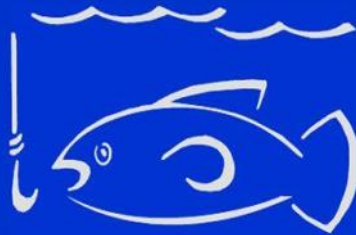


BuyHartwellLake

llc



1-855-BUY-LAKE



November 2015 Get Hooked On Lake Hartwell

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

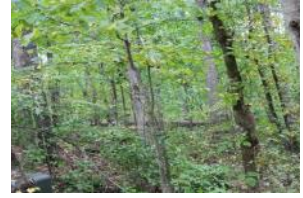
**New Listings
Of the Month**



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



Lot 21 North Shores Dr Westminster SC \$90,000 - Gently sloped and wooded waterfront lot in an established upscale neighborhood on Lake Hartwell. No HOA fees. Covered slip dock in place. Great opportunity to build your weekend or full-time home here. Just 20 minutes to Toccoa or Seneca for shopping. Only 35 minutes to Clemson!



79 Deer Run Road Anderson SC \$68,500 - You will love this subdivision! HORSES ALLOWED! Deer Run includes walking/horse trails, a common lakeside pavilion area with fire pit for gatherings, boat/trailer/RV storage (this area is gated and coded) and last but not least COMFORTABLE LIVING. Oversized lots give plenty of privacy from neighbors. This 2.66 acre interior lot includes a DEEDED BOAT SLIP located at Dock C- at the end of Peninsula. Located within 10 minutes of shopping/Portman Marina/Restaurants.



910 Lakeside Trail Martin GA \$159,900 - Newer cabin (2/2) nestled in the woods in a Lake Hartwell community w/ community dock, boat ramp, playground, trailer parking area & picnic pavilion. Cabin features custom cabinets in large kitchen and bathrooms, spacious bedrooms, office or flex space for sleeping extra guests, pine floors & chair railing, tiled shower/tubs, screened in porch for entertaining, deck for grilling, fenced in yard, storage building, low maintenance landscaping and metal roof. Unfinished basement has some framing for walls and has been stubbed for a toilet and a bath tub is in place.



932 Whitten Road Anderson SC Inviting open floor plan, 4 bedrooms, large deck, covered boat dock + private boat ramp make this home a must see! Contemporary architecture and fresh paint compliment the large kitchen and combination living/dining area with open water views. Upper level includes an additional bedroom and a spacious master suite with full bathroom, cedar lined closets, and a wall of lakeside windows. Lower level finished basement is heated and cooled with interior and exterior access. Wonderful LEVEL LOT with close Corp line and a covered single slip dock in place with jet ski floats.



502 Dogwood Lane Townville SC \$135,000 - Charming Cottage with beautiful and relaxing views of Lake Hartwell. This home is fully furnished and ready for you to enjoy as a full time home or weekend getaway. Enjoy quiet evenings on the huge screened porch. Platform dock is like new with Trex decking. Good water depth year round and wonderful area for fishing and kayaking. Owner financing is available with \$10,000 down payment and 5% interest for 10 years. MOTIVATED SELLER SAYS BRING ALL OFFERS!



269 Currahee Point Toccoa GA \$289,500 - This 4 BR/3 BA was built in 1986 with quality Canadian lumber, 2x6 exterior wall studs, insulated, new roof, vaulted ceiling and working fireplace. Lots of windows and large deck with hot tub overlooking the lake. All electric A/C, washer, dryer, dishwasher and ceiling fans. Bedroom with ladder to main level - fun for the kids - and bathroom in basement. Drive-under garage and utility room for storage. Two docks - one with stairs and 20' of water per seller, the second on the side lot for level access. Located in an upscale lake subdivision. Furnishings included.



Q&A With The Corp Of Engineers



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.

Will demand for water downstream increase in the future as industry grows?

Short answer: Probably. However, this is not a bad thing. Industrial growth means economic growth and the benefits of that growth. It also means local and state planners must consider the availability of natural resources, especially water. The states issue permits for withdrawals from the reservoirs and the Savannah River – not the Corps of Engineers. It will be up to local and state governments and their citizens to ensure proper use of the available water in the basin.

Is the Savannah Harbor Expansion Project going to require increased outflows to keep salinity levels down?

No. We designed the Savannah Harbor Expansion Project (SHEP) using the 1996 Savannah River Basin Water Control Manual (without the new drought plan). The design takes into consideration historic droughts and river flows based on current outflows. We will not require additional outflows to support the SHEP.

5K Race on Lake Hartwell



CASA Superhero Run

*Every child needs a hero,
but abused children need Superheroes*



Saturday, November 16
Fun Run 8:30am / 5K 9:00am

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

THE COURSE: The Fun Run and 5K will be run on the roads through beautiful Tugaloo State Park.

REGISTRATION:

*Each participant must complete a registration form.
\$20 pre-registered 5K – *postmarked by 11/06/13*
\$25 thereafter and 5K race day
\$15 Fun Run/Walk (any age)
\$50 Family rate (up to 4 runners) **pre-registered only**

Race day registration begins at 7:30am

Registration also available on **active.com**



AWARDS: Awards will be given to the Overall m/f, Masters m/f and **top 3** m/f in the following age groups: 10-under, 11-14, 15-19, 20-24, 25-29, 30-34, 35-39, 40-44, 45-49, 50-54, 55-59, 60-64, 65-69, 70-74, 75+. All fun run participants will receive a prize.

BENEFITS: Northeast Georgia CASA serves abused and neglected children in Franklin, Habersham, Hart, Elbert, Madison, Oglethorpe, Stephens and Rabun Counties. Our advocates speak up for children in juvenile court, working to ensure these children get the services they need, and that they are placed in a safe, permanent home as soon as possible.

INFORMATION: Contact NEGA CASA, 706-886-1098, www.negacasa.org.

Make checks payable to **NEGA CASA** and return entry to:
NEGA Superhero Run
c/o Classic Race Services
1860 Barnett Shoals Road, Suite 103-498
Athens, GA 30605

NAME: _____ **DOB** _____ **AGE** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP** _____

T-SHIRT SIZE **YS** **YM** **YL** **S** **M** **L** **XL** **MALE** _____ **FEMALE** _____

Waiver: In consideration of accepting the entry, I, the undersigned, intending to be legally bound, hereby, for myself, my heirs, executors and administrators, waive and release any and all rights and claims for damages that I may have against Northeast Georgia CASA, all sponsors, their representatives, successor, assigns, for any and all injuries suffered by me in this event. I also grant full permission to use any photographs, videotapes, motion pictures, recordings, or any other record of this event for any legitimate purpose.

Circle the event in which you plan to participate: **5K Run/Walk** **FUN RUN** **AMT. ENCLOSED:** _____

Signature: _____
Parents Signature if under 18

FLW Announces 2015 BFL WildCard Location

FLW announced Sunday that the 2015 BFL Wild Card tournament will take place on Lake Hartwell on Nov. 13-14. The event will launch from Clemson Marina, located at 150 Clemson Marina Drive in Seneca, South Carolina.

In order to be eligible to fish the no-entry-fee BFL Wild Card tournament, anglers must have entered all five events within a BFL division during the 2015 season. In addition, anglers who have already qualified for a BFL regional are ineligible.



During the BFL Wild Card tournament, the full field competes both days, with winners determined by the heaviest two-day catch. The top six boater and top six co-angler finishers advance to the 2016 BFL All-American based on accumulated weight.

The 2015 BFL Wild Card tournament is being hosted by the Mountain Lakes Convention & Visitors Bureau. Tournament entries will be accepted beginning Monday, Sept. 28 at 9 a.m. EST. You may enter by phone at (270) 252-1000 or onsite at the pre-tournament meeting.

Black Friday Black Bag 10K Charity Event on Hartwell

Fishers of Men giving back to the community while raising funds for next year. We will be doing a 50/50 split fundraiser with SC Hospice of the Upstate this year for our black Friday event. I am happy to announce that we have raised enough to guarantee \$10,000.00 once again. We will continue to go forward and raise as much as we can for both ministry's.



11/27/2015 Green Pond Landing Anderson SC.

As it stands now our first place Fish is worth over \$5500.00 in value to include \$3000.00 in cash / \$1000.00 in Walmart gift card and 2 round trip tickets to anywhere in the continental united states valued at \$1500.00 as their are no black out dates.

Hourly weigh ins will pay as follows:

9:00 am --- \$500.00 for biggest bass,\$250 for 2nd, \$150 for 3rd, and \$100 for the smallest fish measuring 12 inches.

10:00 am will be the same

11:00 am will be the same

12:00 pm will be the same

1:00 pm will be the same

Registration starts immediately and your blast off position will be reserved upon your money being received. Mail your checkk payable to FOMNTT, 113 Cravens Creek Court, Piedmont, SC 29673 (\$155) or visit <http://www.fomntt.com/schedule.php?id=4541> to pay online.

Tour de Tugaloo Charity Bicycle Ride

Join us for a benefit bicycle ride.....

along the Historic Tugaloo River Corridor, Lake Hartwell and foothills of Western South Carolina. Proceeds benefit the Stephens County Foundation in support of the Tugaloo River Corridor and other community projects.



The Lainie Weade Memorial Tour de Tugaloo bicycle ride will be held on Saturday November 7th at 10:00 am originating at Yonah Dam Park in Toccoa, GA. There are several courses with varying distances and terrain to choose from including 22, 42 and 62 mile routes. A 5-mile family fun ride is also available for younger or casual riders. The routes take riders through the incredibly beautiful yet less traveled roads of the Tugaloo River Corridor in northeast Georgia and western South Carolina where the terrain is gentle to challenging. Riders also have the option of stopping along the routes to explore historical sites.



Proceeds from the ride benefit the Stephens County Foundation whose mission is to help protect and preserve the historic and natural resources of the Tugaloo River Corridor

Yonah Dam Park, Toccoa, GA
Saturday November 7, 2015.

Century metric Century 42 / 22 mile routes
8AM- Check in
9AM- Century & metric

Start 10AM- 22 & 42 mile routes

Estate Sale Reduced to \$324,900! 304 Lakefront Dr Anderson SC

– the best buy on Lake Hartwell for an all brick waterfront home, with a dock and lift on good water. Move-in- ready. 3-4 BR/ 3BA, Formal Dining Room, Kitchen open to main level family room with a double-sided gas fireplace. Breakfast area in kitchen. Solid surface counters and newer appliances. Hardwoods in main level living areas and carpet in the bedrooms. On the main level, you will find the master suite with spa like bathroom. From the kitchen, you can go up a short flight of stairs to a large bonus room, which could be converted a fourth bedroom. Downstairs is a huge rec



room with corner fireplace with gas logs. Adjoining this is a bedroom and there is a full bath on this level as well as a wetbar. Downstairs is all upgraded laminate flooring. In addition, to the oversized 2-car garage on the main level, there is a heated/cooled garage on the lower level for a golf cart, lawn equipment, and lake toys. Short walk to the water-



front where you will find a large dock with lift and swim deck. According to owner, there was always water at the dock even when the lake was at its lowest. This home is located in Stone Creek Cove and golf and swim memberships are included in fees. This community has it all including The Grill Man Restaurant located in the community clubhouse and open on the weekends.

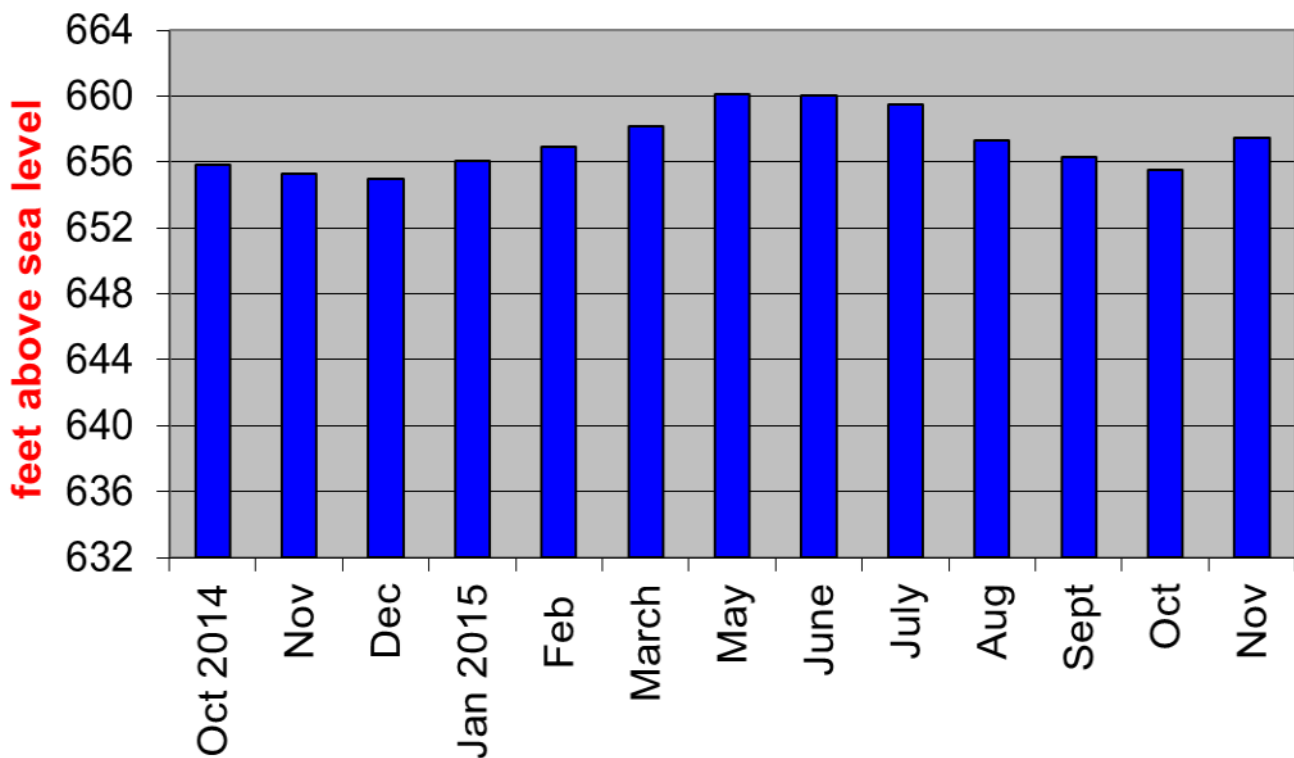
Fishing Report

Lake Hartwell November 1st - 66 degrees

Bass fishing is fair. The fish are still holding to lay downs along the bank and most of them are being caught out in the tops of the trees in the heavy branches on jigs. Use a 1/4 to 1/2 ounce jig in brown and green colors with a twin tail or frog trailer. Out on the main lake points, fish are still breaking the surface and on occasion are hitting top water baits. As the lake turns over, bass tend to suspend and Ito 110 jerk baits are excellent. Down Deep Husky Jerk will work too on the deeper channel ledges. Stay on the main lake or in the rivers this week and out of the coves. Spinner baits are catching a few bass that are roaming the banks and most of these fish are small spots. Use the six inch worms, #5 RS Shad Raps and trick worms with a very light Texas rig. Fish every point and piece of structure you find and it may be necessary to fish several baits in one locations to trigger a strike.



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

Take A Hike!

Hartwell Dam Walking Trail – Georgia Side

This trail begins at the entrance of Big Oaks Recreation Area, which is located off of Hwy. 29 in Hart County, Georgia approximately one mile past the GA/SC border. The trail is 2.75 miles round trip (or 1.37 miles one-way) and follows the shoreline of Hartwell Lake from Big Oaks up to the concrete portion of the dam on the Georgia side. The trail is paved and is handicap accessible. Several benches are located along the trail for your convenience. Other facilities located within Big Oaks Recreation Area are: restrooms, playground, boat ramp, courtesy dock, picnic tables, picnic shelter, and drinking water.



Hartwell Dam Walking Trail – South Carolina Side

This trail begins at the South Carolina Overlook, which is located just off of Hwy. 29 in Anderson County, approximately one half mile from the GA/SC border. This .75-mile (one-way) trail follows the shoreline up to the concrete portion of Hartwell Dam on the South Carolina side. For a shorter walk, you can access this trail from the South Carolina Dam Viewing Area, located approximately midway between the South Carolina Overlook and the GA/SC border. The trail is paved and is handicap accessible if starting from the South Carolina Overlook.



Paynes Creek Multipurpose Trail - Paynes Creek Campground

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 encompasses 9.8 miles across rolling hills and beautiful views of Hartwell Lake. This trail is for 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.

Courtesy Corp of Engineers.

Evidence Continues to Point to Wet Winter For the Lake Hartwell Basin

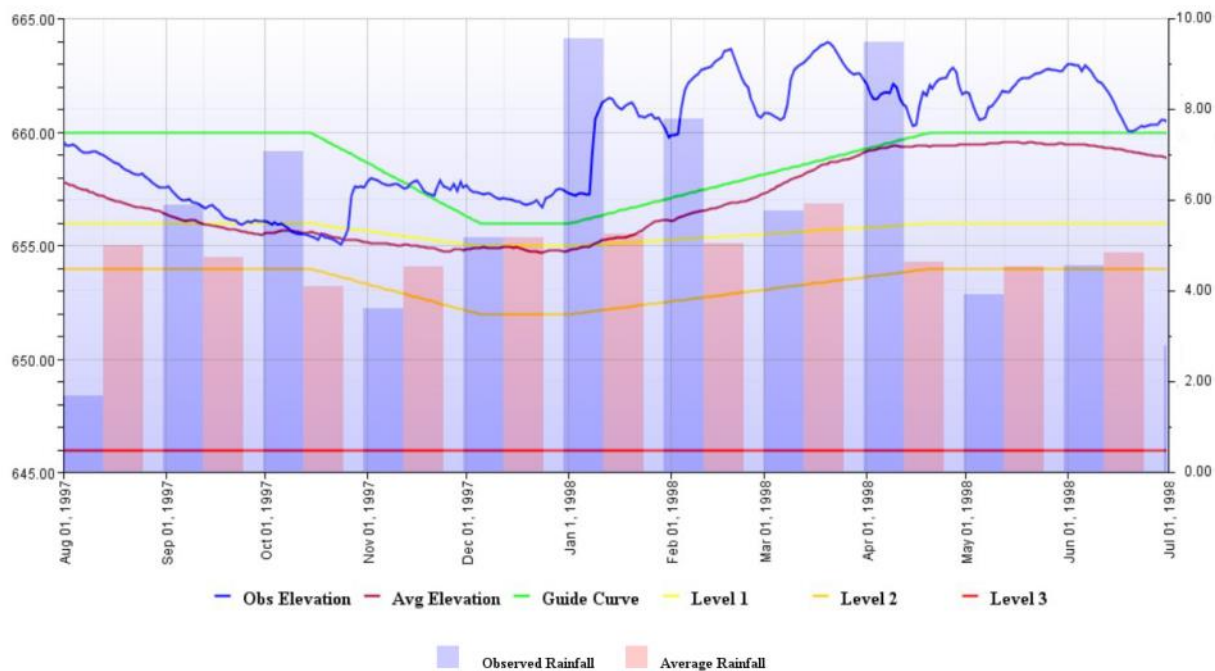
Last week, climatologists from the National Oceanic and Atmospheric Administration (NOAA) issued their winter outlook for 2015-2016.

Based on their predictions, the southern U.S. can expect a cooler, wetter winter, whereas the Pacific Northwest and Great Lakes regions should experience drier, warmer conditions. Areas in between have equal chances of getting warm or cool and either wet or dry weather. For the Savannah River Basin that should translate into above average rainfall in the coming months, much like the region experienced in 1997-98 winter season, which was precipitated by similar strong El Niño conditions.

That winter and spring, El Niño kept water managers on their toes forcing them to resort to “flood fighting” to consistently keep water levels below the max 665.00 ft-msl level and equivalent for Thurmond.

As the graphic below shows, the reservoirs were in Drought Level 1 by late October 1997, but average rainfall for November and December still contributed to pushing it back above the guide curve. Then, above average rain in January and February (and later in April) forced water managers to flood fight.

Of course, anything could happen this winter, and this prediction is only the most likely outcome. Still, when you start packing up your summer clothes, I’d keep that raincoat out.



Learn to Sail - Big Water Sailing School

Big Water Sailing School @Big Water Marina is the perfect place to learn the beautiful art of sailing. We have been a certified ASA (American Sailing Association) teaching facility since 1999. And since our founding, our niche market has always been the sailor. We will strive to better facilitate your search to sail on lakes/coastal and offshore just as we have for our customers for over 25 years.



It's hard to beat our locations. Big Water Sailing School @Big Water Marina is located in a beautiful wooded cove along the southern end of Lake Hartwell, South Carolina only two miles from the Lake Hartwell dam. We enjoy the largest open expanse of water on Lake Hartwell to provide sailors with excellent open water conditions for great sailing. Lake



Hartwell itself is located on the South Carolina/Georgia line and offers 56,000 acres of water and 962 miles of shoreline. Hartwell offers plenty of open water (perfect for sailing). Wooded islands, secluded coves, parks, and recreational areas make it a cruiser's delight. Our coastal/off shore classes are held in the beautiful city of Charleston, S.C. which offers the sailor excellent sailing year round. So, come join us!!

Big Water Sailing School caters to the sailor and their individual goals and time tables whether it's basic sailing/coastal or off shore. Our School Director and instructor has 40 years plus of experience sailing for both Inland lakes, coastal and off shore both as a cruiser and delivery captain. So, come join us !!

bigwatermarina.com or (864) 226-3339

For The Kids



Created by
Sue Lindlauf
Grand Forks Herald
2010

HAPPY THANKSGIVING WORD SEARCH

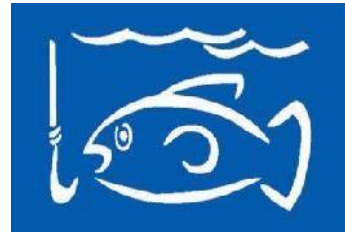
P	C	O	W	X	Y	W	O	C	O	W	X	Y	W	W
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F	L	T	H	A	N	K	S	G	I	V	I	N	G	Y
G	P	Q	C	H	S	E	L	B	A	T	E	G	E	V

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

- | | | | |
|-----------------|-------------|-------------|----------------|
| 1. THANKSGIVING | 5. THANKFUL | 9. STUFFING | 13. PUMPKIN |
| 2. HOLIDAY | 6. FOOD | 10. SALAD | 14. PIE |
| 3. FAMILY | 7. TURKEY | 11. BREAD | 15. VEGETABLES |
| 4. FRIENDS | 8. POTATOES | 12. YAM | 16. HAM |

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 30 million dollars as of 10/1/2015.
- Every partner in our company is a full time resident on Lake Hartwell
- All partners have more than 15 years experience selling and listing property on Hartwell.
- All homes and lots are listed in both the SC and GA MLS for maximum exposure.
- Our site www.BuyHartwellLake.com is typically listed first on the first page of virtually all google searches for Lake Hartwell homes and lots.
- We have a one million+ email database of the prime Lake Hartwell purchasing demographic for marketing puposes.
- All listings are submitted to 800+ websites including our flagship site BuyHartwellLake.com. Over 100 million prospects visit our network of partnered websites every month! You will be seen!
- Our monthly newsletter features listings, corp news, lake events and is distributed to thousands of lakefront property owners and a database of clients interested in owning lakefront property.
- Need a different perspective? We offer property viewing by boat. This can give you a unique look at a particular home or lot that you're considering.
- Would you like your lake home to produce cash? We market and manage lakefront rentals and off lake properties.

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



Patty and Don Cleveland

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



Kyle Corbett

- Listing Specialist–Aggressive Marketing Plan for Lake Property & Homes.
- Listing Sales Rate 36% GREATER than the lakefront market average
- Full time resident on Lake Hartwell for the last 23 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. 23 years later I am married with three boys and we spend a great deal of our free time skiing, tubing, knee boarding and kayaking
- I have a marketing plan which is second to none and gives our sellers an upper hand when it comes to listing their property. As a result, my listing sales rate for homes is 36% GREATER than the market average. Why? Because we do more! My approach is based on years of experience, research and knowledge of buying trends. I do not just put sign in the yard and just walk away, I spend time everyday with every listing making sure it is best positioned to get maximum exposure. Allow me to determine the value of your lakefront property - 864.376.9163.





Debbie Henderson

- Licensed in Georgia and South Carolina
- Member of the Georgia and Western Upstate MLS
- Accredited Buyers Representative
- I grew up water skiing with my family and now enjoy living on Lake Hartwell and being involved in the Toccoa, GA community as a CASA volunteer and mentor. The lake has proven to be a great place to relax and refresh, to play and enjoy nature and to entertain and connect with family and friends. I've been involved in building custom homes for 20 years, including the last 8 on the lake. That, combined with other sales and marketing experience, makes me uniquely qualified to help you sell your current home or help you find your own private retreat on the lake



I look forward to working with you to make your lake living dreams come true! Call me anytime at 404-313-4404.

Judy Stevanovich

- I was born and raised in Anderson. After a 32-year career in Corporate America and many relocations, I came home to Anderson in 2005.
- My Marketing, Sales, Finance, Human Resources, and Administration background in Corporate America has been immediately put to work in Real Estate.
- My husband Steve and I live in Stone Creek Cove in Anderson on the shores of gorgeous Lake Hartwell. Steve is an artist and when he is not in his studio there is only one place to look - - the golf course. We both love being in Anderson.
- I obtained my Accredited Buyer's Representative (ABR) and my Senior's Real Estate Specialist (SRES) certifications in 2014.
- My sub-company is the Upstate A Team and my slogan is "Real Estate With a Difference!" Call me today and you will be able to experience first hand the processes I have put in place to quickly find you the perfect property or determine the market value to sell the property you have today. For more info, see my website www.upstateateam.com. Telephone: (864) 276-7416; E-Mail: jstevano@charter.net.
- Call me today and experience, "Real Estate With A Difference.!"





Larissa Pino



- I am originally from South Florida and speak fluent Spanish. I moved to beautiful South Carolina in 2008
- My husband and I have been married for 20 years and we have 3 children. I participate in my children's PTA and I am involved in several community based programs. In our spare time my family and I enjoy spending time on Lake Hartwell!
- I have over 21 years of experience in the legal and business fields and I possess great negotiation skills.
- I understand the importance of communication and client satisfaction is my top priority. I enjoy working with people and I am committed to working diligently for my clients and exceeding their expectations. When you work with me, you can expect facts and personalized service.
- If you are looking for "a friend in the business", you just found one! Please feel free to contact me at (864) 367-2745 or laripino@yahoo.com anytime! Yes, even nights and weekends!