



LBCA

December 2006

Newsletter

President's Comments

What a beautiful place Lake Burton is in the fall! I don't think I have ever seen a more beautiful fall season than we had this year, and I hope all of you were able to enjoy the beauty of the north Georgia mountains. For those of you who have not heard, on November 7th Rabun County voters elected Max Watts to the Board of Commissioners. The LBCA extends its congratulations to Max, and we are looking forward to working with all of the county commissioners. Through the winter months your LBCA board and LBCA members will be working on zoning regulations, ridgeline protection, and clean water issues. We will also be working with our volunteer fire departments to improve our ISO

rating. A lower ISO rating will improve the chances of lowering your homeowners insurance premium. LBCA dues notices have been mailed. Your prompt response in regard to dues and updating the information requested (especially e-mail addresses) will be greatly appreciated. We are planning to send out more e-mails regarding current events and issues that concern the lake. If I can be of assistance to any of you please contact me at: cchigdon@alltel.net.

Carol and I both want to wish each of you a very happy holiday season.


Jim Higdon

County Commission News

Recent interviews by the Clayton Tribune revealed the following goals are being considered by the commissioners:

- Review and passage of a Unified Development Code
- Creation of a county business license
- Election of a new commission chairperson
- Renewal of the Special Purpose Local Option Sales Tax
- Renovating the former hospital and jail for needed office space
- Construction of a historical records/archives building

See details of the November 7th Rabun county election results on page four of this newsletter.



ISO Ratings – One Step At A Time

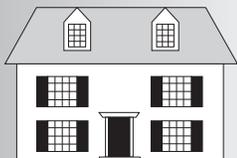
The effort to bring lower ISO ratings (resulting in lower insurance premiums for homeowners) moves slowly to reality. The county commissioners recently increased the budget for a fire training tower from \$200,000 to \$240,000. The current

focus is on training, but the county Fire Committee has identified the need for \$300,000 to upgrade “loose” equipment in order to make the volunteer fire stations compliant with ISO standards.

Homes Needed Desperately

The LBCA *Tour Of Homes*, scheduled for the summer of 2007, needs three homes volunteered for the event. The goal for the tour is to raise \$10,000 for our local fire departments which need to upgrade equipment on a continuous basis. Many people are hesitant to volunteer their homes because they feel that a large number of people going

through their homes in one day might “trash the place”. This is an absolute misconception. As Nancy Meluskey said after her home was on the tour, “I couldn’t believe it . . . hardly a trace.” Please contact Linda Dixon at 706-865-3484 if you are at all interested in having your home on the tour.



An Ounce Of Prevention May Save Thousands of \$\$\$

Most of us living on the lake did not grow up with a septic system. We know it is in the ground and assume it will work without care. Occasionally we might add some additive like Rid-X to the system to help it work more efficiently. Enclosed with this newsletter is a brochure entitled “The Care and Feeding of Your Septic System.” Please read this brochure carefully – as the proper maintenance of your septic system can save you thousands of dollars. All septic systems need to be pumped on a regular basis – generally every 5 years.

The cost to pump a system generally runs \$500. To replace your absorption field can cost you thousands of dollars. There are two local companies that maintain septic systems: Gotta Go (706-782-7114) and Welch Construction (706-746-2423). A record of the location and size of your septic system should be on file at the Rabun County Public Health Department. Contact Steve James at 706-212-0289. An unexpected problem with your septic system is not a pleasant surprise. (Continued on next page...)



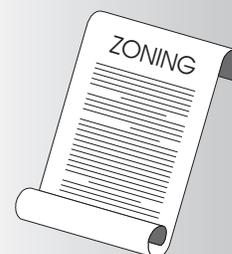
Problems always seem to arise when you have a house full of family and friends. Take an ounce of

preventative medicine today . . . and sleep well tomorrow!

Unified Development Code – Update

The commissioners are in the final phase of adopting new zoning and planning codes. The effect of the regulations would be to better protect our lakes, streams, and ridgelines. The final hearing will be on December 26, 2006 at 6:00 PM. Your Board strongly supports these new regulations and urges all members to

write the commissioners to express their individual support. Please try to attend the December meeting – a large number of people can make a big difference. Many of you have already received an e-mail on this important issue. We must protect our lakes.



Check Your 911 Numbers

In case of an emergency, it is very important that you have your 911 numbers on your mailbox or on a post by the road. The numbers need to be reflective so they can be seen at night. Your Georgia Power lot number **will not** work. Also, it is a good idea to have your 911 numbers on your boat house where they can be read by emergency personnel manning the fire boat.

In case of an emergency, please call 911 **first** so that all necessary emergency vehicles can be dispatched. It is also a good idea to have all of your emergency numbers displayed near your phone in case a guest is making the call.

These simple measures will save our emergency agencies a great deal of time in finding your home.

Medical Update

There are many changes taking place at Mountain Lakes Medical Center in Rabun County. In our next newsletter we will outline the positive changes that are occurring and summarize our meeting with the new administrator.

As some of you may have heard, Dr. Carter Davis is retiring from

active practice. Over the next year he will act as a consultant to a new team of doctors from Atlanta Gastroenterology. The new team of board certified physicians consists of Marc Rosenberg, Christopher Shaw, and David Quinn. They can be reached at 706-782-7028.





County Election Results

Following the November 7th elections, Rabun County has a new commissioner – Max Watts. Max will be replacing Eston Melton who lost in the primary. He edged Bob Fink by less than 300 votes. Max has previously served four terms as a commissioner and represents the fourth district – which covers most of the lake: south of US 76 and west of US 441.

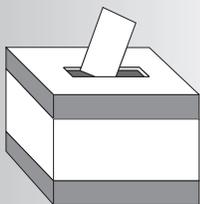
Virgil Kilby will be serving his second term – as he was unopposed in the general election. Virgil represents the area that includes the northern end of the lake: north of US 76 and west of US 441.

Other commissioners are – Mary Elizabeth Law, representing the area north of US 76 and east of US 441. Her term expires in 2008. Pete

Cleveland represents the area south of US 76 and east of US 441. His term expires in 2008. Pat Marcellino, who is commissioner at-large, lives on Moccasin Creek. His term will expire in 2008.

It is noteworthy that this election was decided by less than 300 votes. If you want the commissioners to hear you, you need to register and vote in Rabun County. You are no more likely to get jury duty in Rabun County if you register to vote than if you pay real estate taxes here. One myth dispelled!

In our next newsletter we will discuss the upcoming referendum on a new SPLOST (Special Purpose Local Option Sales Tax). The vote for or against this issue will take place in the spring – probably March.



Briefly . . .

- Two cousins from Clarkesville have been charged in the theft of valuables from a house on Laprade's Road on September 30th. David Bramlet, with Mountain Patrol, indicated that a large part of the items stolen from the house have been recovered.
- Please** do not paint dry hydrants – even if you don't like red. The brightness of their color makes it easy for firefighters to find them.
- Rabun County Commissioners have restructured and strengthened the requirements for road relocation. Be sure to review these requirements before applying to the county for such a permit.

