner of the 2015 Georgia Music Award for Best Female Rock Artist. The Reservoir Dogs and Clay Page will return to the Festival along with a full musical lineup. Follow the Festival at Lake Hartwell Music Festival Facebook to keep-up with all of the happenings.



Over the course of her 20-year career, Malone has won numerous awards including Best Acoustic Guitarist (Creative Loafing), and Album of the Year (Atlanta Magazine). Her albums Sugar Foot and Debris, released on SBS Records, both made the Grammy Award ballot for best Contemporary Blues and Best Americana Albums. Malone has collaborated in the studio and on stage with such artists as Gregg Allman, Chuck Leavell, John Mayer, Sugarland, Indigo Girls, Shawn Mullins, Drivin' N Cryin', Little Feat, Albert King, Charlie Musselwhite, Johnny Winter, ZZ Top, Robert Cray, Marcia Ball, Steve Earle, Jackson Browne, James Taylor and Ellen DeGeneres. Michelle also performed at Hartwells own High Cotton Music Hall in March and will be at Laid Back Festival in Atlanta where she performs with Gregg Allman, ZZ Top, Blackberry Smoke, and Kevin Kinney Band.

Combining the abundance of 8 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 (kids under 10 are FREE), 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 will be available online at lakehartwellmusicfestival.com and around local businesses soon. 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](mailto:hydra@hartcom.net) with any questions.

Tickets are available click the Get Tickets button!

We look forward to "Partying with a Purpose" with you on May 28th!!

# Fishing Report

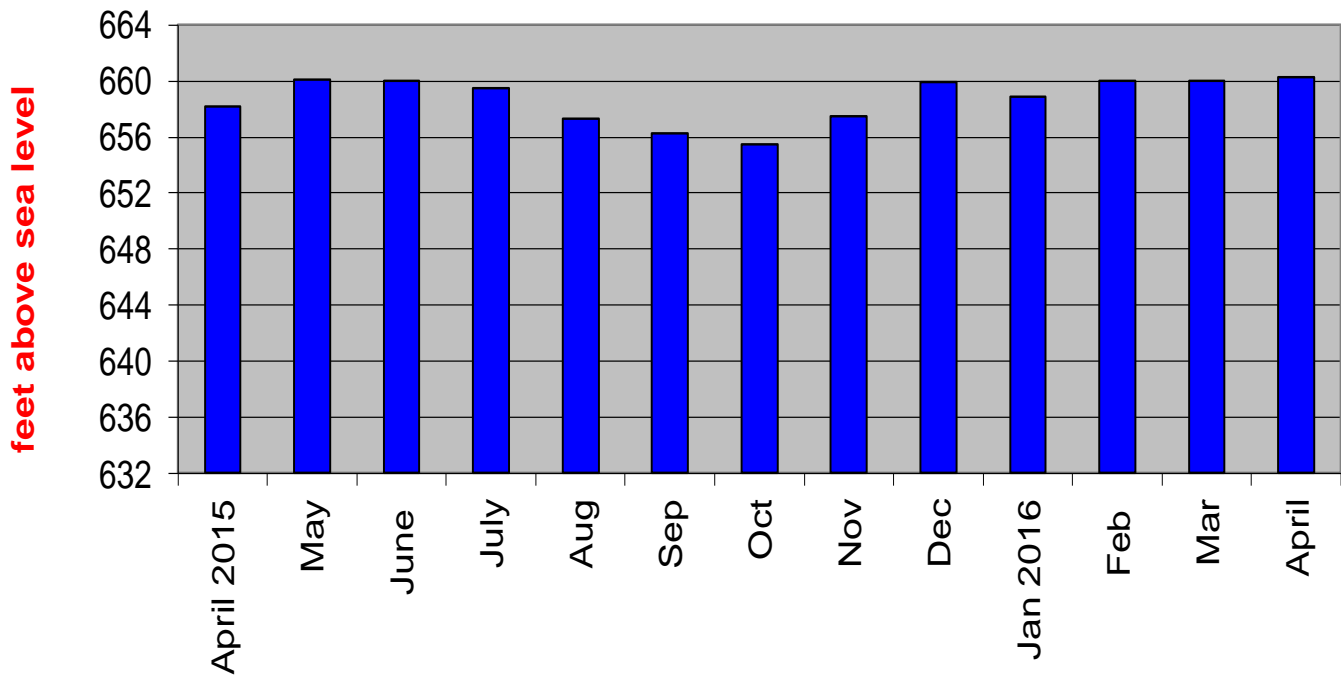
## Lake Hartwell May 1st - 71 degrees

Bass fishing is good. Spinnerbaits continue to work on a small portion of the bass. The bass are in backs of the creeks. Slow cranking a Shad Rap on the points, secondary points and flats is working. The Alabama rig is still worth fishing but use all white Flukes and dip the tails in a chartreuse dye. Use the Carolina rig green pumpkin 6 inch lizard, 2 foot leader on a 1 ounce weight with 14 pound Sufix Elite line using a 4/0 Gamakatsu hook. When they bite it, it is all over with that big sharp hook. Fish some top water in the morning and evening but it may be slow for another week. Use the Shad Rap on the rip rap.



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

## Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

[LakeHartwellLiving.com](http://LakeHartwellLiving.com)

Interested in activities on and around Lake Hartwell? [LakeHartwellLiving.com](http://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

*Honoring the memory of those who served*

## Word Search



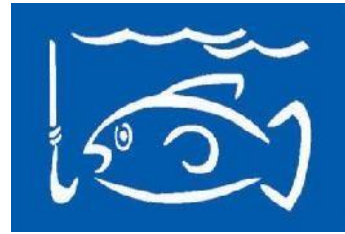
See how many of these newspaper related words you can find in the puzzle. The words can be forward, backward or diagonal.

Created by Sue Lindlauf  
Grand Forks Herald 2013

- |               |             |               |               |
|---------------|-------------|---------------|---------------|
| 1. 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 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](http://www.BuyHartwellLake.com) is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site [BuyHartwellLake.com](http://BuyHartwellLake.com). Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- 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](http://www.upstateateam.com). Telephone: (864) 276-7416; E-Mail: [jstevano@charter.net](mailto: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](mailto: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 1<sup>st</sup> to help you! Call me at 864.415.7448 or e-mail at [sarah@buyhartwelllake.com](mailto:sarah@buyhartwelllake.com)

