



LAKESHORE FOREST WATER SYSTEM, INC.

P.O. Box 166 Murrayville, GA 30564
404-372-7749 lfws.homestead.com

Call Before
You Dig:
811
It's the
LAW!

WATER SYSTEM CUSTOMER UPDATE 2023

Lakeshore Forest Water System (LFWS), is a stock corporation, run by volunteer members from our community. Only Lakeshore Forest property owners can own stock in LFWS and you must own stock to receive water or boat ramp services. There are 120 stockholders at this time.

The Lakeshore Forest Water System's **5-person Board of Directors** (elected by you) operates 1) our private water system, 2) our private boat ramp road, 3) our private boat dock, & 4) private boat launching ramp. All other services such as road maintenance, fire, electricity, security, etc. are provided by Hall County or utility companies just like any other community.

WHEN BUYING PROPERTY: Contact – Bob Boyd 770-503-0072, reboyd30564@yahoo.com

1. It is your responsibility to secure from previous property owner - the original LFWS stock certificate (with seal) that was issued to the Seller. To Transfer Service, download the "Water Service Application" from our website. Send the completed and signed application, \$50 transfer fee and Stock Certificate, to us **within 30 days after closing**. The signed application is required before we can provide any services. Annual water rates are posted on the website.
2. If the previous owner did not own LFWS stock, then you will need to purchase 2 shares before you can receive water and/or boat ramp services.
3. If the original stock certificate is lost, then submit a \$50.00 lost-certificate fee with a "Water Service Application" and we will reissue the stock certificate in your name.

WHEN SELLING PROPERTY: Contact – Bob Boyd 770-503-0072, reboyd30564@yahoo.com

In addition to all of the paper work associated with the sale of your property, you should give to the new buyer of your property:

- The original stock certificate issued by the LFWS for your lot(s).
- The key to the boat dock facilities.
- The Web Site address for information about the services LFWS provides.

LFWS does not prorate any unused portion of your annual water bill. Address this to your Closing Atty. Also, once you sell your property, stock issued to you goes with the property iaw LFWS By-Laws.

ANNUAL WATER BILLS: Contact – Tony Giacobe 770-425-6735, tony1@giacobe.net

Annual Invoices are mailed out in May to the address we have on file for you. Payment is due no later than 1 July, or water will be cut off and a \$50 reconnect fee is due. It is your responsibility to keep your contact information with us current. **Repairs, temp shutoffs, and other alerts** are sent via email, and are also posted on the "Nextdoor" social media site. We do not have the time or manpower to make individual notifications, unless the break is on your property.

The Lakeshore Forest Water Board

Ray McCaskill, President
Scott Parrott Board Member

Mike Nosach, VP Ops
Scott Pelletier, Operations Manager

Tony Giacobe, Treasurer
Robert McCaskill, Water Attendant

Bob Boyd, Secretary

OUR WATER SYSTEM: Contact - Ray McCaskill 404-372-7749, rgmccaskill@msn.com

Although privately owned by you (The Stockholders), the Lakeshore Forest Water System is required to follow the same Georgia EPD mandates as any public water utility. Currently, the EPD restricts outside water use between 10 AM and 4 PM. If you have a boat dock and a water pump permit from the Army Corps of Engineers (USACE), you can pump water from the lake anytime.

In addition to the EPD water restrictions above, LFWS does not permit any automatic or unattended sprinklers, soaker hoses, filling of swimming pools or use of water slides that use tap water. These uses will drain our water storage tank, causing loss of water service to the neighborhood. You are subject to a fine and loss of water service if you cause disruption to the neighborhood water supply. You can, however, hand water during permitted times. See website for a full copy of Water Use Restrictions.

OUR BOAT RAMP: Contact - Scott Pelletier 404-990-1356, sep3579@yahoo.com

LFWS operates the road, dock, & boat ramp under a special permit issued by U.S. Corps of Engineers and is subject to the following specified rules and regulations of the Corps of Engineers:

- All vehicles must park off site (on Barkers Bend Dr or elsewhere).
- There is a 45 min. limit to launch and trailer equipment.
- Be sure to lock gate after launch and departure. This prevents unauthorized use.
- The boat dock is for loading and unloading only.
- No swimming, sun bathing, fishing, picnicking etc. allowed from dock
- The Ramp is for LFWS Stockholders (members) use only - No commercial activities allowed. Boat maintenance, repairs, cleaning, or other activities **are prohibited**. Keep area clean.
- Violation of these rules could cause the Corps to rescind our ramp/dock privileges.

BOAT RAMP KEY: Contact - Scott Pelletier 404-990-1356, sep3579@yahoo.com

It is your responsibility to secure from previous property owner - the key to the boat ramp. If the previous owner does not have a key, you can obtain a "Key Application" on our website (<http://lfws.homestead.com>) then contact Scott to get a key issued in your name.

Only one key is issued per Lakeshore Forest Water System shareholder. Cost: \$50.00. If you lose it, a replacement key costs \$50.00. Keys are nontransferable except when property is sold. These are special keys that cannot be duplicated. Each LFWS shareholder with a key is assessed \$20.00 fee each year for boat ramp maintenance. This fee will appear on your annual water bill, due no later than 1 July annually.

Stockholders are responsible for tenant's compliance with all of the above rules. Short Term Rentals will incur additional fees and are responsible for what happens at their property. Ramp Keys are NOT to be given/loaned to Short Term Renters. The ramp is for the use of LFWS stockholders only.

Thank you for your cooperation and we hope you enjoy living here as much as we do. Our water system is nearly 50 years old: our plastic water lines are underground but not very deep in some places. If you see a leak, CONTACT US ASAP! And if you're interested in participating on the Board, let us know – we're always looking for more help.

It is Georgia Law to Call Before You Dig: 811

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