



THE FRONTLINE

Home of the 3rd Infantry Division



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FEBRUARY 3, 2022

TRAINING ON TARGET



Army releases new COVID-19 directive, Page 3 | Cold weather makes noise carry, Page 10
Getting to know Brig. Gen. Jeffers, Page 8 | Black Lions focus on readiness, Page 19

Dogface Soldiers compete in Best Medic Competition



Courtesy photo

Staff Sgt. Heather Kicki (right) and Spc.Chad Wilburg (left), 3rd Infantry Division, prepare to extract a casualty during the 2022 U.S. Army Medical Command Command Sgt. Maj. Jack L. Clark, Jr. U.S. Army Best Medic Competition which took place Jan. 24-28 on Fort Hood, Texas. The competition is a 72-hour arduous test of the teams’ physical and mental skills. Competitors must be agile, adaptive leaders who demonstrate mature judgment while testing collective team skills in areas of physical fitness, tactical marksmanship, leadership, warrior skills, land navigation and overall knowledge of medical, technical and tactical proficiencies through a series of hands-on tasks in a simulated operational environment. A complete list of winners can be found online at facebook.com/ArmyBestMedicCompetition/.

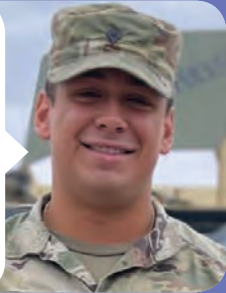
Marne Voices Speak Out

Who do you think is going to win the Super Bowl?

Photos by Spc Caitlin Wilkins

“I think the Rams are going to win the Super Bowl.”

Spc. Abel Silva
1st ABCT



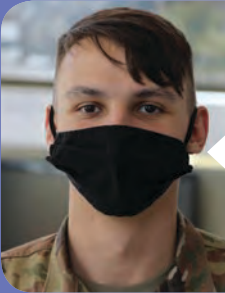
“I would guess the Rams are going to win.”

Pfc. Daryl Cawley
DIVARTY



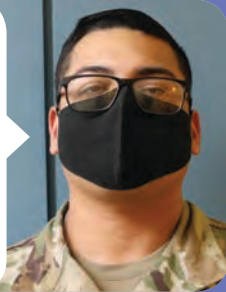
“The Bengals are going to win because of Joe Burrow’s swagger.”

Spc. Liam Lawson
DIVARTY



“The Bengals are too good, Joe Burrow is too hot right now.”

Pfc. Fabion Rendon
DIVARTY



“Even though neither of them are my team, the Rams are going to win.”

Sgt. Shanerika Williams
1st ABCT



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MAJ. GEN. CHARLES COSTANZA

USAG FORT STEWART-HUNTER ARMY AIRFIELD COMMANDER
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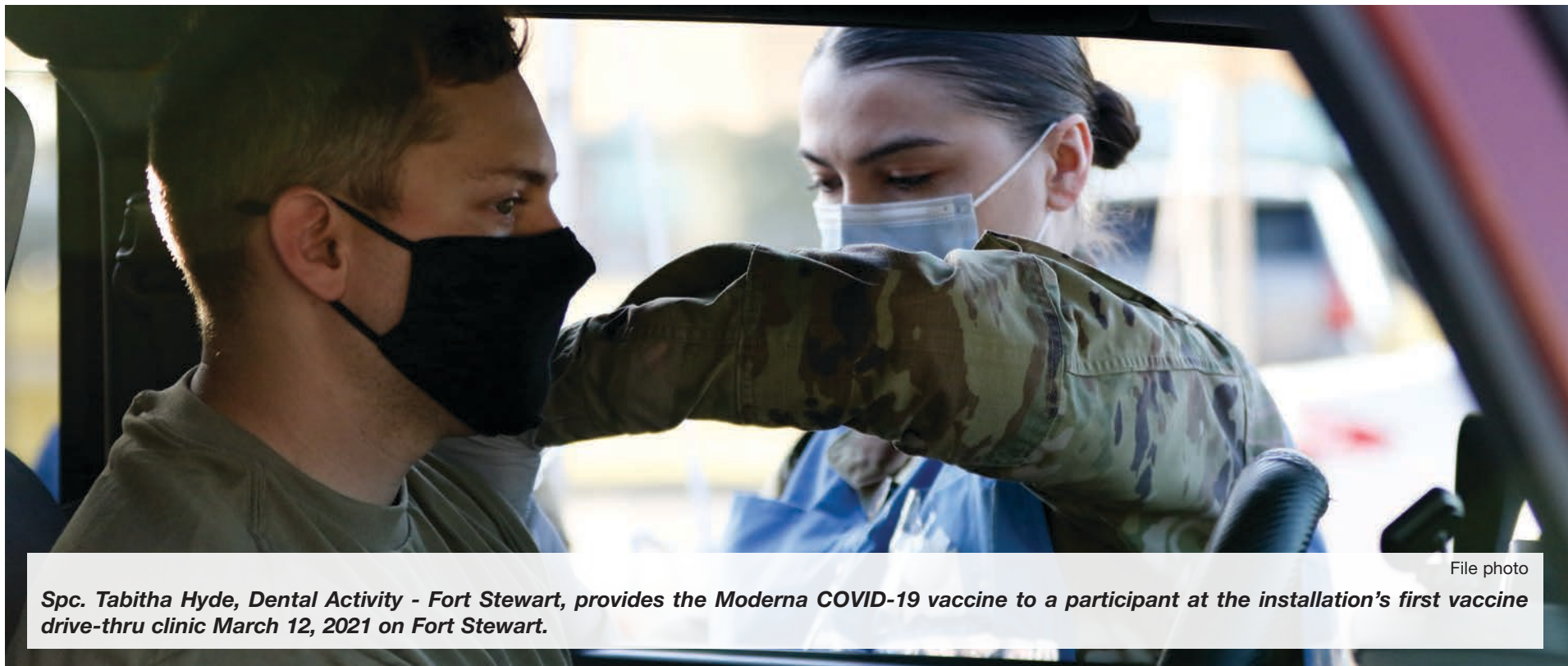
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Cover: Pfc. Messiah Middleton, an Army ammunition specialist assigned to 24th Ordnance Company, 87th Division Sustainment Support Battalion, 3rd Division Sustainment Brigade, fires an M249 machine gun, Jan. 31 on Fort Stewart. (Photo by Sgt. Marquis Hopkins)



File photo

Spc. Tabitha Hyde, Dental Activity - Fort Stewart, provides the Moderna COVID-19 vaccine to a participant at the installation's first vaccine drive-thru clinic March 12, 2021 on Fort Stewart.

Army initiates separation of COVID-19 vaccination refusers

Army.mil

WASHINGTON – The United States Army announced today that it will immediately begin separating Soldiers from the service who refuse to be vaccinated against COVID-19.

Under a directive issued by Secretary of the Army Christine Wormuth, commanders are to initiate involuntary administrative separation proceedings against any Soldier who has refused the COVID-19 vaccination order and does not have an approved or pending exemption request. The order applies to regular Army Soldiers, reserve- component Soldiers serving on Title 10 active-duty, and cadets.

“Army readiness depends on Soldiers who are prepared to train, deploy, fight and win our nation’s wars,” said Secretary of the Army Christine Wormuth. “Unvaccinated Soldiers present risk to the force and jeopardize readiness. We will begin involuntary separation proceedings for Soldiers who refuse the vaccine order and are not pending a final decision on an exemption.”

Army Directive 2022-02 details how Army commanders are to proceed with separation proceedings and requires them to process these separation actions as expeditiously as possible. Service members separated due to refusal of the COVID-19 vaccination order will not be eligible for involuntary separation pay and may be subject to recoupment of any unearned special or incentive pays.

As an exception, Soldiers who will complete their separation or retirement, or begin transition leave,

on or before July 1, 2022, will be granted a temporary exemption and will be permitted to complete their separations or retirements.

The least favorable characterization of service that

Soldiers who receive denials of their medical exemption or religious accommodation requests will have seven calendar days from the denial to do one of the following or face separation proceedings:

- Begin a COVID-19 vaccination regimen. If a Soldier indicates intent to begin the vaccination regimen, commanders may use their discretion to adjust the timeline based on local COVID-19 vaccination supplies.
- Submit an appeal to the final appeal authority. If a final appeal is denied, the Soldier will have seven calendar days from notice of denial to begin the COVID-19 vaccination regimen.

may be issued is General (Under Honorable Conditions), unless additional misconduct warrants separation with an Other than Honorable characterization of service.

Unvaccinated Soldiers who have requested medical exemption or religious accommodations are temporarily exempt from the COVID-19 vaccination requirement while their requests are under review.

Commanders will ensure all unvaccinated service members comply with COVID-19 screening and testing requirements and applicable safety standards. Army leaders will continue to counsel all unvaccinated individuals on the health benefits of receiving the COVID-19 vaccine.

The Army has not yet involuntarily separated any Soldiers solely for refusing the lawful order to receive the COVID-19 vaccine. As of Jan. 26, Army commanders have relieved a total of six regular Army leaders, including two battalion commanders, and issued 3,073 general officer written reprimands to Soldiers for refusing the vaccination order.

Army Directive 2022-02 (Personnel Actions for Active Duty Soldiers Who Refuse the COVID-19 Vaccination Order and Accession Requirements for Unvaccinated Individuals) will be available online at the Army Publishing Directorate website armypubs.army.mil/ProductMaps/PubForm/ArmyDir.aspx.

The Army’s most recent update on vaccination and exemption statistics are available online at army.mil/article/253543/. For more information, please contact usarmy.pentagon.hqda-ocpa.mbx.mrdpress-desk@army.mil.

Graphic by Spc. Caitlin Wilkins

Cooking challenge kicks culinarian skills up a notch

Staff Sgt. Joel Salgado
3rd DSB

The culinary specialists with the 287th Field Feeding Company, Division Special Troops Battalion, 3rd Division Sustainment Brigade, hosted the Enforcer Academy Jan. 24-28 on Fort Stewart to build and enhance the skills and capabilities of the Soldiers assigned to Warrior Restaurants.

The first four days of training focused on developing the skillset that culinary specialists receive during their advanced individual training to better prepare them for both operations in warrior restaurants and field feeding support to Soldiers of the 3rd Infantry Division.

“We got an influx of new Soldiers and this is to make sure everybody is on the same page with DFAC procedures,” said 1st Lt. Bailey Pollack, the executive officer of 287th FFC. “They get to learn stuff that they’re not normally learning in a DFAC environment. It’s really just setting the standard for how we operate in the DFAC’s as culinary specialists.”

For the final day of the training event, the three teams of Soldiers were given a set of components and a mystery ingredient and competed in a cooking challenge.

“We had three teams of three Soldiers and they were given a mystery basket with a starter, an entrée and a dessert and a few random ingredients and they had 20 minutes to come up with their menu,” Pollack said. “They had two hours to cook their starter, entrée and dessert.”

The meals were served to a panel of judges who graded the menus based on taste and presentation with the team from first platoon taking the trophy for best overall meal.

“I was very nervous, but my NCO supported me and told me to get out of my comfort zone,” said Pvt. Mayra Dona, a junior member of the winning team. “I’m going to Fort Lee for a competition this March. I’m taking away from this competition that I need to be more relaxed and confident in myself.”

In addition to building on their culinary skillset, the event also focused on building the teamwork and camaraderie needed for success both in and out of the kitchen.

“As culinary specialists they get to participate in all kinds of culinary competitions, so this sets them up for success in the kinds of environments they’re going to be operating in,” Pollack said. “It starts to give them the tools needed to handle the stress and to see what it’s like. It also builds teamwork, which is super necessary the further you go in the military. It gives them better skills with how to work with each other not just in a kitchen, but in a regular work environment.”

The field feeding company will host a similar training event in the coming months with the Soldiers cooking on a mobile assault kitchen to simulate working from a field environment as opposed to inside of a facility. To continue enhancing the culinary skills they are know for as they feed the Rock.

Photos by Staff Sgt. Joel Selgado

Sgt. Austin Heitmann, a culinary specialist with 287th Field Feeding Company, Division Special Troops Battalion, 3rd Division Sustainment Brigade, seasons ribs during the Enforcer Academy, Jan. 28 on Fort Stewart. The Enforcer Academy is a week-long training event designed to enhance the basic skills culinary specialists learn and finishes with a cooking challenge designed to showcase skills learned.



Capt. Brandon Verschuer, commander of the 287th FFC, 3rd DSB, addresses participants of the Enforcer Academy following the culminating meal, Jan. 28 on Fort Stewart.





ACS, MWR, Coastal Happening Briefs

General Order 1 updates posted

To learn more about what is permitted during COVID-19 and what is not and what is not make sure to check out the latest guidance posted at: home.army.mil/stewart/application/files/8816/0702/6315/3ID_Holiday_Guidance_2020.pdf

Face masks required in on-post facilities

Effective immediately, 3rd Infantry Division, Fort Stewart and Hunter Army Airfield GO1 requires ALL individuals to wear a mask inside ANY on-post facility at Fort Stewart or Hunter Army Airfield. Service members are also required to wear a mask inside off-post public buildings/ facilities (i.e. barber shops, religious services, grocery stores, etc.). See the 3rd ID and Fort Stewart Hunter Army Airfield Facebook pages for more information.

Mask mandate exceptions

Exceptions to the mask mandate can be made if an individual is alone in a walled office; if an individual is eating and drinking and is socially distant from a co-worker; masks may be required to be lowered for identification or security purposes or as an annotated and approved reasonable accommodation. For details, visit home.army.mil/stewart.

Download the Digital Garrison app

Download the Digital Garrison app for your guide to all on post services, local news and more. Available for free on your android or Apple device. Just search for Digital Garrison app and choose Fort Stewart Hunter Army Airfield to get started.

Podcast now on iTunes, Spotify

The Marne Report podcast can now be found on iTunes and Spotify streaming platforms. Join us for our semi-regular podcast where we explore the ins and outs of Fort Stewart-Hunter Army Airfield.

Virtual newcomers orientation

Fort Stewart and Hunter Army Airfield have launched an interactive and streamlined newcomers orientation. It takes one quarter the time to complete and is accessible from any device, anywhere, anytime. Everyone can use the information on housing, finance, medical, child care, recreation and so much more. Check it out at stewardandhunter.com.

Manny on the Street web series

Curious about happenings on Fort Stewart-Hunter Army Airfield? Check out the new video series "Manny on the Street" featuring the Fort Stewart-Hunter Army Airfield Garrison Commander, Col. Manny Ramirez and installation partners. New videos posted as stories each Friday on our Fort Stewart-Hunter Army Airfield social media platforms.

Fort Stewart lost and found property

If you've lost something on Fort Stewart you may be in luck. The Fort Stewart Military Police lost and found property custodians may be holding your item. To see if your item has been turned in, or to report a missing item, email usarmy.stewart.usag.list.des-crimb@mail.mil with a detailed description of the item you are looking for. The office is also open for visitors every Thursday from 1-4 p.m.

Controlled burn season underway

Fort Stewart's Forestry Branch has begun controlled burn season and will be conducting controlled burns at various locations on the Installation each week. Motorists and pedestrians are advised to use extra caution when traveling through areas that may be affected by smoke. For more information, call 767-2010.

2022 Housing Tenant Satisfaction Survey

On-post housing residents are invited to participate in the 2022 CEL Housing Tenant Satisfaction Survey. This annual survey, completed by on-post housing residents, is an opportunity for our Fort Stewart-Hunter Army Airfield Community Housing Office to receive feedback on how our on-post housing partner, Balfour Beatty is doing. The survey will be sent to residents via email on Jan. 11 and will run through Feb.24. BBC will also host a series of events to promote the survey and will be giving away items, such as gift cards, for those who have completed the survey. For more information, contact Melanie Cruz at melanie.r.cruz.civ@army.mil.

HR training for supervisors slated

The Civilian Personnel Advisory Center will host a virtual HR Training for Supervisors class, Feb. 8-10. Topics include: Civilian HR Life Cycle, Classification, Staffing, Discipline and Adverse Actions, Performance Management, Leave Administration, and Labor Relations. The training will be held using the Microsoft Teams Platform. All supervisors must apply for the class at the CHRTAS website at atrrs.army.mil/channels/chrtas/student/main.aspx. Click apply under Civilian HR Training. In the course block, select XBAHRS - HR Training for Supervisors. On page 2, select virtual class# 420. Complete the process to enroll in the class and ensure your supervisor approves your request for the training. Registration will close on January 28. For more information, contact Kaskha Anthony at kaskha.s.anthony.civ@army.mil, 767-1261 or Shantale Huffman, shantale.r.huffman.civ@army.mil, 767-0267.

Commuter program offered

Open seats are currently available in an Enterprise Commuter program for those who commute from Savannah to Fort Stewart. This government program is free of charge and pays for the cost of commute. Van arrives at Fort Stewart at 7:30 a.m. and departs for Savannah at 4 p.m. Save on fuel, wear and tear on your personal vehicle, insurance, and more. For more information, email charles.e.woodward8.civ@army.mil.

Commissary offers early bird hours

The Fort Stewart-Hunter Army Airfield Commissaries have reintroduced early bird hours of operation Tuesday through Friday from 7:30-9 a.m. No more than 20 items per customer.

MFLC offers new location

The Fort Stewart Military Family Life Consultant program now provides counseling services on a walk-in basis in building 442 on Fort Stewart. The new location is directly behind DFMWR Headquarters. The facility has dedicated parking as well as a children's playground. No appointment is needed. Counseling is anonymous and available to active-duty service members, retirees, and their Family members. For more information, call 767-5058.

Child Development Centers adjust hours

The Fort Stewart-Hunter Army Airfield Child Development Centers are now operating under temporary hours due to staffing challenges. The hours will be adjusted to 6 a.m. to 4 p.m. at Fort Stewart and 8 a.m. to 6 p.m. at Hunter Army Airfield. For more information please reach out to the CDC Director or the CYS Coordinator at 767-9340.

Tax Centers slated to open

The Fort Stewart-Hunter Army Airfield Tax Centers will begin opening their doors soon. The Fort Stewart center will open on Feb. 7 and will be located in Bldg. 620 within the Office of the Staff Judge Advocate. The Hunter Army Airfield location will open on Feb. 14 and will be located in Bldg. 1211 inside the Hunter Army Airfield Legal Assistance Office. Both locations will provide free tax assistance to active duty Soldiers, Retirees, and their Families. Due to COVID-19, the center is unable to have walk-in services and there are new limitations on the taxpayers eligible for our services. To make an appointment, call 767-2075. Leave a voicemail that includes: whether you would like to self-prepare your taxes or have a tax preparer meet with you in-person. If you are interested in volunteering at the tax center, please email Capt. Kyla Nichols at kyla.m.nichols.mil@army.mil. For additional tax center details, visit home.army.mil/stewart/index.php/about/Garrison/garrison-staff-offices/legal-assis/marne-tax-cen for eligibility.

Fort Stewart-Hunter Army Airfield Briefs

Join the SAMC

Are you a Sergeant Audie Murphy Club member? Do you have aspirations of becoming a member? The Fort Stewart-Hunter Army Airfield “Rock of the Marne” SAMC is reaching out to all members across the installation. We are actively updating our contact rosters and want to ensure we are capturing our members for updates with the Club. Please contact 1st Sgt. Stephen Whelan at stephen.p.whelan.mil@mail.mil for more information. We look forward to hearing from you. The meeting is the second Tuesday of each month at noon. Location will be listed on the Fort Stewart SAMC Facebook page.

Drug suppression team offers assistance

The Fort Stewart CID Drug Suppression Team (DST) is available to assist all commanders with Drug Awareness Briefings and support Health and Welfare Inspections. The DST has also updated their urinalysis hotline to request all positive urinalyses notification and supporting documents be submitted via email. For drug awareness briefings, health and welfare support, positive urinalyses, and questions, please contact the DST at usarmy.stewart.3-mp-gp.mbx.stewart-cid-dst@mail.mil or call 435-3315.

Personal Property ends virtual applications

The Fort Stewart-Hunter Army Airfield Personal Property Offices have stopped receiving virtual applications for Household Goods Moves. Soldiers, Family Members and Department of the Army civilians who require assistance with scheduling Household Goods must visit the following locations to schedule their Household Goods Shipments. Fort Stewart Soldier Service Center: 55 Pony Soldier Road, Bldg. 253, Room 2003A Phone: 767-7971/8154. Hunter Army Airfield Soldier Service Center: 171 Haley Avenue, Bldg. 1286, Room 229, Phone: 315-3828/2038.

3rd ID Equal Opportunity hotline

The 3rd Infantry Division Equal Opportunity Office has a 24 hours a day, seven days a week hotline that Soldiers and Family members can call and speak to an Equal Opportunity Advisor in the event they have any questions pertaining to Military Equal Opportunity. Additionally, you now have the ability to do an anonymous complaint through this number as well, 432-0421.

Vaccine services offered

Vaccine services are updated every Monday on the Winn Army Community Hospital Facebook page at fb.com/winncares. They are also posted to winn.tricare.mil.

Dwight D. Eisenhower AMC shuttle service

Government transportation is provided for medical appointments to Dwight D. Eisenhower Army Medical Center at Fort Gordon each Tuesday, Thursday, and Friday. As a general rule patients electing to use their privately owned vehicles in lieu of government transportation will not be reimbursed for their travel and per diem. For info, contact the Transportation Coordinator at 435-6564.

Commissaries offer Click2Go option

The Defense Commissary Agency’s new online ordering/curbside delivery service, is here. Operating hours: 11 a.m. to 6 p.m. Online payment only. Visa, Discover, American Express & MasterCard accepted. The \$4.95 service fee has been waived for all patrons. No minimum order size or dollar amount required and customers can order 24/7 up to six days in advance. Visit commissaries.com for more information. First time customers will need to create an account.

Vehicle parking safety reminder

When parking a vehicle into a space, do not block the pedestrian walkway with your bumper or trailer hitch. If there is a sidewalk, or marked pedestrian pathway, ensure that it is not blocked by any portion of your vehicle when you park by it. A pedestrian walking past the vehicle may not notice a trailer hitch, and be severely injured by walking into it. Removing the hitch, and storing it inside the vehicle is the best way to ensure the safety of those walking close to your vehicle. For more information, please contact the Safety Office at 767-8442.

Changes to speeding violations issued

The commanding general recently authorized the Fort Stewart Military Police to issue DD Form 1408 for traffic violations when a Soldier is pulled over for speeding 10mph or over above the speed limit. The DD 1408 is effectively a military speeding ticket that allows a Soldier’s brigade commander to issue administrative reprimands, non-judicial punishment, suspension of on post driving privileges, corrective training, and/or other appropriate remedial measures. Master Sergeants and above caught driving 10 mph or over the posted speed limit will have their misconduct addressed by the commanding general in accordance Policy Letter #3.

Power outage scheduled

Hunter Army Airfield will experience a power outage on Saturday, Feb. 5 from 7 a.m.-4 p.m. The Directorate of Public Works will be cutting power on Mitchell Blvd., which will affect areas near Tominac Fitness Center and the dining facility. For more information, call 315-6122.

TARP training offered

The Fort Stewart Garrison Threat Awareness and Reporting Program training briefings are given on the first Wednesday of every month at 1 p.m. at Woodruff Theater. The Hunter Army Airfield TARP briefings are given on the second Wednesday of every month at 1 p.m. at the Hunter Army Airfield theater. Upon request, Savannah Resident Agency can provide TARP training via Microsoft Teams separate from the Garrison TARP briefs. MS Teams facilitates a maximum login capacity of 250 personnel. Unit staff or leadership requesting special TARP briefs must have a minimum of 100 or more personnel per briefing. If you have any questions, please contact us by phone at 315-2006 or 315-2008.

CIF clothing records and appointments

To access the Guest My Clothing Self Service page in ISM without requiring initial access via AKO, visit ism.army.mil/ism/SelfServiceServlet?nav.nav_id=ss-MyClothing. An active CAC and the DoD ID must be present on their OCIE record to allow access. Any OCIE records without associated DOD ID will receive a message that a record could not be found when attempting to access. Conflicts should be reported to the Home CIF. CIF no longer accepts appointments through AKO. To make an appointment for CIF on Fort Stewart-Hunter Army Airfield, call 435-0302 or 0193. All services are by appointment only.

Apply for the DASG internship program

The Department of the Army Security Guard Internship Program on Fort Stewart-Hunter Army Airfield is seeking new applicants. Start six months from your ETS date through SFL-TAP. Contact the POC at 767-3675.

Garrison seeks super saver submissions

The Fort Stewart-Hunter Army Airfield Resource Management Office is seeking submissions for the Garrison Super Saver program. Is there something you see on Fort Stewart-Hunter Army Airfield that is potentially wasting money? Is it a problem that can be solved locally? Garrison employees who submit the best idea for saving the Garrison money are eligible to win a \$500 cash award. Garrison employees are asked to fill out the Super Saver submission form found in the Garrison Employee Handbook, Annex B and forward your submission to: barbara.cardinal3.civ@army.mil for board review. Nominations are boarded with the Garrison of the Quarter Award submissions.

Free home COVID-19 tests offered

Each household in the United States is now eligible to order four free at-home COVID-19 tests. The tests are free and usually ship within 7-12 days. The tests can be ordered online at covidtests.gov.

Army establishes new certificate program for housing managers

Delicia Battle
Army.mil

FORT BELVOIR, Va.—The Army Civilian Career Management Activity announced the creation of the Housing Management Professional Certificate Program for Army civilians who manage housing on Army installations worldwide this week.

“This program is available to all Army civilians who have the education, training and/or skills required to satisfy the requirements for the Level 1 and/or Level 2 Housing Management Certificates,” said Ms. Tamara Huston, director of the Installations Career Field. “Army housing managers directly contribute to readiness by ensuring that Soldiers and families have access to safe, quality housing. This program will ensure that we continue to have a highly-skilled workforce that is recognized as housing management experts by the people they serve and the housing industry at large.”

The training curriculum includes housing management fundamentals like budgeting and contracting, customer service, conflict resolution, fair housing, housing inspections and

more. In addition, Army housing managers must also complete their requisite Army Civilian Education System courses in order to be eligible for award of a certificate.

“The creation of professional certificates for Army housing managers is part of a larger effort to increase credentialing and certifications offered to Army civilians in order to advance and validate expertise in their functional areas,” said Mr. Daniel Klippstein, Assistant Deputy Chief of Staff, G-9, and Functional Chief for the Installations Career Field. “People are our No. 1 priority, and we are committed to investing in workforce professional development and talent management as described in the Army People Strategy Civilian Implementation Plan (2020).”

Army civilians who meet the requirements for one or both certificates are encouraged to apply to the Army Civilian Career Management Activity for evaluation and award of the certificate.

The U.S. Army Civilian Career Management Activity provides talent management services across the human capital lifecycle to support a highly skilled and ready professional civilian workforce that supports the national defense.



Courtesy photo

The Army Civilian Career Management Activity announced the creation of the Housing Management Professional Certificate Program for Army civilians who manage housing on Army installations worldwide this week. The training curriculum includes housing management fundamentals like budgeting and contracting, customer service, conflict resolution, fair housing, housing inspections and more. Pictured above, New Callaway housing community on Hunter Army Airfield.



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Getting to know Brig. Gen. Jasper Jeffers

Spc. Daniel Thompson
3rd Infantry Division

Q: What inspired you to join the Army?

Brig. Gen. Jasper Jeffers: I have always wanted to find something that allowed me to serve something bigger than myself. I grew up in a small country town in southwest Virginia; the western part of Va. in that little part of Appalachia. I had a lot of heroes that I watched either on TV or in my own life around my family who had served, and it was something that I had always wanted to do.

Q: What was your major in college and why did you choose that?

Jeffers: I was a political science major in college at Virginia Tech. It was mainly because the university said that I was really bad at math (laughs). Actually, my performance would have indicated the same.

Q: Was infantry your first choice and why?

Jeffers: Infantry was my first choice, and it came about when I was at advanced camp. This is the experience that you do over the summer of your junior year prior to your senior year of Army ROTC. You go for six weeks. I went to Fort Bragg. Right as I was graduating, I had a Sergeant Major who was one of the ROTC instructors come up and kind of put his arm around me and say “Sir, you should go infantry.” He said, “I think you seem like that type of leader, that’s what you want to do.” Up until that point, I was undecided, but that little bit of influence, that one leader kind of touched me. 26 years later, here I am on the other side of it. So, I think about that a lot as a leader when I interact with young Soldiers.

Q: What are your favorite sports and sports teams?

Jeffers: So, in our house, we are big football and NASCAR people. We watch all sports, we are fans of all sports, but our two primary sports the kids and I get the most excited about are football and NASCAR. We are Seattle Seahawks fans. I spent a good portion of my career out in Tacoma, Washington at Fort Lewis and then Joint Base Lewis McChord. We grew to love the culture and team out there. We’ve been watching NASCAR for about 11 years now and we are big fans of a lot of different drivers. Right now, we are rooting pretty hardcore for the Hendrick Motorsports teams. Either Chase Elliott or one of the other drivers on Hendricks.

Q: What are your hobbies and other personal interests?

Jeffers: We have young children, so whatever the children want to do has become my hobbies. I try to approach it with the same gusto that I would for how I do military operations when I plan quality events with them. One of the best ways that we found with an unpredictable schedule to manage quality time was to make it easy to travel. We got a recreational vehicle and that allows us to do more without a lot of planning. We hop in, and wherever we end up is wherever we end up. It lets us really try to focus on Family quality time that way.

Q: Did you come from a military background?

Jeffers: I did not. My dad was drafted in the late 60s during Vietnam, but he served his draft period and that was the only military experience of my immediate family that I had to rely on. So, most of my inspirations came from talking to other people in the community. Pop culture at the time was also a big, big influence on me. I grew up in the 80s. G.I. Joe was a big thing then and would have an influence on the choices I made later in life.

Q: What has been your favorite part about being stationed in Coastal Georgia so far?

Jeffers: I love the winter weather here and I really enjoy being out at night walking, under live oak trees with Spanish moss. I love the environment in the Low Country and the feeling you get being able to be out in January. Walking under those trees in a place near the beach or the water and being able to experience that with my Family has been my favorite part.

Q: Innovation has been a big part of your responsibilities here. What do you like the most about working with the Marne Innovation program? What would you want Soldiers to know about it?

Jeffers: I love meeting the Soldiers who want to participate. When we first approached the Marne Think Tank, we didn’t go for taskers, right, we did not send out an order and say ‘send me your innovators’. We put QR codes out and we tried to make a little bit of mystery to it. Hey, if you want to participate, come check it out. And we pulled people in that way. We found people that had passion for trying to disrupt the status quo and to think about different ways to solve problems. That has exposed me to some of these young Soldiers in the division that have great stories and great backgrounds. For example, we have



File photo

Brig. Gen Jasper Jeffers serves as the 3rd Infantry Division Deputy Commanding General of Maneuver, on Fort Stewart-Hunter Army Airfield.

a specialist here who bends sheet metal for his job in his MOS, and he is originally from Kenya. He has an undergraduate degree in biology, a master’s in business administration, and on top of that he is just interested in solving problems. He is just an incredible person. I never would have been exposed to him in any other way than in our innovation program. With this venue now, he’s here working on a problem for the 3rd Infantry Division and is solving it with some experts. I love that. I love those connections with our Soldiers who have those hidden talents or hidden skills and a desire to make the Army better, and to change the system.

Q: What would you want Soldiers to know about our ongoing modernization efforts?

Jeffers: The 3rd ID is in a really great spot. The Army adjusts how it looks at readiness and modernization and we align units to really to have that space to work, learn about the modernization of their platforms, and where we are. We’re doing things like our Marne innovation events along with it. We’re educating Soldiers, we’re teaching Soldiers, and at the same time, we may actually solve real problems. Some problems may seem small, but those are the kind of small things that can that pay off big down the road. Small things have big impacts on the far end. While our units are going through their modernization windows, hopefully our innovation events can be instructive for them. It can be a complementary effort to the modernization of the platforms as they go.

Program helps service members transition into STEM-related

Amanda Hook
SFL-Tap

Approximately 50% of all active duty service members serve in what is considered a STEM-related MOS. However, less than one in two of those remain in a STEM-related field after transition. This industry is the hottest on the market with many good paying positions seeking talent. Is there a gap or disconnect we're not tapping into? How does one enter into or remain in the field after transition?

This past December, the Transition Assistance Program teamed up with former TAP Transition Services Specialist, Jeffrey Lee, to host a three-part virtual webinar series, "Tech the Halls." Ten former service members, or spouses of, provided guidance and insight into the world of "tech." Panelists all currently work in the fields of cybersecurity, software development, Cloud, IoT, or system/network administration.

Panel Members shared how they transitioned from both IT and non-IT roles, such as public affairs, infantry and social work, into every corner of tech. Through advancing their education and/or taking advantage of free certification courses, they were able to acquire the KSAs needed to be highly competitive in their field. Ben Winchester, who transitioned out from Hunter Army Airfield 3CAB as the Assistance S3/Simulations Officer/KMO in 2019, shared that he did not have a tech background. His interest developed, in part, through the drive to find better ways to improve and automate task trackers (yep – spreadsheets) and later, by taking courses to learn more about Python. He is now a Front-End Engineer at MadWire.

The strongest message from all three events was the importance of networking. Service members already possess the skills needed in order to be successful in tech – they learn new methods quickly, solve problems, adapt to new environments, and get the job done. What they may not know is there's a community of Veteran IT/Tech professionals, specifically within LinkedIn, that is large yet very personable and supportive.

"You can have the skills, but if you don't put it out there, no one will know," said

Autumn Capasso, Solutions Architect at Amazon Web Services and Education Chair/Seattle Chapter with MilSpouse Coders. "Tell the world, sell yourself and display it, find a mentor and reach out to organizations."

Many of the "Tech the Halls" panelists are advocates and mentors with organizations such as Operation Code, Techstars, Women in Cybersecurity, The Key, along with other various Podcasts (i.e. the Veteran Founder Podcast) and Discord groups – all which find ways to give back to the military community.

What are other ways to break into the world of tech?

- Tech companies are always looking to fill roles in marketing, sales engineering, legal, accounting, etc... "Start with a self-assessment. What are your interests? And then do that for a cybersecurity company," said Mic Merritt, Chief Information Security Officer at MyByte.
- Consider an internship. Nicole Torrez, Holistic Security Professional at Lockheed Martin, shared that they recently hired a DoD SkillBridge intern as full time.

Over 200 guests logged in from across Georgia, Colorado, Kansas, Virginia, Washington, Texas, Oklahoma, California, New York City, Okinawa, Japan and many more.

Visit facebook.com/StewartHunterTAP for a list of all Tech the Halls panel members, other 2022 event announcements, transition tips and job postings. To register for TAP and to learn about certification/internship opportunities, contact the Fort Stewart office at 767-2234/0052 or 315-5854 on Hunter Army Airfield.

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HERE COMES THE BOOM:

Kevin Larson

Fort Stewart Garrison Public Affairs

Unless you've been wearing earplugs for the past few weeks, you've most likely heard quite a few booms coming from Fort Stewart.

With all five brigades of the 3rd Infantry Division at home and the cold weather, the noise has been heard further than normal.

The most recent booms are from the 1st Armored Brigade Combat Team conducting routine gunnery. And in the coming months, the 2nd Armored Brigade Combat Team will go to the ranges here.

With the uptick in noise, many people might be wondering what's happening on Fort Stewart, said Lt. Col. George Morris, commander of 1st ABCT's 2nd Battalion, 7th Infantry Regiment.

"There is a lot of firing going on at Fort Stewart right now and you can feel and hear it in the background," Morris said. "But it is absolutely imperative for our soldiers to be able to be confident in their weapons system and be able to deploy lethal means on targets. We always have to be ready."

Weather plays a significant role in where and when noise is heard, said Jim Pearson, Directorate of Plans, Training, Mobilization and Security training division chief.

"The noise experts tell us that noise travels further when it is cold and the air is more dense," Pearson

said. "Overcast skies also increases noise."

For the tankers of 2-7 Infantry, gunnery has just started with individual tank drills, Morris said. The next steps are platoon and company gunneries culminating with large maneuver force training.

"Tank gunnery for us is a certification of these tank crews to be able to execute combat operations safely and securely and be lethal and expert cohesive tanks," Morris said.

The realism hands-on gunnery provides is unmatched to anything a simulator can offer, Morris said. The noise, smells, and vibrations of firing live ammunition is vital. It also allows for the tank crew to move and communicate in conditions closer to combat.

"It is very important for these crewmembers to find and engage targets down range from where they are with live ammunition," he said. "There is nothing like being in the turret of a tank and watching a 120-milimeter round go off next to you and that large tank tube kick back and rock the vehicle."

"These are precise weapons systems and moving communicate in that turret takes practice. As much as we do it in simulation, you got to get out here and you got to shoot live to be lethal and for us to trust that these tankers are able to shoot what they see."

See BOOM _____ **Page 11**



Photos by Kevin Larson

Above: Tankers from 2nd Battalion, 7th Infantry Regiment, 1st Armored Brigade Combat Team, 3rd Infantry Division wait to qualify their M1A2 main battle tank on the main range after calibrating the sites and main gun, Feb. 1 at Red Cloud Range-Foxtrot on Fort Stewart.

Below: An M1A2 main battle tank from 2nd Bn., 7th IR, 1st ABCT, 3rd ID, fires a calibration round, Feb. 1 at Red Cloud Range-Foxtrot on Fort Stewart. Recent cold weather has allowed sound from training to travel farther resulting in an uptick in noise complaints.



COLD WEATHER MAKES SOUND TRAVEL



Photos by Kevin Larson

Above: Tankers from 2nd Battalion, 7th Infantry Regiment, 1st Armored Brigade Combat Team, 3rd Infantry Division dismount their M1A2 main battle tank after calibrating the sites and main gun, Feb. 1 at Red Cloud Range-Foxtrot on Fort Stewart.

Background: An M1A2 main battle tank from 2nd Bn., 7th IR, 1st ABCT, 3rd ID, fires a calibration round, Feb. 1 at Red Cloud Range-Foxtrot on Fort Stewart.

BOOM ————— From Page 10

Being able to see targets—regardless of lighting conditions—is imperative, Morris said, day or night. Nighttime gunnery trains tankers how to be lethal in those dark conditions, firing and maneuvering in terrain that looks different when the lights are out.

“We have to be ready to fight all the time,” Morris said. “We’ve got to be able to fire in the morning, at night and in the evening, whenever we’re called upon because, unfortunately, war is not a 9 to 5 job.”

To ensure Soldiers are trained and ready, the ranges on Fort Stewart are always active, Pearson said. A confluence of new equipment and the 3rd ID having all units on post have also increased the training noise.

“We have all five brigades training at home station for the first time in 15 years, so we’re not firing anything ‘new’ per se, we’re just doing more of it,” he said.

Annually, around 12 million rounds are fired on Fort Stewart’s ranges, Pearson said. The 3rd ID’s brigades have already made a large dent in that number for 2022.

“Units reported firing 1,183,852 rounds in January,” he said.

While the noise is routine for those training and

those familiar with Fort Stewart’s mission, there are times the noise might be too intense. A complaint process exists for those times, said Amanda Price, Directorate of Public Works public relations.

“The noise complaint process is important because it ensures that all complaints are handled in an appropriate and timely manner,” Price said. “Complaints are taken very seriously by the installation. Fort Stewart-Hunter Army Airfield strives to maintain its excellent relationship with surrounding communities.”

While Fort Stewart-Hunter Army Airfield is a year-round training installation, the communities surrounding the installation can expect to hear training noise for the next seven months. The appreciation and patience of the southeast Georgia communities is paramount in making the units that train here able to answer our nation’s call when needed, Morris said.

“This is my literal second home,” he said. “We really appreciate the community and what we’re able to do and the resources the community helps provide for the 3rd Infantry Division especially here at Fort Stewart, Georgia. So thank you for everything you do to support us while we train and maneuver to be able to fight our nation’s wars.”

Marne Air Advisory Board celebrates one-year anniversary

Sgt. Savannah Roy
3rd CAB

The month of February marks the one-year anniversary of the Marne Air Advisory Board. Over the last 12 months, the advisory board has accomplished a variety of positive changes across the 3rd Combat Aviation Brigade, 3rd Infantry Division.

The Marne Air Advisory Board, established by retired Col. Michael McFadden, serves as a direct line of communication between Soldiers and the brigade command team.

Board members are recommended by their battalion command teams. Each battalion command team in the 3rd CAB selects one male and female Soldier in the rank of E-4 or below, with at least one Soldier residing in the barracks. There are currently 12 junior leaders serving on the Marne Air Advisory Board.

The advisory board was established to serve as a primary function for interviewing sexual harassment/assault response prevention victim advocates (VA) and sexual assault response coordinators (SARC). During the interview, board members

take notes and offer follow-up questions to the interviewee, if necessary. The notes are then compiled and sent to the brigade command team for review and final approval of a victim advocate and a sexual assault response coordinator.

"The Marne Air Advisory Board removed the pre-existing SARC and VA from each battalion, and replaced them with trusted, approachable leaders," said Pfc. Kelle Ross, an advisory board member assigned to Headquarters and Headquarters Company, 3rd CAB, 3rd ID. "We interviewed every last candidate and picked through with a fine-tooth comb to determine who would be best for the job."

The advisory board also revamped the traditional SHARP training with a more interactive method by putting on educational skits to engage their audience.

"We put on entertaining, yet informational skits to get the audience to actively participate," said Staff Sgt. Taylor Pruss, the 603rd Aviation Support Battalion, 3rd CAB, 3rd ID victim advocate. "This method of training not only helps the Soldiers retain information, but it gets our names and faces

out there and allows them to recognize who their resources are."

The secondary function of the Marne Air Advisory Board is to provide junior level feedback to the brigade command team on topics such as, but not limited to the barracks climate, equal opportunities climate, and the climate of the brigade as a whole.

"One of the very first tasks we accomplished was updating the barracks standard operating procedures," Ross said. "We changed the visitor hours to give Soldiers a little more freedom and improve the quality of life."

The members of the board are an outlet that ensures Soldiers' voices will be heard.

"Not all Soldiers are comfortable approaching their leadership on certain subjects. With the board in place, Soldiers can discuss any issues they may have with their counterparts on the board and have those issues addressed directly" Pruss said. "By empowering Soldiers with the proper training and resources, we are one step closer to making the 3rd CAB and Hunter Army Airfield a better and safer place."

Photo by Sgt. Savannah Roy

The 3rd Combat Aviation Brigade Sexual Assault Response Coordinators, Victim Advocate, and representatives of the Marne Air Advisory Board pose for a photo, Oct. 26 on Hunter Army Airfield. February marks the one-year anniversary of the Marne Air Advisory Board.



Special Deliveries

Provided by Winn Army Community Hospital

Jan. 22

Marcel Ajani Kwame Lee, a boy, 9 pounds, 9 ounces, born to Sgt. Cory Lee and Sgt. Felicity Guyapong.

Jan. 24

Iyla Amore' Ritchie, a girl, 7 pounds, 12 ounces, born to Spc. Jeremy Ritchie and Tatiyana Ritchie.

David Taiyari Murillo, a boy, 8 pounds, 14 ounces, born to Sgt. Kyle Murillo and Carmen Murillo.

Jan. 26

Anais Cosme Dean, a girl, 5 pounds, 14 ounces, born to Sgt. Bryan Rivera and Mikala Dean.

Anastasia Aragon-Perez, a girl, 6 pounds, 9 ounces to Bryan Aragon and Spc. Kimberly Perez.

Brycen Jabril Grate, a boy, 7 pounds, 7 ounces, born to Spc. Antavus Grate and Rhonda Grate.

Lily Marie Groesbeck, a girl, 8 pounds, 3 ounces, born to Spc. John Groesbeck and Sgt. Jamie Groesbeck.

Jan. 27

Zola Yvette Grant, a girl, 7 pounds, 1 ounce, born to Sgt. Isaiah Grant and Sgt. Dominique Gooden.

Jan. 28

Sabrina Hermoza-Hernandez, a girl, 9 pounds, 10 ounces, born to Pfc. Frank Hernandez and Sara Hernandez.



File photo

Keep the weight off with TRICARE

TRICARE Communications

FALLS CHURCH, Va. – Do you or a family member need help with weight management? You are not alone. The National Institutes of Health found that about two-thirds of U.S. adults are overweight or obese. Striving to maintain a healthy weight lowers your risk of serious health conditions.

“Not only can carrying extra body weight impact your mobility and joint health,” said Air Force Lt. Col. Heidi Clark, chief of the Nutritional Medicine Clinical Support Service at the Defense Health Agency. “Being overweight or obese puts you at risk for serious health conditions, like diabetes, heart disease, sleep apnea, lower back pain, depression, and fatigue.”

Whether you're a service member, retiree, or a family member, you can work with a health care provider to understand your weight and its impact on your health.

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- A child or adolescent with a BMI value greater than the 95th percentile

Services include, but aren't limited to:

- Behavioral management activities like setting weight-loss goals
- Guidance regarding physical activity and dietary changes
- Strategies to maintain life-style changes
- Addressing your personal barriers to change
- Teaching self-monitoring behaviors to track your weight loss progress

TRICARE also covers surgical obesity treatment for non-active duty service members. This includes gastric bypass surgery and other surgeries for weight loss. You must meet certain conditions for TRICARE to cover. To see the list of covered services visit [tricare.mil/CoveredServices/IsItCovered/BariatricSurgery](https://www.tricare.mil/CoveredServices/IsItCovered/BariatricSurgery).

Seeing a Registered Dietitian or Nutritionist

TRICARE covers medically necessary services and supplies from registered dietitians and nutritionists. They must have a license from the state where you get the care. They must also be working under the supervision of a physician. Some examples of conditions that may

benefit from medical nutrition therapy (also medical nutrition counseling)

You can find more information by visiting [tricare.mil/CoveredServices/IsItCovered/Nutritionist](https://www.tricare.mil/CoveredServices/IsItCovered/Nutritionist).

Tips for a Healthy Diet

A balanced, nutrient-rich diet and regular physical activity are the best ways to achieve and maintain a healthy weight for life.

The Centers for Disease Control and Prevention (CDC) recommends healthy adults get at least 150 minutes a week of moderate activity.

“If you need to fit in more physical activity in your life, try to find activities you enjoy so it becomes an easier habit to sustain,” said Clark. “You could try picking up a physically active hobby, make exercise a family event, or find time to work out with friends.”

For service members, achieving a healthy weight enhances your mission performance and readiness. Each military service also has requirements for fitness and body composition.

Remember, your healthy weight isn't the same as everyone else. So, talk with your health care provider to understand your weight, an ideal goal weight, and appropriate weight loss goals. To learn more ways you can support your health visit [Tricare.mil](https://www.tricare.mil).



Courtesy photo

Nutrition Care Services Chief Laura Bottoms says eating healthy doesn't have to be daunting.

CHAPLAIN'S CORNER

Seeking well directed energy

Maj. John Fimple
3rd ID Deputy Chaplain

“Pray that God will fill you with good ideas and acts of faith with His own energy so that it all amounts to something.” (2 Thessalonians 1:11)

Anyone in the military is well acquainted with discipline. Discipline is instilled early on in our military careers, to waking early for physical training, to proper wear of the uniform, and maintaining a professional bearing, to name a few. Physical and mental discipline are crucial to all military members, no matter what their military occupational specialty.

The reality of human life, both professionally and also in our personal lives, is that events happen that cause stress and maybe anxiety. Negativity can set in, challenging our ability to be disciplined, and may even rob us of joy and happiness.

What this passage of Scripture from the New Testament in 2 Thessalonians 1:11 promises to us is that there is an energy source we can tap into whenever we are physically or mentally drained. As the writer of 2 Thessalonians writes, “. . . with His own energy,” that is when we are drained, we can call upon God to provide us what we need from his unending, powerful supply. Today, there may be something that is challenging your abilities to stay

positive and it’s all you can do to maintain self-discipline. So how can we be filled with “good ideas and acts of faith,” as the writer of 2 Thessalonians describes? To pray, to pray to God to provide us the ability to carry one and to succeed in all we do with His help.

The Message translation of Scripture in 2 Thessalonians 1:11 ends: “so that it all amounts to something.” Sometimes in life we can feel that what we do may not matter, or it’s all we can do to accomplish the simplest of tasks without achieving our larger life goals. I believe what this passage reminds us of is to not lose sight, not to lose hope of how we can become and what we can accomplish. God wants all of us to succeed, to look back on our lives and to celebrate. This passage of Scripture challenges all of us to think beyond our short term tasks, like what we will eat for lunch or to remember to pick up the dry cleaning.

Scripture is the promise that we can have courage to take on new challenges, to attain goals that may be trying and hard. And again, the way we succeed is not through our own strength, but through calling on God to provide us the strength to succeed. So do not become discouraged, do not lose a disciplined focus; instead, dream big, have hope and in all things pray to God to provide all you need.

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621 West Oglethorpe Highway, Hinesville - \$899,900

2 Acre Pad Site! All utilities in place. Seller to provide access road with cross access easements with Chili's Grill & Bar, curb cuts in place, designed with a drive thru in mind. Excellent visibility from Hwy 84, Oglethorpe Highway. Tenants in the area include Chili's Grill & Bar, Cook Out, Sonic Drive-In, Krispy Kreme, Lowe's, and Walmart. This is 2 Acre parcel taken from parcel #057C257. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

131 North Macon Street, Ludowici - \$399,900

Exciting opportunity in central Ludowici! 4,000 SQ FT Steel Building plus 2,452 SQ FT office. Excellent opportunity for day-care, retail or the right industrial business just behind Ludowici Bank and IGA, close to City Hall

and Health Department. Building is easy to reconfigure! Call us today! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

16 E Cypress Street, Ludowici - For Lease \$2,800 per month

Excellent Lease Opportunity! ONLY Signalized corner in Ludowici, located in one of the fastest growing communities in GA. Former Auto Parts Store building has a showroom, warehouse with 2 oversized rooms. Combination Lock, please call for the code. Co-listed with Skyler Wingate Lic #357833, contact at 912-387-3076 or skyler.wingate@outlook.com.

20.81 East Oglethorpe Highway, Hinesville - \$1,100,000

Excellent location on US Highway 84 in a rapidly growing community in Flemington, Georgia. This property is centrally located between Ft. Stewart Gate 3 and Midway, Georgia. It is located in a military opportunity zone. This property is great for many commercial users. 25,940 vehicles per day. Two Parcels 084023/083C017. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

759 Veterans Parkway, Hinesville - \$899,900

Room to grow, possibilities are endless!! 3,600 SQFT Steel Building currently operating as an automotive repair shop. Access from Veterans Parkway and cross access easement to Elma G Miles Parkway. Zoned C3. Sale is real estate only, no equipment included! Call Jimmy Shanken 912-977-4733 to make an appointment.

3.34 AC West 15th Street, Hinesville - \$130,000

Excellent retail development opportunity located less than 1 mile to Fort Stewart gate 7. Fort Stewart's only commercial entrance. Great location for Day Care, Convenience store, or self storage units. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

719 E. G. Miles Parkway, Hinesville - \$399,900

Incredible commercial opportunity on E.G. Miles Pkwy in Hinesville, Georgia! This property features 245 linear feet of road frontage, and is strategically located between Ft. Stewart gates 1 and 8. This property is suitable for multi-family, self storage, or retail opportunities! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

12.78 Acres Veterans Parkway, Hinesville - \$2,364,300

Excellent retail development site! Centrally located along the Veterans Parkway corridor. Just minutes to Ft. Stewart's gate 8 and directly behind the Walmart Supercenter, as well as the Lowe's retail trade area. There is approximately 1200 linear feet +/- of road frontage on Veterans Parkway. This property is located in the tax credit program zone. Additional parcels are available! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

3.47 Acres Cherrie Murrell St, Hinesville - \$520,500

Excellent retail development site! 3.47 acres of developmental land centrally located along the Veterans Parkway corridor. Just minutes to Ft. Stewart Gate 8 and directly behind the Walmart Supercenter and Lowe's retail trade area. Additional parcels are available! Don't miss this excellent opportunity! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

3.34 Acres West 15th Street, Hinesville - \$130,000

Excellent retail development opportunity located less than 1 mile to Fort Stewart gate 7. Fort Stewart's only commercial entrance. Great location for Day Care, Convenience store, or self storage units. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

8.67 Acres West 15th Street, Hinesville - \$300,000

2 parcels of land that would be an excellent retail development opportunity located less than 1 mile from Fort Stewart gate 7. Fort Stewart's only commercial entrance. Great location for Day Care, Convenience store, or self storage units. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

2.02 AC Highway 196 West Hinesville - \$499,900

Commercial land located in a rapidly expanding trade area just minutes to Fort Stewart's Gate 8. This property sits near the intersection of Veterans Pkwy and Elma G. Miles Pkwy, which makes it the perfect location for retail development, a car wash, self storage, fuel station, or even restaurants- the possibilities are endless! This property sits in a high traffic area with nearly 17,000 vehicles per day, making it a prime commercial real estate location! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

4821 West Oglethorpe Highway - \$179,900

Two parcels of land make up this property. Fabulous flipping opportunity, mixed-use opportunity, or duplex. Building was formerly a store. Sits on a corner lot with lots of room to grow! Corner of West Oglethorpe Highway (US Highway 84) and Kent Street/King Road. Both buildings need renovations. Ready for a first time investor! Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

230 W. General Screven Way Suite 200- \$17/NNN

Former dental office located 3/4 of a mile +/- from Fort Stewart Gate 1, with the main entrance sitting at a traffic light. This 2732 SF space is an annual NNN lease at \$17/SF plus CAM positioned in a high traffic area with approximately 20,040 vehicles per day. It features 7 exam rooms, a reception area, 3 restrooms, and 4 offices. Incredible opportunity for medical or dental use, office, or retail. Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

PRICE REDUCED:

2636 Oglethorpe Highway - Hinesville - \$699,900

7.71 AC lot presents a dynamic opportunity to own this redevelopment commercial property in the rapidly growing Fleming-ton area. Gateway to Hinesville, with over 26,000 vehicles per day passing by this property. With over 1000 new residential lots in the area, this site makes for a great retail or mixed use redevelopment. 15,000 SF steel frame building features 720 LF +/- . It sits on US 84 and is just a couple of miles from Fort Stewart gates. Fort Stewart has a \$4.5 billion economic impact on the region. Call Jimmy Shanken at 912-977-4733 or 912-368-4300.

Just Listed:

402 Oglethorpe Highway

Coldwell Banker Commercial Southern Coast is pleased to present this excellent retail development opportunity. This approximately 4.45-acre lot is conveniently located on US Highway 84 inside the Hinesville Downtown Development Overlay District. Approximately 33,000 vehicles pass by daily! This parcel is currently zoned C2 and features 2 freshwater ponds, one of which could potentially be filled in and used for water retention. Lots of room for expansion! Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

621 West Oglethorpe Highway

2 Acre Pad Site! All utilities in place. Seller to provide access road with cross access easements with Chili's Grill & Bar, curb cuts in place, designed with a drive thru in mind. Excellent visibility from Hwy 84, Oglethorpe Highway. Tenants in the area include Chili's Grill & Bar, Cook Out, Sonic Drive-In, Krispy Kreme, Lowe's, and Walmart. This is 2 Acre parcel taken from parcel #057C257. Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

HOMES FOR SALE



SALE PENDING

396 Burnt Pines Road NE Ludowici - \$229,900

IMMACULATE, MOVE-IN-READY ONE-STORY BRICK HOME! SPLIT 4 bedrooms, 2 bathrooms, OPEN FLOORPLAN, 2 car garage. This beautiful house has everything you want. Tile flooring, upgraded laminate wood planks. Large/ Open kitchen with dining area, stainless steel appliances, pantry, breakfast bar & plenty of storage space, takes you to the enclosed large sunroom, privacy fenced backyard, 1 storage shed plus 1 large man-shed/she-shed with electricity. Inside laundry room with closet. Main bathroom with double sinks, separate bathtub, and shower, large walk-in closet. Landscaped, gutters, and irrigation system. This impeccable home is ready for you to enjoy quiet times or grand gatherings. Close to Fort Stewart gates, shopping, and

more. No HOA. Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



1109 Tomahawk Trail - \$169,900 SALE PENDING

This move-in ready 3 bedroom, 2 bath home is located in the Eagle's Landing Subdivision, just minutes from Fort Stewart Gate 8. Beautiful brick home features a paved driveway, one-car garage, fireplace, kitchen with lots of storage/pantry space, and a spacious front/back yard with a shed, and a screened-in patio! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



88 Margaret Drive - \$64,900 SALE PENDING

INCREDIBLE BARGAIN FOR A DIY BUYER! With a little TLC, this 3 bedroom, 2 bathroom double-wide mobile home could be yours! Fenced in .72 acre beautiful wooded lot is located in Midway, Georgia. Private and tranquil with an enclosed porch in the front and an open deck in the back, making it even easier to enjoy coastal living and the outdoors. Large, detached two-car garage with ample amount of storage space and a workshop. Home is being sold AS-IS and will need renovations and remodeling done. Fireplace in living room, lots of potential! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



Just Listed: 267 Pee Wee Road NE - Ludowici, \$169,900

18.91 acre retreat located in a private, tranquil setting! Spacious 3 bedroom, 2 bathroom mobile home is located off Tibet Road in Ludowici! Approximately 7 miles from Talmadge Road. Driveway if on the right off Hope Circle. Property cov-

ers two parcels, #084002001 and #084002002. Will not qualify for VA or FHA Loan, being sold AS-IS! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



Just Listed: 933 Hollywood Drive, Hinesville, GA 31313 \$79,900

Incredible opportunity, 3 bedroom, 2 bathroom mobile home located in Hinesville, Georgia! Do you want to live close to shopping, restaurants, and Ft. Stewart gates? This is the home for you! Featuring a fenced in yard, sitting on a .32 acre lot. The kitchen offers above-head cabinets, with a hood fan and stove-oven combo. This property was bought as an investment property, so there is no Seller's Disclosure to be attached. Metal Roof and A/C were replaced within the last few years. Sellers are licensed real estate agents in the state of Georgia. Tenant occupied, will not be available for showing until Tuesday 1/4/2022. Thank you! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



Just Listed: 44 Logan Ct SE, Ludowici, GA 31316 \$239,900

Take a look at this beautiful 4 bedroom, 2 bath mobile home built in 2020, featuring an open floor plan, with a rustic-styled interior. Did we mention this beautiful home offers TWO living areas, a family room and living room?! The open-concept kitchen with a large island sits in between these two living areas. Wide plank vinyl flooring runs throughout, with carpet in two of the bedrooms. Step into a large master suite, with the master bath featuring double vanity sinks, and a large shower. The dining room offers ample lighting, with sliding doors leading to a large uncovered deck and above-ground pool! Also has a huge open back yard with a storage shed! Two Parcels included in sale 056057043 / 056057042. Jimmy Shanken at 912-977-4733 cell or Jimmy.

shanken@theshankenteam.com



205 Cathy Road NE, Ludowici, GA 31316 \$159,900 SALE PENDING

This beautiful, refreshed 3 bedroom, 2 bathroom mobile home is BETTER THAN NEW! Spacious, open concept living room with a fireplace! Lovely kitchen with brand new stainless steel appliances and lots of counter-space as well! Brand new vinyl wood flooring throughout and carpet throughout the three bedrooms. The master bedroom features an office/sitting area, the master bathroom has a double vanity sink, garden tub, and separate shower! Property sits on 1 acre lot, providing lots of space for outdoor activities! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



1102 Water Oak Court Hinesville - \$279,900 SALE PENDING

TAKE A LOOK AT THIS ABSOLUTELY BEAUTIFUL 4 BEDROOM, 3 BATH HOME located in Oak Crest Subdivision! ONE full bedroom and bathroom DOWNSTAIRS! This two-story floor plan is sure to draw you right in! Step inside the front door and find yourself in an entryway to a formal dining room, living space, and large, open kitchen with lots of counter space! Carpeted stairs take you up to the second floor, which features a huge master bedroom with plenty of space for a seating area and a large walk-in closet. Master bathroom has double vanity sinks, a garden tub and a separate shower. Open concept first-floor plan opens to a spacious backyard with a patio, perfect for quiet or entertaining evenings! Close to Fort Stewart gates, shopping, & restaurants. Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



18 Labrador Lane Ludowici - \$229,900 - SALE PENDING

STEP INSIDE THIS IMMACULATE 4

BEDROOM, 2.5 BATH HOME in the beautiful Huntington Subdivision in Ludowici! This two-story floor plan draws you right in, with a formal dining room off the entryway, an open concept kitchen, living space and vinyl floors throughout the first floor. Kitchen features stainless steel appliances, granite countertops and lots of cabinet space! Spacious master bedroom with a master bathroom that includes double vanity sinks, garden tub, & separate shower! Back door opens to a patio, and a huge privacy fenced-in backyard with lots of room for outdoor activities! Great home to entertain and family gatherings! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com

flooring in galley style kitchen with stainless steel appliances, eat-in dining area, lots of cabinet space, and room for extra storage! Absolutely beautiful Florida room with two ceiling fans, windows, and doors allowing tons of natural light through! Master bedroom is directly off the sunroom, with a large master bathroom attached! Backyard features a patio, landscaped lawn, and a storage building with a ramp! Over sized 2 car side entry garage! Sold As-Is. Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



401 Barry McCaffrey Boulevard Unit #G4 Hinesville- \$135,000 Sale pending

Back on the market, no fault of the seller! Check out this 2 bedroom, 2 full bath townhome! It features laminate wood flooring, an open floorplan, and French-style backdoors going out to the partially covered back patio. The kitchen features dark wood cabinets, a pantry, and stainless steel appliances. The master suite offers double vanity sinks in the bathroom, as well as a soaking tub and separate shower. Off the master bath is a walk-in closet. The second bedroom features its own bathroom, with a single vanity sink and a combo-shower and tub. Each of the bedrooms are carpeted, and well-lit. Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



Just Listed/Sale Pending: 511 Eisenhower Drive - Hinesville \$114,900

Fantastic opportunity to own this charming 2 bedroom, 1 bath recently refreshed home! Open living room features lots of natural light and leads into kitchen with nice wooden cabinets! Chain-link fence around front and back of property, and spacious backyard features a shed for extra storage! Large driveway with extra parking spaces! Centrally located in Fraser Acres, making it convenient to Fort Stewart Gates, the Liberty County Recreation Department, shopping, and schools. Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



212 Fairview Drive NE Ludowici- \$289,900 - SALE PENDING CHECK OUT THIS ABSOLUTELY BREATHTAKING 5 BEDROOM, 3 BATHROOM HOME in Brookhaven Subdivision, Ludowici! Cul-de-sac home! One full bedroom and bathroom downstairs. Stunning first floor features vinyl flooring, a spacious living area with a fireplace, formal dining room, carpeted guest bedroom/bathroom, & a beautiful kitchen with stainless steel appliances, lots of cabinets, & a pantry! Carpeted bedrooms throughout the house! Large Main bedroom features an alcove for extra space/storage & a beautiful main bathroom with a double vanity sink, garden tub, & separate shower! Back door leads out to a covered patio and a huge, privacy-fenced-in backyard, allowing for backyard barbecues and nights outside! Too many upgrades to list. Easy to show! Jimmy Shanken at 912-977-4733 cell or Jimmy.shanken@theshankenteam.com



Just Listed: 319 Kuwe Trail Hinesville- \$269,900 STEP INSIDE THIS BEAUTIFUL 3 bedroom, 2.5 bathroom home situated on a .51 acre lot nestled on Taylor Creek Golf Course! Carpeted, spacious living room leads to a formal dining room and a cozy den with a majestic gas fireplace and built ins! Tile

LAND/LOTS FOR SALE

0 Shyam Road - Hinesville - \$475,000. 3.5 acres of commercial potential. Located just off of US Hwy 84 in Hinesville. Centrally located between Fort Stewart Gates one (1), two (2) and three (3). There are thirty thousand six hundred and fifty (30,650) V.P.D. May also access from Sandy Run Drive. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

0 Willowbrook Drive, Hinesville - \$499,900. Incredible opportunity to own a parcel inside the city limits of Hinesville that is correctly zoned and engineered for a multi-family development. Located off Veteran's Parkway and EG Miles parkway centrally located between Fort Stewart Gate 8 and Walmart, Lowes, and the TJ Maxx Shopping Center. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

0 West 15th Street Hinesville - \$375,000

Great mixed-use opportunity adjacent to Fort Stewart Gate 7. Approximately 56.156 acres of land. This property is ready to go and visible from the entrance of Fort Stewart Gate 7. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

5.93 Old Ludowici Road, Ludowici - \$37,900 REDUCED

Homesite with a small pond and No City Taxes!! Unrestricted lot, mobile homes are ok. 5.93 Acres adjacent to Aaron's Mobile Home Park in Walthourville. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

Lot 21 Fair Hope Drive Townsend - \$239,000 PRICE REDUCED!

BELVEDERE ISLAND PLANTATION LOT! This beautiful wooded lot shares a private dock. Enjoy the many amenities that Belvedere Plantation has to offer! Community club and guest house, swimming pool, tennis court, dock, horse stable and the gorgeous view of the river. If you look on the water it is not unusual to see the dolphins enjoying the clear waters. Have you always wanted to own a piece of land close to the river? Well this

is your chance. 0.86 acres of land ready to be yours! Contact us for more information today! Take a look of all that this beautiful community has to offer. All it's missing is your house! <https://belvedereislandplantation.com/munitysite.com/> Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733, Co-Listed with Brigitte Cabeza-Shanken 912-222-8279 brigitte.shanken@coldwellbanker.com.

19 Acres - 0 East Oglethorpe Highway Flemington - \$900,000

Excellent location on US HWY 84 in rapidly growing community of Flemington, Georgia. Centrally located between Ft. Stewart Gate 3 and Midway. It is located in a military opportunity zone. Great property for many commercial users. 24,430 vehicles per day. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

1.4 Acres - 00 East Oglethorpe Highway Flemington - \$600,000

Excellent location on US Highway 84 in a rapidly growing community in Flemington, Georgia. This property is centrally located between Ft. Stewart Gate 3 and Midway, Georgia. It is located in a military opportunity zone. This property is great for many commercial users. 25,940 vehicles per day. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

260 Interchange Drive Richmond Hill - \$199,900

Remarkable pad site just off of US 17 and I95 Interchange. Several parcels available. All utilities in place. Multiple uses include office or hotel. Easy access to streets and all access in place. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

0 Coldwell Road NE Ludowici - \$59,900

This tract of land is perfect for a family wanting to build a house with some seclusion! This +/- 10 acres is only 15 minutes away from Hinesville! Come build your dream home! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

4.5819 West Oglethorpe Highway Walthourville - \$299,900

This is 4.5819 acres of Commercial land. It is centrally located on the East West freight corridor between Valdosta and the Port of Savannah. It is also located in the Military and SBA opportunity zone. This is a corner lot. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

Lot 41 Salt Marsh Drive, Midway - \$49,900

Coastal Living at its finest!! Gorgeous building lot inside the tranquil Yellow Bluff Subdivision ready to build your "Dream Home"!!! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

1.98 AC Fiddlers Cove Townsend - \$30,000

Build your dream home on this private & secluded 1.98 Acres lot in Spring Cove, a gated community, less than one hour to Savannah! Perfect home site with access to a beautiful pond! Located near fishing, crabbing & boat ramps. Short drive to Harris Neck Wildlife Refuge. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

30.8 AC US Highway 84- Jesup, GA 31545 \$299,900

Very strategically located 30.8-acre site available immediately for development. Sits in a prime location, on the NW corner of US Highway 84/SR 38 and Camden Street on the primary retail corridor in Jesup. Perfect for retail, self storage, or multi-family development and has multiple access points. This is a great lot, and includes two parcels! Jimmy Shanken, Coldwell Banker Southern Coast 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

0.24 Acre Veterans Memorial Parkway, Hinesville - \$225,000

Last available frontage road on drive home side of Veterans Parkway zoned C-2. Off site water retention included. Owners are licensed Real Estate Brokers in the state of Georgia. Jimmy Shanken, Coldwell Banker Southern Coast. 912-977-4733. jimmy.shanken@coldwellbanker.com

0 E. Oglethorpe Highway, Hinesville - \$2,500,000 PRICE

REDUCED! Excellent hotel/restaurant site located next to La Quinta in Flemington. Parcel has offsite water retention. Owners will subdivide. Owners are licensed Real Estate Brokers in the state of Georgia. Jimmy Shanken, Coldwell Banker Southern Coast. 912-977-4733. jimmy.shanken@coldwellbanker.com

777 Veterans Memorial Parkway, Hinesville \$395,000.

Last available frontage on drive home side of veterans parkway zoned C-2. Off site water retention included. Owners are licensed Real Estate Brokers in the state of Georgia. Jimmy Shanken, Coldwell Banker Southern Coast. 912-977-4733. jimmy.shanken@coldwellbanker.com

Lot 3 Lakeview Drive Glennville - \$19,900

Great .7 acre lot located in Lakeview Estates. Don't miss an opportunity to build your dream home on this gorgeous lot. Additional lots available. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

Lot 4 Lakeview Drive Glennville - \$19,900



The Shanken Team REALTORS®

Jimmy and Brigitte Shanken
Nikki Gaskin, Ashley Morris,
Alexis Smith

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alexis@theshankenteam.com



730 General Stewart Way, Hinesville
912-368-4300

Great .58 acre lot in Lakeview Estates. Don't miss out on an opportunity to build your dream home. Additional lots also available. Jimmy Shanken, Coldwell Banker Southern Coast 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**Lot 5 Lakeview Drive
Glennville - \$19,900**

Great 0.56 acres lot in Lakeview Estates. Take advantage of an opportunity to build your dream home! Additional lots available for purchase. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**Lot 6 Lakeview Drive
Glennville - \$19,900**

Great 0.67 acre lot in Lakeview Estates. Don't miss out on an opportunity to build your dream home. Additional lots also available for purchase. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**Lot 7 Lakeview Drive
Glennville - \$19,900**

Great 0.67 wooded lot in Lakeview Estates. Don't miss out on an opportunity to build your dream home! Additional lots available for purchase. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**Lots 1-10 West Court Street
Hinesville - \$499,000**

Located in the Downtown Overlay district. Redevelopment in the heart of downtown Hinesville. Entire city block with access to four paved roads! City water, city sewer and NO FLOOD ZONE! Walking distance to Municipal Buildings, Main Street and Bradwell Institute. Excellent multi-family site. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

0 Patriots Trail Hinesville - \$1,613,250

Dynamic multifamily potential along Patriots Trail! This property is situated at the center of regional growth, walking distance to the Liberty County Recreational Department and YMCA. Convenient to Fort Stewart gates 1,2, and 3. Tract 3 is partially located in the city limits of Flemington. Approximately 1700 linear feet of road frontage on Patriots Trail. Plat attached in documents. Great opportunity! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

1 Terrell Drive Hinesville - \$2,250,000 PRICE REDUCED!

Shovel ready apartment pad sites. 132 total units, 3 buildings with 8 units, 9 buildings with 12 units. Roads and utilities are in place. Conveniently located near Ft. Stewart Gate 7. Ft. Stewart's the largest Department of Defense Installation East of the Mississippi River. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

1135 West Oglethorpe Highway Hinesville - \$499,900

This is 4.18 acres of commercial land. This property is cleared, level, and ready to build on. It is accessible from Highway 84 and Main Street. It is centrally located in between Hinesville retail areas, Walmart Supercenter and the Walmart Neighborhood Market. It is conveniently located near Ft. Stewart. Ft. Stewart's the largest Department of Defense Installation East of the Mississippi River. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**B25-B28
David Road
Gumbbranch
- \$19,900
PRICE
REDUCED!**

This is a fantastic lot! It is located in a private, secluded setting. It is cleared and has the corners marked. This lot is ready for your mobile home! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**1.61 Acres
Barry
McCaffrey
Boulevard
- \$65,000**

Centrally located Town

home site, minutes to Fort Stewart gates and shopping. 1.61 Acres, zoned RTH near the intersection of Barry McCaffrey Blvd. and Shaw Rd. Contact us today for more information! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**8.67 AC West 15th Street,
Hinesville \$300,000
Back on the market, no
fault of the seller!**

2 parcels of land that would be an excellent retail development opportunity located less than 1 mile from Fort Stewart gate 7. Fort Stewart's only commercial entrance. Great location for Day Care, Convenience store, or self storage units. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**1 AC Peter King Road,
Riceboro \$24,900**

Great piece of property located on 1 acre in Riceboro, GA. This property would be a perfect place to build a new home! It is conveniently located just a short distance to S Coastal HWY. Not far from Brunswick or Savannah. Mobile homes are ok. Don't miss out, it won't last long! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**16.84 AC Hwy 84 East,
Midway \$795,000**

Development Opportunity!! 960 LF of Frontage on one of the last undeveloped exits in GA, Exit 76 on I-95!! Excellent Retail or Hospitality development opportunity adjoins land owned by The Development Authority of Liberty County. Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

2.17 Acres Highway 84,

Ludowici - \$299,900

Great piece of property located in the heart of Ludowici, one of Georgia's fastest growing communities. Minutes to Fort Stewart Gates and Hinesville. Just over 2 acres, this property holds a great deal of opportunities. It is located off US Hwy 84 with high traffic, featuring 336 Linear feet of US 84 frontage. This property is also located near a proposed 600 unit residential development area. Check out this property before it's too late! Water and sewer available! Jimmy Shanken, Coldwell Banker Southern Coast, 912-368-4300 or 912-977-4733 or email jimmy.shanken@coldwellbanker.com

**5. 24 AC West 15th Street-
\$655,000**

Two parcels! Incredible commercial land opportunity centrally located on West 15th Street near Fort Stewart Gate 7 in a rapidly expanding residential growth area. Both parcels are accessible from West 15th Street and Curtis

Road. This land presents an excellent opportunity for self-storage, retail, or service-related development. Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

Just Listed:

11.5 AC CC Lane Road Ludowici - \$74,900

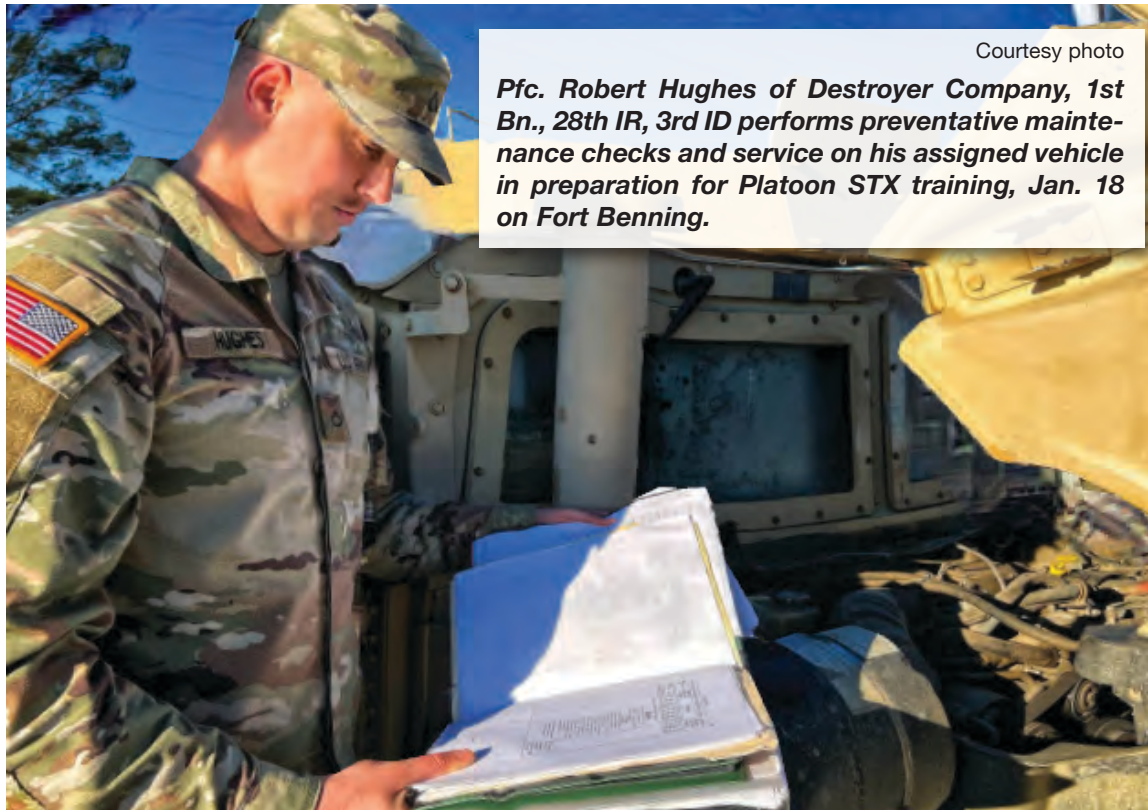
Looking to build on a quiet piece of CLEARED property located outside the city limits of Ludowici, GA? Look no further, this 11.5 acre property is waiting for a buyer to build their dream home. Mobile homes are allowed and a great horse property as well! This property is located right in between downtown Ludowici and Hinesville, GA, close to Ft. Stewart Gates, as well as shopping and restaurants of Hinesville. No City Taxes! Call Jimmy Shanken at 912-977-4733 or email jimmy.shanken@coldwellbanker.com.

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or call 912-876-0156

Black Lions focus on unit readiness in New Year



Courtesy photo

Pfc. Robert Hughes of Destroyer Company, 1st Bn., 28th IR, 3rd ID performs preventative maintenance checks and service on his assigned vehicle in preparation for Platoon STX training, Jan. 18 on Fort Benning.

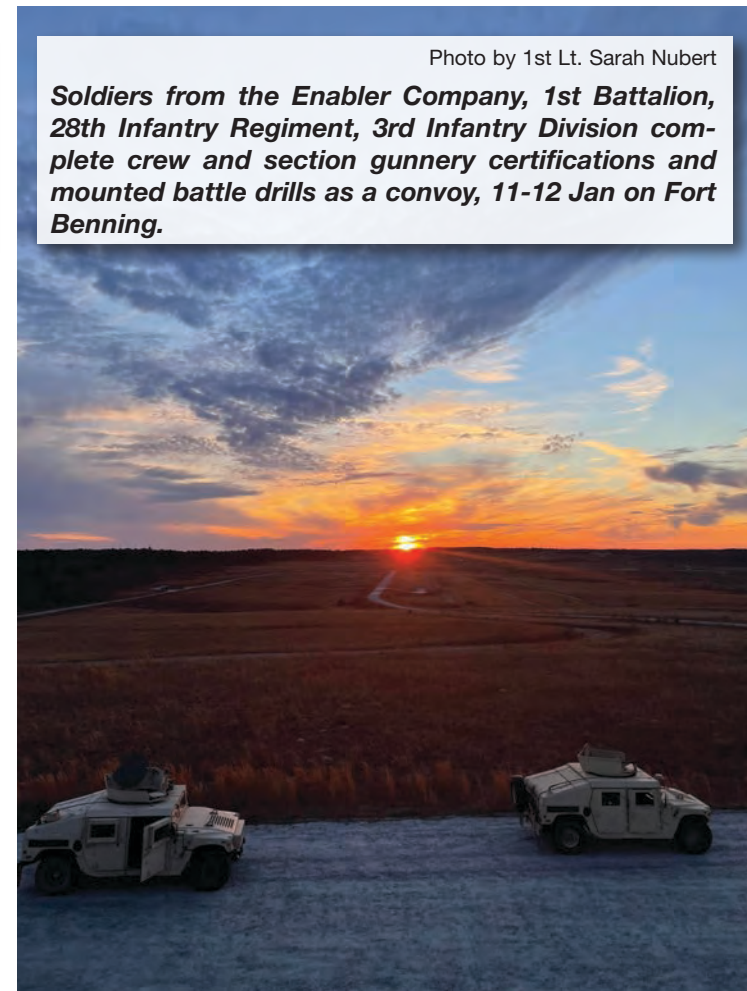


Photo by 1st Lt. Sarah Nubert

Soldiers from the Enabler Company, 1st Battalion, 28th Infantry Regiment, 3rd Infantry Division complete crew and section gunnery certifications and mounted battle drills as a convoy, 11-12 Jan on Fort Benning.



Courtesy photo

Black Lion Soldiers from 1st Bn., 28th IR, 3rd ID participated in Chemical Biological, Radiological and Nuclear training, Jan 3-7 on Fort Benning. The week included mask confidence training in the gas chamber, proper wear of personal protective equipment, skin and equipment decontamination, reporting a CBRN attack, and treating nerve agent casualties.

ORDNANCE COMPANY HITS RANGE, ARMS THE ROCK



Photos by Sgt. Marquis Hopkins

Above: Soldiers assigned to 24th Ordnance Company, 87th Division Sustainment Support Battalion, 3rd Division Sustainment Brigade, qualified on an M249 machine gun, Jan. 31 on Fort Stewart. 24th OD Co. Soldiers participated in an M249 qualification range to increase weapons readiness and unit lethality.

Top right: Pvt. Davian Ramos, an Army ammunition specialist assigned to 24th OD. Co, 87th DSSB, 3rd DSB, fires an M249 machine gun, Jan. 31 on Fort Stewart.

Bottom right: Pfc. DeJanee Bates, an Army ammunition specialist assigned to 24th OD. Co., 87th DSSB, 3rd DSB, fires an M249 machine gun, Jan. 31 on Fort Stewart.



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