



THE BREAKING NEWS



Armin Moeller
President

VOLUME 5, ISSUE 3

MARCH 2014



Armin Moeller, President



Kim Brooks, VP



Chuck Harrison

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

**Annual Board Meeting April 16, 2014
NEXT MONTH!! (Plan to attend.)**

THE BREAKERS ASSOCIATION, INC.

AS OF APRIL 16, 2014

BOARD OF GOVERNORS

Armin Moeller (Unit 100) – Elected at the 2012 meeting to a three (3) year term ending at the 2015 annual meeting.

Kim Brooks (Unit 103) – Elected at the 2012 meeting for a two (2) year term ending at the 2014 annual meeting;

Chuck Harrison (Unit 36) – Elected at the 2013 meeting for a three (3) year term ending at the 2016 annual meeting;

TO BE ELECTED AT THE APRIL 16, 2014 ANNUAL MEMBERSHIP MEETING:

One (1) new Governor for a three (3) year term ending at the 2017 annual meeting

Candidate for the Board of Governors for 2014/2015 is as follows:

(Please let Janet Thomas know if you want your name on the ballot to run for the open board position)

Nominations will also be taken from the floor for the open seat of The Board of Governors at the Annual Membership Meeting.

Landscaping Update...

By Trey Aby Landscaping

I want everyone to know that we have sprayed all the turf areas with chemicals that will kill all weeds in the grass. Please understand that in some areas it is 80% covered in weeds, so the areas will look very bare, but we are going to start growing grass on those bare spots within the next few weeks and when that happens it will be all turf. I just don't want anyone to be concerned when they see the areas that will be infected.

We also took the dog stations and set them in quikcrete so they wouldn't move anymore. We moved the one by the mailbox to the back side to offset any unpleasant smells in the summer.

I hope everyone is ready for spring. I know we are and thanks for letting us work at The Breakers. We really enjoy working here.

Trey





Architecture Matters

Building Knowledge.... One Detail at a Time

A monthly supplement to the Breakers Newsletter
Presented by Annette Fortman Vise
March 2014

CARPORT POST REPAIRS

“What’s going on with the carports posts on the harbor side? There seems to be a lot of construction lately.”



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.

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. Once the post is repaired:

- 1. The Breakers will remove the adjacent wall at no charge to the homeowner.*
- 2. 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.



The new posts are elevated on plinth blocks allowing water to run under them

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.



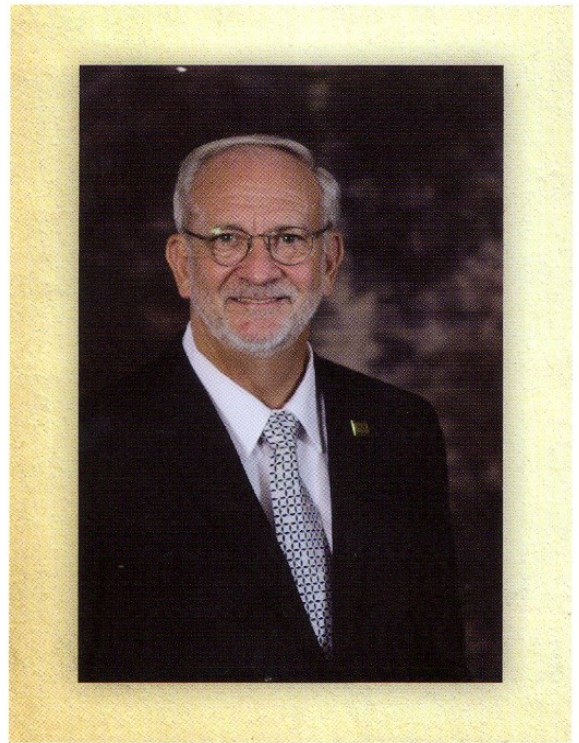
From the Mayor

Ridgeland is in the race to get Fiber to the Home, an ultra-high speed Internet service for residences. This 1 Gbps Internet is provided over fiber optic infrastructure that can be built directly to your home, providing Internet that is 100 times faster than what we currently experience. City leaders view Fiber to the Home as a once-in-a-lifetime economic development and quality of life opportunity. To learn more, visit www.RidgelandMS.org.

Fiber is the infrastructure of the future for consumers and for cities as our economy and our lives are driven more and more by technology and data. Fiber to the Home would provide Ridgeland with a competitive advantage that will benefit education, health care, and small business creation. When Ridgeland officials were approached by C Spire to set up an agreement for future service, we knew that this was a chance to advance Mississippi and our city as a technology hub. No other company has made this opportunity available to us.

City leaders met with the former Mayor of Kansas City, who was in office when Kansas City was fortunate enough to get Fiber to the Home through Google Fiber. Kansas City experienced immediate results in their neighborhoods and in their city overall. Young people moved across the country to Kansas City to start new businesses, home values increased and city services were improved. This led to revitalization of older neighborhoods, attraction of new families, and more business growth. If Ridgeland gets Fiber to the Home, we expect the same to happen here.

We need the citizens' help in order to get Fiber to homes in Ridgeland. A certain percentage of residents in what is called a "fiberhood" needs to pre-register for the service. This is not a commitment to become a customer but an expression of interest that CSpire will use to determine which "fiberhoods" will get fiber. To pre-register, you pay \$10 which will be credited toward your first bill if you choose to go with the service. Please consider taking a moment to visit www.cspire.com/ridgeland and pre-register for this service.



Gene McGee
Mayor of Ridgeland

Gene F. McGee

Join the race for ***Fiber to the Home***, an economic development project that involves and benefits Ridgeland residents. *Fiber to the Home* can transform infrastructure in residential areas in order to provide an ultra-fast 1 Gbps Internet connection that includes optional home phone and television services. Ultra-fast Internet is delivered over fiber optic connections directly to the home at an average speed of 100 times faster than most other Internet services. Getting *Fiber to the Home* for Ridgeland will enhance education and small business creation. This service will attract high-tech businesses and new families while improving your home value. To get *Fiber to the Home*, Ridgeland needs your help. Watch the city's [video submission](#) to C Spire. Click [here](#) to learn more and find out how to sign up.

This is the link to pre-register for the fiber in the Breakers Neighborhood.

https://www.cspire.com/fiberhome/fiber_pre_register.html?city=Ridgeland&state=MS&fiberhood=Reservoir

Bridgewater was the first fiberhood in Ridgeland to qualify for fiber to the home service. To qualify for this ultra-fast Internet service in your fiberhood, enough residents need to pre-register with a \$10 refundable deposit at www.cspire.com/ridgeland. Pre-registering does not commit you to purchasing the service. To learn more about fiber and how it can benefit our community, visit www.ridgelandms.org.

Why is the City of Ridgeland involved?

The City of Ridgeland officials always strive to get information to our residents about new available services. The City of Ridgeland views Fiber to the Home as an economic development project that includes the installation of fiber optic infrastructure by a private company. Economic development projects usually involve heavy negotiations between city officials and private entities, but in this case, **interested citizens can really make a difference by taking a lead role!**

What is Fiber to the Home?

Fiber to the Home is a transformative infrastructure project that will provide service that includes an ultra-fast 1 Gbps Internet connection, plus home phone and television, provided over fiber optic connections directly to the home. Fiber to the Home provides Internet speeds at an average of 100 times faster than most other Internet services that are available locally today. This technology is deployed through fiber optic cabling which has been used for commercial, industrial, and telecommunication applications for years. The bottom line is that fiber optic technology is ultra-fast and can provide a variety of benefits now and especially in the future as new technologies can no longer operate at slower speeds. [Click here for link to Frequently Asked Questions.](#)

What it means to Ridgeland Residents

Fiber to the Home is a breakthrough technology that can dramatically change the way you connect and bring technology into your home. Speed this fast opens immense opportunities for the individual user to discover new opportunities. To start, here are some key benefits to consider:

- Web browsing with instant page changes and no buffering.
- Gamers will enjoy a truly rich, more immersive multi-player experience.
- Download movies in seconds.
- Stream multiple movies simultaneously on devices throughout the home.
- The future promises everything from virtual doctor visits, remote access to the classroom, and even live participation in civic events right from your living room.
- Improve home values and resell potential.
- And endless opportunities to gain access to future technology.

Fiber to the Home has the potential to transform our community into an even more desirable community, which would lead to improved city services and quality of life such as better police and fire protection, better roads, expanded parks and multi-use trail system, and the best restaurants and shopping opportunities. Fiber to the Home will make Ridgeland unique since access to this technology is extremely limited in almost all residential markets.

How to get Fiber to the Home to your house

Fiber to the Home is currently only being offered to certain areas of Ridgeland and a select few other cities in Mississippi by C Spire*. C Spire selected Ridgeland following a competitive selection process. Ridgeland officials worked hard to bring its citizens this opportunity. Since the infrastructure is not currently installed, C Spire has committed to offer the service in certain areas of Ridgeland provided that those areas meet pre-registration requirements.

Residents must pre-register to become eligible. Residents will be asked to pay a \$10 deposit which can be recovered on the first bill. If for some reason C Spire decides not to offer the service in a certain area, C Spire pledges that they will refund the \$10. Once a critical mass of citizens pre-register, C Spire will begin the installation process. C Spire would like to begin the installation as soon as possible.

Ridgeland officials encourage those individuals who want this service to not only sign up, but also talk to their neighbors about signing up in order to reach the area's pre-registration requirements. If you have questions about the Fiber to the Home project, please contact Bryan Johnson or Alan Hart in Community Development for more information.

In Remembrance & Honor of a Breakers Homeowner Director/Producer of The Lawrence Welk Show

Last April, the longtime “Breakers Homeowner” AND producer and director of the Lawrence Welk Show, James Hobson, passed away at the age of 90 on April 26, 2013. From the very beginning on July 2, 1955 as a director until its conclusion in 1982, Jim was part of the Welk show with his impeccable behind the scenes production that gave the program that added sparkle of champagne.

A reprint of his obituary (edited to remove dated references) from the Los Angeles Times. (permission to share from his widowed wife, Ashley Aarons Hobson.)



James Hobson

James was born on December 30, 1922 in Chicago, IL and attended public school and later St. John's Military Academy and Purdue University. Drafted into the army in 1943, he was assigned to the 397th field Artillery in France, Italy and Germany and was awarded the Bronze Star for stopping an artillery barrage. He also attended Signal Corps Motion Picture School in London and was discharged in 1946.

In that same year, he attended the Pasadena Playhouse where he met Elsie Holmes, a talented and successful actress in stage and movies from Yazoo City, MS and they married in 1950.

James began his career as a cameraman for channel 13, KLAC TV in 1949. He made the transition to producer director in 1952 with “The Liberace Show”. He became director of “The Lawrence Welk show” in 1955 and in 1962 became the producer/director of the Welk show until his retirement in 1986.

After Elsie Hobson died in 2001, James met actress, singer and writer Ashley Aarons. In 2005, they founded “Coffee Dog Productions” and he produced a catalogue of songs and a musical in pre-production entitled, “Dance Myself Free”. His hobbies included building a “Rogallo Wing Hang Glider”, sailing and collecting model airplane engines.

James Hobson died in the arms of his wife, Ashley, in Santa Monica on April 26, 2013.

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 !

We must learn to
live together as
brothers or
perish together
as fools.

Martin Luther King, Jr.

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

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

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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**

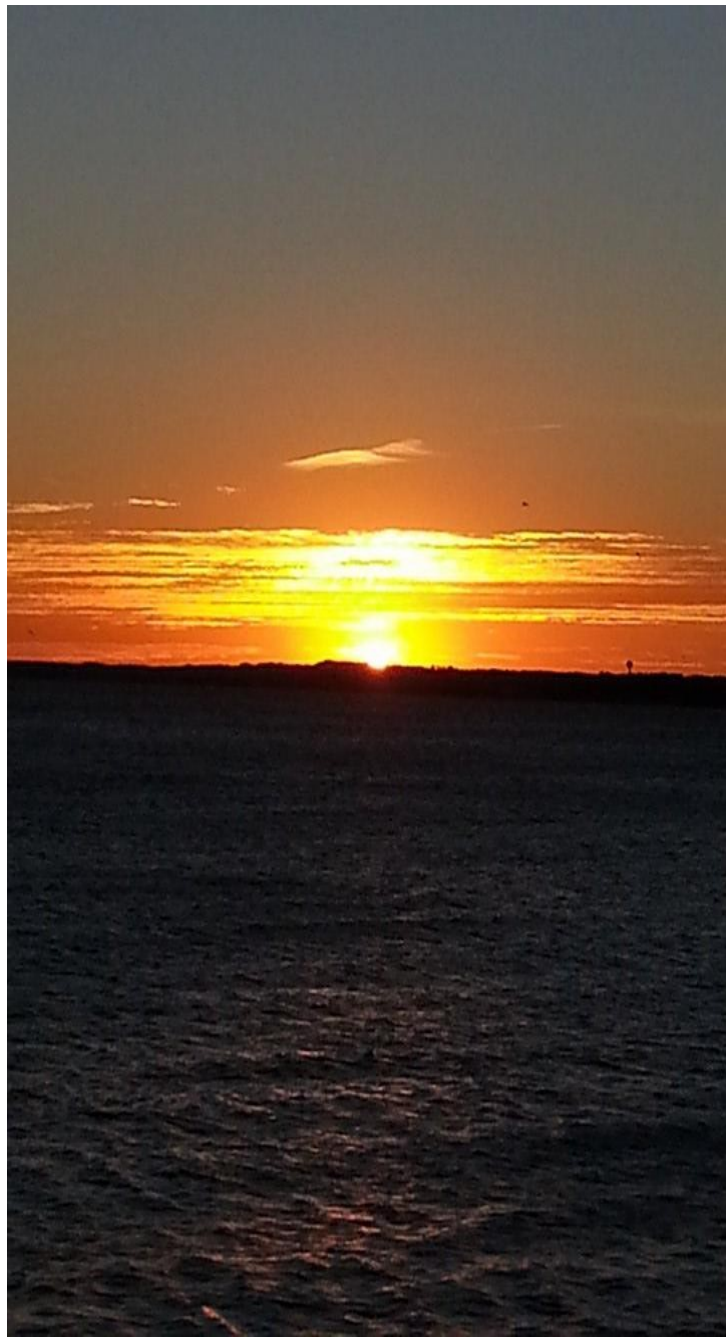
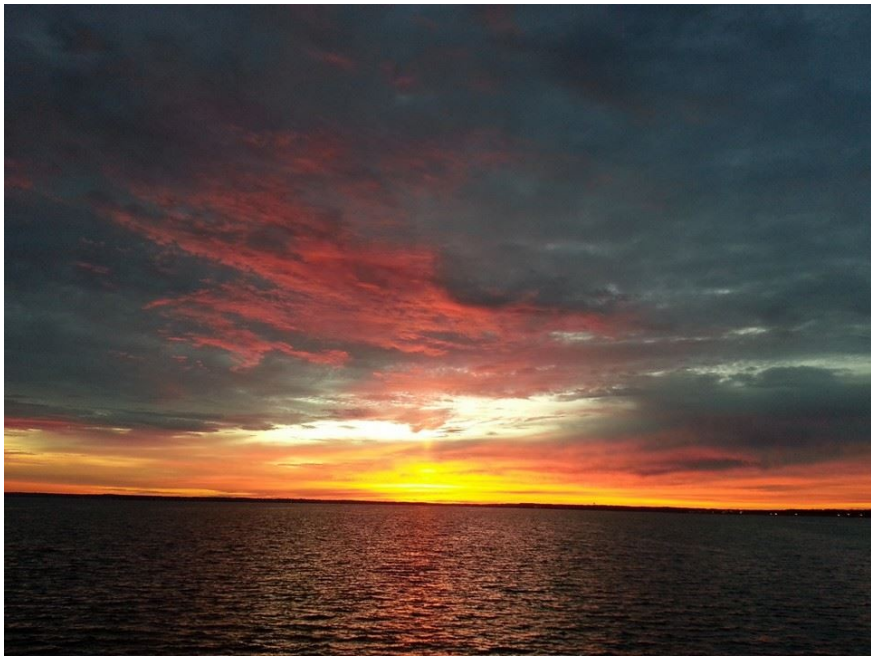
601-856-4681

charliedmccarty@bellsouth.net

***Social—Nina Lott**

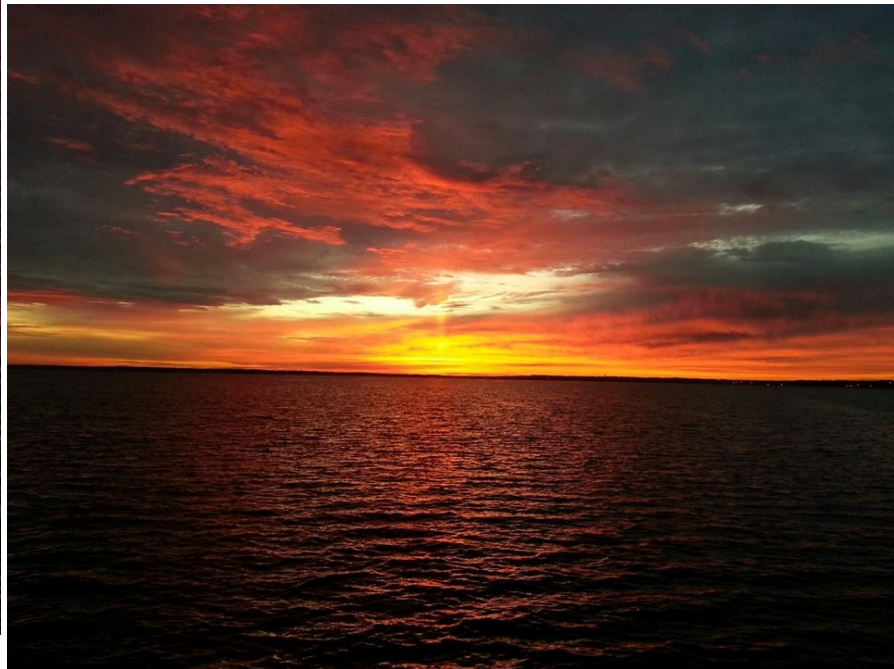
601-668-9394

ndlott@gmail.com



**Photos
By
Keith
Boteler**

**Beautiful
Views
at
The
Breakers**



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)

<http://www.movoto.com/blog/top-ten/best-places-in-mississippi/>

