



LBCA

February 2006

Newsletter

President's Comments

February 7, 2006



It's definitely wintertime at the lake. Snow, sleet and freezing rain were evident Monday the 6th of February! Your Officers, Past Presidents, Directors and fellow members have been very busy the last few months. We continue to attend County Commission Meetings, Zoning Meetings and work to maintain our positive relationship with Georgia Power Company.

We are at the forefront of the plans to have an outside consultant advise and help in the planning for the future development of area fire departments.

We have been active in working with Georgia Power toward the successful agreement of the Wright Brothers Company and the Georgia Department of Transportation to remove the silt put into the lake during their construction on Highway 76. Many of you may have noticed the work proceeding in Timpson Cove and Acorn Creek the weeks of February 3rd and 10th.

We have been monitoring construction around the lake and are trying to make sure that what is being built is what has been authorized by the county and/or Georgia Power. Note the article in this newsletter

regarding construction at Waterfall Country Club.

I cannot emphasize enough that the Lake Burton area is under severe pressure. We must all get engaged in the protection of this area so near and dear to our hearts. Get to know your commissioners, vote in Rabun County, watch out for improper or non-existent silt control measures and check any flowing water - especially in a rain storm - for erosion and/or siltation. Report any and all muddy and silt laden flowing water to the Rabun County Marshal.

We will be nominating and electing a new president and vice president as well as three new directors this year and hope that anyone interested in serving will submit their names for consideration. These jobs include some work, but they also include a very rewarding experience.

Your Board and Officers are always receptive to your comments as we continue doing the business of the LBCA...

Steve Barrett

The War Against Siltation

Wright Brothers Construction - at the insistence of Georgia Power Company - has begun removal of silt which entered Lake Burton from runoff of land exposed during the widening of US Highway 76 on the north end of the lake. Some 4000 cubic yards - or 300 truckloads - of silt will be removed from the entrances of Acorn and Jones Branch Creeks into the lake. The photo documentation of this problem (created by LBCA members Larry Barnes and John Barnett) laid the foundation for getting this job done.

The LBCA Board of Directors has engaged the services of Nudder and Associates to take core samples of silt in other areas of the lake to pinpoint the origin of recently accumulated deposits. After the testing is complete the board will attempt to have any continued pollution stopped and existing deposits removed.

As a final note, Georgia Power will approve the removal of up to 500 cubic yards of silt from individual properties that may have accumulated normally over a period years.

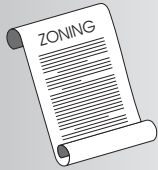




Waterfall CC Construction Questioned

On January 25th, the Rabun County Marshal's Office issued a stop-work order halting construction of Waterfall Country Club's new clubhouse. The order was issued after Jim Holmes, representing the LBCA at the County Planning Commission Meeting on January 23, questioned if the construction violated the county's zoning regulations. Members of the Planning

Commission then discovered that permits for the building had not been issued by the county and that an erosion plan had not been submitted to the County Marshal's office. The issuance of permits to allow continued construction appears to hinge on zoning ordinances and the status of Waterfall's sewer treatment plant.



Fire Committee Reorganized

The newly reorganized Rabun County Fire Committee – of which LBCA Director, Jim Higdon, is a member – is diligently evaluating the abilities of multiple consulting firms and hopes to soon recommend one firm to the Rabun County

Board of Commissioners. The selected firm would be hired to standardize and improve the procedures and protocols at the county's volunteer fire departments, – a necessary step toward lowering ISO ratings in the county.



Call For Candidates

The LBCA will elect a new president, a new vice president and three new directors this year. Each officer and director of the LBCA attends three or four meetings a year and is assigned a specific area of responsibility that requires the dedication of 30 to 80 hours of time for its proper completion. This group of people is helping to insure that the values of Lake

Burton endure. If you are interested in becoming a community leader, please send an email to lbca@lbca.net... or send a letter to LBCA, P.O. Box 1988, Clayton, GA 30525. Please include a little about yourself, the area of the lake you call home and the type of work you would like to be involved with for the LBCA.

Bridge Creek Road - A New Development

Morton Campbell, who is owner of Heartwood Fine Home Builders near Lake Burton, has purchased 129 acres of property off of Bridge Creek Road in the area known as Rocky Grove. He has plans to acquire an additional 400 acres. All of the property will be divided into large residential lots which will be for individual sale.

The low density development will include the restoration of Bridge Creek, paved roads and a communal green space. The Clayton Tribune quotes Campbell as saying, "We're trying to do what's right for Rabun County and the Lake Burton area." Campbell and his wife are also renovating Woods Store and hope to reopen it as a diner as soon as possible.





LaPrades Sale On Hold

The sale of LaPrades to Vinings Marine was brought to a halt by a lawsuit filed by three neighboring property owners against Tricord Capital and LaPrades Investors over their access rights to their properties and access rights to a well on the property. The Plaintiffs contend that these

rights have been in existence for over 30 years and need to be stipulated in any sale of the property. Peter Anzo, with Vinings Marine, has indicated that the sale could not be consummated until this litigation was settled.



Briefly . . .

- If you haven't already done so, please send in your 2006 LBCA membership dues and Directory Information Update Request form. Please be sure to include your email address as requested on the form – we will be making increasing use of email broadcasts to transmit time-sensitive information to LBCA members.
- Reports indicate that Alltel is close to selling its wired (land line) telephone business.
- The LBCA and the Rabun Medical Association recently shared the cost of a new monitor/defibrillator donated to the Rabun County EMS.
- Incumbent Commissioners Eston Melton and Virgil Kirby have announced they will seek re-election.
- The members of Rhapsody In Rabun have selected the RCHS Band Boosters as the recipient of the proceeds generated at this year's charity ball.

Upcoming Events Mark Your Calendar!!!



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| March 25th | Tallulah/Persimmon VFD BBQ |
| April 21st | Between The Lakes Golf Challenge |
| May 7th | Spring Board of Directors Meeting |
| June 10th | Spring Members Meeting,
Dinner & Bluegrass Party |