



LBCA

September 2005

Newsletter

President's Comments



Whew! What a summer. The LBCA, its officers, directors and members have really been busy this summer. From the "Between the Lakes" golf outing and the Spring Members Meeting and Bluegrass Party to the 14th Annual Golf Tournament, Home Tour and the Annual Members Meeting and Art Show. There are many activities to attend and to work on. The fall promises a much quieter time. The association, its officers, directors and members continue to be focused on and work on issues surrounding the lake – such as road construction and the resulting siltation, development issues, the fire departments and the ongoing program thru the county commissioners to get a reduction in ISO homeowner insurance rates. You, the members of the LBCA, are the eyes and ears of the association. When you hear or see something that is a cause for concern, please let us know! We are best contacted thru the web page, but my number is in the directory and I can be reached almost any time.

The county continues to see changes – almost daily – and the better informed we can be, the better we can react to issues that affect the quality of life on the lake and in surrounding areas.

I want to thank the membership for the interest shown, as evidenced by increased attendance at the two meetings this summer. I hope this is a trend . . . as we need an active membership to make the association more meaningful to all.

Please remember our fellow citizens suffering in Alabama, Mississippi and Louisiana as a result of Hurricane Katrina. A donation to the Red Cross is the quickest way to get your assistance to them.

I hope you are all able to enjoy the beautiful fall season at the lake. It's like no other place in the world!!!

Steve Barrett

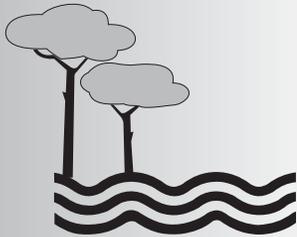


Tallulah River Watershed Protection Committee Formed

Former LBCA Director, Tom Fischer, has spearheaded the formation of a committee dedicated to the purpose of protecting all of the ecological features of the Tallulah River watershed – from the waterway floors to the ridge lines. The committee, which meets monthly, now has 15 members including: the Tate City Community Association, the Persimmon Valley Civic Association, the LBCA, the Seed Lake Association, the Lake Rabun Civic Association, the West Rabun Homeowners Association, the Heaven's Landing Civic Assoc-

iation, the Tallulah Falls Business Association, the Lake Yonah Civic Association, Georgia Power Company and the U.S. Forestry Service.

The committee has compiled, in conjunction with the Rabun County Marshal's Office, a New Construction Checklist. This list has been included as the final page of this newsletter. In addition, the committee has identified 34 threats to the watershed and will strive to utilize the combined strengths of its members to reduce or eliminate those threats.



Golf Tournament A Huge Success

Hats off to Jim Higdon and Crawford Grice for the excellent job they did on the LBCA's 14th Annual Golf Tournament which raised over \$16,000 for our local volunteer fire departments. Supporters of the fund-raiser tournament, held at Kingwood

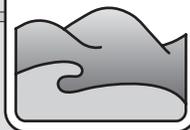
Resort, included over 100 golfers and 85 sponsors. The winning team, of Jim Blalock, Woody Blalock, Eric Blalock and Jonathan Long, walked away from everybody with a score of 46 in the Lauderdale event.



Tragedy In August

Our sympathy and support needs to be extended to Barney and Kim Mayfield. Their eight-year-old son, Derrick, was killed on August 10th when the four wheeler he was riding overturned. Both Rabun County Bank and Regions Bank have set up

“Mayfield Special Funds” to accept donations to help offset medical expenses associated with the accident. Most of us have relied on Barney to fix our boats at Anchorage Marine. The Mayfield's are counting on us.



LBCA's Summer Business Meeting

Some 250 LBCA members enjoyed the association's Summer Business Meeting and Art Show at the Wildcat VFD Station on August 13th. Members elected Linda Dixon, Marian Hansen and Bruce Lewis to three-year terms as

Directors and renewed the terms of Tom Downs, Treasurer, and Becky Callahan, Secretary. Special thanks go to retiring Directors Dick Diedrich, Tom Fischer and Crawford Grice for all of their work over the past three years.

Tour Of Homes – A Success

Over 450 people participated in the LBCA Tour of Homes this summer – raising over \$8,000 for the association. Special thanks go to Evan & Pam Jennings, John & Jean Hatfield and Ed & Sharyn Sams for sharing their lovely

homes. Also, thanks to Linda Dixon, Janis Stapleton, Steve Barrett, Raney Whitney and all of the workers who drove boats, guided people through the homes and directed traffic flow throughout the day.



Briefly . . .

- ☑ If you see little white spots on the underside of your hemlock branches, your trees are likely infested with the wooly adelgid parasite. Sarah Linn provides a spray treatment which appears to be an effective deterrent – and is affordable. Contact her at: 828-526-9130, High Country Care LCC, P.O. Box 8, Scaly Mountain, NC 28775.
- ☑ July's newsletter contained an article stating that Georgia Power Company provided a patrol truck to Mountain Patrol for use on the lake. In fact, the truck was donated to Rabun County for enforcement activities around the lakes and to be driven primarily by David Bramlett, who is a Deputy Sheriff of the county.
- ☑ Sandy Morehouse won the Seniors Championship at Waterfall Country Club.
- ☑ LBCA directors and officers apply constant pressure on the county to improve our roads around the lake. Jeff Jackson, of Georgia Power Company, recently pointed out that one reason we don't meet with much success is that, because much of Rabun County is owned by the national government, it has a small tax base – as compared to neighboring counties.





Rabun County Checklist For New Construction

1. Obtain a Rabun County Health Department permit for the sewage system.
2. Obtain a 911 (street address) number from the Rabun County Mapping Department, 706-782-7579, located above the Rabun County EMS building at the Clayton Fire Department on North Main Street.
3. Acquire a building permit from the Rabun County Tax Assessor's office. (Need a plat of the lot with the location of the new house drawn on it. The house must be located twenty-five (25) feet from any road right of way and fifteen (15) feet from side and rear property lines.) All zoning and subdivision regulations must be adhered to. A copy of *Rabun County Official Zoning Ordinance and Subdivision Regulations 2004* may be examined or purchased in the Tax Assessor's office.
4. Obtain a driveway permit from the Rabun County Board of Commissioners if constructing a driveway and the property is located adjacent to a county road.
5. Proper soil erosion measures must be taken to prevent siltation runoff – for example: silt fences, hay bales, sediment basins:
 - ✓ No grading within the 50-foot buffer of any running water.
 - ✓ All roads and driveways must be graveled immediately after grading.
 - ✓ All ditches are to be lined with large stone or check dams made with stone to prevent mud from leaving the site.
 - ✓ All bare areas must be mulched and seeded immediately after grading. If grading is to take more than a day, observe the weather forecast. If rain is moving in, mulch with hay or straw even though you may plow it under after the rain. The best managed sites cover all bare areas around and up to the foundation with two to three inches, even if you are not finished grading.
 - ✓ Use silt fences where needed. Sediment basins are another method of trapping sediment. If they become half full, clean them out.
6. A soil erosion and sedimentation plan must be filed with the Rabun County Marshal/Soil Erosion Officer and be approved IF the project has more than one residential dwelling. Land owners who plan to develop must obtain the necessary permits from the Marshal's Office before any grading begins.
7. All Department of Natural Resources and Federal Emergency Management Agency (FEMA) guidelines must be met, for example: DNR setbacks from trout streams are fifty (50) feet. If encroaching within the buffer, a variance must be obtained from the Georgia Environmental Protection Division (404-675-6240). Any variances required must be obtained from the Georgia EPD before developing.

These are a few suggestions that may help you. A copy of the *Rabun County Soil Erosion and Sedimentation Ordinance* is available in the Marshal's Office, Rabun County Courthouse, 25 Courthouse Square, Suite 137, Clayton, GA 30525. If you need a visit to your site before or during grading, please call 706-782-2657. They will be happy to answer any questions.