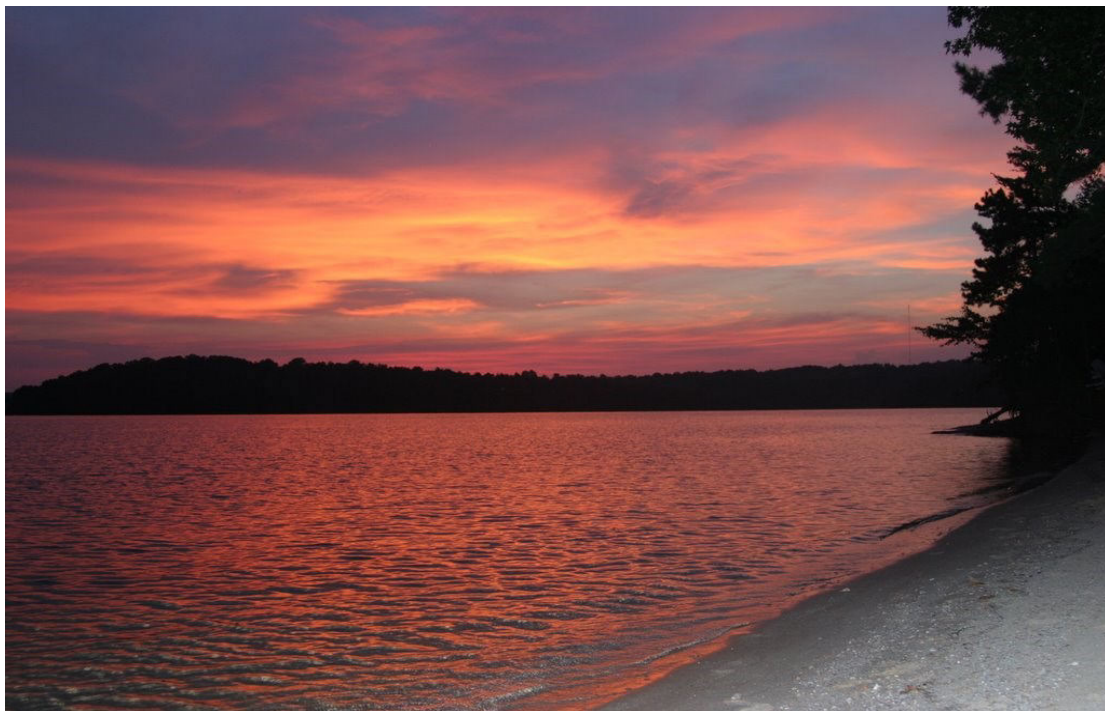


BuyHartwellLake.com
1.855.BUY.LAKE^{llc}



May 2014
Get Hooked On Lake Hartwell

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

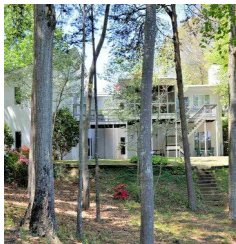
**New Listings
Of the Month**



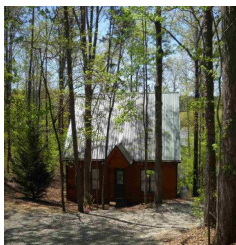
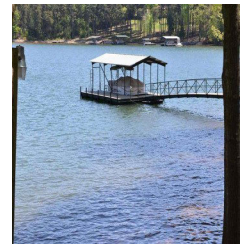
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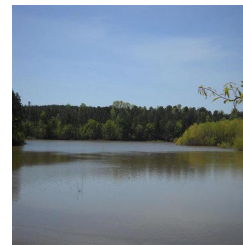
Lot 7 Wits End Trail Seneca SC \$65,000 - This is one of 2 lake lots for sale next to each other. Lot 7 offers 1.38 acres and has a platform dock in place. Nicely wooded with great building site potential. Just off the Coneross Creek area of Lake Hartwell. Lot 8 is \$35,000 and is 1.54 acres and also has a platform dock in place. Minimum sq. ft. 1400.



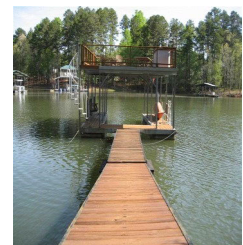
226 Providence Pt Anderson SC \$539,500 - Features galore including hardwoods, tile, updated bathrooms, covered courtyard with exposed wood ceiling and stone floors, double handmade Mexican front doors. 4BR/3BA, Dining Family Room, 2 stone fireplaces, Stunning Screened Porch with beautiful wood ceiling overlooking lake. Low Corps line means you can just about reach out and touch the water. 3 year old covered slip dock just a short and level walk away.



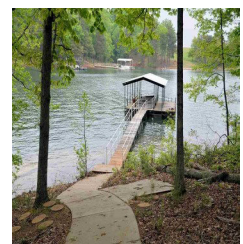
108 Lakeshore Martin GA \$200,000 - A true lakefront retreat situated in a quiet wooded area. Log home with metal roof featuring a stone fireplace, hwd floors, oversized master suite, wood wainscoting, tongue and groove cathedral ceiling, kitchen with stainless appliances serving bar and a wonderful lakeside covered deck with great views. Corp approved for a dock. Gentle slope from home to shoreline.



126 Hidden Knolls Martin GA \$740,000 - 6+ acres and two docks! Perfect for entertaining with open kitchen, tile counters, hickory cabinets, double oven, cooking stone fireplace and high top eating counter. The great room offers ample windows for the VIEW and includes a wood burning fireplace. The master includes a Jacuzzi, walk-in closet and sky lights. There is a second bedroom with full bath on the main level. The lower level offers a rec area along with a wet bar for entertaining. Step on outside to your covered slip dock with party deck.



2717 Providence Church Rd Anderson SC \$448,955 - 1.27 acres with 250' +of lake frontage, great deep water with excellent views from deck, dining, kitchen, bedrooms, etc. Includes covered slip dock with swim platform which is a short golf cart drive or walk away on concrete pathway. House has 4 BR/4 BA, enclosed room with sunken hot tub, large great room, cathedral and beamed ceiling, stone fireplace and kitchen with Jennaire range, dishwasher, trash compactor, and microwave.



See all our listings at www.BuyHartwellLake.com

**New Listings
Of the Month**



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



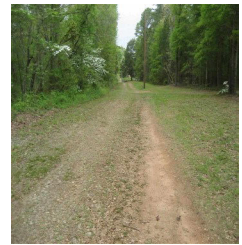
482 Shore Crest Dr Martin GA \$450,000- Gorgeous lake-front home on Hartwell featuring 6 bedrooms, 3 baths, 2nd kitchen and sunroom. Great room with fireplace, hardwood floors, huge kitchen with bay windows and master with jacuzzi. Downstairs features a rec room, second kitchen, 3 bedrooms and full bath. A short concrete path leads to a covered slip dock in place. Freshly painted, move-in Ready!



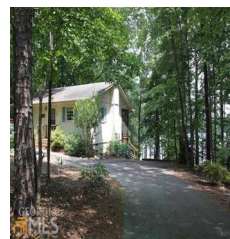
Lot 4 Cooper Valley Martin GA \$83,909 - Beautiful almost acre lot on Lake Hartwell with 100' of Corp Line and covered slip dock in place. Partially clear and improved with parking pad and power pole ready for your RV. Begin immediate use while building your dream home. Restrictions.



1055 Double Springs Townville SC \$127,500 - This immaculate doublewide is nestled on 1.5 acres allowing for the utmost of privacy. Just off the beaten path, level, wooded land. This little deal includes 3 br/2 ba and all appliances, including washer/dryer. New carpet has just been put in. Nice size deck on back side with handicap ramp. Detached, oversized garage is icing on the cake. Garage has workshop/office area. You are a stones throw to Lake Hartwell.



428 Shirley Circle Anderson SC \$329,900- Now this is a lot of lake house. Extensive Great Room, screened porch offering ample seating and includes a bar, refrigerator and yes, a television connection. Deck is made of composite decking with a 6 man hot tub. Master suite offers 4 closets and a bathroom with heated floors and oversized shower. Upstairs has 2 full bedrooms and 2 full baths. Step on down to the lake and you have a covered slip dock in place.



591 Imperial Dr Martin GA \$260,000 - You will not only appreciate this lake lot but also the updates in this refurbished cottage. Clean, open spaces with hardwood floors, granite counters, all appliances. It is just the right size offering 2 br/1 ba and minimal maintenance. Sit on the screen porch and let your mind drift away. A concrete path is in place down to a covered slip dock.



Q&A With The Corp Of Engineers



What determines how much water is discharged from the dam during generation?

All releases from our dams are made through the turbines which in turn generate electricity. The amount of water released from the reservoir system depends on the status of the system. During normal reservoir levels (no drought condition) we set the amount of outflow based on hydro-power needs in the basin. During flood management, we set the amount of outflow based on minimizing downstream flood damages while maximizing the use of flood storage per the Water Control Plans. During drought, the amount of outflow is set to balance impacts to the project purposes both upstream and downstream. The drought level sets the total amount of outflow from the reservoir system. We also attempt to keep Hartwell Lake and Thurmond Lake in balance with each other.

Please note that we do not generate electricity around the clock. We carefully schedule power production to maximize benefits to the public. Many hours of the day we have no power generation, and therefore, no water discharges.

Our outflows are measured in cubic feet per second and are averaged over a period of time, typically a day or a week. Some hours will have very high rates but other hours will have no discharge.

Where does all the money from hydropower production go? Is the district's budget generated from hydropower?

Taxpayers all across America paid for the construction of the dams and reservoirs. The money received from hydropower production returns to the U.S. Treasury to repay the public for the construction and operation of the dams. Hydropower production does not pay the District's budget.

We generate electrical power but the Southeastern Power Administration (SEPA), another federal agency, markets that power to utility companies which supply it to homes and businesses. SEPA turns the sales over to the U.S. Treasury.

How does Georgia Power Company keep their reservoirs full while the Corps reservoir elevations are down?

Georgia Power Company's North Georgia Development consists of six hydroelectric generating projects on the Tallulah and Tugaloo Rivers upstream of Hartwell Lake. Only the uppermost of these projects, Lake Burton, is designed with usable storage that can be drawn down. The others, designed as smaller, run of the river projects, operate most efficiently by simply passing through their inflow as outflow. However, even these reservoirs are subject to drought and lose water during extreme drought. Georgia Power also uses more fossil fuel sources for their peaking power and draws less on hydropower sources during drought.

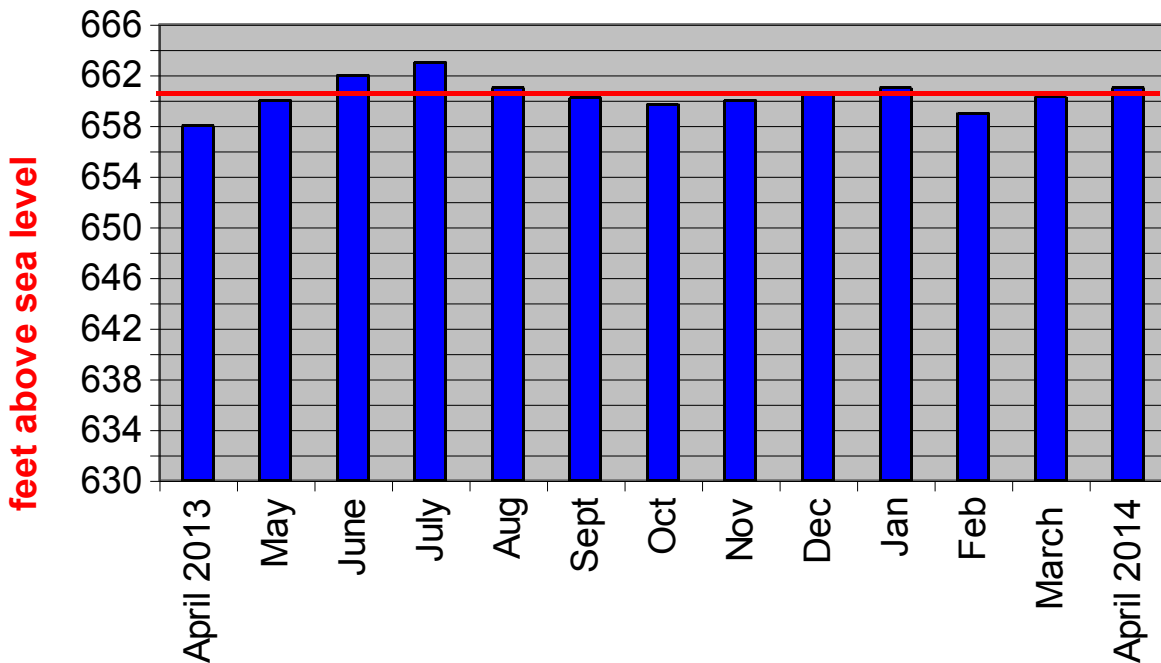
Fishing Report

Lake Hartwell May 1 - 67 degrees

Bass fishing is good and the spawn is ramping up quickly. More fish are in the process as the warmer temps seem to have gotten them jump started. There are many fish very shallow in the weed lines in the backs of creeks and pockets. A small jig head and worm combo will catch these fish as will a fluke. The main lake fish are moving up shallower on the points and humps. A Davis Shaky Head, a wake bait, and a Fish Head Spin have been our best weapons for the main lake fish. Other top water baits are starting to work as are many other options. Spooks, Chug Bugs and Pop R top water baits are good all day. Throw these baits when you see schooling fish. The dock bite is good also. Davis Shaky Heads and worm combo, Senkos or a Fluke around the docks are hard to beat.



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

Fish Spawning Season is Here—And it's Looking Good, Corps Biologist Says

The annual water management period for fish spawning officially began April 5 in the Savannah River Basin—and so far, conditions are favorable for a very productive spawn, said Jamie Sykes, fisheries biologist for the U.S. Army Corps of Engineers Savannah District.

According to Sykes, spawning season begins when surface water temperatures reach 65 degrees Fahrenheit at Hartwell, Russell and Thurmond lakes.

“We use 65 degrees as a starting point since that’s the preferred spawning temperature for largemouth bass, which is the most popular sport fish on our Savannah River reservoirs,” Sykes said. “But that temperature also falls within the spawning season for other species, so it benefits multiple species.”



The largemouth bass is the most popular sport fish on the Savannah River reservoirs

During this period—which typically lasts between four and six weeks—water managers aim to maintain pool elevations with no more than a six inch drop in reservoir levels. Sykes said that a slight increase in pool elevation during spawning season is permissible, but drastic increases can be just as troublesome for spawning as rapid decreases.

“If we allow water to rise too high during spawning season, fish may spawn in those newly-flooded areas near the shoreline; but when the water recedes, fish will often abandon their nests and predators will overtake them,” Sykes said.

Corps Leases 3 Hartwell Parks to Stephens & Hart Counties

Thanks to a lease agreement between the U.S. Army Corps of Engineers and Hart and Stephens counties, three parks at Hartwell Lake previously slated for closure this year will remain open to the public.

Effective May 1, the government of Stephens County, Ga., will begin operations and maintenance of Stephens County Park; and the government of Hart County, Ga., will begin operations and maintenance of the Milltown and Long Point recreation areas.

Current Corp annual passes will be honored at these locations until they expire.

Courtesy Corp of engineers

Gate Repairs Underway at Thurmond & Russell Dams

As temperatures rise so does interest in water activities and therefore, interest in reservoir levels along the upper Savannah River basin. One of the factors impacting water levels at Thurmond Lake and Russell Lake is an on-going effort to repair pits in the metal spillway gates. We mentioned this briefly in our post on March 12 here in [Balancing the Basin](#).

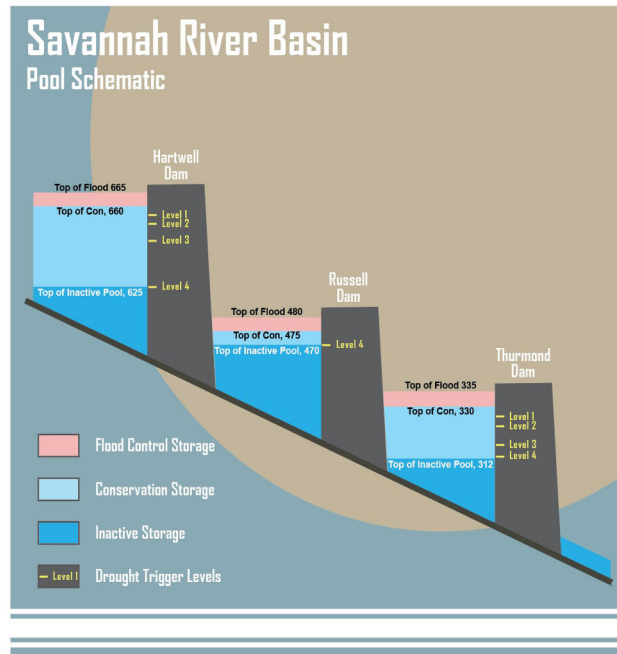
In an earlier repair program in 2009 we needed to keep the Thurmond reservoir at least two feet below full pool. Any level higher than 328 feet above mean sea level put workers in danger and required a work-stoppage (at government expense) until the level dropped. For the current repair work we had initially said we could allow the reservoir to reach 330 ft-msl. However, once work started we realized trying to keep exactly 330 ft-msl simply wouldn't work.

Allowing Thurmond's level to hit exactly on 330 ft-msl limits our ability to continue the repairs. Water levels can rise quickly with even a small, passing storm. This forces our contractor to stop work. There is no flexibility in this safety issue. To give us a little 'working room' we now target 329.5 ft-msl. Just having an extra 6 inches gives us the room we need to keep the repairs going. The gate repair work may take up to 24 months to complete.

We also need to address a rumor that continues to pop up every time any construction work takes place associated with the reservoirs. This rumor now approaches 'urban legend' status. It goes something like this:

"I heard the Corps plans to drop Thurmond or Hartwell (it varies each year) 15 feet for [name the construction project]." The construction could be gate repairs, dam repairs, or, in its 2014-version, Little River bridge work by the Georgia Department of Transportation.

Regardless of the project, the RUMOR ... IS ... FALSE. We have no plans to change reservoir levels except in keeping with our water control manual, the drought management plan and nature. (The minor impact of gate repairs, as noted above, being the only exception.) No matter how much you trust your source, we have no plans to drop the reservoir levels 15 feet. If you hear this rumor from a friend or neighbor, please refer them to [Balancing the Basin](#). We always welcome new readers.



36th Annual Lake Hartwell Dam Run

Come and run one of Georgia's most scenic 5K and 10K races across Lake Hartwell Dam in Hartwell, GA. The 5K will begin in SC (you will be bussed to the start so get onsite early) and the 10K will start at Big Oaks Recreation Area in GA.

Series affiliation

The race is part of the 2014 Black Bag Racing Series and the 2014 Run and See Georgia Grand Prix Series.

Course Certification

Both the 5K and 10K can be used for Peachtree Qualifiers. 5K Certification #GA11034WC. 10K Certification #GA11033WC.



ARRIVE EARLY!

5K participants will be bussed to the start. The last bus will leave the park just after 8AM.

Parking

Free Parking is available at the Corps of Engineer office area. Restrooms available.

Chip Timing

The 5K and 10K will be a gun start and a chip timed finish. Bib numbers are non-transferable and must be worn by the person assigned to the bib. Please verify all information is correct on the outside of your bib envelope before attaching the bib to the front of your shirt or shorts.

Awards will be presented in the 5K and 10K to Overall Male/Female, Masters Male/Female, Grand Masters Male/Female and top three Male/Female in age groups beginning 10 and under. Awards in the 1 Mile will go to Male/Female age groups 15 and under. Finish line and results provided by Classic Race Services with complete results posted on www.classicraceservices.com, www.runningintheusa.com, www.active.com, and www.coolrunning.com. The entire course will be on paved surfaces. Packet pickup and race day registration will begin at 7:00AM at Big Oaks Recreation Area.

Fees

\$20 before 4/27/2014, \$25 afterward to race day

Additional Date Information

5K/10K starts at 8:30 AM, 1 mile after the 10K

Lake Hartwell Earns Statewide Recognition for Community Clean-up

The U.S. Army Corps of Engineers' Hartwell Lake Project was named by Rivers Alive as the 2013 Government Partner of the Year, recognizing the project's efforts during the annual Hartwell Lake clean-up campaign. Rivers Alive is an outreach program led by the Georgia Department of Natural Resources, Environmental Protection Division that targets the annual cleanup of all waterways located within the state — including streams, rivers, lakes, beaches and wetlands.

Corps of Engineers Park Ranger Nancy Sumners accepts the Rivers Alive Government Partner of the Year award on behalf of Hartwell Lake at the annual awards ceremony, April 15 in Atlanta. Sumners is accompanied by Rivers Alive Board Member Lynn Cobb.

Corps of Engineers Park Ranger Nancy Sumners accepts the Rivers Alive Government Partner of the Year award on behalf of Hartwell Lake at the annual awards ceremony, April 15 in Atlanta. Sumners is accompanied by Rivers Alive Board Member Lynn Cobb.

The Government Partner of the Year Award recognizes the government entity that holds the most successful clean-up and exemplifies the Rivers Alive mission. During the Hartwell Lake 2013 clean-up campaign, 450 volunteers contributed 3,600 volunteer hours between Aug. 1 and Sept. 28 and successfully removed 9,000 pounds of trash from the banks of Hartwell Lake.



Herb Burnham, executive director of the Lake Hartwell Association (LHA), talks to volunteers during a volunteer appreciation picnic hosted by LHA on National Public Lands Day.

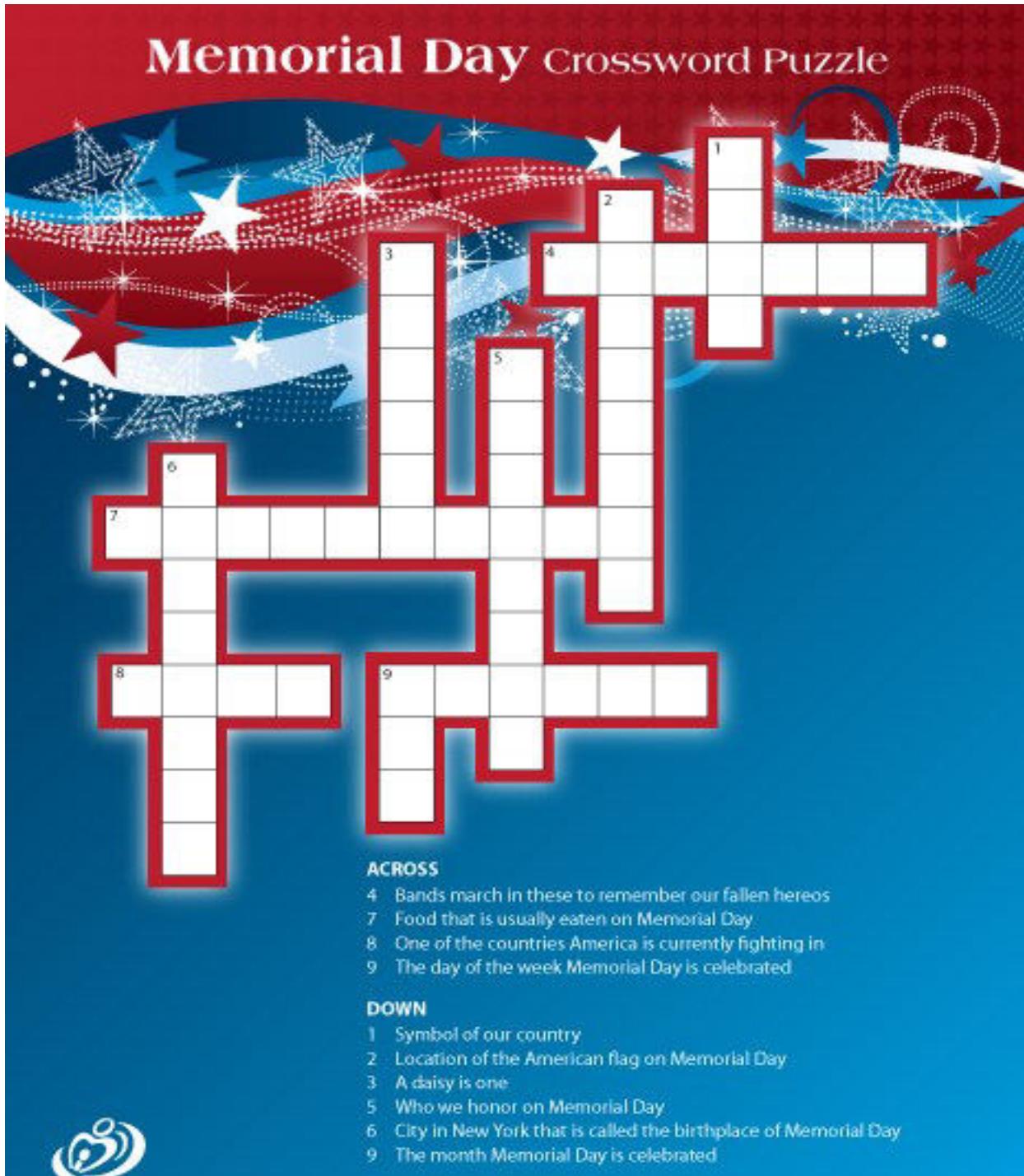
“This award represents a cohesive partnership between the Corps of Engineers, the Lake Hartwell Association (LHA), and many volunteers and partners,” said George Bramlette, Hartwell operations project manager. “The members of LHA have devoted significant time and resources to the clean-up campaign and are instrumental in our success.” In addition to clean-up efforts, LHA hosts an annual volunteer appreciation picnic with food and door prizes at the conclusion of each year’s cleanup, which coincides with National Public Lands Day. Herb Burnham, president of the Lake Hartwell Association (LHA), talks to volunteers during a volunteer appreciation picnic hosted by LHA on National Public Lands Day.

Herb Burnham, executive director of the Lake Hartwell Association (LHA), talks to volunteers during a volunteer appreciation picnic hosted by LHA on National Public Lands Day.

Natural Resources Specialist Nancy Sumners, who spearheaded the Hartwell clean-up campaign for the Corps of Engineers, accepted the award on behalf of the Hartwell Project April 15 at the Rivers Alive annual awards ceremony in Atlanta.

“The Hartwell Project has hosted an annual clean-up campaign for more than 30 years, and our efforts could not be a success without support from the Lake Hartwell Association and their dedicated volunteers,” Sumners said. “Through community partnerships, we come together to conserve and protect the Hartwell resource for future generations.” The statewide Rivers Alive effort resulted in a total volunteer force of 27,679 people who cleaned more than 1,800 miles of Georgia waterways and removed over 500,000 pounds of trash and recyclables.

For The Kids



Memorial Day Crossword Puzzle


1
2
3
4
5
6
7
8
9

ACROSS

- 4 Bands march in these to remember our fallen heroes
- 7 Food that is usually eaten on Memorial Day
- 8 One of the countries America is currently fighting in
- 9 The day of the week Memorial Day is celebrated

DOWN

- 1 Symbol of our country
- 2 Location of the American flag on Memorial Day
- 3 A daisy is one
- 5 Who we honor on Memorial Day
- 6 City in New York that is called the birthplace of Memorial Day
- 9 The month Memorial Day is celebrated



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- We know the lake, our experience allows us to evaluate your needs and quickly identify properties that make sense for you.
- We have the largest inventory and selection of property listed on Hartwell, over 34 million dollars as of 3/1/2014
- Every partner in our company lives on Lake Hartwell full time.
- All our 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.
- We have a one million plus email database of the prime Lake Hartwell purchasing demographic for marketing our properties.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network websites every month! Maximum exposure!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients looking for lake homes and 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 the S.C. Western Upstate Multiple Listing Service and the GA Multiple Listing Service
- Multi-Million Dollar Producers
- Specialization: We all specialize in property on and around Lake Hartwell, Lake Keowee and other surrounding area 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.



Delilah Hewitt

- Lifetime Member "Million Dollar Club"; Agent of the Year
- Licensed in GA & SC
- Specializing in lakefront property on Lake Hartwell and Lake Keowee
- Whether you are BUYING or SELLING, let my expertise work for YOU!
- **** I COVER THE LAKE! ***
- My family and I moved here from Roswell, GA 18 years ago. Prior to that we enjoyed a weekend home here for approx. 9 years. It's been fun for my husband, Tom, and I to watch our children (along with all their friends) grow up on the lake. Whether skiing, boating, fishing, wake boarding or just hanging out together & relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle & bustle and let me find the perfect lake place for you and your family!! (And you'll make a great investment in your future, too.).



Kyle Corbett

- 12+ Years Experience selling Lake Hartwell
- Multi-Million Dollar Producer
- Listing Specialist - Aggressive Marketing Plan for Lake Property and Homes
- Listing Sales Rate 40% GREATER than Market Average!
- Resident on Lake Hartwell for 22 Years
- Licensed in Georgia and South Carolina
- I bought my first lake cabin in 1992 a few years after graduating from Clemson University. 23 years later I am married with three boys and we spend a great deal of our free time on the lake skiing, knee boarding, and swimming.
- 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 is 40% GREATER than the market average. Why? Because I do more! My approach is based on years experience, research, and knowledge of buying trends. I don't just put a sign in the yard and 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 in today's market by calling 864-376-9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Resident on Lake Hartwell for five years
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, Georgia 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, to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 7 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 six years ago.
- 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.
- 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.

