



LBCA

October 2008

Newsletter

President's Comments

First, I want to thank the LBCA Board of Directors for all of their hard work and accomplishments in the past year.

We just completed a very successful "Welcome Wagon Campaign" which resulted in the association getting over 25 new members. Also, our campaign prompted a large number of people to register to vote in Rabun County. Many thanks to Charlie Boyd for all his efforts and guidance.

I also want to thank Bruce Merrill and Mike Walters for making our 17th annual LBCA Golf Tournament the most successful ever. Their efforts will enable us to give our three area fire departments the largest payout ever.

Rabun County continues to grow and change – almost daily. The better informed we are, the better we can react to issues that affect the quality of life on Lake Burton and the surrounding area. If you notice something that you perceive to be a problem, please let us know, either by e-mail to lbca@lbca.net or with a phone call to me.

Fall is always one of the best times of the year to be at Lake Burton. Come up and enjoy yourself, but please be respectful of your neighbors on the lake.

Jim Higdon

No 2008 Winter Drawdown

In a letter dated September 9, 2008, Georgia Power Company announced the "cancellation of the scheduled drawdown

on Lake Burton." The extreme drought being experienced in our region necessitated this decision.

Appeal Of Georgia Power Assessment

In a letter dated September 10, 2008, Georgia Power Company (GPC) outlined the appeals process for the 2008 assessment. All leaseholders should have received this letter. If you have not received this letter, please call the GPC land office.

The letter also addresses the assessment for 2009. Next year all assessments will be based on "individual lot values" and "will reflect actual lot values and will eliminate the need for an appeals process." The letter does not detail by whom or how GPC will deter-

mine "actual lot values". The letter further states that the company "is making an appeal opportunity available for this year only" and that "there is no provision for an assessment appeal within the Lease Agreement." If you have a question or concern, please contact the land office immediately.

Listed below are three local appraisers who can assist you with obtaining a property valuation:

Robie Brown	706-782-7808
Brad Fisher	706-490-2839
David Suttles	706-490-1974



LBCA Golf Tournament

2008 was a record year for the LBCA golf tournament. More money was raised for our three fire departments than ever before. Many LBCA members contributed directly to the tournament. As a result, over \$30,000 was raised! See the list of contributors on the back page of this newsletter.

A special thank-you goes out to members Bruce Merrill and Mike Walters who organized and ran the tournament this year – and have agreed to do it again next year. Let us hope for another record in 2009. Please remember, all funds are used to support our volunteer firemen.



The Rabun County Tax Assessor's Role

It is the responsibility of the county tax assessor, Mike Copeland, to determine the value of all properties in Rabun County – excluding the assets of Georgia Power Company (a regulated utility). Rabun County has a list of all properties in the county, including leasehold improvements. When a change is made by the assessor, a notice is sent to the property owner. If the property owner disagrees with the new assessment, the owner may appeal. The above process is true for all counties in Georgia.

uses the replacement cost method. Structures are graded and measured (meaning that a real person with a tape measure goes to every home). The square footage is then multiplied by the replacement cost per foot for that grade of house. The number for replacement cost is derived from a manual published by Marshall & Smith. For fee simple and leased property, the land value is determined from comparable sales in the area. Georgia Power leased land values are determined by the state, not the county.

The office of Tax Assessor is regulated and audited by the Georgia Department of Revenue. Every year the state compiles a list of all property sales made in Rabun County. The State compares the selling price with the assessed value made by the county assessor. The ratio of tax assessed value to selling price should fall within a range of 36-40% on a county-wide basis (not on every individual property). For the year 2007, the median ratio was 38.7%. If the ratio falls below 36%, the county must take immediate action to remedy this situation. If the problem is not corrected in a timely manner, the state can prevent the county from collecting property taxes.

For 2007 and 2008, it is Burton Buzz's estimate that the "lakes" (including leased lots) will pay at least 50% of all taxes paid to the county.

The complaint heard the most is "what am I getting for my tax dollars." The county commissioners determine the county budget. These persons are elected officials who should listen to the voters. The only real hope the lakes have to receive proper fire and police protection is to have homeowners register to vote in Rabun County. Same song, second verse!

How does the county determine the value of your property? Rabun County

Check out qpublic.net. This site lists all properties in Rabun County and their assessed value. Click on Georgia Assessor Websites, then select Rabun County. Enjoy!



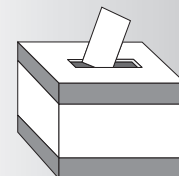


2008 Elections & Early Voting

The polls are already open in Rabun County for early voting. Voting at the courthouse is between 9:00 AM and 5:00 PM, Monday through Friday. If you cannot get to the courthouse, request a ballot by sending an e-mail request to twhitmire@rabuncountygov.com or call Tammy Whitmire at 706-782-1878.

Enclosed with this newsletter is a

sample ballot from the West Rabun Property Owners. That group is supporting two candidates for commissioner: Katheryn Granberg and Nannette Curran. Note their recommendations on the back of the sample ballot. LBCA is non-partisan and, as such, does not recommend candidates to its membership.



Boating Safety

Please be very careful where you allow people and animals to sit in your boat. Recently, a dog was thrown off the front of a boat and killed. The driver made a sharp turn to pick up a

fallen tube rider and the dog was thrown from the bow of the boat. It could have been a child. Please remember: Safety comes first!

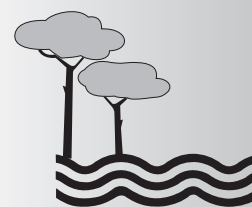


Burton Buzz

In a recent letter to the LBCA, one of our members used the term “Lake Burton Etiquette.” Let us all be nostalgic and remember what it “used to be like” and try to make Lake Burton a better place.

- Be Courteous. When you pass someone in another boat why not wave at them. Try to bring a smile to someone else’s face. You may just bring a smile to your own face.
- Watch the volume of your boat’s stereo. Not everyone wants to hear your music. You probably don’t want to hear their music. Some residents – maybe even you – would like some peace and quiet at times. Lake Burton is a wonderful place to read a good book.
- Don’t throw trash in the Lake. If you see someone else throwing trash, try to get them to pick it up.
- Please use the Lake Burton Civic Association Directory properly. The directory should not be used for business purposes.
- Please watch your wake. Don’t get too close to docks, swimmers, and other boats. Remember: the 100’ rule is state law.
- When having a party or shooting fireworks, think about starting earlier and ending earlier. Your neighbors may be “early to bed and early to rise.”
- If you have any concerns, topics for the newsletter, or brilliant ideas, please let us know at buzz@lbca.net. We want to hear from you, our members.

Lake Burton is a special place. Let us all try to keep it that way.



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 Clayton, GA 30525-0050



The Lake Burton Civic Association and area fire departments wish to express their gratitude to the following individuals and organizations for their generosity in supporting the 17th Annual LBCA Golf Tournament. All proceeds go to the three lake area fire departments.

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SPECIAL NOTE

The LBCA expresses its sincere appreciation to J.T. Williams for generously providing the Kingwood golf course and riding carts for this tournament.

LBCA Members . . . Please Support Our Supporters