



# THE BREAKING NEWS



Armin Moeller  
President

VOLUME 4, ISSUE 6

MESSAGE FROM YOUR BOARD OF GOVERNORS

JUNE 2013



## HAPPY FLAG DAY: JUNE 14, 2013

## HAPPY FATHER'S DAY: JUNE 16, 2013



Armin, Moeller, President



Kim Brooks, VP



Chuck Harrison

**Next Board Meeting: Tuesday, June 18, 2013 at the Breakers Clubhouse at 6:00 p.m.**

# Happy Hour @ The Breakers



June 14, 2013

6:30 pm – 8:30 pm

At

Annette Vise's Unit 27

BYOB



Social Committee is providing appetizers.

# Bigger and Better



**Saturday, June 29, 2013**

**Old Trace Park—Ridgeland, MS**

**Lakeshore Park— Brandon, MS**

The Barnett Reservoir Foundation along with Pearl River Valley Water Supply district is hosting the 2nd Annual Independence Day Celebration on Saturday, June 29th. The event will include activities in both Old Trace and Lakeshore Parks. Both Rankin and Madison County sides of the reservoir will be able to partake in the celebrations in their local parks.

The parks will host kid zones, live music, food vendors, a classic car cruise-in, and military displays with flyovers. Patrons of both parks will enjoy the lighted boat parade, and of course FIREWORKS! The fireworks will be launched from a barge in the middle of the lake providing all a fantastic view. **ADMISSION WILL BE FREE TO ALL!**

Please visit the Barnett Reservoir Foundation's website:

[www.barnettreservoirfoundation.org](http://www.barnettreservoirfoundation.org)

# *2nd Annual Independence Day Celebration*

**WHAT:** The Barnett Reservoir Foundation and the Pearl River Valley Water Supply District's 2nd Annual Independence Day Celebration

**LOCATION:** Old Trace Park, located in Ridgeland

**WHEN:** Saturday, June 29, 2013

## **ACTIVITIES:**

**2:00 PM:** Kicking off with Water Fest, hosted by MDEQ and REZonate there will be live music, children's activities, food vendors and educational exhibits. The Independence Day Celebration will include the above plus military displays including flyovers.

**DUSK AROUND 8:30 PM:** A lighted boat parade will begin

**FIREWORKS:** Set from a barge in the reservoir making a beautiful display over the big water. Music will accompany the fireworks by radio station, MS 103.

**PARKING:** Parking will be available at Madison Landing and surrounding fields and lots, but no event parking is allowed at local restaurants. This event is free and also includes activities at Lakeshore Park in Rankin County. "

## **AT THE BREAKERS:**

**MUSIC:** 4:00 PM—7 PM: Johnny Crocker 4-7 around the pool! Dance to great music at poolside or if it rains inside the clubhouse. **FOOD & DRINK:** Bring an appetizer and the drink of your choice! Also bring some extra cash to TIP Johnny!

**FIREWORKS:** The fireworks are going to be set off from a barge in the middle of the rez this year between Ridgeland and Old Trace Park so some people are going to want to go out in boats for that.

**BOAT PARADE:** Also, some people may want to be a part of the boat parade.

Jean McCarty says, "Hey wouldn't it be cute if the Redneck Yacht Club tied all their boats together this year and formed a TRAIN for the parade. We could have an engine, middle cars and a caboose. In lieu of that, we could all tie up for the fireworks if we wanted to. We can turn our radios on to MS 103 and enjoy."

**PARKING:** At your earliest convenience and no later than Friday, June 28<sup>th</sup> 5:00 pm please let Janet Thomas know via email to [jthomas4951@comcast.net](mailto:jthomas4951@comcast.net) the names of your guests for June 29<sup>th</sup> 4<sup>th</sup> of July event. NAMES NOT ON THE LIST WILL NOT BE ADMITTED THROUGH OUR FRONT GATE by the Security Guard. He will have a list of first and last names in alphabetical order by last names identifying who they are a guest of. Please encourage your guests to park on the other side of the front entry gate up and down alongside Breakers Lane and walk to the gate as there will not be enough parking inside our gates.

Happy 4th of July Celebrating!

**SOCIAL COMMITTEE**

# The Breakers Launches Buildium!

COMPLETE ACCOUNTING: track association fees collected and expenses with full general ledger accounting; full reporting; financial transparency

ELECTRONIC PAYMENTS: Association Owners will pay their fees online via EFT (electronic funds transfer). Association bills can be paid online, too. Trips to the bank will be a thing of the past. **All Homeowners Association Dues must be paid through this Buildium online program with the June 1, 2013 payment due date. The old ACH method no longer works. Should you need any assistance or have any questions, please contact Janet Thomas.**

ONLINE ACCESS: **Your very own Individual Breakers website!**

You will have tabs on your website of HOME, PAYMENTS, REQUESTS, DIRECTORY, DOCUMENTS, DISCUSSION BOARD. The system is not completely loaded but will continue to be over a period of time.

OPEN COMMUNICATION: You can post notices and announcements and participate in association discussions at your discretion.

TRACKING OF OWNERS, CHARGES AND PAYMENTS: Will Print owner statements and generate delinquency reports

MAINTENANCE AND REPAIR TRACKING: report needed association responsible maintenance through submitting a work order and track updates

DOCUMENT STORAGE: upload minutes, financial reports, newsletters, certificates of insurance

**Website Link:** <http://TheBreakers.managebuilding.com>

**User id: email address and your own password**

# Introducing Architectural Committee Chair.....Annette Vice



Donning graduate hood and honor cords, Vice proudly displays her MBA after commencement ceremonies for Millsaps on May 11, 2013.

## ***Congratulations, Graduate!***

Annette Fortman Vice, a 25-year Breakers resident, graduated with honors from the Else School of Management at Millsaps College. Vice completed a Masters of Business Administration (MBA), with an emphasis in finance. She holds an undergraduate degree, a Bachelor of Science in Architecture, from Mississippi State University.

Vice accepted her diploma at the Millsaps commencement ceremony on May 11, 2013. She proudly wore the cords of two honor societies, Financial Management Association, and Beta Gamma Sigma, the most prestigious business honor society in the nation. Inclusion in the FMA National Honor Society requires a concentration of course work in finance and a minimum GPA of 3.5 for graduate students. Invitation to Beta Gamma Sigma is limited to the top 10% of graduate business students. Vice was tapped into the FMA National Honorary Society on October 17, 2012 and into Beta Gamma Sigma on April 2nd of this year.

Vice divides her career between design work, consulting, and teaching. She has been involved in design projects large and small, from the post-Katrina rebuilding of the Pass Christian Municipal Complex to designing

modest 1,000 square-foot Habitat for Humanity homes. In 2012 she penned, with two architect colleagues, the master plan for Hattiesburg's Twin Forks Rising District, for which the team received an ovation when the plan was presented to the Hattiesburg City Council.

In 2005, in the wake of Hurricane Katrina, Vice led an effort by the Mississippi Chapter of the American Institute of Architects to provide free building assessments to all home owners who requested one. 1,500 damage assessments were performed, free of charge, for Mississippi Gulf Coast home owners affected by Katrina. Vice was subsequently recognized by the AIA for her exemplary service in the wake of the storm.

As adjunct faculty at the Mississippi State University College of Art and Architecture, Vice has taught Professional Practice to fifth-year architecture students for five years in the MSU satellite design studio in Jackson. She has juried scores of fifth-year student thesis projects. Of all her professional endeavors, Vice enjoys teaching best. She equates it to mothering, with less cooking.

Vice has made her home on the Breakers Lane since 1988. She can often be spotted tending her pots and the strip of garden adjacent to unit 27. She has recently lent her eye for design to the flower bed at the Breakers entrance gate, applying the same concepts of color, structure, and scale which she applies to designing buildings to the few square feet of dirt at the entry. "Design is design, whether it's a building, a garden, or an outfit. The same concepts apply" says Vice. Vice has two college-age daughters, Rachel and Mailande, and a pair of spoiled felines.



As Architectural Chair for many, many years...

Darryl Lane

*A presentation of a token of our deep gratitude is forthcoming.*

# BREAKERS HOMEOWNERS DUES PAY FOR.....

GATED COMMUNITY

COMMUNITY SWIMMING POOL

CUL DE SAC STREET (PAVED)

LAND LEASE PAID TO PEARL RIVER VALLEY IN MASTER LEASE

MASTER INSURANCE POLICY FOR EXTERIOR AND STRUCTURE OF CONDO

MAINTENANCE ON ROOF AND EXTERIOR OF CONDO

BASIC CABLE

COMMON AREAS LANDSCAPING

BOAT SLIP/MARINA MAINTENANCE

MOSQUITO CONTROL PROVIDED WITH WATER BILL

TRASH PICKUP

CLUBHOUSE



# 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 THE SAME NUMBER CODE YOU USE TO GO THROUGH THE DRIVE THROUGH GATE.

*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 !

"Happiness comes from spiritual wealth, not material wealth... Happiness comes from GIVING, not getting. If we try hard to bring happiness to others, we cannot stop it from coming to us also. To get joy, we must give it, and to keep joy, we must scatter it." ~ Unknown

## IMPORTANT NOTICE!

If Association dues are not paid by the 10th of the month on Buildium, a 10% finance charge will be applied.

## The Breakers Association

P.O. Box 2431

Madison, MS 39130-2431



## LEGAL/BY-LAWS COMMITTEE

### Joe McDowell, Chair

Mark Herbert, James Bell, Harvey Haney,  
Bobby Cumberland, Charlie McCarty

## LANDSCAPING COMMITTEE

### Margie McCarty, Chair

Sonja Baker, Linda Healy, Kim Brooks  
Jan Moeller, Annette Vise, Janet Thomas

## MARINA COMMITTEE

### Harvey Haney, Chair

David Thomas, Mike English  
Scott Britton, Mark Herbert

## FINANCIAL COMMITTEE

### Janet Thomas, Chair

Jean McCarty, Kim Brooks

## ARCHITECTURAL/BUILDING COMMITTEE

### Annette Vise, Chair

Mike English, Kim Brooks

## SOCIAL COMMITTEE

### Nina Lott, Chair

Jean McCarty, Keith Boteler, Donna Ingram

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



**Armin Moeller—Contact for the  
Legal/Bylaws Committee**

**Kim Brooks—Contact for the  
Landscaping / Architectural Com-  
mittees**

**Chuck Harrison—Contact for the  
Marina/Social Committees**

**Janet Thomas—Contact for the  
Financial Committee, Communi-  
cations and Accounting**

## *2013-2014 Board of Governors of The Breakers Homeowners' Association*

**Armin Moeller, Board Governor & President**

601-965-8156

amoeller@balch.com

**Kim Brooks, Board Governor & Vice President**

601-918-3420

kimbrooks10@gmail.com

**Chuck Harrison, Board Governor**

601-421-8686

chuckharrison01@aol.com

**Janet Thomas, Secretary/Treasurer (Appointed Officer)**

601-506-9750

jthomas4951@comcast.net

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

## **COMMITTEES CHAIRPERSONS**

**\*Legal/Bylaws Committee —Joe McDowell**

601-906-3131

mcdowelljoe@yahoo.com

**\*Financial—Janet Thomas**

601-506-9750

jthomas4951@comcast.net

**\*Architectural/Building—Annette Vise**

601-316-1560

annette.vise@yahoo.com

**\*Marina—Harvey Haney**

601-291-1412

hhaneyjxn@bellsouth.net

**\*Landscaping—Margie McCarty**

601-856-4681

charliedmccarty@bellsouth.net

**\*Social—Nina Lott**

601-668-9394

ndlott@gmail.com

# Ridgeland, MS

<http://ridgelandms.org>



When selling or renting your unit, please contact Janet Thomas with transaction information and appropriate contact information of participating parties. The current owner must have all association fees paid current.



**THE BREAKERS ON THE RESERVOIR**

Also, homeowners and Real Estate agents will need to complete and return **The Breakers Front Gate Open Permit form** to make the request for any open house event or any other type of party or event. Upon approval, the form will be sent to Jefcoat Fence for programming purposes. Jefcoat Fences' cost to homeowner or realtor is \$25.

Find the form on your Breakers Buildium website.

## CONDOS FOR SALE:

- #15/ Makamson, (\$400,000)
- #24/Loe, (\$789,000)
- #31/Dunigan, (\$245,000)
- #53/Bell (\$500,000)
- #60/Hobson, (\$245,000)
- #61/Nelson, (\$265,000)
- #65/McCaulley, (\$308,000)
- #71/Brannon, (\$245,000)
- #80/Moore, (\$385,000)
- #86/Parker, (\$325,000)
- #92/Rives, (\$410,000)
- #121/Badr, (\$344,000)

