



THE BREAKING NEWS



Armin Moeller
President

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Armin, Moeller, President



Kim Brooks, VP



Chuck Harrison

Next Board Meeting: Wednesday, November 20, 2013 at the Breakers Clubhouse at



NEW HOMEOWNERS

Tim and Kim Kelly—Unit #61

Kami LeVern—Unit #71

Patricia Anderson-Unit #80

**After completion of remodeling, Nina Lott has moved into Unit #74 and
Jimmy & Sammie Rea have moved into Unit #107.**

and

Renting Unit #72—Dotie Jackson



Architecture Matters

Building Knowledge... One Detail at a Time

A monthly supplement to the Breakers Newsletter
Presented by Annette Fortman Vise
October / November 2013

WHAT'S AN ARCHITECTURAL REVIEW?

"What's the difference between a maintenance request and an architectural review?"

Think repair versus renovate. **A maintenance request is to ask for a fix.** If all you need is a repair, the maintenance request is the right form to use. Use it when something is broken and needs to be fixed. Nothing is changed other than the "broken" element is replaced with one that does the job properly.

An architectural review is to ask for permission. If you want to make a change in the course of addressing a problem, this constitutes a renovation and an architectural review is in order. Renovation may involve a repair, but it goes beyond simply fixing a problem. It involves making a change or improvement of some kind.

An architectural review allows the Board to consider whether your intended change will be a beneficial improvement for the Breakers. Will the change be constructed in a way that will cause problems down the road? Will it cause structural problems or invite leaks? Will it compromise a fire-separation wall? Will it affect your neighbor negatively? Will its appearance or construction detract from the value of the Breakers in any way? All these factors and more must be considered. Because the Breakers Home Owners Association bears responsibility for all the units at the Breakers, the Breakers Board is obliged to limit changes to those which are beneficial or at the very least to those changes which are not likely to cause problems.

WHY DO I NEED AN ARCHITECTURAL REVIEW?

"Why do I have to submit to an architectural review, I'm only renovating my kitchen?"

The Breakers Home Owners Association bears responsibility for all units at the Breakers. While interior renovations seem simple and contained, they can affect your neighbor in a negative way.

The law requires that a one-hour fire wall separate your unit from your neighbor's unit. This is to limit fire spread. It is often a stud wall with a ½" layer of gypsum board on each side. This assembly is only effective if all joints are fully sealed and all pipe and other penetrations are completely sealed with fire-caulk. If you have outlets in this common wall, they need to be fire-caulked. The only way to know with certainty that this work is done properly is to inspect. Because the Breakers bears responsibility for the safety of all residents it must be able to verify that this work has been performed adequately. The project may be small, but the ramification for inadequate attention to these details is great. Submitting an architectural review form alerts the Board that work is being done and allows the board to inspect, thus insuring the health, safety, and welfare of all.





Over the last two weeks, there have been several Auto Burglaries reported to the City of Ridgeland Police Department. Our investigation has shown that in each incident, valuables were left in plain sight inside the vehicle. Please take heed to the warnings, and don't be a victim. Please see the information that I have included below. Following these simple suggestions could mean the difference in you being a victim or not.

Don't leave valuables in your car

If you must leave valuable items in your car while out and about, place items out of sight before reaching your destination or move them

inconspicuously.

Leave no trace

Don't leave any "sign" that there might be valuables "out of sight" in your vehicle, such as docking stations or connector cables. Leave nothing in "plain sight" that might make your vehicle worth "investigating" by a thief; not even loose coins or a CD.

Try to park in busy, well-lighted areas

Try to park in well-traveled areas. Large anonymous lots are hit by thieves much more often than parking immediately adjacent to residential housing or other occupied buildings. . Auto-burglars prefer breaking into cars where they will not be observed or attract notice, and choose their targets accordingly.

Lock ALL your vehicle's doors

Even if you plan to be gone for only a brief time. Every year, we have items stolen from unlocked vehicles where the owner was only going to be gone "just for a second". It only takes seconds to steal your stuff! It's not at all uncommon for thieves to walk down a row of parked vehicles and check vehicle doors to see if they are unlocked. Don't leave any window open or even cracked open, including vent/wing windows and sunroofs

Set any alarm or anti-theft device

If you have one, use it! Many people believe that car-alarms no longer make a difference, but they can be an effective deterrent to an auto-burglar, who most often chooses the easiest target. If they have two cars to choose from, one with an alarm and one without, they will likely burglarize the one without (unless you've left out valuables just too good to ignore!)

Items Most Commonly Stolen from Vehicles

Backpacks, gym bags, briefcases, day-planners

Cash/ coins, checkbooks and credit/debit cards

Wallets and purses (even when hidden under a seat or in an unlocked glove compartment)

Laptop computers, iPods and MP3 players, (and docking stations)

Cell phones (and chargers)

Portable GPS navigation systems, Stereo/CD players (and faceplates), amps, speakers (even when bolted down!)

Jewelry, keys, mail (identity theft), tools

Anything of obvious value.

Mark your valuables

Mark Your Valuables

As a last line of defense (not really to prevent theft as much as to aid in recovery), mark your valuables. Recording serial numbers is great, but nowadays many serial numbers are on removable "labels", rather than "engraved" into valuable items. Also, a serial number doesn't "directly" link you to your stolen property. We'd suggest inscribing/engraving a "personal identifier" on all valuables.

What to do if something is stolen out of your car

As soon as you notice something's stolen (or that your car has been broken into) do not touch/adjust anything in, on, or around the car. As soon as possible, call the police to report the incident.

Mike Raffield

Communications Supervisor

Crime Prevention Specialist

Ridgeland Police Department

115 West School Street

Ridgeland, MS 39157



In an effort to increase the level of security for The Breakers residents and their families, the Board made some new decisions at the October board meeting relevant to our front security gate to keep unwelcome intruders out.

Watch for a soon announcement about a regular quarterly change to a group 4 digit code instead of everyone having their own Key Code for manual entry into the property. Just in case your front gate remote clicker stops working for one reason or another, the 4 digit manual code can be used for residents to have access. The reason for this change is because in most cases where homeowners/renters move out, they have passed their manual individual unit 6 digit key-code on to the next person moving in. It is a code that has not has been changed for many years. Also we have all given out our individual keycodes at one time or another to others so it is “out there” to many people.

A quarterly 4 digit Key Code will refresh our security system keeping an entry manual group “passcode” to pretty much stay within the knowledge of our residents. With every quarterly group code change, there will be an announcement made to Breakers residents via email and kept on the Buildium websites for reference.

Security discussions with Jefcoat Fence, our front gate company, led them to offer to give to The Breakers the software to bring the programming changes inside due to an increased workload on them to make the quarterly changes. Since all gate code requests have been handled by Janet Thomas only for her to forward them to Jefcoat, she agrees to handle the programming at her computer. Many times there is some delay in fulfilling a programming request from Jefcoat when the representative is traveling or handling other responsibilities so this change should contribute to improved service.

Jefcoat Fence strongly encourages us to have our visitors dial us up from the directory by finding our name on the directory and pressing the button beside it..... NOT GIVE OUT our code! Using this method will ring your phone (whichever phone number is programmed to your unit). When your phone rings, the visitor can talk to you through the front gate speaker system letting you know they need the gate to open. You simply press 9 on your phone keypad and the gate will open.

Front Gate Remotes:

Front Gate Remotes can be obtained by requesting them from Janet Thomas. Every homeowner/household is limited to 4 front gate remotes. Should there be a demonstrated exceptional need for more, homeowners will need to present their case before the board for review and consideration.



Welcome Neighbor Book Club, hosted by Faye and Bill Johnston, held their October meeting at The Breakers Clubhouse on Monday, October 14. Members were greeted by The Breakers Resident Vampire (AKA) Bill Johnston.

Guest speaker was Breakers resident James Bell, retired Judge and Author of “Vampire Defense”. Judge Bell told how he had the story in mind for years and shared how it was for him to begin getting words on paper. “He delighted us with tales from his days as a defense lawyer and gave a glimpse into how he got the book published,” says book club member, Peg Broerman.



The Breakers Clubhouse provided a wonderful venue with spooky decorations and fall refreshments.

“Vampire Defense” was a wonderful read for October, a wild romp from Belhaven to Ridgeland and the Rez.

Judge Bell was asked if he is working on a new book, and to our mutual delight, he is. Club members will be waiting for it to come out.

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 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 !

I don't know what your destiny will be, but one thing I do know: The only ones among you who will be really happy are those who have sought and found how to serve.

--Albert Schweitzer

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)

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*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**

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***Financial—Janet Thomas**

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***Architectural/Building—Annette Vise**

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***Landscaping—Margie McCarty**

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***Social—Nina Lott**

601-668-9394

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Ridgeland, MS

<http://ridgelandms.org>



When selling your unit, please contact Janet Thomas with transaction and contact information of participating parties. The current owner must have all association fees paid current. New homeowner information will be set up in Buildium.



THE BREAKERS ON THE RESERVOIR

Should there be any updates to the "Condos for Sale" information below, please advise.

When wanting to rent your unit, all potential renting candidates must go through the Buildium Application for Board approval.

Provide Janet Thomas with renter full name, phone number, and email address.

CONDOS FOR SALE:

#15/ Makamson, (\$400,000)

#24/Loe, (\$789,000)

#31/Dunigan, (\$205,000)-SOLD

#53/Bell (\$400,000)-SOLD

#60/Hobson, (\$245,000)

#65/McCaulley, (\$308,000)

#73/Runnels, Contract Pending

#92/Rives, (\$410,000)

#121/Badr, (\$344,000)

