



THE BREAKING NEWS



Armin Moeller
President

VOLUME 4, ISSUE 1

MESSAGE FROM YOUR BOARD OF GOVERNORS

JANUARY 2013



Armin, Moeller, President



Kim Brooks, VP



Janet Thomas, Sec./Treas.

Next Board Meeting: Wednesday, January 16, 2013 at the Breakers Clubhouse at 6:00 p.m.

YEAR IN REVIEW

The Breakers Welcomes New Homeowners:

Dora Blaney - #11

John Stringer - #34

Bill & Robin Arnold - #46

Keith Boteler - #62

Gage Gibbs - #87

Doug Douglass - #123

Gareth & Kerri Broad - #124

- The Board negotiated with PRV for the Individual Land Lease Options.
- Armin Moeller was elected President of the Board at April 2012 Annual Board Meeting.
- Kim Brooks was elected Vice President of the Board at April 2012 Annual Board Meeting.
- Implemented the Guest Pass Program
- Memorial Day Fish Fry at Poolside
- 4th of July Celebration at Poolside with Johnny Crocker - Breakers was one of many reservoir sponsors for fireworks display
- Conducted a Structural Engineering Analysis
- Added adopted Contractors Rules and Regulations
- Implemented the Hardy Board Completion Project and Repairs/Remodeling/Upgrades
- Requirement of architecture stamp on all structural changes in remodeling projects
- Christmas Party at Clubhouse with Johnny Crocker

The Breakers Celebrated Christmas!



Music (by Johnny Crocker)

sponsors:

Jean McCarty

Janet & David Thomas

Joanne & James Bell

Kim Brooks & Scott Britton

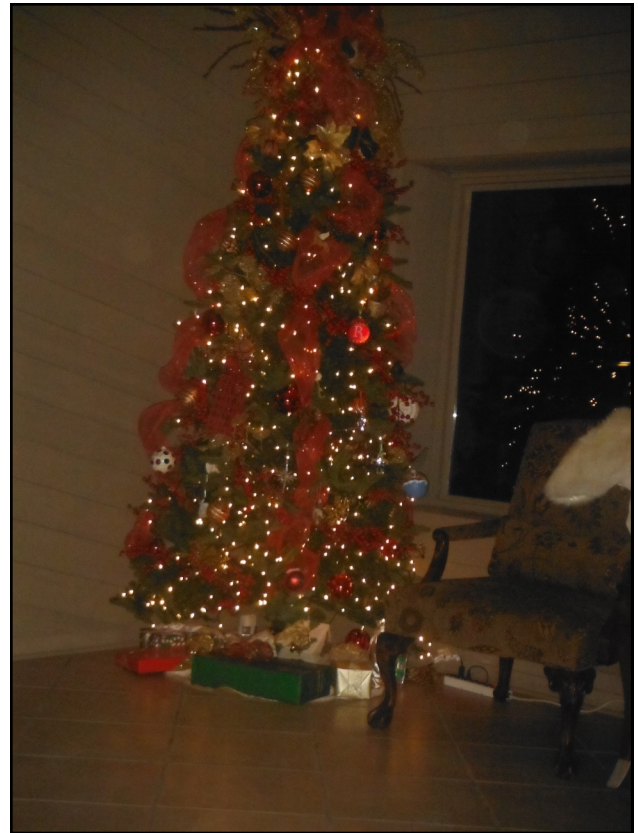
Jeanette & Harvey Haney

Armin & Jan Moeller

June Thaggard

Herb Kelso

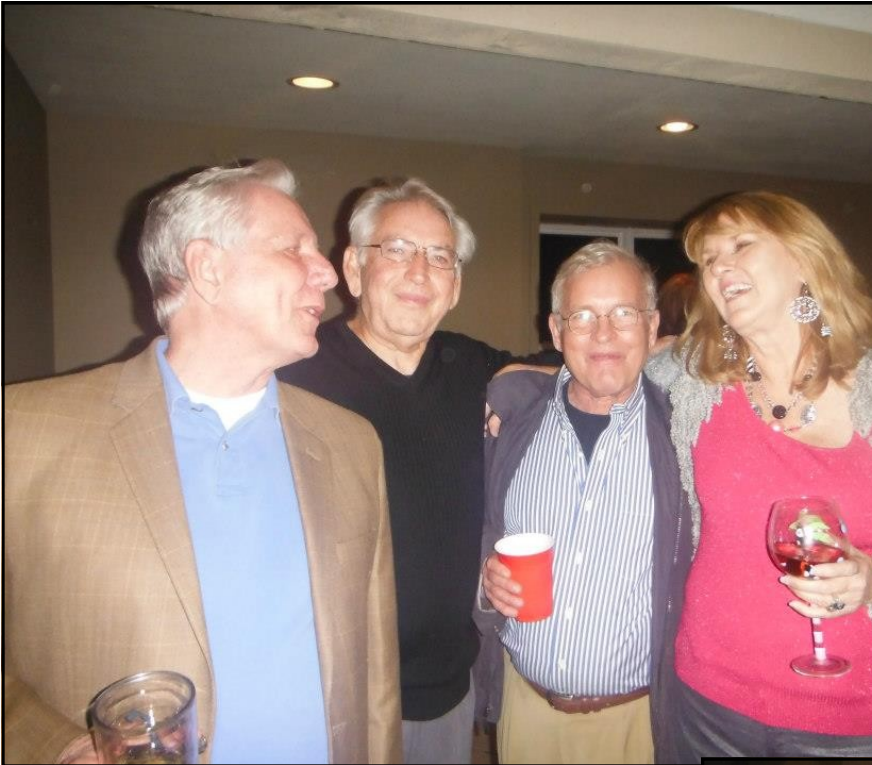
Frank Youngblood









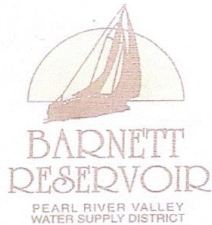






Hear Ye, Hear Ye!!

Steve Clark, PRV Inspector says, "ALL work done at the Breakers will have to have HOA approval and come thru the Building Department to determine as to whether a Building Permit is required or not.": First step is to complete the Architectural Committee Review form and obtain all necessary authorization before any work is done.



December 13, 2012

Breakers HOA
c/o Armin Moeler
PO Box 22587
Jackson, MS. 39225

RE: Building Permits

Mr. Moeler,

It has come to my attention that there are repairs being done at the Breakers without Building Permits. The Building Department is the only one that can determine if a building permit is needed or not. All repairs or remodeling must come thru this office and must have the HOA's approval before any work may be done.

Anytime repairs or remodeling that is being done without a building permit a STOP WORK ORDER will be issued and the workers will be told to leave the jobsite.

If you have any questions feel free to contact me at 601-856-6574.

Thank you,

Steve Clark
Building Official
Pearl River Valley Water Supply District

AN AGENCY OF THE STATE OF MISSISSIPPI
P.O. Box 2180 • Ridgeland, MS 39158 • Phone: 601-856-6574 • Fax: 601-856-2585
John G. Sigman, Executive Director

REMINDER: DEADLINE: JANUARY 15, 2012 TO COMPLETE NEEDED REPAIRS AND HARDY WOOD COVERAGE.

Breakers Clubhouse

Application for Reservation

The Breakers Clubhouse is owned by the Breakers Owners Association. **The pool and the pool area are NOT included with rental of the clubhouse.** The Breakers clubhouse is available for rental only by members of the Breakers Owners Association **who are current in all assessments.**

The member who reserves the clubhouse assumes ALL responsibility for clean-up, and/or any acts which may result in inappropriate use, damage or loss of the clubhouse. In the event the clubhouse is reserved for a party where guests are under 21 years of age, appropriate chaperons must be present at ALL times. The member assumes responsibility for the acts and safety of the guests including those arising from service of alcoholic beverages. **The clubhouse key must be picked up by requesting member whose signature appears below.** (Please review copy of the Breakers Clubhouse rules for further information.)

The Breakers Owners Association nor any of their representatives will be held accountable for any acts resulting in damage to said property or personal injury to guests.

Name _____

Address _____

Telephone (Home) _____ (Business) _____

Email address _____

Facility requested for:

Date _____ (Time) _____ to _____

Type of Event _____

Number of Guests _____

Rental Fees and Deposits:

CLEANUP FEE: \$ 75.00 Plus...

01-15 Guests \$ 00.00 fee plus \$100.00 deposit

16-30 Guests \$ 50.00 fee plus \$100.00 deposit

31-70 Guests \$100.00 fee plus \$200.00 deposit

I have read and agree to comply with all Breakers Clubhouse Reservations and Rental policies and procedures.

Member's Signature

Date

Please send application and checks to:

Breakers Owners Association

P. O. Box 2431

Madison, MS 39130-2431

PLEASE NOTE THERE HAS BEEN AN ADDITIONAL \$75.00 CLEANUP FEE ADDED, which will be used to pay for a complete professional cleaning including wiping down all counters and furniture, vacuuming and mopping after the party.

REMINDERS



Keep our rocks on the big water side clean by not throwing trash off your deck.



Please close all gates after you go through them.

No abandoned vehicles allowed in parking lot. They will be towed at owner's expense.

Tied Trash bags only....no cans ...set out MORNINGS of Mondays and Thursdays between 6 and 9 am. Should you put your trash out any other time than this, you will be subject to be fined 50% of your monthly association dues.



No parking boat trailers in parking lots.



Keep garage doors down at all times when not in use.

Parking in front of garage doors and carports ONLY for loading and unloading.

FOR RESIDENTS CONFIDENTIAL INFO ONLY:
PIER GATE CODES ARE 512. FRONT WALKING GATE CODE IS ##0512.

For a neat and uncluttered neighborhood appearance, Please keep all carports and entries free from items that need to be stored and out of sight.



PLEASE TAKE A DOGGIE BAG WITH YOU WHEN WALKING YOUR PET ON BREAKERS GROUNDS. THERE ARE SIGNS THAT SOME ARE NOT CLEANING UP AFTER THEIR PETS LEAVING UNCLEAR DOG FECES BEHIND FOR OTHERS TO STEP IN, AROUND OR OVER. YOUR RESPECT FOR OTHERS WILL BE APPRECIATED. THOSE NOT ADHERING TO THE RULES WILL BE FINED 50% OF THE MONTHLY ASSOCIATION DUES.



COMMITTEES

Giving the Gift of YOU !

Too often we under-estimate the power of a touch, a smile, a kind word, a listening ear, an honest compliment, or the smallest act of caring, all of which have the potential to turn a life around.

-- Dr. Felice Leonardo Buscaglia

IMPORTANT NOTICE!

If Association dues are not paid by the 10th of the month, a 10% finance charge will be applied. Should it be helpful to make sure they are paid on time, please consider the ACH Payment Plan.

The Breakers Association

P.O. Box 2431

Madison, MS 39130-2431



BY-LAWS & COVENANTS COMMITTEE

Charlie McCarty, Chair

Harvey Haney, Bobby Cumberland

Legal Committee

Joe McDowell, Chair

Mark Herbert, James Bell

LANDSCAPING COMMITTEE

Margie McCarty, Chair

Sonja Baker

Jan Moeller

MARINA COMMITTEE

Harvey Haney, Chair

David Thomas, Mike English

Scott Britton, Kim Brooks, Mark Herbert

FINANCIAL COMMITTEE

Janet Thomas, Chair

Jean McCarty

ARCHITECTURAL/BUILDING COMMITTEE

Darryl Lane, Chair

Sonja Baker, Mike English, Kim Brooks, Annette Vise

SOCIAL COMMITTEE

Bobby Cumberland, Chair

Jean McCarty, Donna Ingram

PLEASE CONTACT THE COMMITTEE CHAIR TO JOIN THE COMMITTEE OF YOUR INTEREST!



*2012-2013 Board of Governors of The
Breakers Homeowners' Association*

Armin Moeller, President

601-965-8156

amoeller@balch.com

Armin Moeller—Contact for
the Bylaws, Legal and
Marina Committees

Kim Brooks, Vice President

601-918-3420

kimbrooks10@gmail.com

Kim Brooks—Contact for the
Financial / Architectural
Committees

Janet Thomas, Secretary/Treasurer

601-506-9750

jthomas4951@comcast.net

Janet Thomas—Contact for
the Social/Landscaping
Committees.

*Please direct your issue to the appropriate Committee Chair or Board Member Contact
for committee review and consideration.*

COMMITTEES CHAIRPERSONS

***Bylaws & Covenants—Charlie McCarty**

601-750-3900

charliedmccarty@bellsouth.net

***Legal Committee —Joe McDowell**

601-906-3131

mcdowelljoe@yahoo.com

***Architectural/Building—Darryl Lane**

601-573-4768

Darryl.lane@harrellcontracting.com

7*Landscaping—Margie McCarty

601-856-4681

charliedmccarty@bellsouth.net

***Financial—Janet Thomas**

601-506-9750

jthomas4951@comcast.net

***Marina—Harvey Haney**

601-291-1412

hhaneyjxn@bellsouth.net

***Social—Bobby Cumberland**

601-573-2128

b.s.cumberland@hotmail.com

Ridgeland, MS

<http://ridgelandms.org>



When selling or renting your unit, please contact Janet Thomas, HOA Secretary, for appropriate follow up with a Welcome Packet, including the Bylaws and Rules & Regulations and to obtain contact info. The current owner must have all association fees paid current.



THE BREAKERS ON THE RESERVOIR

Also, homeowners and Real Estate agents need to make the request to Jefcoat Fence Co. by Thursday of the week they want the gate open for a weekend Open House or any other type of party or event so it can be programmed to be open for a given time-frame. Cost to homeowner or realtor is \$25.

CONDOS FOR SALE:

- #15/ Makamson, (\$400,000)
- #24/Loe, (\$789,000)
- #36/Baxter, (\$239,900)
- #53/Bell (\$500,000)
- #60/Hobson, (\$245,000)
- #61/Nelson, (\$265,000)
- #65/McCaulley, (\$308,000)
- #71/Brannon, (\$237,600)
- #75/Rester, (\$279,000)
- #92/Rives, (\$410,000)
- #121/Badr, (\$344,000)

