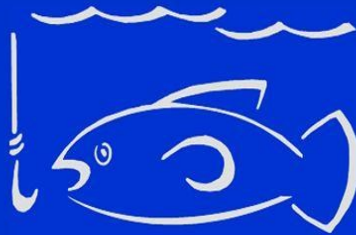


# BuyHartwellLake

llc



## 1-855-BUY-LAKE



### **October 2015 Get Hooked On Lake Hartwell**

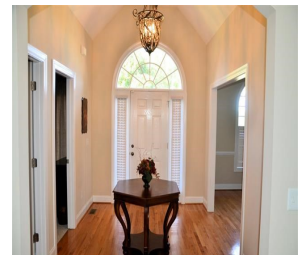
Email your pictures of Hartwell to [HartwellLakefront@gmail.com](mailto:HartwellLakefront@gmail.com).  
One will be selected every month for our cover.



**328 Jackson Rd Anderson SC \$239,995** - Adorable lakefront cottage with 2 car detached garage. Water views from house and wrap around deck. Enter the home and you will find a fireplace with a flexible space which can be used as living/dining/play room. From there you will enter the great room which has french doors leading to wrap around deck to enjoy the serenity and great views of beautiful lake hartwell. Airy kitchen and dining area which has beautiful hardwood floors. Stand at the sink and look out to enjoy the lake views. Down the hall you will find a large master with 1/2 bath and a closet with double closet racks.



**102 Hopewell Ridge Anderson SC \$334,499**- Magnificent all brick home in the Hopewell Crossing Subdivision. Enter the large foyer and you will find the formal dining room to the left and the large family room. All have hardwood floors. The family room includes a fireplace with gas logs. From the family room you enter the huge kitchen with stainless steel appliances, granite counters and a breakfast bar. 20 x 14 master bedroom and spa bathroom with corner jetted tub, separate shower, his and her vanities. Huge bonus room that would make a great office with large closet. The adjacent bonus room that would be perfect as a "man cave" or rec room. 400 SF of floored attic space that could be used for future expansion and/or storage.



**87 Kimberly Lane Hartwell GA \$95,000** - This interior home with its big water views makes you feel like you are actually on the lake. This 3 br/2 ba home sits on an awesome lot and has a 20 ft. access to the lake across the street. Carters Ferry Access Area is a golf cart away. The present owner built a 3 car detached garage on this property in 2007 which is big enough for your boat and cars. This home is a fixer upper or tear down if you wanted to build your dream home. The neighborhood offers nice homes and is situated in a peaceful setting.



**932 Whitten Road Anderson SC \$169,900** - Beautiful Ranch style home in highly desirable location. Level yard with 2 acres and an in-ground pool. Three bedrooms and two bath with a separate laundry room. Recent updates include new roof, vinyl trim, vinyl windows, new carpet and recently painted. The unique wood trim has been recently varnished and can be seen through out the formal dining room, formal living room, and a den which also has a fireplace. Storage building in the backyard and an additional Bathroom poolside. Different fruit trees through yard, including a huge pecan tree. Great curb appeal!



# Q&A With The Corp Of Engineers



**During drought conditions, is power generation reduced? Can water be released in other ways so that power is not produced?**

During drought conditions, we only generate electricity when we release water required to meet downstream needs. Generating electricity is strictly incidental to the release of water for other purposes once any reservoir reaches drought level 1 of the Savannah River Basin Drought Plan.

We always pass water through the dams' turbines as we make required releases. To do otherwise would be to waste the energy potential of sending water downstream. This not only allows us to provide low-cost, clean energy to communities, it also allows us to keep strong control of the outflow, thus protecting downstream homes and businesses. We only discharge water through the flood gates in very rare circumstances – either as a result of long-term extreme rain, or when conducting a short test of the floodgates.

In an extreme, multi-year drought, reservoir levels could reach (but never have) levels below the turbine intakes (called penstocks). In this case it is possible to release water through sluices located near the bottom of the dams. However, the water being released from the bottom of the reservoirs' inactive storage would be of lower quality. It has low levels of dissolved oxygen, plus high levels of silt and other deposits.

The sale of electricity generated through the dams repays the American taxpayers for building and operating the dam and lake projects. Even so, we must cut back power generation during drought. During drought we only generate electricity from Thurmond and Hartwell dams while meeting downstream water needs. We rely heavily on the Russell Dam's pump-back capabilities to generate power while retaining water in the reservoir system.

**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 hydropower 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.

# Corp Flood Storage Study Results Near

Since the last progress report on the flood storage study published November 2014, we received a few inquiries on when the results would be released. In the above linked post we estimated the study would take approximately six more months to complete, which projected a late spring/early summer completion date.

Off by a few months, the study concluded in July 2015. Although we now have a complete data set and hydrology models, our water managers report that the Corps' Hydrologic Engineering Center (HEC), the organization conducting most of the study, is in the process of releasing a report of their analysis on the management of the Probable Maximum Flood (PMF).

With this report, HEC will also be releasing a set of design storms which will require further calibration. Once calibrated, we can assess the reallocation of flood storage at Hartwell.

Data analysis on the reallocation of flood storage at Hartwell is scheduled to take a few months, dependent on available funding and resources.

Recommendations will then be forwarded to the District's Planning Division to determine whether a reduction in flood pool can be considered as a viable alternative in the next phase of the basin's comprehensive study, said Corps water manager Stan Simpson.

For those needing a recap or overview of the study, our October 2013 announcement detailed why the Corps began the study.

The story explained how the flood pool analysis intended to examine whether the established 4-foot winter drawdown could be reallocated according to new data.

To summarize, HEC developed rainfall models to analyze the ability of the projects to contain: the greatest rain event the basin could expect, known as the Probable Maximum Flood (PMF); and the 2- to 500-year storm events at the three Savannah River projects for future analysis. The HEC models, once calibrated, can later be used to analyze possible reductions in flood storage at the projects.

Since then, HEC has developed and run several scenarios to test the ability of the projects to pass the Probable Maximum Flood. These same models are being further refined by the Mapping and Modernization Center for incorporation into the Corps Water Management System (CWMS), a tool that offers features that most Corps water managers need to perform operation analyses on a daily basis.

The CWMS suite can be used to test the feasibility of different scenarios and develop estimates of increased damages due to reduced flood storage, according to Simpson.

Water managers and members of the District's Planning Division will use these results to evaluate the impacts associated with changes in project operations. If decreasing the winter drawdown is feasible, then reallocating the proposed 2 feet of flood storage to conservation storage would become a viable alternative considered in the third and last phase of the Savannah River Basin Comprehensive study.

If the proposed reduction alternative is the chosen alternative for that phase, the district would recommend a reallocation of flood storage which requires congressional approval.

~Chelsea Smith, public affairs specialist COE

## The South's Most Relaxed Hamfest

www.andersonradioclub.com



Sponsored by the Anderson Radio Club

**37th Annual  
Lake Hartwell Hamfest**

### October 17, 2015

### 9:00 A.M. Until

- Free Admission
- Free Flea Market Spaces
- VEC Testing at 1 pm
- Fox Hunt at 11 am
- Free Electricity for Commercial Vendors

Vendor Contact: James Hampton, WA4JWS

brookele@brookelect.com for Registration

(864) 932-7478

#### Prize Drawings (Drawings at 1:00 pm)

- \$100 Gift Card
- \$50 Gift Card
- \$25 Gift Card

Need not be present

Prize Tickets for Donation of \$1 each

# Western Carolina Sailing Club to Host Hospice Regatta on Hartwell



Every year the Western Carolina Sailing Club, a non-profit organization, hosts the Hospice Regatta on Lake Hartwell in Anderson, South Carolina. Over the past fourteen years, the WCSC Hospice Regatta has brought together thousands of sailors and sailboats raising more than \$400,000 for Hospice of the Upstate. Friends of Hospice of the Upstate can help by participating in Sailing for Others, sponsoring the event, or even donating in-kind gifts for the auction. The Hospice Regatta is our largest event of the year- don't miss out on your chance to help us raise the bar year after year!

When: Friday, Oct 16, 2015 to Sunday, Oct 18, 2015

## Testimonials



**Debbie Henderson**

**330 Two Rivers Rd Westminster SC**

### **Excellent Marketing**

Debbie was very professional, did a wonderful job marketing the property - photos were great and description of property was on target with just enough personal information to make it appealing to the right market. She was also very helpful in scheduling and meeting inspectors and ensuring completion of all contingencies, especially since we were out of state sellers.

Sandra Thomas

**299 Seneca Springs Landing Seneca SC**

### **Awesome company! Team Debbie Henderson!!**

We were ready to purchase a home, but couldn't get an agent interested in helping us. We were long distance and needed to have a packaged deal and quickly while coming from out of town. Debbie answered my phone call quickly and was happy to help us! (Unlike many other agents we contacted at different companies). She assisted us with looking at approx. 9 homes before we found the right one! Debbie was a pleasure to work with and the transaction was quick and seamless! Love our new place! Thanks Debbie!

The Olney's

# Fishing Report

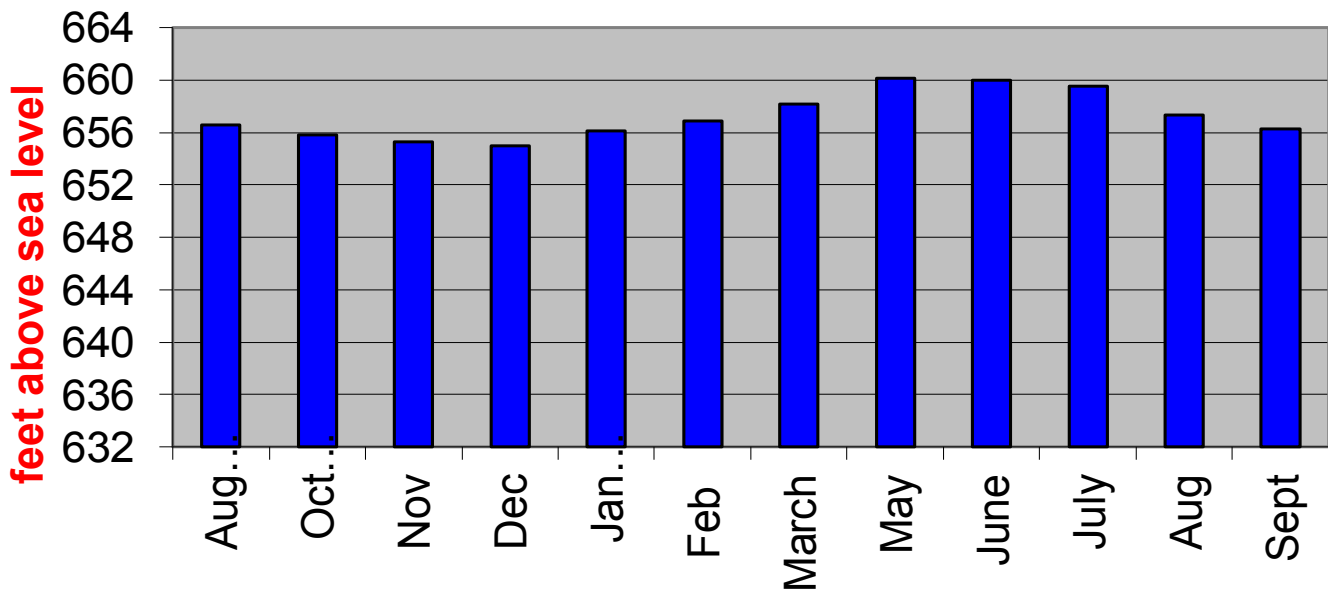
## Lake Hartwell October 1st - 72 degrees

Bass fishing is fair. Natural color or bone color crank baits are working on the sides of points leading into shallow coves. Make real sure that the cove isn't too long for the spots are staying in close proximity to the main channels. Also, try for a top water bite early but don't waste too much time. A Storm Chug Bug is a good choice for shallow points. Later in the day, switch to a Texas rigged Zoom finesse worm in something green. Concentrate your efforts on any wood found along the shore line where deep water is present. Try a small spoon around bridge pilings for a few spotted bass.



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

# 2015 AFT Championship Set for Lake Hartwell

American Bass Anglers, Inc. and Visit Anderson have joined together to present the 2015 American Fishing Tour National Championship at Lake Hartwell in Anderson, SC the week of October 17 -23, 2015. The event will take place at the new Green Pond Landing launch facility to be completed in December of 2014. Up to 250 boats will descend upon Anderson, SC to compete for three new Triton Boat/Mercury Outboard packages during the 2015 AFT Championship.



Anglers will be coming from AFT divisions as far away as New York and Kansas to attend the event. "Visit Anderson is proud to be the host of the 2015 AFT National Championship at Green Pond Landing on Lake Hartwell. We've worked hard to make the facility and our community a world class destination for bass fishing," said Jennifer Norman, Executive Director of Visit Anderson.

Lake Hartwell lies on the South Carolina/Georgia border and covers 56,000 acres. The Lake Hartwell Dam was completed in 1959 joining the Savannah, Seneca, and Tugaloo Rivers. Many events such as the FLW Tour and the B.A.S.S. Elite Series tournaments have been held on the lake. Lake Hartwell will, also, be the home of the 2015 Bassmaster Classic.

The completion of the new Green Pond Landing launch facility will open a whole new chapter for tournament fishing in Anderson, SC. The state of the art facility will be open in December of 2014 and will include four launch ramps and paved parking for 175 trucks/trailers. Phase II of Green Pond Landing will take place over the 2015-2016 winter adding additional parking and facilities to the site.

Completion of this facility will bring many events that typically take place in other communities on Lake Hartwell to Anderson, SC. The AFT National Championship will be the second major event to be held out of Green Pond Landing. Green Pond Landing is located at: 470 Green Pond Road Anderson, SC 29626.

(Continued next page)



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“We feel privileged to be working with a first class organization such as Visit Anderson. With the help of Visit Anderson, this should be an AFT Championship for the record books,” said Morris Sheehan, ABA President. Visit Anderson is located at: 110 Federal Street, Suite 8; Anderson, SC 29625 and can be reached at (877) 282-3660 or [www.anderson.com](http://www.anderson.com)

The American Fishing Tour was originally known as the Military Bass Anglers Association and was formed in 1974 four decades ago. MBAA was purchased by American Bass Anglers, Inc. in January of 2000 and was renamed the American Fishing Tour opening it to grassroots anglers outside of the military ranks. The American Fishing Tour is now the largest grassroots angler tournament trail in the country.



There are currently 80+ divisions of the AFT spanning across more than 30 states. Nineteen (19) of these divisions are located in Georgia, Tennessee, and South Carolina making Lake Hartwell a great choice for an AFT national event. The American Fishing Tour offers low cost, close to home bass tournaments that are designed for the weekend angler. All ABA anglers fish for money and points. The points advance the anglers to their divisional championship and the top 500 anglers in the US are invited to the American Fishing Tour National Championship.

AFT Championship anglers can cash in on contingency programs such as Triton Gold, Atlas Awards, Garmin Grand Giveaway and Mercury/Motorguide bonus money during this event.

American Bass Anglers, Inc. is supported by Triton Boats, Mercury Outboards, Royal Purple Lubricants, Carlisle Tires, Odyssey Batteries, Dolphinite, Wicked Glow Lures, T-H Marine, Livingston Lures, Best Western Hotels, Simms Clothing, Garmin, North American Fishing Club, Maui Jim, and Power Pole. American Bass Anglers, Inc. can be contacted at (256) 232-0406 or by visiting [americanbassanglers.com](http://americanbassanglers.com).

Courtesy <http://www.americanbassanglers.com>

## Sub-Basins Close Out The Summer With a Bang, Sort Of

Thurmond bested the rest in volume and in relation to its average by receiving 6.5 inches, approaching nearly double its average of 3.7 inches. Russell and Hartwell followed suit, netting 6.0 and 5.3 inches, respectively (averages are 3.7 and 5.0, respectively).

In fact, with the exception of this past April, when Hartwell received 6.27 inches, this month's take was the most rainfall the sub-basins have received for any month since December 2013.

However, like a failing student who aces his final exam only to come up short for the overall grade, these impressive numbers in August weren't enough to prevent the reservoirs from slipping into Drought Level 1.

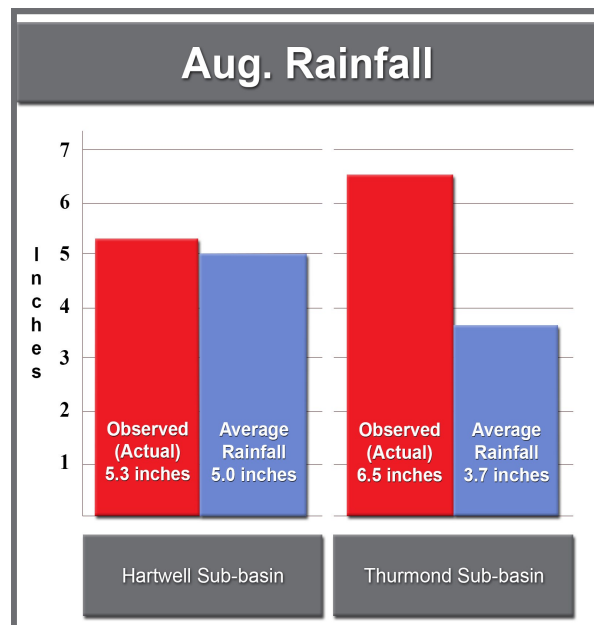
Drought Level 1 is the first in a series of stages that dictates changes in release rates with the Savannah River System.

And though this condition carries the negative connotation of the word "drought," it just means the Corps takes a more conservative approach to outflows from Thurmond Dam.

Despite being in Drought Level 1, community members have reason to be optimistic. According to Stan Simpson, a Savannah District hydrologist and a senior water manager, this late summer dip is relatively common. In addition, several indicators point to a wet winter for the Southeast.

The Climate Prediction Center issued an advisory Aug 13, which stated there's a 90 percent chance for strong El Niño conditions this winter. If this occurs, the relatively warm waters in the Pacific will bring greater precipitation to the southeastern U.S., including the sub-basins along the Savannah River.

Put simply, the reservoirs were slightly down, but don't count them out just yet; there's every reason to believe they'll make us proud by winter break.



# Lake Hartwell Association Members Can Get Tours of Lake Hartwell Dam

**Good News! The Corps has kindly agreed to resume a limited number of tours of the Hartwell Dam for LHA Members.**

## **TOUR DATES**

Two daily tours will be conducted on the following dates:

Friday, October 23 at 10am

Friday, October 23 at 2pm

Friday, November 20 at 10am

Friday, November 20 at 2pm

Friday, December 18 at 10am

Friday, December 18 at 2pm

Friday, January 22 at 10am

Friday, January 22 at 2pm

Friday, February 19 at 10am

Friday, February 19 at 2pm



## **TOUR GUIDELINES**

The following guidelines apply:

- \* For safety reasons, the tour groups will be limited to 12 people.
- \* Visitors under 16 are welcome but must be accompanied by an adult.
- \* Cameras, video-cams, or other recording devices are not allowed in the power plant.
- \* Comfortable, closed-toe shoes should be worn for walking and climbing stairs.
- \* The plant interior is kept cool so please bring a jacket.
- \* **Advance reservations are required.**

## **TOUR RESERVATIONS**

To reserve your tour space, reply to [lhaoffice@charter.net](mailto:lhaoffice@charter.net). Please include the following:

- LHA Member name, phone and email address.
- Date & Time you'd like to take the tour.

Names of your guests, if any.

**You will receive a confirmation of your reservation request.**

**Not a member of LHA? Visit <http://www.lakehartwellassociation.org> for information**

# For The Kids

## Spooky Halloween Crossword Puzzle

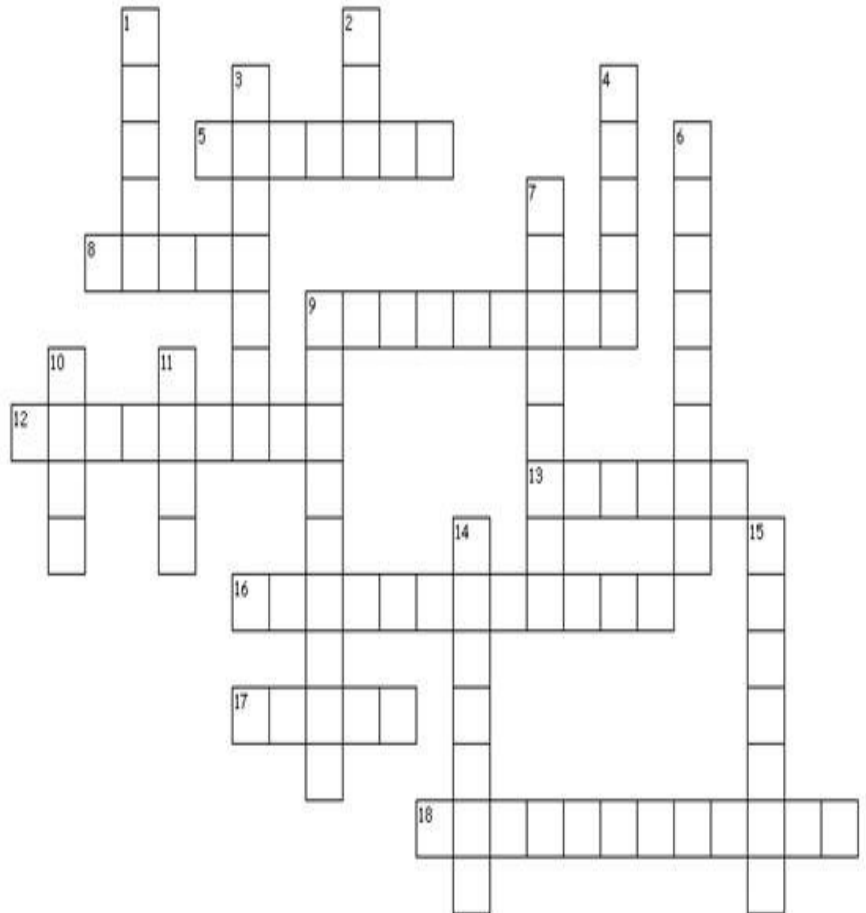


### Across

5. Scary creature like Frankenstein
8. Boo! Yikes, it's an apparition!
9. Delicious brown candy
12. The holiday name
13. Howdy pardner, this costume might make you want to ride a horse!
16. Pumpkin carved
17. A celebration of the holiday with lots of people.
18. Ring the doorbell and say...

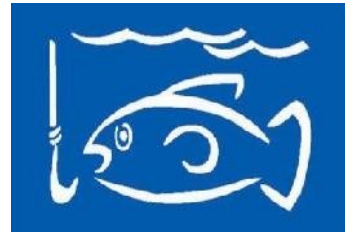
### Down

1. Pointy hat and broom
2. They fly, but they are mammals
3. What do you wear?
4. Bobbing for this fruit
6. All our bones
7. Meow, don't let this animal cross your path.
9. No cob for this candy
10. Covering for your face
11. The round light in the sky at night
14. He wants to drink your blood!
15. A scary house filled with ghosts is said to be...



# **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 8/1/2015.
- 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](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, someone 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](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.
- 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!