



VOLUME 5, ISSUE 2

# THE BREAKING NEWS



Armin Moeller  
President

FEBRUARY 2014



Armin Moeller, President



Kim Brooks, VP



Chuck Harrison

**Next Board Meeting: Wednesday, February 19, 2014 at the Breakers Clubhouse at 6:00**

## Carport Post Project

Long-needed repairs to carport posts are underway at the Breakers.

What caused the posts to rot? Most of the posts were set into the concrete parking pads. Water rolls into the post hole where the concrete abuts the wood post. Little or no slope means that water is not directed away from the vulnerable wood. Concrete is a porous material. Water moves through it. Where wood touches damp concrete it wicks in water. Damp wood underground (away from drying air) is a perfect place for rot to occur.

When the Breakers was built, the harbor side carports were not enclosed. The addition of walls to convert carports to garages exacerbated the problem. Many sole plates were set directly on the concrete pad where they wick up water that migrates into studs and sheathing material. Water draining across the carports runs into the added walls, often pooling, adding to the problem.

A better arrangement is underway. Rotted posts are being replaced. Work has already begun. Rotted posts will be removed. New posts will be set on plinth blocks which protect them from water (images to be added).

While the posts are the responsibility of the Breakers, the garage enclosures added later are not. The posts cannot be replaced without removing at least part of the wall. In many cases the walls added later will have to be removed in part to get to the post. To minimize the inconvenience to homeowners the Breakers will offer two options.

1. Once the post is repaired, the Breakers will remove the adjacent wall at no charge to the homeowner.
2. Once the post is repaired, the homeowner may repair the wall at his or her own expense.

Any garage enclosures added back must be built in such a way to eliminate future water problems. This means setting the sole plate on a concrete curb above water. Posts must be set on plinth blocks.

In an effort to promote a unified appearance, a series of three wall types will be offered as the "standard options". Homeowners who desire a different wall design may submit the preferred wall design for architectural review. Reasonable configurations will be allowed. It is the aim of the Breakers board to be as accommodating as possible within sensible parameters.

Because your dues are paid for necessary post repairs, the board feels the responsibility to set standards that eliminate these problems in the future.

# Nuggets of Information...

**DECK PAINT:** The correct deck paint color is Breakers Gray and can be purchased from Seabrook in Ridgeland. According to Bylaws and Covenants there is no other color permitted.

Also, if you have used Armor Deck Coating, know that it holds in moisture and over time rots the wood. Your deck will last a lot longer if you do not use this product. If you already have, you will need to paint over its khaki color with the Breakers Gray Paint.

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**TRASH PICKUP:** Please be reminded to set your trash out between 6:00 am and 9:00 am Monday and Thursday mornings. Our trash pickup has been later during the very rainy season with an explanation that the dump was not open or it opened later.

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**BUILDING:** Late fees for late February association dues payments have been or will be removed due to the editing of your account from the old payment to the new payment including the \$60 increase as soon as payment is made. **March late fees will not be removed** so please clear your account up prior to March 1.

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**THANK YOU!:** Thanks to Robert Leach for heading up the Paint Project Committee!!!

# CHRISTMAS MORNING AT THE BREAKERS...



# 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.

NO 18 WHEELERS ALLOWED ENTRY TO THE BREAKERS. MINIMUM \$2,000 FINE WILL BE IMPOSED.

*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 !

If you want to lift  
yourself up, lift up  
someone else.

[Booker T. Washington](#)

## 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!**



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

Armin Moeller, Board Governor & President

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Janet Thomas, Secretary/Treasurer (Appointed Officer)

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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

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

## COMMITTEES CHAIRPERSONS

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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. See Rules for Renting on Buildium website.

## CONDOS FOR SALE:

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

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

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

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

#70/Phillips (taking offers)

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

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

