



LBCA

March 2005

Newsletter

President's Comments

Well, spring is upon us again and the lake is rising. According to the Georgia Power Company web site, the lake was at 2.68 feet below full pool level the first week of March.

If there is one thing I would like everyone to know it is that Rabun County is changing more rapidly than most people realize. In the last couple of months I have met with other Associations to discuss common issues and worked with homeowners on issues of development and siltation in their areas. My point is that, if we are to continue to enjoy the clean water and beautiful scenery around the lake and the surrounding county, we are all going to have to get educated and involved!

Your association and its board of directors, officers and previous presidents are very active in representing our needs on the Comprehensive Planning Committee, acting as a government liaison to the county, working with Georgia Power Company personnel and

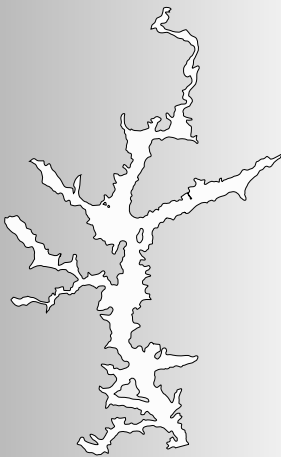
keeping watch on our beautiful Lake. I encourage each and every one of you to find an area of interest and get involved for the betterment of our lake community.

Thank you to those that have offered to serve as directors and officers in the LBCA. We still need more people that will be willing to invest a little time in the running of our organization.

Also, we are working in earnest on the home tour at this time. If you have ever thought of having your home on the Tour of Homes, please let us know. I can be reached at srs-inc@juno.com or thru the LBCA web site if I can be of assistance to any of you.

Enjoy the spring – it may be the prettiest season of the year on Lake Burton!

Steve Barrett



Our War On Pollution

The LBCA membership made a nice dent on road litter and noise over the past two years and we need to keep up the good work. It does seem however, that whenever construction on a new house is started, the level of road litter rises to and from the construction site. Please remember that if you hire a

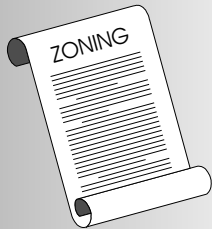
contractor, to get him (or her) to pledge to a non-litter policy for all prime and sub contractors. We didn't do as well regarding light pollution – as more and more intrusive lighting appears around the lake. If you are planning to add lighting outside your home make sure that it is environment friendly.



Our War On Pollution (continued from page 1)

Silt is Lake Burton's biggest problem. The work being done on US Route 76 and construction in the Germany area is affecting streams such as Timpson Creek – which is choked with mud whenever we have a heavy rain. Hopefully the county will begin enforcing the use of silt fences in these

areas. Unfortunately, the DOT is reported to be exempt from EPA rules. We, as individuals, need to be sure that silt fences surround any work on our properties . . . and we need to avoid dumping leaves, brush and other debris into the lake. Let's keep our lake beautiful!



Real Estate Developments

The Bynum family has begun work on their 85 acres of land at the corner of Blalock-Goldmine Road and Georgia Highway 197. A road has been cut up the hill across from the lake. The property has been subdivided into 28 lots of approximately 3 acres with access to the lake through a 100' wide opening (key hole) adjacent to the existing community dock at Lake Burton Point. A 90' wharf and a concrete seawall have been built on the point. The county stopped the project temporarily because proper permits had not been obtained and the developers were made to bring in a professional landscaper to replant areas that

had been graded off. The LBCA board of directors has approved seeking legal opinion as to the appropriateness of a parking lot, 24 hour lighting, etc. in this area on the lake which is zoned "Vacation Cottages".

TriCord continues to pursue a two pronged approach for the 43 plus acre portion of LaPrades that they own in fee simple. One alternative is to find financing for the property's development and the second is to find a buyer for the property. Currently they are negotiating a contract for the sale of the property to Harrison Design Associates, which created the original design for the property's development.

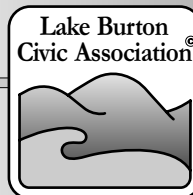


The Killer Woolly Adelgid Is Here!

Check the bottom side of the branches of your hemlock trees. If you see tiny little gray dots, your trees are infested with the woolly adelgid. This insect feeds on the hemlock tree's sap, and, as a result, the tree typically dies five to seven years after infestation. Some areas of the country have seen a

90 percent mortality rate.

Spraying infected trees with an insecticide oil is the first step in killing the insects, with a follow-up treatment of insecticide applied to the ground around or injected into the trees. Please contact the Georgia DNR for more specifics.



Rabun County Hospital Sold

Rabun County has entered an agreement with InMed Group Inc. for the sale of the county's hospital at a price of \$3.8 million. The agreement, which requires the approval of the state attorney general's office – as well as the completion of real estate and environmental surveys – includes commitments from InMed to keep the

hospital open for a minimum of five years, make technological upgrades and make improvements to the hospital building itself. InMed, which has received high marks from the two communities in Alabama where it operates hospitals, has also pledged to maintain the same level of charity care the hospital currently provides.



West Rabun Property Owners

The Burton Community Home-owners Association has changed its name to West Rabun Property Owners (WRPO), which will better differentiate that organization from the LBCA. WRPO is a politically active association and frequently presents demands for road, law enforcement, health care and other improvements for the

western portion of the county to the county commissioners. The LBCA, on the other hand, focuses on civic improvements utilizing a lobbying technique. Both organizations seek to attain the same goals and in that sense are complimentary. For additional information about the WRPO call 706-782-4043.

Briefly . . .

- Lost: one 14', green, two seater, Wilderness Kayak. Found: one aluminum dock. Please contact Rob Rankin at 641-831-9643.
- The application for the Between The Lakes Golf Challenge on April 22 is enclosed with this newsletter. Please sign up to defend Lake Burton.
- The 2005 LBCA Calendar of Events is on the back page of this newsletter. Note, that we only have 1 home and 9 boats pledged for the July 23 Tour of Homes and that the Annual Meeting on August 13 will be held at the Wildcat Fire House on Georgia Highway 197 – just north of LaPrades.
- The LBCA now has over 950 member households!
- About one half of the standpipes are now installed – with the balance scheduled for installation by June.
- The 2005 Membership Directory is scheduled for mailing in early April.
- Please be aware that Georgia Power Company prohibits the use of ATVs on all of its property.



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2005

Calendar of Events

January 1, 2005	Membership Fees Are Due Directory Cutoff
February 27, 2005	Winter Board of Directors Meeting
March 26, 2005	Tallulah-Persimmon VFD BBQ Fund-raiser
April 1, 2005	Membership Drop Date
April 22, 2005	Between the Lakes Golf Challenge
May 8, 2005	Spring Board of Directors Meeting
June 11, 2005	Spring Members Meeting Dinner Blue Grass Party 7:00 to 10:00PM
June 18, 2005	Boating Safety Course 9:00AM to 4:00PM At Wildcat VFD Program Presented by DNR
July 2, 2005	Fourth of July Fireworks
July 9, 2005	Wildcat VFD Fabulous Fried Chicken Fund-raiser
July 23, 2005	LBCA Tour of Homes
August 5, 2005	Annual Golf Tournament
August 13, 2005	Annual Member Meeting and Art Show
September 18, 2005	Fall Board of Directors Meeting
October 8, 2005	Wildcat VFD Fabulous Fried Chicken Fund-raiser
November 1, 2005	Directory Info Request and Membership Statements Mailed
December 31, 2005	Directory Cutoff Membership Dues Must Be Paid For 2006
