



LBCA

May 2007

Newsletter



President's Comments

Spring is upon us at beautiful Lake Burton. I hope that each of you have a fun filled, and most of all, a safe summer on the lake. On our LBCA docket for the summer we have two members meetings planned (PLEASE ATTEND), the Tour of Homes, and the annual LBCA Golf Tournament. Be sure to check the Calendar of Events on the back page of your March newsletter or on our web site.

The 2007 LBCA Directory has been mailed. Our thanks go to Becky Hunter and her crew for a job well done. Also, thanks to Larry Barnes for organizing the 3 Lakes Golf Challenge.

The 2007 Tour of Homes, which

benefits our three fire departments, cannot be successful without the help of volunteers. Please volunteer and help make this the best tour ever.

As more and more people are on the lake each year it becomes even more important for each of us to be courteous of others when we are boating and enjoying the lake. When you are out in your boat, please observe the 100 foot buffer for docks and practice the rules of safe boating.

Jim Higdon



Rabun County Tax Revaluation

The Rabun County tax assessors office has recently completed a county wide revaluation of over 13,000 properties. The primary increases in value came from a square foot adjustment to building costs. The building cost numbers previously used go back to the mid 1990's. The other major adjustment was to the value of fee simple lake lots. In 2006, Georgia Power lease lots were reappraised by the state to current market values. Fee simple lots were reappraised in 2007 to conform to the state's valuation.

Base rate tables for improvement have not been adjusted in five years. Land values have not been adjusted in three years. The state auditors audited sale prices versus values. The most recent ratio study shows that Rabun County values were very low and needed to be adjusted.

If you wish to appeal your appraisal, you have forty-five days from the date of the notice. All appeals must be in writing. Appeals should give specific reasons why you think the county's appraisal is too high. (Comparable sales in your area would be an example.) The address to which you mail an appeal appears on your tax assessment notice.

Our county commissioners are in the budget process for 2007-2008. LBCA is watching closely to make sure the additional tax dollars are being spent prudently. The only way we can have any affect on how the commissioners spend our money is at the polls. Please register to vote in Rabun County. In this way we can hopefully elect commissioners that will spend our money wisely.



EPA & DOJ Meet With Wright Bros.

Wright Brothers (the general contractor for the rerouting of Highways 76 and 441) and the EPA and the U.S. Department of Justice met several weeks ago to try to work out a resolution to the sedimentation and pollution of the water bodies within these construction sites. The EPA involved the Department of Justice, who wrote Wright Brothers and their

lawyers, asking them if they were interested in rectifying the situation. Once these discussions are resolved, we will know whether litigation or some other solution will follow. We will continue to monitor developments in this matter and keep the LBCA membership informed.

The Department of Justice letter to Wright Brothers is reproduced below.



U.S. Department of Justice

Environment and Natural Resources Division

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VIA FIRST CLASS U.S. MAIL

January 17, 2007

W. Henry Parkman, Esq.
Griffin, Cochrane & Marshall
127 Peachtree Street
Atlanta, GA 30303
(404) 222-4311 (p)

Dear Mr. Parkman:

I understand that you represent Wright Brothers Construction Company ("Wright Brothers") before Region 4 of the United States Environmental Protection Agency ("EPA") concerning alleged violations of the Clean Water Act arising out of piping and earthwork activities in Rabun County, Georgia. While EPA's investigation is ongoing, this matter has now been referred by EPA to the Environment & Natural Resources Division of the United States Department of Justice ("ENRD").

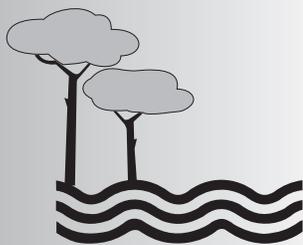
Where appropriate, ENRD strives to explore all possibilities for settlement prior to deciding whether to commence a civil enforcement action. In this case, the general parameters of such a settlement would consist of on-site measures such as stream restoration and subsequent monitoring; off-site mitigation for impacted waters of the United States; and a substantial civil penalty. Additionally, under certain circumstances, the successful implementation of an EPA-approved supplemental environmental project ("SEP") can offset or reduce a civil penalty.

With these general parameters in mind, please contact me if Wright Brothers wishes to pursue a settlement of this matter.

Sincerely

Andrew J. Doyle, Attorney

cc: Philip Mancusi-Ungaro, Esq., EPA Region 4
Joel Strange, EPA Region 4





LBCA 2007 Tour Of Homes

July 21st is the date for the 2007 LBCA Tour Of Homes. The money we make from this event provides major support for our three lakes Volunteer Fire Departments. We have four fantastic homes this year...

1. Bob Cohen's signature home is located at the entrance of Timpson Cove.
2. Cecile and Dwayne Thompson's home, "Sticks and Stones" was custom crafted by Dwayne.
3. Gail and Lance Lipman's mountain/lake home overlooks Murray Cove and is beautifully nestled in the trees.
4. The new home of Carol and Stewart Swanson which is a showplace both inside and out.

This is a win-win situation for everyone - you'll have great homes to see, while supporting our fire departments. The

only way you lose is if you forget to mark the date on your calendar! You will receive an order form by mail in early June. Please fill it out, enclose your check, and mail it to LBCA. Only 200 tickets are available for the morning and 200 tickets for the afternoon - so don't delay in ordering your tickets!

We also need volunteers at the homes. If you are willing, please contact Marian Hansen at rthansen@alltel.net or 706-947-3625.

We also need boat volunteers. If you are willing, please contact Ranny Whitney at rwhitney@hemc.net or 706-878-9943.

If you have any questions about the 2007 LBCA Tour of Homes, please contact Linda Dixon via e-mail at lidixon0916@yahoo.com or call her at 706-865-3484.



Unified Development Code Update

On March 27, 2007 at the regular meeting of the Rabun County Board of Commissioners, the board decided — by a majority vote of 3 to 2 — to indefinitely discontinue pursuing the adoption of the Unified Development Code (known as the UDC). Voting against the UDC were commissioners Pat Marcellino, Max Watts, and Virgil Kilby. Voting for the UDC were commissioners Pete Cleveland and Mary Elizabeth Law. The proposed zoning (UDC) would have better protected our lakes, streams, and ridge lines.

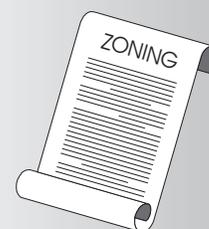
Needless to say, the LBCA was very disappointed in commissioners Marcellino, Watts, and Kilby. Strong opposition to the new zoning (UDC) came from developers, builders, and real estate agents. The LBCA feels that the

actions of these three commissioners have set Rabun County back 50 years.

The only way the LBCA can have more influence in the county is if we have more registered voters. We are currently just a vocal minority trying to protect the county from uncontrolled growth without regulations.

This summer we will be sending voter registration forms to all our members. If we can have just one member of each family voting in Rabun County, we can become a voice for lake and stream protection as well as ridge line protection. The LBCA is non-partisan but we try to address issues that could affect the value of your property.

Without your vote we will be fighting for you with our hands tied. Voting in Rabun County is in your best interest.



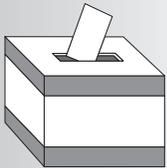


Medical Update

Mountain Lakes Medical Center recently announced a new program called “telemedicine”. State insurance commissioner John Oxendine and representatives from Blue Cross/Blue Shield were in Rabun County for the ribbon cutting. Telemedicine allows patients to visit directly with medical specialists without having to go to their office – which may be hours away. There are currently five major hospitals participating in the program: Medical College of Georgia, Piedmont Hospital, Emory Hospital, Memorial Health Hospital in Savannah and Medical College of Georgia Children’s Medical Center. It is anticipated that there will be additional hospitals joining the program. For additional information, feel free to contact Mountain Lakes at 706-782-3100.

Fire & Safety

If you are planning on doing any outdoor burning, you must have a permit from the US Forest Service in Gainesville. You just need to call and the permit will be issued over the phone. In this period of drought, remember it is illegal to burn on red flag days. Recently, north of Jones Bridge, a fire got out of control and burned several acres. Luckily no structures were burned, but the resident will be fined. Let us all be safe and cautious!



Voting In Rabun

In the near future we will be sending you voter registration forms. It is now easier than ever to vote in Rabun County. We cannot stress enough the importance of increasing our voting power in the county. If you want your quality of life and your investment in Rabun County protected, your voice must be heard at the ballot box. If not both persons who comprise your LBCA membership, please consider at least one person voting in Rabun. In this county of 8,900 active voters, your vote does count. In the last local elections, the difference between winning and losing was less than 200 votes.



Road Paving

The county administrator has informed us the next road to be paved in the county will be South Dick’s Creek. The paving will be from Georgia Highway 197 to Pass Road. Every now and then our voice gets heard! Progress can be slow and tedious – but we do not stop working for our members.

Did You Receive Your Directories?

If you have not yet received your LBCA 2007 Membership Directories, please let us know via e-mail. Send your name and address to: lbca@lbca.net.