



LBCA

June 2008

Newsletter

President's Comments

Spring has definitely given way to summer on Lake Burton. Come up and enjoy the lake!

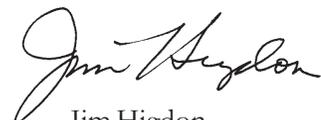
By now those of you with leased lots have received your tax increase. We hope that the following article will answer your questions. If you have further questions please e-mail or phone us.

We are noticing a lot of trash in the lake. Please help keep Lake Burton clean. Take care of your own area first – and then pick up trash in the lake.

Don't forget our annual Business Meeting / Dinner / Bluegrass Party at Fred's

Shed starting at 5:30 P.M. on June 21, 2008. We will be discussing matters of importance to our lake, voting on new LBCA Officers and Board Members, and voting on changes to our bylaws.

The most important request I can make of you, as LBCA members – is to be safe. Lake Rabun has already had one tragedy this summer. Let's not add to that this summer. Have fun... but be safe.



Jim Higdon



Georgia Power & New Tax Assessments

Georgia Power Leased Lots – All Georgia Power Company leaseholders on all the lakes in Rabun County received an increase in their tax assessment. The increase on Lake Burton was 88%. Fact: GPC did not reappraise your property. The Georgia Department of Revenue increased the appraised value of all Lake Burton leased lots from \$524 million to \$943 million. The average value of a leased lot became \$1.1 million after this new assessment. The State came to Rabun County and looked at current sales of lakefront property and assigned this value. Fact: GPC, in December 2007, paid the taxes to the county based on the higher assessment. GPC did not make a "profit". Fact: the Rabun County Commissioners determined the budget and the tax bill – not GPC. As with all reassessments, this valuation may be appealed. If you feel your land is worth substantially less than \$1.1 million, contact the GPC land office. Remember, appeals can go against you, resulting in an even higher tax assessment.

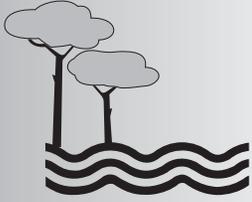
Fee Simple Lake Lots – Fact: The Rabun County tax assessor is responsible for

determining the value for fee simple lake lots. Fact: Fee simple lots were reassessed in 2007 to reflect the current market value. Fact: The 2007 tax bills reflected the new assessed value. Fact: Unless there were major improvements to the property, the 2008 tax bill should be similar to the 2007 tax bill.

If you feel you are paying a great deal of money to the county and getting few services – blame your commissioners. They determine the budget and where the money is spent. To have a say, you must vote in Rabun County and vote wisely. Enclosed is a letter and sample ballot from the West Rabun Property Homeowners association. After interviewing all commission candidates, they have come to a well-researched conclusion (which is shared in the letter) as to which candidates will best represent the lakes. You may want to use these recommendations as a guide in choosing the candidates who will receive your vote. Remember: elected officials know who the voters are. If you need a voter registration form, please send an e-mail to lbca@lbca.net or call Jim Holmes at 706-947-3646.



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Algae Bloom

Some of you might have noticed that Lake Burton developed an algae bloom in the early spring. Georgia Power Company, in a letter dated May 2008, has assured us that the lake is safe for swimming and all normal water activities. We are researching why the algae bloom occurred and what actions are necessary

to prevent a reoccurrence. We will be working with Georgia Power and our own outside consultants to determine what caused the problem. If the problem was caused by someone putting large amounts of fertilizer in the lake, we will certainly take any action necessary to prevent this from occurring again.

Trash In The Lake

The following is quoted from an e-mail we received from an LBCA member during the Memorial Day weekend. This is only one of many such messages we have received about trash in our lake. Please read this – and be conscious of the problem. Let's all do our part to avoid and discourage littering...



"I took an early morning boat run yesterday (5/26). As is usually the case, the lake was smooth as glass. I knew this

would change quickly – being the Memorial Day weekend. On my cruise I came across several items of trash in the lake which had I not retrieved them, could easily have caused damage or injury. I retrieved a gallon size (I think) glass vodka bottle, a large glass Bacardi bottle, two beer cans, and a plastic water bottle. I can understand the plastic bottle flying out of a boat... but the glass bottles and cans... probably not..."

Tallulah River Watershed Protection

The Tallulah River Watershed Protection Committee (TRWPC) is a committee formed by the LBCA, for the protection of the Tallulah River watershed assets – from ridge line to the floor of the waterway. The committee membership is recruited from all the civic, community, and business organizations – including Georgia Power Company and the U.S. Forest Service. It meets quarterly to identify threats to the watershed and discuss ways to develop the data necessary for the various watershed organizations to reduce or eliminate the problems. Since the TRWPC's mission is strictly communication, it has recently started a bulletin board, to which anyone can post information or "blog" on issues related to the watershed. There has recently been a good deal of information on the new

Georgia Water Plan.

To simply read information and post comments or replies, steer your browser to www.bulletinboards.com/view. Enter the bulletin board code: "watershd". If you would like to post an e-mail, address it to watershd@bulletinboards.org. Include a topic in the subject line. Because the server only updates every fifteen minutes, your e-mail will not appear immediately. You may copy or print data, by highlighting the desired text and selecting the appropriate functions from your browser's "File" or "Edit" menus. There are also useful links on the bulletin board for other information resources.

The purpose of the bulletin board is to keep the watershed citizenry informed on watershed issues, so please read and post to it as frequently as you wish.

TRWPC



Art Contest

LaPrade's Marina is offering a \$1000.00 cash prize to the artist whose portrayal of the original LaPrade's is chosen by Lake Burton and Rabun County residents as the best painting to be hung over the fireplace in The Water's Edge Restaurant at LaPrade's.

All entries will be displayed at the marina during the 4th of July week. Visitors to LaPrade's can also vote for their favorite painting by dropping pennies into a container at each entry. The painting that raises the most money will be awarded the honor of being hung at LaPrade's and the accumulated funds will be donated and divided between the

Lake Burton Civic Association and the charity of the winning artist's choice. In addition, prints will be made and offered for sale at the marina. The profits from the sale of the prints will be divided among the artist, the charity of the artist's choice, and the Lake Burton Civic Association.

Entries should be at least 45 x 47", suitable to be copied for prints, and should inspire memories of good times at LaPrade's throughout the years. Entries must be delivered to LaPrade's by June 24th. For more information, contact Lynda Hester at 706-212-0003 or lynda@lyndahester.com.



Rabun County Primary Elections

The primary elections in Rabun County are close at hand. You may vote early – starting June 1, 2008. Voting machines are set up at the courthouse and available during normal weekday hours. Please remember, you must ask

for either a Democratic or Republican ballot. If you are unable to get to the courthouse, e-mail Tammy Whitmire at twhitmireboe@windstream.net or call her at 706-782-1878 and she will gladly mail you a ballot. Voting made easy!



Burton Buzz

- We continue to await the “never arriving” ISO people. If we can get any lower rating, your insurance premiums will go down. Now all we can do is wait.
- As you turn off the main highway to get to the lake, please slow down. There are more and more people walking and riding bikes. Let us avoid a serious accident by being courteous.
- Please remember to send in your Dinner and Bluegrass Party reservation. There will be food and music. You may also bring your own “after 5:00” libation.
- Remember you are responsible for any damage caused by your boat's wake. You are also responsible for the actions of your guests or renters.
- If you have a question, comment, or concern, please e-mail the Burton Buzz at buzz@lbca.net or call Jim Holmes at 706-947-3646.





Annual Members Meeting

The 2008 Annual Meeting of Members of the Lake Burton Civic Association, Inc. will be held at 5:30 P.M. on Saturday, June 21, 2008, at Fred's Shed. Please attend this Special Business Meeting and plan to stay for the Dinner and Bluegrass Party immediately after the brief, but important, meeting. This Substitute Annual Meeting is being held in lieu of a meeting in August. The purpose of the meeting is to elect Officers and Directors of the Corporation, to approve certain changes in the Corporate Bylaws, to give various reports on issues of interest and concern to Lake Burton residents, and to transact other business that may come before the meeting.

The Nominating Committee and Board of Directors recommend that the following slate of Officers and Directors be elected:

President-Elect with term ending in 2010:	Linda Dixon
Vice-President with term ending in 2010:	Becky Hunter
Directors with terms ending in 2011:	David Bacon Bob Fink Janis Stapleton



Complete copies of the Bylaws of the Corporation with the proposed changes will be available at the meeting on June 21, 2008. The complete document of proposed changes may also be downloaded at: <http://www.lbca.net/bylawsproposed.pdf>. A summary of the proposed Bylaw changes is presented below:

- Article II, Section 1-A – The Regular Membership Category is changed to include those homeowners who own, lease “or reside at” properties in the boundary area in order to encourage adult children and extended family members using the property to join and receive the benefits of LBCA.
- Article III, Section 1 – The designated Annual Meeting of Members is being changed from August to the spring of each year to provide better communication at the beginning of the season. Also, this meeting may be held in connection with other events to encourage increased attendance by Members at the meeting.
- Article VII, Section 2 – A paragraph is being added to allow the Board of Directors to extend the term of the President for a period of no more than one year if the Board deems it appropriate due to ongoing litigation or other significant matters.
- There are several housekeeping changes in other sections of the Bylaws.

The Board of Directors has extended Jim Higdon's term as President through June 2009 subject to approval of the proposed Bylaw change summarized above. Linda Dixon, upon election as President-Elect, will automatically succeed Jim Higdon at the end of his extended term.

A separate reservation form for the Dinner and Bluegrass Party has been mailed to all LBCA members. Please respond to it and stay to enjoy the evening.