



# THE BREAKING NEWS



**Armin Moeller**  
**President**

VOLUME 5, ISSUE 7

AUGUST 2014



**Armin Moeller, President**



**Kim Brooks, VP1**



**Chuck Harrison, VP2**

**Next Board Meeting: Monday, August 4, 2014 at the Breakers Clubhouse at 6:00 PM**

# SUMMER POOL FUN & SAFETY



## **POOL GATE ENTRY CODE:**

**6255\***

All 3 pool entry gates now work to lock shut after closing.

Please remember to close gates after entering or leaving the pool.

Every time Jefcoat has to come out to repair the gates because paper has been stuffed in the lock or the lock has been taken apart, it is an additional expense. Should you see anyone tampering with the gates, please report it to one of the board members.

Thank you!

# Breakers Pool Guest Pass

As most of you know, but for our newest residents and homeowners, in the past we have had some serious issues with trespassing on our property from outsiders to simply use our pool or fish from our grounds and piers. They have come from the water onto the piers, and even jumped our fence to take a swim (importance of gates staying closed at all times) as well as entering in cars through the front gate. Homeowners pay EXTRA association dues to have EXTRA nice amenities. Additionally, there is an extensive accident liability for our HOA when intruders use our facilities.

However, as Homeowners, there may occasionally be a time when we can't accompany our guests to the pool. For this situation we provide one GUEST PASS to each Homeowner.

When the Homeowner has a guest(s) who have been given permission to use Breakers facilities, the guest must have the card in their possession to do so. Should the visiting guest not be recognized by any other homeowner, they can be asked to see the Guest Pass. A phone call can also be made to the Homeowner if felt to be necessary. If the guest(s) do not have the pass with them, they will be asked to leave.

**IMPORTANT: Make sure that you get your Guest Pass back after allowing the guest to use it so that you have it to give out the next time you want to use it again. To replace a lost Guest Pass will not be handled lightly and there will be a \$50.00 replacement fee.**

**Those renting condos will be given the Homeowner's Guest Pass to use. They cannot hand this Guest Pass on to anyone else to use at The Breakers.** Renters cannot allow someone other than themselves to use their designated boat slip. Renters can, however, have a guest at the pool or on the property as long as they are present with their guest.

**This extra effort is to protect us from liability issues and cut back on our extra expense of maintaining our pool privilege rights and pleasures. Thank you for your help with making this effort a successful implementation.**

**Should you not have a guest pass, please contact Janet Thomas.**

# Leadership transition announced within College of Liberal Arts



**Meet your neighbor, Deborah Barnes, Unit 123**

**CONGRATULATIONS!**

Dr. Deborah Barnes, the college's associate dean, has been named interim dean. Barnes will succeed Dr. Lawrence T. Potter, Jr., who will join the faculty of the Department of English and Modern Foreign Languages.

Barnes joined Jackson State University in October 2013 after serving as interim associate dean of university studies and associate professor at North Carolina A&T State University. She previously served as associate professor of English and coordinator of African American studies at Gettysburg College and was a tenured associate professor of Africana Studies and director of the Lewis Walker Institute for the Study of Race and Ethnic Relations at Western Michigan University.

"I am looking forward to working more closely with Dr. Barnes in her expanded role," Renick said. "We are grateful to Dr. Potter for his contributions to the College of Liberal Arts. The university will continue to build upon his work."

# Buildium

Should your email address change, please let Janet Thomas know so that it can be changed in the Buildium system for your access to it. On Buildium with your User ID (email address) and your very own personal password, you can:

- Access your very own Breakers Buildium website
  - Make a One time payment to the Association
- Pay Association Dues through setting up ACH monthly
  - Read Board Meeting Monthly Minutes
- Review Monthly Financial Statements (Balance Sheet & Profit & Loss Statement)
- Access Forms for Clubhouse Reservation, Maintenance Request, Architectural Review Request
- Retrieve current and past issues of The Breakers Breaking News E-Newsletter
  - And many other documents...

Should you need any assistance with Buildium, please contact Janet Thomas.

# 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 !

“I slept and I dreamed that life is all joy. I woke and I saw that life is all service. I served and I saw that service is joy.”

— [Khalil Gibran](#)

## 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

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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

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\*Financial—Janet Thomas

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\*Landscaping—Kim Brooks

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\*Social—Nina Lott

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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)

#46/Arnold, (\$270,000)

#66/McDowell, (\$292,000)

#70/Phillips (taking offers)

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

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

**Front Gate Convenience Fee for Open House**

**\$25.00**

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

