



VOLUME 6, ISSUE 1

THE BREAKING NEWS



Armin Moeller
President

APRIL 2015

**THE BREAKERS
ANNUAL BOARD MEETING
APRIL 15, 2015
7:00 P.M.
BREAKERS CLUBHOUSE**

Come a bit early to take a look at the new piers!

Information Packets will arrive in the mail soon.



Armin Moeller, President



Kim Brooks, VP1



Chuck Harrison, VP2

Next Board Meeting: Wednesday, April 15, 2015 at the Breakers Clubhouse at 7:00 PM

• Welcome to The Breakers!

NEW HOMEOWNERS

Jackie Franco, Unit 15

“I moved into The Breakers approximately 5 months ago. I am a registered nurse by profession and currently work at Methodist Spine and Pain Clinic in Flowood and St. Dominic's Endoscopy lab. I previously lived on the water, Rankin Co. side. There is something about the water that is soothing to the soul, and I knew, if possible, I wanted to remain on the water. Cynthia Wilson with Turnkey Realty understood my desire and helped me find my wonderful new home at the Breakers. I love the location. I like the residents' age mix. I have sweet neighbors who have welcomed me. I appreciate all that Janet and our officers do to maintain the property values here. I have previously lived in Reunion in Madison which taunts resort living in Madison year round, but I must say coming home to the Breakers really does feel like resort living. I am so pleased to be here and look forward to meeting more of you in the future.”



George and Layla Baladi, Unit 65

"We got married in June of 1963 (52 years). I am an engineer with a Ph.D. degree from Purdue university. I worked 35 years for the Department of Defense and retired in 2002. My wife use to have business in both Vicksburg, MS and Albuquerque, NM. We have two residences, one in Las Vegas, NV and one in The Breakers.

We have two children, a boy and a girl. We have six grandchildren, 3 boys and 3 girls. We have 3 great grandchildren, two boys and a girl."



Rimmer and Liz Covington, Unit 87

“We are excited to have downsized from a home in Madison to "the Rez"! We love all that the water has to offer and will enjoy exploring the waterways this summer by boat! We look forward to meeting our neighbors!



Dr. Bert (Shreveport native) and Linda (Jackson native) Bratton, Unit 67

Katrina refugees built (high water) house in Wesson, MS and sold FT Walton Beach beachfront condo and now selling Slidell, LA waterfront home (Bayou Liberty). Bert nearly (95%) retired) Neurosurgeon and Linda fully retired stylist and full-time grandmother. Members of Zion Hill Baptist Church Wesson and Rotary Club Brookhaven-Lincoln City.

“We have 3 grandchildren in Jackson, 4 total, and enjoy what Jackson has to offer. Still enjoy the water hence the "Breakers" appeal.”



IT'S THAT TIME OF THE YEAR AGAIN TO ENJOY...

SUMMER POOL FUN & SAFETY



POOL GATE ENTRY CODE:
6255*

All 3 pool entry gates 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!

P.S. FRONT GATE WALKING CODE IS ##6750

DRIVE THROUGH MANUAL GATE CODE IS KEY KEY 6750.

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.

Message from The Breakers Harbor Master

The new piers are finally finished and boy do they look good. Most all of the boats that were temporarily moved on the North pier have returned to their home on the South pier. If you haven't moved your boat yet, now is the time. I would like to have everyone situated by April 1st. If you haven't already, please send me the kind of boat you have, registration number, and contact info (phone # and email address) with any pier slip request.

Now is the time to claim your old slip if you want it, otherwise you risk losing it and being assigned a new slip. Everyone will be allowed first option on their old slip. I have had to make some adjustments to allow for the larger boats as there are only a couple of slips on the end that will hold them. Thanks for everyone's cooperation with this.

Some people are under the impression that everyone on the big water side should be assigned a slip. I want to clarify this. If you have a boat, you will be assigned a slip. If you don't have a boat, you don't need a slip. There are no permanent slips assigned to each big water unit. Only for those who have a boat. In other words, each unit is not assigned a slip unless you have a boat. Hope that makes sense.

The new pedestals have a nice soft LED light which provides good lighting at night without blinding you. They are also equipped with water and electricity. If you are running a pump or lights on your boat full time, please realize your power may be disconnected if someone else needs power to clean their boat. I'd like to ask that everyone be attentive to this and reconnect any cords that were in place prior to them using power. We only have 3 pedestals per pier. Each of these has two outlets and one water bib which should be more than adequate to supply everyone's needs.

The seagulls have been a problem on the South and Center piers. This appears to have resolved itself with the addition of boats on the South pier. Geese are still a rather messy problem. Please watch your step. Matt washed off the piers a week or so ago and they looked good. Hopefully, the geese will get the message and find another hangout.

If you haven't signed up for The Breakers Nextdoor Social Network, you should. Not only is this a great place to communicate with your neighbors and stay abreast of what's going on, its also where I have been communicating with boat owners about the piers and slip assignments. It's easy and free. Email me reales-taterebel@gmail.com and I'll help you get signed up.

We've got some great weather coming up. It will be nice to see the sun again. Be safe and check your safety equipment. Life jackets, anchors, flares, fire extinguishers and throwable. Replace any old worn lines. Let me know if I can be of any help!

I hope everyone enjoys and appreciates the new piers. It took a while and a lot of work but its done now. Time for a great boating season.

Scott Britton, Realtor
"Creative Real Estate Solutions"

Phone: 601-977-0277

Fax: 888-709-4566

RealEstateRebel@gmail.com

PS. Download your FREE Report **"Top 10 Negotiating Mistakes (and how**

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 !

What is the essence of life?
To serve others and to do
good.

-- [Aristotle](#) (384-322 BC)

IMPORTANT NOTICE!

If Association dues are not paid by the 10th of the month on Buildium, a 1% 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,
Dick Burney

LANDSCAPING COMMITTEE

Kim Books, Chair

Sonja Baker, Linda Healy,
Jan Moeller,

MARINA COMMITTEE

Scott Britton, Chair

Mike English
Mark Herbert

FINANCIAL COMMITTEE

Janet Thomas, Chair

Jean McCarty, Kim Brooks

ARCHITECTURAL/BUILDING COMMITTEE

Chuck Harrison

Mike English, Kim Brooks

SOCIAL COMMITTEE

Jean McCarty, Chair

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 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

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*Architectural/Building—Chuck Harrison

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*Marina—Scott Britton

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*Landscaping—Kim Brooks

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*Social—Jean McCarty

601-209-8920

jmccarty1996@comcast.net

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:

#11/Blaney, (\$260,000)

#24/Loe, (\$749,000)

#66/McDowell, (\$289,000)

Front Gate Convenience Fee for Open House

\$25.00

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

