



# LBCA

May 2006

## Newsletter

### President's Comments

May 9, 2006

Spring has really “sprung” at Lake Burton. Everything that is to be green has sprouted and it is beautiful. As you begin opening up your homes for the summer ahead, our association has been particularly busy. We have already held the 3 Lakes Golf Challenge Tournament, planning is under way for the 15th Annual LBCA Golf Tournament, and plans for the June and August meetings are being finalized. On other fronts, your fellow members, directors and officers have attended many governmental meetings, kept in contact with Georgia Power Company, and kept a watch on the water quality of the lake.

Due to the efforts of many, the Rabun County Zoning Committee rejected a height variance requested by Waterfall Country Club and we will ask for participation by all of our member-

ship on May 23rd at 6:00 P.M. at the Rabun County Courthouse. That is when the Board of Commissioners votes on this variance issue. The LBCA is pursuing action to cause polluters of the lake to stop allowing inflow of any foreign substance. We will have further information on this as the year goes on. Your association is alive and active and I encourage all to find an area to participate in.

Please let me know if I can help you in any way. My email address is: [srs-inc@juno.com](mailto:srs-inc@juno.com).

As ever,

Steve Barrett

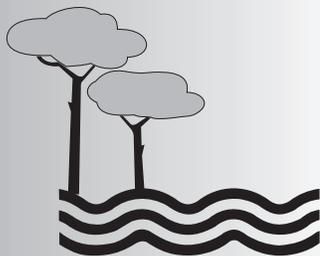


### Protecting Our Environment

The U.S. Environmental Protection Agency and the Georgia Environmental Protection Division continue to issue citations to Wright Brothers Construction Company for the continued erosion and siltation of streams and our lake from the U.S. Highway 76 construction at the north end of the lake. The LBCA Board of Directors has approved the hiring of a law firm to determine if the association has “standing” to take legal action against violators of county and/or EPD ordinances and regula-

tions. Having the legal right to safeguard our members’ economic values will empower the association to take a substantially more active role in the protection of our environment.

The County Marshal now has four deputies who can visit sites that are possibly in violation of the county’s ordinances – so if individual association members see construction with erosion run off, building too close to a stream, or trees being cut on the lake – please call the Marshal’s office at 706-782-2657.





## Officer & Director Nominees

The LBCA Board of Directors has nominated the following candidates for the membership's consideration and vote at its Annual Business Meeting on Saturday, August 12, 2006. Director, Jim Higdon is the nominee for President; Vice President, Becky Hunter has graciously agreed to stand for

reelection; and former Director, Bill Markert has been nominated to fill the remaining year of Jim Higdon's directorship. Three new director nominees were selected from a number of outstanding applicants. These are Charlie Boyd, Jim Pope, and Mike Walters.



## Waterfall Building Variance In Question

Developer J. T. Williams' request for a 16-foot height variance for the first of five three-story buildings – with a total of 54 living units that are planned to surround a hilltop overlooking Lake Burton – was rejected by the Rabun County Planning Commission on April 24th. Former LBCA President Jim Holmes spoke out against the variance, citing various sections of the county's

zoning ordinances that negated all of the reasons for the variance presented by Mr. Williams. Per Rabun County procedures, Mr. Williams will now take his request to the County Commissioners on Tuesday, May 23rd. **It is important that LBCA members fill up the Rabun County Courthouse for that meeting at 6:00 P.M. Please plan to be there!**

## Fire Insurance & Protection – A “Catch-22”



The Rabun County Commissioners have accepted the Fire Committee's recommendation and hired the National Fire Service Organization (NFSO) to study the county's volunteer fire departments and specify the steps necessary to reduce the ISO ratings in the county. While many of the steps are procedural, other steps will require the upgrade of woefully outdated equipment. NFSO personnel have led LBCA representatives to believe that ISO ratings in the county can be significantly improved, which will have

the impact of lowering individual insurance premiums. The ball is rolling but, since the county provides the fire departments with only marginal financial support, the funds to upgrade equipment will have to be provided directly by the county's citizens. This entire process has been in the works for over two years and your board of directors is examining various alternatives on how we can be ready to support our three fire departments when the NFSO study is completed.



## LaPrades Sale Completed

Atlanta based Vinings Marine Group, LLC, has completed the purchase of 43 acres of land including all of the cabins, boat docks, and other facilities we call LaPrades. Peter Anzo, spokesman for Vinings, indicated that the boat ramp is open for use and that his group hopes to be pumping gas and selling supplies at the marina by Memorial Day weekend. Boat slips can be rented until Labor Day. Although the property's development plan is still at its conceptual stage, the Vinings Group intends to remove all of the buildings along the waterfront, build all new boat

slips, add a new restaurant with land and water parking, and insert a few houses on the southwest shore of the property. Mr. Anzo, indicated that he hopes portions of the original restaurant can be salvaged and used in the new facility. The development on the hill west of Highway 197 will probably include a marine service center as well as individual and cluster type homes with substantial green space. Municipal water and sewage systems will be created to support the development. Vinings Group hopes that LaPrades will become the social center for the lake!



## Spring Meeting & Bluegrass Party

The Spring Member Meeting and Bluegrass Party on June 10th is the earliest of upcoming events – vittles included. The meeting (at Fred's Shed) starts at 6:00 P.M. Dinner is at 6:30 P.M.

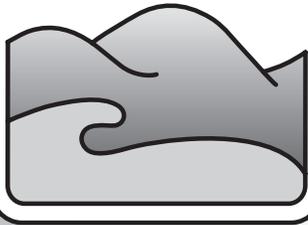
and the music begins at 7:00 P.M. Grab a tablecloth, some liquid refreshments (BYO) and come on out to play with your friends.



## Briefly . . .

- ☑ Fruit of the Loom, Rabun County's largest employer, will close its plant in August. This closure will remove some 900 jobs from the local economy.
- ☑ The 30 foot limit on boat length on Lake Burton is now a state law.
- ☑ Vickers Road (on the north end of the lake) has been prepped for paving for over a year. Rumor has it, the county is letting out bids for the job.
- ☑ The total value of real estate sales in Rabun County in 1995 was \$62 million. Ten years later (2005) the value was \$277 million.
- ☑ The 3 Lakes Challenge Golf Tournament resulted in a tie between the LBCA team and the team fielded by Lake Seed and Lake Rabun.
- ☑ Please remember that lights cross over water and are often brighter on a distant shore. Please be considerate of your neighbors.
- ☑ Keep in mind that LBCA members are welcome to forward their favorite digital photos to lbca@lbca.net for inclusion in our Web site gallery.





# 2006

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## *Calendar of Events*

January 1, 2006	Membership Fees Are Due Directory Cutoff
February 26, 2006	Winter Board of Directors Meeting
April 1, 2006	Membership Drop Date
April 28, 2006	Between the Lakes Golf Challenge
May 7, 2006	Spring Board of Directors Meeting
June 10, 2006	Spring Members Meeting Dinner Bluegrass Party Fred's Shed 6:00 to 10:00 P.M.
June 17, 2006	Boating Safety Course Program Presented by DNR At Wildcat VFD 9:00 A.M. to 4:00 P.M.  Lake Burton Garage Sale Old Wildcat Fire House 9:30 A.M.
July 1, 2006	Fourth of July Fireworks
July 8, 2006	Wildcat VFD Fabulous Fried Chicken Fund-raiser
August 4, 2006	15th Annual LBCA Golf Tournament Kingwood Country Club 9:30 A.M.
August 12, 2006	Annual Members Meeting Luncheon LBCA Art Show
October 22, 2006	Fall Board of Directors Meeting
November 1, 2006	Directory Information Request and Membership Statements Mailed
December 31, 2006	Directory Listing Cutoff

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