



**LAKE BURTON CIVIC ASSOCIATION  
NEWSLETTER  
WINTER 2012**



*“Many Hands Make Work Light”*

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*Another hot summer is behind us and winter is here. We have survived the worst disaster to ever hit Lake Burton—the April 27th tornado. I have been so impressed with everyone coming together to help in so many ways. The turnout for the July 16th cleanup day was very impressive. Not only did LBCA members participate, but we also received help from Lake Rabun families and Georgia Power. The ‘Fund Run’ and the Golf Tournament raised record donations for the new Wildcat fire station. Be sure to stop by our new station and thank the volunteers that are working very hard to make this a reality. I am proud of everything that is being done by so many to help restore the damaged areas of the lake.*

*Our membership is growing and your association is strong. We are already working on many activities for 2012. Many of these activities are listed on page 3 under ‘Save the Date.’*

*Be sure to check the LBCA website at [www.lbca.net](http://www.lbca.net). We are making a large effort to keep the site up to date with important information. If you have any suggestions or comments, please contact me at [lidixon0916@yahoo.com](mailto:lidixon0916@yahoo.com). Enjoy your winter . . Watch out for the Bears . . Don't feed the Geese!*



*Your president,  
Linda Dixon*

## GET INVOLVED

### LAKE BURTON CIVIC ASSOCIATION BOARD OF DIRECTORS

*We are currently looking for new members to join the Lake Burton Civic Association Board of Directors. We have several Officer positions open and are also looking for new directors. The Board members have rotating terms and are also encouraged to chair and/or serve on various committees. Board members are elected for a three year term, beginning in June, 2012. Board members should be prepared to dedicate three to five hours/month in addition to quarterly board meetings. We want our board to be representative of the finest members in our community.*

*While our most important goal is fiscal management, the board also makes important policies, raises funds for the local fire departments, and ensures that Lake Burton remain an enjoyable and safe retreat. We cannot do this without your involvement. We are looking for people with experience in website design, fundraising and/or database management. If you are interested in serving, please contact the association's President, Linda Dixon, or any member currently serving on the Board of Directors (see page 7).*

## FLOOD PLAIN MAPS AND INSURANCE UPDATE



Several LBCA members have expressed concern about mortgage companies requiring flood insurance on their property before financing. On August 16, 1999, the State of Georgia entered into a Cooperating Technical Partner (CTP) agreement with the Federal Emergency Management Agency's (FEMA's) Region IV. This agreement provides that the State of Georgia assumes responsibility for the development and updating of the flood hazard maps (known as Flood Insurance Rate Maps, or FIRMs) on a countywide-basis for all 159 counties in the State. Flood insurance policies and rates are based upon a property's location on a flood map which illustrates areas of high and low risk for flooding. The lower the risk area on a flood map, the lower the insurance premium.

If your mortgage company will not waive your requirement for flood insurance, there are several pieces of information an insurance agent will need before submitting an application for flood coverage. We have posted answers to many questions on the LBCA website but some companies will require more information than others and also prices can vary company to company. The best advise is to discuss your particular situation with your insurance agent and banker. Most applications will require a current land survey stating whether your property is in a flood zone.



## FUNDRAISING EXCEEDS EXPECTATIONS

### WILDCAT FIRE STATION 'BEFORE' AND 'AFTER' TORNADO



The Lake Burton "Fund Run" raised \$27,000 for the local fire departments ! Of this amount, \$12,000 was donated to Wildcat Fire Station, \$5,000 to Rabun County Rescue, \$5,000 to Lakes Fire Station, and \$5,000 to Per-simmon Fire Station. Hats off to the all of our sponsors and the Cowhig, Nichols and Short families for arranging this event.

Many thanks to Peter Anzo and LaPrades Marina for raising \$3,500 at this summer's Duct Tape Regatta. We have accepted a challenge from Lake Rabun for next year !



GA Power/LCBA Lake Clean-up Day . . . . .	May 11, 2012
Annual Membership Meeting & Bluegrass Party . . . .	June 16, 2012
Fireworks . . . . .	June 30, 2012
Lake Burton Fun Run . . . . .	July 7, 2012
Earl Patton Duct Tape Regatta . . . . .	July 7, 2012
Tour of Homes . . . . .	July 21, 2012
21st Annual Golf Tournament . . . . .	August 3, 2012



Through a \$42 million grant from the local, state and federal governments, a 250 mile high speed fiber optic ring is being constructed, including Lake Burton. Zones for construction are being identified and eligible members in those areas will be notified before construction.

Fiber optics are capable of handling larger amounts of data than current

copper wires are providing. Copper wires can only deliver high bandwidth over very short distances. Optical fiber does not have the same limitations. The fiber cable is capable of speeds that today's electronic equipment cannot yet handle.

## WATER QUALITY UPDATE



**Clean Water. Healthy Life.**

As you read this update temperatures are dropping and the lake's water level has been lowered several feet and will continue to be drawn down a total of eight (8) to nine (9) feet. Many of us are taking advantage of the transitional time to take care of general maintenance and improvements on our properties. There are many things we need to consider as we perform these tasks that are often overlooked, many of which can impact the quality of our water. In the next few paragraphs I want to share some thoughts with you that might help you do your part to be eco-friendly to the lake.

As the leaves build up on our roofs, decks, and yards we need to think about how to make the best use of them. First of all, enough of them already end up in the lake with the help of mother nature so we need to do our best to keep our yard debris out of the lake. Blowing or dumping leaves and yard debris in the lake can cause a variety of problems as it decomposes. Too much of this can cause algae level and oxygen content issues. Most of us probably have wooded areas, yard islands, or mulch pits we can use for disposal and natural decomposition. As these leaves rot they actually replenish the soil on your lot, nurture your plants, and can provide erosion control and natural filters for the water that eventually flows to the lake.

This is also an excellent time of the year for you to assess the health of your septic system and have it serviced. Check your records and see when the last time you had your tank pumped and inspected . . . probably a lot longer ago than you think. Depending on usage, you should have this done as often as every five years and no more than every ten.

If you ever let the solids level in your tank rise to a level that would allow escape into your drain field it will fail to function correctly, possibly allowing sewage discharge into the lake, and make for an expensive repair. Depending on size and difficulty of access it usually only costs between \$300 and \$500 dollars to have this service performed.

Many of us have extensive landscaping and yards that we like to seed and fertilize in the fall as well as the spring. If you have this done by a professional service take the time to discuss the process

with them and make sure that they are using environmentally friendly methods, not over applying, and taking precautions to keep these nutrients and chemicals from reaching the lake. If you are performing these tasks yourself, get advice from the place of purchase and follow the instructions on the labels carefully. More is not always better.

If you are painting or staining your docks and/or boat-houses carefully consider the product you are using and the means of application. Even though it is more time consuming, brushing or rolling the product on is preferable to spraying. For one you get a much thicker longer lasting coating but more importantly you have much more control of the product and where it ends up. Again, read the labels carefully before you purchase a product and look for any warnings about contents that could cause water contamination.

This is a great time to make dock and boathouse repairs. Make sure all of the post bracing is properly secured and add more fastening devices if necessary. Not only with this protect the structural integrity of your structures it will avoid having these braces floating around in the lake this spring and summer when the water rises.

You should also inspect your sea walls and rip rap. Look for cracks, missing mortar, washed out foundations, and missing backfill. Place your rip rap back up against wall foundations, fix missing rocks or mortar, and backfill your wall where necessary. This will assure you of many more years of good service and avoid expensive repairs down the road.

The water level being down all winter also gives you the opportunity to see where runoff from your lot hits the lake and its affect. Look for areas where concentrated high volumes might need to be slowed and also look for siltation build up and make corrections that will avoid that loss of your soil. It will look better on your lot than in the lake.



As you can tell from my comments above there is always much more to think about than meets the eye. Having a place on the lake is a real joy but it is also a responsibility as well. If we all work together taking care of little details on our own lots it can have a tremendous cumulative positive impact on our water quality.

Items mentioned in the Summer Newsletter such as publishing of the TRWC report, educational seminars and workshops, and future water testing and reporting methods are still in the works so pay attention to future newsletters and the LBCA website. As always, any comments or concerns you might have are always welcome as “feedback is a gift”. I will always put you in touch with or make the appropriate authority aware so that action can be taken to correct the problem.

Thanks for being a proactive steward of the lake and providing us your participation and support.

Bill Russell  
Water Quality Chair



Seventeen homes have been sold on Lake Burton since January, representing sales in excess of \$26 million. The average sale price was over \$1.5 million. Additionally, there are several homes currently under contract.

If you know anyone looking for a home on the lake, there are currently over 100 properties to choose from that are for sale.

## BOAT HOUSE SIGNS

For your family’s safety, we recommend that you purchase a sign for your boathouse. These signs provide for daytime and nighttime recognition by the emergency personnel operating the fireboat. These signs are 12 inches tall and 24 inches wide. They are made on “highway quality” tin. Mounting holes are provided in each corner.

Order forms are available on our website. For information, contact Janis Stapleton at [jastapleton@windstream.net](mailto:jastapleton@windstream.net)



Georgia Power has launched a new website with information on safety, permit applications, shoreline guidelines, and other useful information. Please be sure to visit:

*MEMBERSHIP UPDATE. By now you have received your 2012 membership dues notice. Please update your information and return to us by January 15, 2012 in order to be included in the directory. We are always looking for prospective families to join the civic association. If you know of anyone interested in membership, please send an email with their contact information to [membership@lbca.net](mailto:membership@lbca.net).*



Mountain Patrol continues to receive weekly complaints about black bears in the area. Complaints range from just a sighting to problems with bears doing damage to screened porches, getting into trash or breaking trees

and shrubs. There have been no reports of any showing aggression however many report that they are by no means scared of humans. Mountain Patrol has also had some reports of people intentionally "baiting" bears. This is strongly discouraged as it only leads to more severe problems within the affected community.



**Break-ins and Thefts.** After the tornado, there were three reports of minor items missing from damaged homes. Later during the summer, there were 3 thefts of outside A/C units (one from Lake Seed and 2 from Lake Burton). All three had real estate signs and the two on Lake Burton were not customers of Mountain Patrol. A handful of boathouse thefts with minor items reported stolen were also reported. We continue to encourage homeowners to secure outdoor belongings as well as removing gas cans and boat batteries from boathouses. Easily accessible items such as lawn/boathouse furniture and outdoor grills are always popular targets.

We also continue to ask homeowners to keep a watch and report any suspicious activity they may see. Of particular interest are the vans or other "service type" vehicles that may be seen at homes around the lake.

## LBCA OFFICERS and DIRECTORS

President:	706-865-3484 H	President@LBCA.net
Linda Dixon	706-782-9921 L	
Vice President:	706-947-7474 L	VicePresident@LBCA.net
Peter Anzo	404-494-0084 H	
Treasurer:	706-947-3946 L	Treasurer@LBCA.net
Janis Stapleton	706-778-8278 H	
Secretary:	706-782-8429 L	Secretary@LBCA.net
Becky Callahan	404-788-0933 H	

<b>Terms Ending 2012</b>	<b>John Dearing</b> (404) 355-1166 H (706) 782-4100 L	<b>Wayne NeSmith</b> (706) 947-3542 H/L	<b>Vacant</b>
<b>Terms Ending 2013</b>	<b>Bob Cowhig</b> (770) 979-7533 H (706) 947-1757 L	<b>Bill Russell</b> (770) 998-7167 H (770) 402-8102 L	<b>Mark Swiecichowski</b> (404) 869-8365 H (404) 556-1302 L
<b>Terms Ending 2014</b>	<b>Tees Booth</b> (770) 205-2423 H (770) 827-6978 L	<b>Bruce Keenan</b> (770) 442-0882 H (678) 575-9912 L	<b>Danielle Warth</b> (828) 526-0157 H (828) 332-1170 L

Committee	Chairperson	Contact
Newsletter	Tees Booth	Newsletter@lbca.net
Water Quality	Bill Russell	Waterquality@lbca.net
Lake Safety	Mark Swiecichowski	Lakesafety@lbca.net
Tour of Homes	Linda Dixon Janice Stapleton	Tourofhomes@lbca.net
Golf Tournament	Sam Dixon Bob Cowhig	Golftournament@lbca.net
Membership	Danielle Warth	Membership@lbca.net