



THE BREAKING NEWS



Armin Moeller
President

VOLUME 4, ISSUE 9

MESSAGE FROM YOUR BOARD OF GOVERNORS

SEPTEMBER 2013



**NO TRASH PICK UP ON MONDAY, SEPTEMBER 2, 2013.
RESCHEDULED TO TUESDAY, SEPTEMBER 3, 2013**



Armin, Moeller, President



Kim Brooks, VP



Chuck Harrison

Next Board Meeting: Tuesday, September 3, 2013 at the Breakers Clubhouse at 6:00

Welcome, New Homeowners, to The Breakers!

Clint Clardy—Unit #86

Tim & Kim Kelly—Unit #61



Tim and Kim at the Iao Valley in Maui, Hawaii this past May as they celebrated their 25th wedding anniversary.

“We were both born and raised in New Orleans/Metairie, LA. We have no children. We can't wait to meet everyone and become part of the Breakers community.”

Angie Herbert



for the passing of your mother.



Huge Thanks to Bill Arnold, (homeowner in unit #46) for making a suggestion to the Board to put Pet Waste Stations on our property. Not only did he make the suggestion, he also took ownership of the solution to keep dog poop off our grass by ordering them, putting all the pieces together to build them and then placing them in strategic locations where he had noticed they were needed most. He is now our new Pet Poop Patrol Committee Chair! 😊 Rightfully so, because he and his lovely wife, Robin, are foster guardians with big hearts for dogs that need loving homes. Please contact him to join his committee.

Please note where they are located so that you can use them when walking your pets on leashes. They are discreetly located in 4 places throughout the property.

- One between 10 and 30 buildings facing the water behind the security light pole in the shrubs around the pole.
- One at the edge of the common area between the 50's building and the pool at the south corner of the pool beside the pool pump shed behind the landscaped berm
- One in the mailbox area behind the tree beside the sidewalk facing the mailboxes
- One on the north end of the lane to the left of the circle in the common area behind the landscaping.

One was badly needed right in front of the pool area where much waste is always found, but wanting to keep them placed in more discreet places, it was decided not to put one in front of the pool fence, so **please walk your dogs to either side of the pool where there are stations** and NOT in front of the pool fence alongside Breakers Lane. Too many times folks stop to unload their vehicles of pool items from the street through the front pool gate and have to step over dog waste. Walking your dogs away from this area will help prevent stepping in waste and then entering the pool area.

Not only will these stations serve to keep dog waste off the grounds by using them, but also when you see any litter that can be picked up, please do your part and pick it up and drop it in the conveniently located trash bins for a more beautiful and clean living environment. Your help will be greatly appreciated.

Bill has agreed to keep the stations supplied with trash can liners and baggies. He has placed several liners beneath the ones that are already in them to replace when the trash is picked up. The trash pickup service will empty them occasionally as needed.

Again, thank you, Bill! Our hats are off to you!

SMOKED SALMON COCKTAIL



24 small plastic martini glasses from Party City

Layer

bottom – sweet slaw chopped fine (1 T white vinegar; 2 T sugar; 1/3 cup mayo as mixture – I think; I cook by taste so never measure)

middle – pineapple salsa

top – premium smoked salmon

sprinkle with capers and finely chopped purple onion

Eat with small spoon or fork . Every bite is a different flavor.

Pineapple Salsa:

1 cup finely chopped fresh pineapple

2 T finely chopped purple onion

2 T finely chopped green onion

1 T finely chopped red bell pepper - optional

1 T finely chopped fresh cilantro

2 T honey

dash ground red pepper, cayenne or chipotle

2 tsp finely minced jalapeno pepper – optional

juice of 1 fresh lime, about 1 1/2 to 2 T

Compliments of Jean McCarty

*Fabulous Centerpiece that was
Artistically
Created with Beautiful Plants from
the Reservoir.
Compliments of Nina Lott*





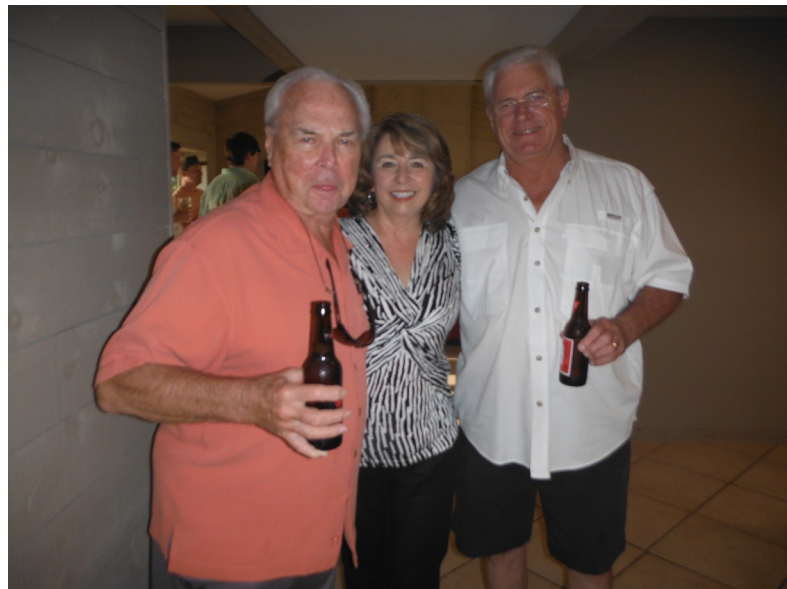
**THANK YOU
AND
CONGRATULATIONS,
DARRYL!**

“Consciously or unconsciously, every one of us does render some service or other. If we cultivate the habit of doing this service deliberately, our desire for service will steadily grow stronger, and will make, not only our own happiness, but that of the world at large.” [Mohandas Karamchand Gandhi](#) (1869-1948); Indian Political And Spiritual Leader











Architecture *Matters*

Building Knowledge... One Detail at a Time

A monthly supplement to the Breakers Newsletter
Presented by Annette Fortman Vise
September 2013

WHAT IS A BUILDING CODE?

“What is the IBC 2006 and why is it important?”

A building code is the primary regulatory instrument for the design of buildings and structures. Building codes have existed for millennia. As early as 1700 BC the Code of Hammurabi dictated that builders responsible for a structural collapse that resulted in loss of life would lose their own. The first modern building code was published in 1905 in response to major urban fires.

The purpose of building codes is to protect the health, safety, and welfare of the public.

The modern building code is a complex document. It protects building occupants, firefighters and other emergency personnel, the building itself, and the community from fire, structural collapse, and a wide range of safety hazards. ([The Architect’s Handbook of Professional Practice, Student Edition, Thirteenth Edition](#), Joseph A. Demkin, AIA, executive editor, John Wiley and Sons, 2002).

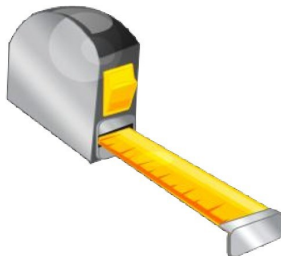
We at the Breakers are governed by the International Building Code, version 2006, or IBC 2006. It is a model building code written by a group of knowledgeable professionals to be adopted by local municipalities. It is the prime building code regulation for the United States. A building code becomes the law when it is adopted by the local municipality, in our case the PRV.

WHY DO I NEED AN ARCHITECT?

“My friend Joe built his house without an architect, why do I need one to renovate?”

An architect is required for residential construction when the structure is over 5,000 square feet and has a use and occupancy classification as defined by Chapter 3 of the 2006 International Building Code (IBC 2006). The occupancy classification of all units at the Breakers is R-2 (residential occupancy, type 2). The R-2 occupancy classification includes multifamily structures with more than 2 units. All units at the Breakers are in structures with 3 or more units.

An architect is usually not required for single-family homes. Requirements for single family homes are less stringent because there is less danger to others in the event of a fire, structural failure, or other disaster resulting from inadequate design or construction.



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.





COMMITTEES

Giving the Gift of YOU !

Volunteerism is the voice of the people put into action. These actions shape and mold the present into a future of which we can all be proud.

-Helen Dyer

IMPORTANT NOTICE!

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

The Breakers Association

P.O. Box 2431

Madison, MS 39130-2431



LEGAL/BY-LAWS COMMITTEE

Joe McDowell, Chair

Mark Herbert, James Bell, Harvey Haney,
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

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Kim Brooks, Board Governor & Vice President

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Chuck Harrison, Board Governor

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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

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***Financial—Janet Thomas**

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***Architectural/Building—Annette Vise**

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***Marina—Harvey Haney**

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***Landscaping—Margie McCarty**

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***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, (\$235,000)
- #53/Bell (\$400,000)
- #60/Hobson, (\$245,000)
- #65/McCaulley, (\$308,000)
- #71/Brannon, (\$245,000)
- #80/Moore, (\$385,000)
- #92/Rives, (\$410,000)
- #121/Badr, (\$344,000)

