

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



September 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**



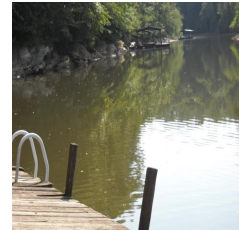
**BuyHartellLake.com
1-855-Buy-Lake**



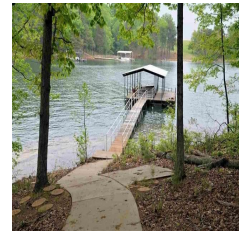
15 Harbor Gate Anderson SC \$205,000 - LAKE HARTWELL VIEWS are yours from this lakefront condo. Deeded boat slip #17 is included located in the Harbor Gate Marina. Open, living spaces with den/dining combo, gas fireplace. Three spacious bedrooms and two baths complete this package. Community amenities include pool, tennis, clubhouse, courtesy docks behind each building. Convenient to Portman Marina, restaurants and shopping.



211 Smokerise Westminster SC \$124,900 - Secluded home in gated neighborhood on Lake Hartwell. Two master bedrooms, vaulted ceiling, open living areas, large covered porch, metal roof, detached two car garage with built in workshop area and plenty of trees on the property for privacy. Community features a courtesy dock for the home owners along with a pavilion and picnic area along side a nice stream. Close to Westminster, Seneca or Toccoa GA.



2717 Providence Church Rd Anderson SC \$398,500- Outstanding Lakefront property on 1.27 acres with 250' +of lake frontage, great deep water with excellent water views from deck, dining, kitchen, bedrooms, etc. Property includes 4Br, 4Ba and a covered slip dock with swim platform which is a short golf cart drive or walk away on concrete pathway. Large garage could handle up to 4 cars .



Lot 4 Suttles Rd Martin GA \$50,000 - This is not a misprint! 1.15 acre lake lot with covered slip dock in place. Priced to sell. Building site allows for privacy from road and lake. Located on large peaceful cove of Lake Hartwell.



258 Horseshoe Bend Westminster SC \$299,500 magnificent lake views plus a large deck and screen porch. Home features wood floors, rock surround fireplace, open kitchen, master suite with beautiful views, recreation room and lakeside patio. Covered slip dock in place on great water for swimming, fishing or skiing. Stunning sunset views!



See all our listings at www.BuyHartwellLake.com

Q&A With The Corp Of Engineers



What are the authorized purposes of the Corps' dam and reservoir projects?

U.S. Army Corps of Engineers projects on the Savannah River are “multi-purpose.” These projects were authorized by Congress to support: water supply, water quality, hydropower production, flood risk management (originally called flood control), downstream navigation, recreation, and fish and wildlife management. During periods of severe drought, water supply and water quality are the Corps' foremost priorities, both in the reservoirs and downstream.

Why release water during drought? Who benefits from downstream flows?

We must release water from the reservoirs to meet downstream needs – drinking water, industrial uses, utilities, and the environment. These needs continue year round. Two of the most critical uses of the reservoir system are water supply and water quality. The Savannah River supplies water to two of Georgia's major metropolitan areas—Savannah and Augusta. It's also a source of drinking water for the cities of Beaufort and Hilton Head, S.C., and other municipalities. More than 1.5 million people rely on the river and its reservoirs for drinking water.

Municipalities and industries discharge treated waste water into the river in compliance with state permitting requirements. This requires a continuous flow of water to assimilate the wastewater. Doing so becomes even more critical during drought and the hot, summer months when dissolved oxygen levels drop and water quality can become an issue.

A few of the large industries that use the river include Kimberly-Clark in Beach Island, S.C., the Vogtle nuclear power plant near Waynesboro, Ga., and the Department of Energy's Savannah River Site in Aiken, S.C. Industries in Savannah such as Imperial Sugar and International Paper use it as well. We release water from the Hartwell, Russell and Thurmond reservoir system to ensure adequate river flows for sufficient water supply and healthy water quality.

Fish and wildlife protection is also an authorized purpose of the reservoirs. The Savannah River Basin is home to thousands of species of fish, plants, and other wildlife—some of which are endangered. Near the end of the system lies Department of the Interior's Savannah National Wildlife Refuge—one of the largest in the area at more than 29,000 acres. The refuge depends on freshwater flows to sustain a wide array of wildlife. Thousands of species of birds have been spotted there.

At the time the dams were constructed, downstream navigation was crucial to move goods from the port up the river to consumers. With the expansion of railroads and trucking, river navigation became less of a priority, but water from the reservoirs helps maintain the ecological balance in the Savannah harbor.

As a water resource management agency, the U.S. Army Corps of Engineers must balance the needs of all users of the basin and support its authorized purposes.



Tugaloo Triathlon
A Georgia Multisports Production
1.5k Swim, 42k Bike, 10k Run
September 13, 2014
Lavonia, GA

Race Date: Saturday, September 13, 2014, 8:00am

Location: Tugaloo State Park, 1763 Tugaloo State Park Rd., Lavonia, GA 30553

Notes: All fees will increase \$20 after 8/31/14

- \$85.00 – USAT Member (Aquabike \$75.00)
- \$97.00 - Non USAT Member (includes one day fee) (Aquabike \$87.00)
- \$130.00 – Relay (Non USAT members should add \$12 for one day fee)



Course Information:

- The 1.5K swim is a triangle course in a cove in Lake Hartwell.
- The 42k Free-Flite bike course is a well-marked hilly out-and-back course.
- 10k run course is an out-and-back course within Tugaloo State Park.

For full information and registration visit <http://gamultisports.com/tugalootriathlon>

Clemson Beach on Lake Hartwell Available for Private Group Rental



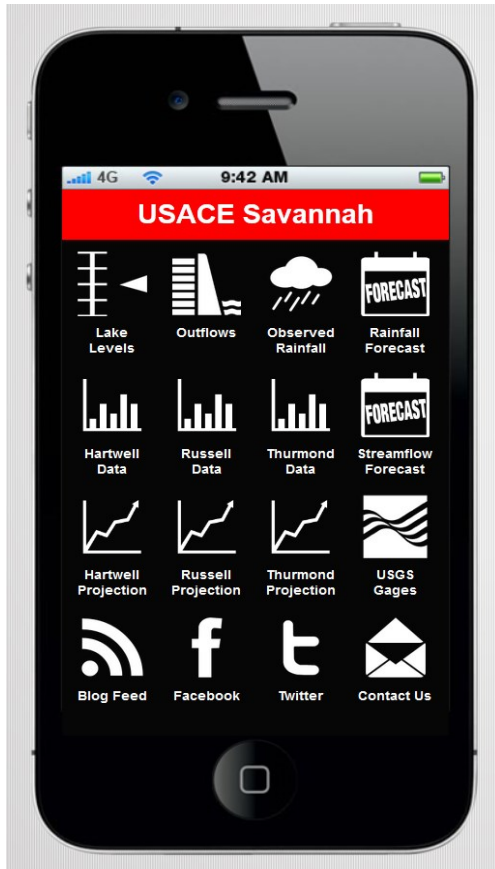
Clemson University-Campus Beach and Recreation Area is located at 275 YMCA Circle, Seneca. Adjacent to Lake Hartwell, Clemson's Campus Beach & Recreation Area provides a unique opportunity for students to enjoy both water and beach activities just a few minutes from the main campus. The Campus Beach & Recreation Area is an ideal site for outdoor recreational activ-

ity and offers the Clemson community the opportunity to enjoy this area year-round from sunrise to sunset seven days a week.

Available for rental. Private groups can reserve either the waterfront and beach area or individual fields for an affordable price.

For more information goto www.clemson.edu/campus-life/campus-recreation/cubeach/

New Mobile App - Lake Information in Your Pocket



Search no further than your pocket (or purse) to access real-time data on reservoir levels, rainfall, outflows, forecasts and other useful information on our lake projects and the Savannah River.

The U.S. Army Corps of Engineers Savannah District announces the launch of a new mobile app, now available for free download via the iTunes App Store, Google Play and the Amazon app store. To download, simply search for “USACE Savannah” from the app store compatible with your mobile device.

The app is also available online via a desktop version at <http://usacesavannah.mobapp.at>

We designed the app to provide the most in-demand information on lakes Hartwell, Russell and Thurmond, as well as river conditions downstream. We made conscious efforts to develop an application that was easy to use from

any mobile device, making desired content no more than two clicks away. The idea is to provide quick and convenient access from any location; whether on a boat, camp site or in a restaurant.

The app pulls current data from the district’s water management database, but repackages the most frequently-accessed content for easy viewing on smaller screens characteristic of mobile devices.

We’re always looking for ways to make our products better. If while using the app you have ideas on how it might be improved, please don’t hesitate to let us know. We welcome your comments and feedback.

~Russell Wicke, corporate communications officer

Diva Regatta

September 6-7, 2014

Western Carolina Sailing Club

www.wcsc-sailing.org

proceeds to benefit
safe harbor



When: Friday, Sep 5, 2014, 5:00 PM until
Sunday, Sep 7, 2014, 3:00 PM

Where: Western Carolina Sailing Club
5200 West Wind Way
Anderson, SC 29626

www.wcsc-sailing.org

Contact: Dacia Schrecengost

Payment: Payment In Advance Or At Event

Registrants & Fees:

CB + Meal Ticket for Skipper \$ 55.00

Distance + Meal Ticket \$ 55.00

Extra Meal ticket \$ 10.00

Junior Entry + Meal Ticket \$ 15.00

PHRF A + Meal Ticket \$ 55.00

PHRF B + Meal Ticket \$55.00

Fishing Report

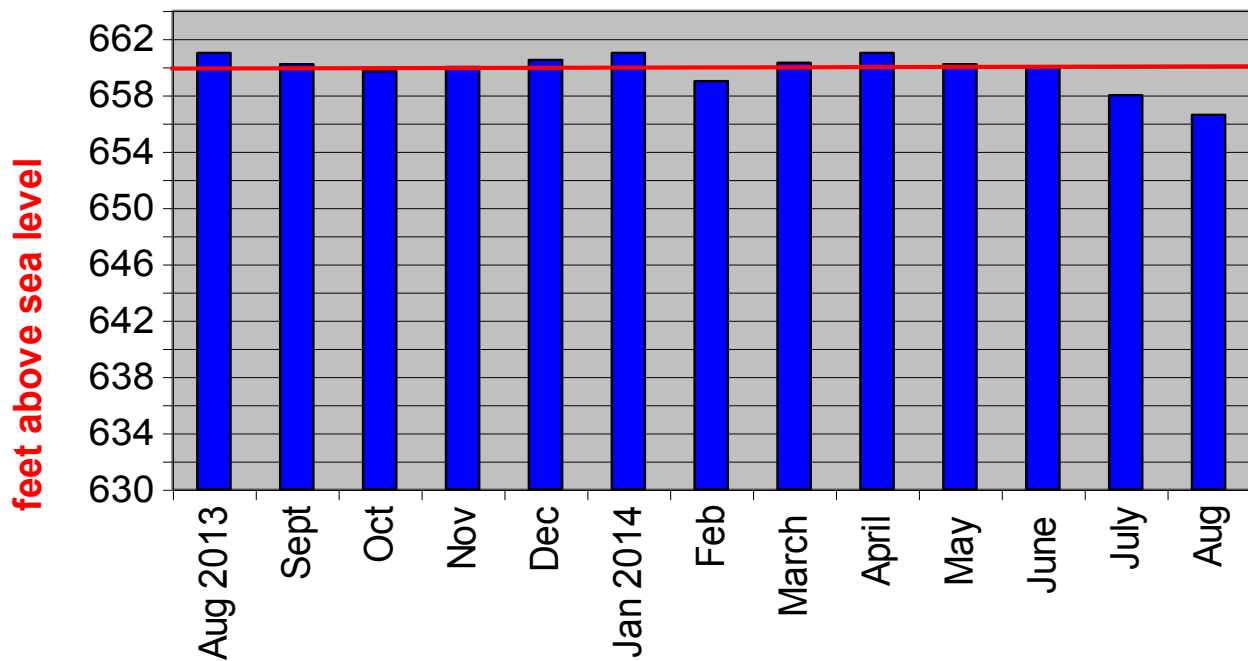
Lake Hartwell September 1st - 83 degrees

Bass fishing is fair. Fish are on the deep structure, deeper docks and blow downs all day. Also try throwing crank baits and jigs around the shade of bridge piers. Try fishing in the early morning with top water baits. Throwing buzz baits or torpedo style prop baits are good choices. Drop shot rigs, deep running cranks baits and Carolina rigged plastics should be

fished during the day. Before the sun gets up stick to fishing with buzz baits. Covering water can be the key to success. When fishing buzz baits be sure the bait is moving as soon as it hits the water and reel them back just on the surface. Sammie's or prop baits fish a little slower and try these baits in prime areas. Near wood or rock structure for instance. Fish should strike on or after a pause. Focus on main lake rock, riprap, and sea wall features. Fish main lake areas with some depth at or near the banks.



Lake Hartwell Elevation (660 = Full)



Visit our Lake Hartwell Informational site!

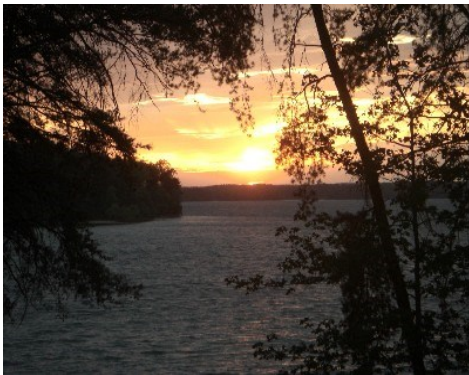
LakeHartwellLiving.com

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

Corps Alerts Lakeside Property Owners of Impacts of Cutting Trees on Public Lands

The U.S. Army Corps of Engineers Hartwell Lake Office is investigating and pursuing restitution for seven cases of major destruction to public lands surrounding Hartwell Lake. The destruction cases represent an unprecedented increase in property owners illegally removing trees and vegetation along the lake's shoreline, according to Sandy Campbell, Hartwell natural resource program manager. Consequences for destruction of public lands at Hartwell Lake may include fines, court appearances, and in some instances, revocation of shoreline use permits for private boat docks and other permitted structures and activities. The severity and reoccurrence of destruction on public lands dictates the severity of the consequences.

“With increases in lakefront property sales over the last year, some people attempt to ‘stage’ their property for sale by clearing trees on public land to improve the view of the lake,” Campbell said. “Doing so is not only violation of the Shoreline Management Plan and permit conditions, but also has an environmental effect impacting many facets of the reservoir.”



The trees and vegetation surrounding Hartwell Lake serve as a buffer and a filter for run-off from private property, which may contain fertilizers and herbicides from lawns and farms, along with other pollutants from roadways. Without this natural filter, contaminants seep directly into the lake and can impact water quality. The forested corridors near the shoreline also provide cover and habitat for wildlife, and reduce the potential for shoreline erosion.

“We urge all people with property adjacent to the reservoir to be good stewards and neighbors of the lake,” Campbell said. “They would never consider going onto their neighbor’s property and cutting down trees. We would like the same courtesy extended to public lands, especially since their actions affect the lake and the environment it creates.”

Hartwell Lake has the largest shoreline management program of any Corps of Engineers’ lake in the nation. Fifty percent of its shoreline is zoned for limited private development, such as a boat dock or access walkway.

The Corps of Engineers can issue qualifying adjacent property owners a permit for limited cutting and removal of woodland understory vegetation and the thinning of tree seedlings on federally-managed lands surrounding the lake. For questions about authorized activities on Hartwell Lake public lands, or to report potential violations of shoreline use, contact the Hartwell Lake office at 888-893-0678.

Courtesy corp of engineers

Tugaloo State Park September Events



1763 Tugaloo State Park Rd,
Lavonia, GA 30553
(706) 356-4362

Canoe Races

Saturday, Sep 27, 2014 10 AM to 12 PM

Ages 12 and up are invited to join us for canoe races in the cove right behind the park's Visitor Center. Registration begins at 9:30 a.m. and prizes will be given to the winner of each race. Races are age specific and we will finish off with a Family Race.

Shore Clean Up

Saturday, Sep 27, 2014 1 PM



Help keep Lake Hartwell clean and participate in our annual shore cleanup. Check in at the park's Visitors Center to pick up clean-up equipment and to get an assignment.

Recent New Boating Laws for Georgia waters

- **New Boating Under the Influence (BUI) Law, Effective May 15, 2013:** Known as the "Jake and Griffin Prince BUI Law," this law lowers the blood alcohol concentration for BUI to 0.08, mirroring Georgia's DUI law. The change is effective May 15, 2013.
- **New Life Jacket Requirement, Effective May 15, 2013:** Requires that children under 13 years old wear a personal flotation device (PFD) when aboard a moving vessel on Georgia waters.
- **New Boater Education Requirement, Effective July 1, 2014:** Known as the "Kile Glover Boat Education Law," this law requires that anyone born on or after January 1, 1998 who operates any motorized vessel on Georgia waters must complete a boating education course approved by DNR prior to operation of such vessel.
- **100-Foot Law:** Prohibits people from operating any vessel at a speed greater than idle speed within 100 feet of any vessel which is moored, anchored or adrift outside normal traffic channels, or within 100 feet of any wharf, dock, pier, piling, bridge structure or abutment, person in the water, or shoreline of any residence or public use area. It is also illegal for watercraft operators to jump the wake of another vessel within 100 feet. This law has been in effect, but is still commonly violated by watercraft operators on Georgia waters.

Lake Hartwell Boundary Line

Have you ever wondered why the distance between the shoreline and the government boundary line varies around Hartwell Lake? Well, you're not alone! This is one of the most frequently asked questions park rangers receive from adjacent landowners. The answer to the question is relatively simple, but can be somewhat complex to explain.

Simply put, the U.S. Army Corps of Engineers boundary line is based on a contour or elevation. But because contours vary according to topography, so does the distance between the shoreline and the Corps boundary line. If you look at a topographical map for instance, you will notice that the contour lines are close together at some places and farther apart at others. The closer the contour lines are together, the steeper the terrain is at that location. In low-lying, flatter areas, contour lines will be farther apart. This is why the Corps boundary is generally closer to the shoreline in steeper areas of the lake and farther away in more gradually sloped areas

I know, there are already some of you saying, "That's not how it is in my backyard!" As is evident, this is a general description of the boundary. Let's look at the historical and technical background for the establishment of the Corps line at Hartwell. Corps projects nationwide were authorized under different legislation, according to the time they were constructed.



Prior to 1953, land acquisition by the Corps projects was largely determined on a case-by-case basis. From 1953 to 1962, the Corps acquired lands primarily to the 5-year flood stage (flood stages are estimated elevations of water bodies that could reasonably occur at specified time intervals). Lands above the flood stage could be acquired when justified. This policy, known as the Eisenhower Policy, limited land acquisition to that required for operational purposes. Hartwell Lake was authorized as an Eisenhower project.

The 5-year flood stage for Hartwell is 665 ft mean sea level (msl). The elevation at the top of the floodgates is also 665 ft msl while the elevation of the earthen embankments is 674 ft msl. In a worst-case scenario, considering the inflow and outflow of water into the reservoir, Hartwell Lake could reach 674 ft msl. The 150-year flood stage is 668 ft msl and the 1000-year flood stage is 670 ft msl. Based on this information and the topography of the area, the prescribed purchase boundary for the Hartwell Project was set at elevation 670 ft msl.

Does this mean that the Corps line concisely follows the 670 ft msl contour? The answer is NO! The 670 ft elevation was used as a basis for establishing the Corps line. By using aerial photos and topo maps, ground crews placed iron pins and concrete monuments at elevations intended to include land required for operational purposes. With few exceptions such as roads and creeks, the Corps boundary line runs in straight lines from one corner pin or monument to another. Because the Corps line runs straight from pin to pin, the distance between the shoreline and the Corps boundary varies more so than a true contour line. In summary, the Corps boundary line was determined by congressional criteria based on flood possibilities and operational needs.

(continued next page)

(continued from previous page)

The boundary line around Hartwell Lake is simply a property line that designates the land purchased for the purpose of the Hartwell Project. Just as your property line delineates the property you are responsible for, the Corps boundary line delineates the land the Corps of Engineers is responsible for. As is the case with most private property, the Corps boundary is established with “monuments” - iron pins and concrete posts.

The Hartwell Project has 840 miles of boundary line designated by 9800 monuments. The line has been established by survey with each monument identified by coordinates



(latitude and longitude). Additionally, each pin and monument is assigned a specific “pin number” and mapped accordingly. The markings most familiar to adjacent landowners, in relation to the Corps line, are the orange marks on trees around the lake. These painted trees **DO NOT** designate the exact line, but rather "witness" or mark the general proximity of the boundary line. There are four separate symbols used that represent different information. A brochure is available from the Hartwell Lake Office explaining these markings and their meanings. These markings have two primary purposes - to inform lake users and adjacent landowners of the approximate Corps line location.

Why is it important that adjacent landowners know where the Corps line is located? As stewards of the public land around Hartwell Lake, it is the Corps responsibility to maintain and protect the land that has been entrusted to us. Part of this stewardship includes annual surveys of the Corps line to identify and resolve encroachments and to reestablish missing or damaged monuments. An encroachment is a structure or improvement that extends over, across, in or upon Corps managed land that has not been approved. Encroachment resolution typically requires the removal of the encroaching structure. Knowing where your property lines are - including the common boundary you share with the Corps - can prevent costly corrections.

To prevent the possibilities of encroachments, we encourage all adjacent landowners to have their property surveyed by registered land surveyors prior to constructing homes, outbuildings, or any other improvements. Surveys should tie into the established Corps boundary. Park rangers are available (by appointment) to meet on-site to discuss the Corps boundary and provide documented boundary line information.

Courtesy Corp of Engineers

Word Search for Kids: Fishing Theme



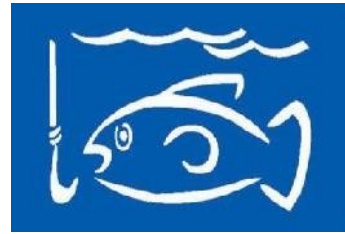
Hey kids, find and circle the words (listed below) that are related to FISHING.
There are 9 down words, 8 across words, and 1 diagonal word.
None of the words overlap. Good luck and have fun!

FISH, LAKE, BAIT, ANGLER, POND, WORMS, BOAT, FLYFISHING, HOOK,
ROD, BASS, PIER, LICENSE, TROUT, LINE, POLE, SALMON, STREAM

W	J	B	O	A	T	W	M	S	T	N	R	R	V	M
O	G	F	K	D	P	I	V	S	X	T	R	O	U	T
R	X	P	O	C	X	I	B	A	Z	V	F	Q	O	F
M	Y	O	H	R	O	D	B	L	S	W	R	F	N	O
S	C	L	Q	M	O	A	E	M	N	L	O	L	C	R
A	E	E	A	H	F	A	C	O	G	A	K	Y	M	N
Q	M	Z	D	P	A	I	U	N	Y	K	A	F	B	P
Z	B	X	T	R	Z	M	S	W	Z	E	J	I	J	O
Y	A	N	H	O	O	K	G	H	B	U	P	S	L	N
O	I	P	I	C	P	D	L	O	K	T	R	H	N	D
F	T	L	M	L	I	C	E	N	S	E	G	I	O	L
B	P	L	M	B	U	X	M	I	J	I	Q	N	P	E
A	Q	I	O	Q	S	T	R	E	A	M	L	G	K	N
S	Y	N	S	J	Z	E	P	Y	Z	G	J	D	M	P
S	Z	E	Q	A	N	G	L	E	R	Q	P	I	E	R

BuyHartwellLake.com 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 35 million dollars as of 8/1/2014.
- 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, 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! Weather 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
- Weather BUYING or Selling, let my expertise work for YOU!
- *****I COVER THE LAKE*****
- My family and I moved here from Roswell GA 19 years ago. Prior to that we enjoyed a weekend home here for approximately 9 years. It's been fun for my husband, Tom, and I to watch our children(along with their friends) grow up on the lake. Weather skiing, boating, fishing, wake boarding or just hanging out together and relaxing, it's a fun way to share quality family time. It's a wonderful lifestyle. Why not beat the hustle and bustle and let me find the perfect lake place for you and your family!!(and you'll make a great investment in your future to).



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 tree 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 SC. After a 32 year career in Corporate America and many relocations, I came home to Anderson seven 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 the 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 information, see my website www.upstateteam.com. Telephone: 864-276-7416; E-mail; jstevano@charter.net.

