



LBCA

May 2009

Newsletter

President's Comments

At the end of June my three year term as LBCA President will come to an end. I want to thank those of our Board members who have been so supportive. Hopefully, with the efforts of our LBCA Board, we have been able to effect change in areas that will help make Lake Burton a better place to live and enjoy.

Most of all, I want to thank my wife, Carol, for being my biggest

supporter . . . and, at times, my biggest critic. She is the best!

Lake Burton is a beautiful place. Please help us keep it clean.

Jim Higdon



Finally . . . Finally . . . FINALLY!!!

We are happy to report that Rabun County received a rating of "5" from ISO. This is great news for the three fire stations that serve Lake Burton . . . and for the entire county. This "5" rating was accomplished by a joint effort of the Lake Burton Civic Association, West Rabun Property Owners, the Rabun County Fire Committee, and – most of all – our volunteer firefighters. The LBCA and WRPO have been working on this for three years.

We would not have been able to achieve this rating if it were not for the generosity of the LBCA membership. Thanks to them we have been able to support our fire department personnel with the best possible equipment.

This new rating will not go into effect until August 1, 2009. At that time you can contact your insurance company. In most cases, we understand that with the new rating a 30% to 40% savings on your homeowners insurance policy should be realized.

Please keep in mind that this is not a final rating. Our fire stations will be subject to periodic inspections, therefore, it is imperative that we keep our fire department equipment as current as possible.

Again, our thanks go out to our members who have supported area fire departments, and most of all to our brave volunteer firemen.



Boat Slips & LaPrades

The Federal Energy Regulatory Commission (FERC) has approved a total of 176 boat slips for LaPrades. The LBCA board had asked FERC to reduce this number to 125 because of safety concerns.

The number of boats on Lake Burton is increasing every year. Please be extremely cautious boating on the narrow parts of our lake. May we all enjoy an accident-free 2009 boating season.



2009 Taxes

For owners on Georgia Power Company (GPC) leased lots, there are two “taxes.” The first is the GPC tax assessment, and the second is the county property tax. For those on fee-simple lots, there is only one tax: the county property tax. For the year 2008, GPC evenly split their tax bill among all lease holders. For 2009, GPC has appraised each lease lot and assigned a value. To find out the new value, each leaseholder needs to contact the Georgia Power Land Office. The total tax

assessment for 2009 should be approximately the same as 2008. Individual tax assessments will be based on the new GPC appraisals. The tax bill for fee-simple lots and leasehold improvements will not be determined until Rabun County and the school board set the new millage rate. The Rabun County commissioners are currently holding budget hearings for fiscal 2010 (7/1/2009–6/30/2010). The new millage rate should be determined by June 2009.



2009 Tour of Homes – Largest Ever

Mark your calendar for the LBCA Tour of Homes on July 18, 2009. This year’s tour will include five homes – the most in LBCA history. Included will be the homes of Cyndae Arrendale (Rainbow Village), John and Evelyn Arrendale (behind Goat Island), Gordon and Donna Brady (Timpson Creek), Wayne and Cathie NeSmith (Moccasin Creek), and Mark Swiecichowski (Magness Cove). Our association is most grateful for their generosity.

session (12:30 until 4:00). Please consider enjoying the tour yourself during one shift and volunteering during the other shift. If you can help out, please contact: Linda Dixon (ldixon0916@yahoo.com, 706-865-3484) or Janis Stapleton (jastapleton@windstream.net, 706-778-8278). Remember, without the help of many volunteers we cannot have a Tour of Homes.

Due to the number of homes, we will need more volunteers than in previous years. We will need additional boats, boat drivers, and tour guides. There will be a morning session (8:30 until 12:00) and an afternoon

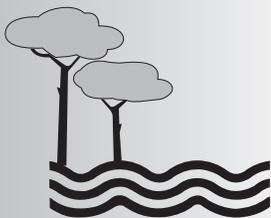
Tickets for this event will cost \$45.00 each. The proceeds will be for the benefit of our three fire stations. The number of tickets sold will be limited and tickets will only be sold to LBCA members. Ticket application forms will be mailed to all LBCA members within the next few weeks.

Water Quality

One of the main priorities of the LBCA board of directors is to monitor the quality of Lake Burton’s water. Our concern is not just in monitoring for sediments and dirt, but to test for insecticides, herbicides, sewage, and many other pollutants. The LBCA board will attempt to identify any potential problems

that may arise and take corrective actions.

Keep in mind that our best “eyes and ears” are our members . . . so, if you see a problem, please report it by e-mailing us at lbca@lbca.net or by calling the Rabun County Marshal’s office at 706-782-2657.



Jackson Succeeds Harrison at GPC

Georgia Power Company recently announced the promotion of Jeff Jackson as the new manager for the North Georgia Land Management Office. Jeff is succeeding Roger Harrison, who elected to retire under

GPC’s early retirement plan. Jeff has worked for GPC for 19 years and, since 1992, has worked on the lakes. Let us all wish Jeff the best of luck as he takes on a new challenging position with GPC.



The “Lost Town” of Burton

(We express our appreciation to the Rabun County Historical Society for allowing us to reprint the following article in this issue of the LBCA newsletter.)

At the historical society we frequently get the question, “Where was the town of Burton?” There is great curiosity about the “lost town” of Burton that disappeared in 1919 when Lake Burton was created. The truth is, Burton never was an incorporated town. We are currently displaying a large map of Burton and the surrounding land that was flooded to create Lake Burton. Now is a perfect time to visit and find some answers to the mystery of the Burton community. We want to pique your interest with some information about the beginnings of Burton.

The story of Burton cannot begin without a short lesson about the creation of Rabun County. In December 1819, Rabun County was created by the Georgia legislature from land acquired from the Cherokee Indians. The county was divided into land lots, of 490 and 250 acres, to be distributed to Georgia residents by a land lottery. The 250 acre land lots were in the most valuable part of the county. The lottery drawings were held in the town of Milledgeville. Most people participating in the lottery had never seen the land lots as nearly everyone participating in the lottery was from another part of the state. Nevertheless, lots were a bargain as they usually were had for the price of recording the land. Residents of North Carolina and South Carolina were the people most interested in settling in newly created Rabun County. But, in order to buy the land they first had to identify the land desired, find a map with the land lot number, find the person who received it in the lottery, and then locate the owner who was most likely not residing in Rabun County.

Shortly after Rabun County was created and surveyed, the Powell brothers, Edley and Tillman, of North Carolina, and James Stonecypher settled in the area that would become Burton. Although remote and isolated, their land in the Tallulah River District was the most level and fertile land in the county. They settled on the west side of the Tallulah River where Dick’s Creek, Wildcat Creek, and Moccasin Creek flowed into the Tallulah River. Timpson Creek joined the Tallulah River from the east side. For some time they were the only settlers on the west side, however, a settlement did develop and it was known as Powellsville in 1880.

The Powell brothers became actively involved in politics. Tillman was the first senator

to represent the county in the legislature and held the office for several years. It is believed that he later moved to Alabama. Edley also served in the legislature and was Justice of the Inferior Court in 1824. He remained in Rabun County and raised a family.

In the 1840’s, Jeremiah Burton and his family made their way from South Carolina to this area. Jeremiah acquired over 1,000 acres of land along the Tallulah River. Being quite industrious, he built the Burton Store that contained the US Post Office. He constructed near his store the first bridge across the Tallulah River. He participated in numerous civic functions and occasionally served as Bailiff in the local superior court. It seems that Jeremiah Burton was so well respected by his peers that they started referring to the community as Burton. Records indicate that, in 1902, the community was being called Burton.

More families moved into the Burton community and its population grew to 200, one of the largest of any community in the county. Supporting the community were two general stores and a blacksmith shop. A building facing the Tallulah River served as the Burton School and a Baptist Church. The residents made their living logging and farming – with the main crop being corn. There was also the mining of gold and quartz. The first gold discovered in Rabun County was in Burton on Dick’s Creek.

The Burton area was just shy of reaching 100 years of settlement when “progress” was creating its watery demise. In 1917 the Georgia Railway and Power Company began to purchase land for the creation of a reservoir for the production of electricity. Sixty-two property owners sold their land to the Georgia Railway and Power Company and cemeteries were moved to higher ground. On December 22, 1919 the Burton Dam was completed and the lake began to fill. Legend has it that as the lake was filling the steeple on the school/church broke off and floated freely around the lake for two or three years. The lake was completely filled by August 18, 1920. Water spilled over the dam for the first time.

So where is the “lost town” of Burton? The town of Burton was located north of Dick’s Creek, which means it would be in the middle of Lake Burton.

The Rabun County Historical Society is now exhibiting a large map of the properties covered by Lake Burton. Please come by for a visit. We are open on Monday, Wednesday, and Friday. Call 706-782-5292 for more information.

In Memory Of
Don Elliot Heald
LBCA President, 1996~1998

Lake Burton Civic Association
 lbca@lbca.net
 www.lbca.net
 706-782-4904
 Post Office Box 1988
 Clayton, GA 30525-0050



Making Your Home More Secure

During this difficult economic period, home robberies in Georgia are on the increase. Fortunately, home robberies have not increased in Rabun County — yet. The Burton Buzz recently sat down with Frank Andrews, Rabun County’s newly elected sheriff, to learn ways to help thwart a robber.

First: Create a “neighborhood watch”. Ask your neighbors to watch for anyone who appears suspicious. Note the car license number and report it to the sheriff’s office at 706-782-3612. The police want you to call them. Remember, you are a participant in the neighborhood watch — so do your part.

Second: If you have an alarm system, be sure to set it before you leave your home.

Third: Be sure to lock your doors and windows. If you don’t already have dead bolt locks, consider installing them.

Fourth: You may want to install motion

detectors — particularly in the driveway area or in another area where a burglar is most likely to enter your property.

Fifth: If you have a gate across your driveway entrance, lock it. If your property does not have a gate, consider installing one. Thieves do not like to park where they can easily be seen by the neighborhood watch.

Sixth: Some homeowners install a remote camera on their computer system. This allows movement on their property to be viewed and recorded.

Under Frank Andrews, police surveillance around Lake Burton has increased dramatically. The police want to help protect you and your property. Your eyes and ears are the first line of protection. If you see anything out of the norm, please call the Rabun County Sheriff’s Department.



Refinancing Your Lake Home

It has been brought to our attention that many LBCA members are interested in refinancing their lake homes. We surveyed some of the local banks. Listed below you will find their contact person(s) and phone numbers. All of these lenders are aware of the Georgia Power Company Lease Agreement and have indicated that they can work with it.

Bank of North Georgia

Peter Pomeroy
678-302-1190

Capital City Mortgage

Kathy Cotney
404-229-2004

Habersham Bank

Janet Taylor
Gentric Wilbanks
800-822-0316

Mountain Heritage Bank

Julie Durham
706-782-3232

Rabun County Bank

Colleen Brown
706-782-4571

Regions Bank

Gary Green
Sharon Stover
800-548-2310

Stephens Federal Bank

Donalee Andrews
Todd Duvall
706-782-3738

United Community Bank

Darlene Powers
706-212-2465

Burton Buzz

Be sure to mark your calendar for these upcoming events:

June 20, 2009 Annual Membership Meeting / Dinner / Bluegrass Party. This is a wonderful evening of friendship, music, and food. The meeting starts at 5:30 PM and the partying starts at 6:00 PM. Dinner will be provided by Joni’s. BYOB.

July 18, 2009 LBCA Tour of Homes. Visit five (That’s right – five!!!) beautiful homes on Lake Burton. Tickets are limited.

July 31, 2009 18th Annual LBCA Golf Tournament. This year’s tournament will be held at Kingwood Country Club and all proceeds go to benefit our three fire stations. Last year’s event raised over \$30,000 – which helped get most of our members a lower ISO rating.

We have received excellent response to the establishment of the *LBCA Foundation Children’s Fund*, which will provide much needed assistance for local children who may not otherwise receive their required medicines. If you have not yet contributed to this fund, we urge you to do so. Send your tax deductible contribution made out to the *LBCA Foundation Children’s Fund*.

The Burton Buzz wants to hear from you! Let us know what you like, what you are concerned about, and what issues you want covered in greater depth. Send us an email: buzz@lbca.net.



Lake Burton Civic Association
lbca@lbca.net
www.lbca.net
706-782-4904
Post Office Box 1988
Clayton, GA 30525-0050