



# THE BREAKING NEWS



**Armin Moeller**  
**President**

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MAY 2014



**Armin Moeller, President**



**Kim Brooks, VP**



**Chuck Harrison**

**Next Board Meeting: Wednesday, May 21, 2014 at the Breakers Clubhouse at 6:00 PM**

# TIME TO CHANGE THE FRONT GATE CODE AGAIN FOR ADDED SECURITY MEASURE.



The front gate manual code currently is KEY KEY 1112 and will remain in effect until May 10th.

On May 10th it will change to:

KEY KEY 1021

# *Bible Study Group*

*Hostess:*

*Kami LeVern—Unit #71*

*When: May 6, 2014*

*Tuesday Evenings: 6:15 pm*

*Scripture-Based Q&A*

*Research On Current Events*

*Educational, Social, Fun!*

## PEPSI POPS "Raft Up"

Friday, May 9<sup>th</sup>, 2014



*A signature event in the region, Pepsi Pops is a longtime tradition for the Breaker's Association. Presented at the Old Trace Park on the Reservoir, the Mississippi Symphony Orchestra performs light classics, show tunes and patriotic marches. The starlit evening ends with a fabulous fireworks display.*

*This year, Mark Herbert is heading up the "RAFT UP" and will be emailing us later with detailed information. So, mark your calendars now for Friday, May 9<sup>th</sup>, 2014!*

**If you don't have a boat and want to participate, there are many who have signed up to take you on their boats! So Plan to join in on the fun evening under the stars to the sound of the Mississippi Symphony Orchestra!**

Introducing a new series at the Breakers on the second Monday of the month

# MONDAY MINGLE

■ Making the Most of your Breakers Investment ■

**“Mix It Up to Fix It Up”**

## Fosters Flooring and Interiors

Ken Foster, President Fosters Flooring

Rebecca McCandless,

Certified Interior Designer

*Presents*

***Integrate your Interior:***

***Finishes that add Value and Style***



Breakers Clubhouse  
Monday, May 12 from 6:00 – 7:30 PM

*From flooring and fabric, to walls, counters & millwork, choose colors and finishes that tie your home together beautifully and create good value and great style*

light hors d'oeuvres  
soft drinks, beer, and wine

**It's free!**

RSVP by Friday, May 9 at noon to Annette Vise at [annette.vise@yahoo.com](mailto:annette.vise@yahoo.com)





# Architecture Matters

## Building Knowledge.... One Detail at a Time

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

### AFFORDABLE UPDATES

*"How can I update my condo without spending a pile of cash?"*

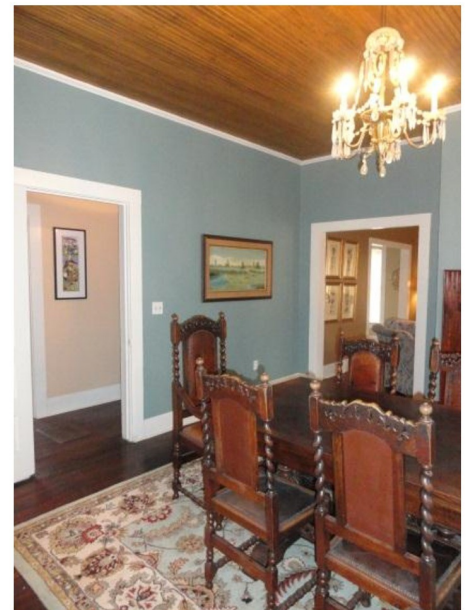
One of the best ways to update a space for a modest amount of money is to update the finishes. A few well-chosen updates can impact the whole place. Painting is the classic "easy update", but there are a number of updates that will transform your place without breaking the bank.

To increase the impact of painting, consider using a single neutral color throughout. Your artwork, favorite objects, and furnishings will become the focus when the canvas they adorn is clean and understated. Linen-colored walls with off-white trim can be surprisingly sophisticated. An eggshell wall surface with semi-gloss trim is a clean and classic designer favorite.



Linen walls with off-white trim make an elegant backdrop for art and other treasures. Wood furniture is in a range of species compatible with the wood floor.

If color is your thing, marry the colors from room to room. Choose a rug, fabric, or other item to inspire your full-home palette. Draw a primary color from it for the first room along with a secondary and accent color. Use the secondary color as the primary color for the next room. Keep drawing one or more colors through each adjacent room. For a unified whole, use a single trim color throughout and limit your palette to 6-8 colors.



#### From Old to Bold

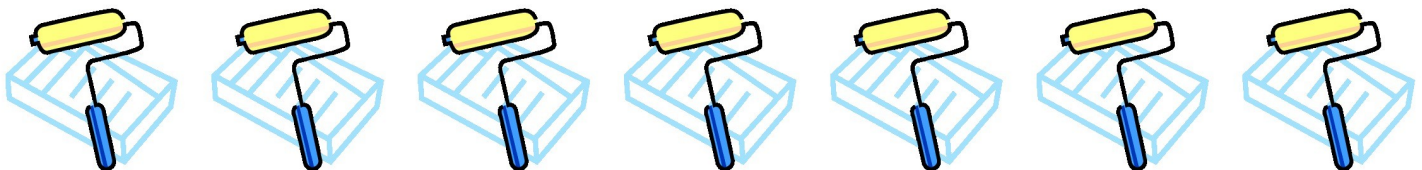
This plain room in an old farmhouse became a sleek backdrop for the owner's prized possession, an antique Belgian table, with a few simple strokes. The cost of the update? Fresh paint and a new bead board ceiling.

### WANT MORE? CHANGE THE FLOOR

*"My friend told me I can get wood floors without a total redo. Is it true?"*

Flooring is another relatively inexpensive update with a big impact. New flooring is more affordable than ever. Hard surfaces are the fresh look favored by designers today. Many new options exist including wood veneer and vinyl planks that look like wood. Both products have the warmth and beauty of wood but are less expensive to install.

If you are interested in learning more about these and other affordable upgrades, come to the clubhouse May 12 for a free consultation with interior designer, Rebecca McCandless, and Ken Foster of Fosters Flooring and Interiors.





This is the same day as the Annual Dragon Boat Regatta from 9 a.m.- 4 p.m. So, you can cheer for the boaters and then come on over to the “**Veranda at the Breaker’s Clubhouse**” at 5 p.m. to enjoy a “**CRAWFISH BOIL**” prepared by our homeowner, Keith Boteler! So that Keith can know how many to prepare for, please **REPLY** to this email no later than *Wednesday, May 14<sup>th</sup>!*

**Saturday, May 17<sup>th</sup>, 2014**

5 o'clock p.m.

*\$15.00 per person*

*Soft drinks and water will be provided*

**Contact Nina Lott with your intentions to participate.**

**[ndlott@gmail.com](mailto:ndlott@gmail.com)**



## Tips for Breaker's Homeowners

The bugs are back. It's part of living on the water and we deal with it. Sometimes its hard to go in and out at night without letting in thousands of these little critters inside.

Bugs are attracted to light. The only way I know of to combat them is to turn off your exterior lights and inside lights close to your windows and doors. But there are times we need light. You could install yellow bug bulbs which are not suppose to attract bugs. But then everything is yellow.

Recently, I replaced a porch light with a **15 watt bulb** I picked up at Kroger. Surprisingly, the 15 watt bulb puts out enough light to illuminate the front steps and doorway, yet doesn't attract hardly any bugs. Give it a try.

Kudos to Janet Thomas for doing a great job of bringing us into the 21st Century with her work on our website. If you haven't visited it in a while, take a look.

The url is rather difficult to type in and/or remember. It's <https://thebreakers.managebuilding.com>. I bought a couple of other url's and redirected them to make getting to the site easier. You can use either [ezbreakers.com](https://ezbreakers.com) (*my favorite because its short and easy to remember*) or you can use [thebreakersontherez.com](https://thebreakersontherez.com). Both will take you to our site.

There is a **public side** (*open to anyone*) where Janet is doing a good job of putting pictures, properties for sale, and information about The Breakers for the general public. You can use your username and password to log into the **private side** of the site designated to Homeowners. If you have forgotten your username and password, let Janet know and she can resend it.

Speaking of passwords, I use a service called **LastPass** to keep track of all of my usernames and passwords. You can access all of your sites and passwords with one master password. A great way to keep up with all of those arcane passwords necessary for protecting yourself. This service will also help generate very strong passwords for your use and keep track of them for you.

If you haven't already done so (*I know most of you have*), I would encourage you to go [ezbreakers.com](https://ezbreakers.com) and set up an automatic draft for your homeowners dues. This not only saves you time and aggravation, but also saves the HOA countless hours in processing time. These payments are automatically posted to your account and you can set these up on a recurring basis. No more muss or fuss.

While you are there, be sure to add your **contact information**. This information is automatically populated into a Breaker's Directory also available on the private side of the site saving more time and allowing access to this information by Homeowners from virtually anywhere with an internet connection (*or smart phone*).

There is a lot more information on the site including lots of documents, a discussion board and a request page. This can be an excellent resource for all Breaker's Homeowners and makes communications seamless.

Thanks again to Janet to making our website better and better!

Scott Britton, Realtor

"Creative Real Estate Solutions",

Phone: 601-977-0277, Fax: 888-709-4566, [RealEstateRebel@gmail.com](mailto:RealEstateRebel@gmail.com)





A man and his car. Harvey Haney and his super-fine ride.

## Neighborhood News

### Snaps and Chats



### Monday Mingle

Neighbors enjoy a visit at the Solar Control demonstration given by Paul Taucher on April 14.



# 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 !

"How wonderful that no one need wait a single moment to improve the world."

--Anne Frank

## 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, Harvey Haney,  
Charlie McCarty, Dick Burney

## LANDSCAPING COMMITTEE

### Kim Books, Chair

Sonja Baker, Linda Healy,  
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

### Chuck Harrison

Mike English, Kim Brooks

## SOCIAL COMMITTEE

### Nina Lott, Chair

Jean McCarty, Keith Boteler, Donna Ingram, Mark Herbert

**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

601-965-8156

amoeller@balch.com

Armin Moeller—Contact for the  
Legal/Bylaws Committee

Kim Brooks, Board Governor & 1st Vice President

601-918-3420

kimbrooks10@gmail.com

Kim Brooks—Contact for the  
Landscaping Committees

Chuck Harrison, Board Governor & 2nd Vice President

601-421-8686

chuckharrison01@aol.com

Chuck Harrison—Contact for the  
Architectural Committee

Janet Thomas, Secretary/Treasurer (Appointed Officer)

601-506-9750

jthomas4951@comcast.net

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

\*Legal/Bylaws Committee —Joe McDowell

601-906-3131

mcdowelljoe@yahoo.com

\*Financial—Janet Thomas

601-506-9750

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\*Marina—Harvey Haney

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\*Landscaping—Kim Brooks

601-918-3420

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\*Social—Nina Lott

601-668-9394

ndlott@gmail.com

# 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:

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

#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/>

