



THE BREAKING NEWS



Armin Moeller
President

VOLUME 4, ISSUE 2

MESSAGE FROM YOUR BOARD OF GOVERNORS

FEBRUARY 2013



Armin, Moeller, President



Kim Brooks, VP



Janet Thomas, Sec./Treas.

Next Board Meeting: Wednesday, February 20, 2013 at the Breakers Clubhouse at 6:00 p.m.

HELP WANTED!

Qualifications:

- Breakers Homeowner
- Has understanding of The Breakers By-laws and Covenants
 - Community-minded
 - Effective communication skills
 - Can create a positive environment/build community
- Improve homeowner & tenant participation in HOA activities
 - Have general knowledge of accounting procedures
 - Skills in administration/management
 - Can create, maintain and enforce The Breakers Rules
 - Can attend monthly board meetings
- Must Love Your Neighbor as Yourself!



Dear Homeowners, Neighbors, and/or Friends,

Mark your calendars for Wednesday, April 17, 2013, 6:00 PM at The Breakers Clubhouse for our Annual Board Meeting and election for (1) one Board Governor.

When I asked for your vote to serve as one of your HOA Board Governors 3 years ago, you granted me the opportunity to do so and I want to thank you very much for your trust and confidence. It has been a most satisfying and progressively productive 3 years. As promised, with my strong belief in term limits, I will not run again and am asking for someone to step forward, run in the next election and fill my empty board position. If you have any desire to enter into the most local form of government service, then this is your opportunity to do so.

I have already informed Armin and Kim that I would be happy to continue to support them and the HOA by volunteering to contribute my skills and services in an appointed Secretary/Treasurer Officer position should they want me to do so. The need is for someone to serve on the Board as a governing decision-maker, "Governor" who will serve for the benefit of the entire association.

Should you be interested, please send to me your letter of intent and resume so that it can be printed in the upcoming issues of the newsletter prior to the election at the Annual Board Meeting.

Thank you for your consideration.

Janet

Bayside Residents, Have you been wondering how to make that area in the front between your garage/carport wall and condo more attractive with very little maintenance?

See below what Charles and Sylvia South did (Unit #93).





Dear Racer,

(Upcoming Event)

We hope you have already registered for 5th Annual SouthGroup Make a Difference 5K Run/Walk on February 16, 2013 in Ridgeland! Because of your past participation, SouthGroup has raised over \$90,000 for the Batson Children's Hospital in its first four years of this event. Batson Children's Hospital treats over 150,000 children from every county in Mississippi each year for everything from cystic fibrosis and juvenile diabetes to pediatric heart disease, neurological disorders and other childhood illnesses.

We hope you will join us once again on the 3.1 mile course running through the Northpark area of Ridgeland. As you know, medals are awarded in all age categories as well as overall winners. All pre-registered runners and walkers receive a souvenir t-shirt.

Don't forget about the one-mile fun run for kids (and a few adults) immediately following the 5K. Each participant will receive a finisher's fun medal and medals will be awarded in each age bracket. There will also be fun activities for children on premises including space jumps, face painting and balloons.

Door prizes will be awarded following the race and refreshments will be available. Convenient parking is available in the Woodlands Office Park.

Like us on [Facebook](#) to keep up with the latest race news. You may print your registration form (postmarked by February 8th) or register online at <http://www.southgroup.net/5k-run.htm> through February 13th. We can't wait to see you here!



Changes Made To HarborWalk Design

Earth tones, more stonework, bigger windows and a different roofline are among the changes to a proposed condominium, the first building in the Harbor Walk development at the Ross Barnett Reservoir.

After Reservoir officials called the design “plain Jane” last month, developer John Burwell was asked to enhance the aesthetics of the building on Rice Road in Ridgeland. On Monday, Burwell brought his architect from Humphreys & Partners in Dallas to the Shoreline Development Committee of the Pearl River Valley Water Supply District Board to detail the changes.

With only two of the five members present, the committee could not vote but agreed to call a special meeting soon to decide on the design. Burwell said he is ready to start work in February on the \$17 million building that will have 50 condos, averaging \$400,000.

“We’ve come a long way in four weeks,” committee member Trey Bobinger said. “I think we’re getting close. We want to ensure the highest quality we can get. We want to improve the property to make it a real asset to the Reservoir,” he said.

Bobby Finta, the project manager for Humphreys & Partners, told the committee that the outward changes to the building still reflect the West Indies style of the building.

“We’ve added a substantial amount of stone to the facade. We did an additional color scheme, more neutral, earthy tones,” Finta said.

“Changes were made to the cupolas along the roof and other enhancements add to the more refined style of the building,” he said. “Additional windows improve the waterfront view of all residents on the inside and upgrade the look of the building on the outside,” Finta said.

Reservoir resident Carol Bailey said she thinks the building now looks “fabulous. You couldn’t ask for anything better.”

Bailey said she and her husband have lived in several Reservoir neighborhoods for 40 years, and they’re looking at the Harbor Walk condominium for their retirement home. “We’ve been waiting for something like this.”

Reservoir general manager John Sigman said the committee and the full Reservoir governing board have to approve the design concept before Burwell can apply for a building permit.

“It’s fair to say the developer has answered our concerns. The architectural enhancements are beneficial,” Sigman said.

After about eight years of talking about Harbor Walk, Burwell said he is ready to start building. Long-range plans call for a hotel, office and retail sites. Burwell said he has spent \$25 million so far on Harbor Walk “even though some people say they can’t see it.

“I’m ready,” he said. “I need to get started.”

Thank You!

Thank you to all of you who use ACH (Automatic Bank Draft) for your Association Dues payment.

With one click of our Quickbooks button, the system records all homeowners as invoiced for their correct association dues assessment. In one setting, all funds received into our bank account as a result of the automatic bank drafting are delivered into a report and gets recorded. THANKS FOR MAKING THE HANDLING OF THE ACCOUNTING FOR THE BREAKERS SIMPLE AND EASY and we know it is convenient for you, too. I personally have felt good about saving the Association \$35,000 annually by the handling of the accounting so that we can tackle some of the major repair projects in the near future; i.e. Piers Repairs and Complex Painting especially.

We have about 35 homeowners who are not on the ACH System and I am asking that you give some thought to doing so to help contribute to more time-saving convenience in the accounting procedures. Below is the form you can print, complete and send in.

Your help will be greatly appreciated.

Janet

ELECTRONIC FUNDS TRANSFER AUTHORIZATION FORM

Yes, I would like to take advantage of the security and convenience of electronic funds transfer scheduled or periodic payments.

As a duly authorized signer on the financial institution account identified below, I authorize you to perform

<input type="checkbox"/> single	Date of transaction*: _____ Amount: \$ _____
OR	
<input type="checkbox"/> recurring	Date of transaction*: _____ Amount: _____ Number of transactions _____ or until authorization revoked**

* Transaction will post on or after the date indicated.

electronic funds transfer debits from the account for payments due or when applicable, apply electronic funds transfer credits to the same.

Furthermore, if any such electronic debit(s) should be returned by my financial institution as unpaid (Non-Sufficient or Uncollected Funds), I authorize, (Merchant) _____, to collect a returned item fee of \$25.00 (or the maximum amount allowed by state law) per item by electronic debit from the same account identified below.

For accounting purposes, all electronic debits will be reflected on the monthly bank statement that corresponds with the financial institution account identified below.

I understand and authorize all of the above.

AUTHORIZING SIGNATURE: _____ DATE: _____

Print Name: _____

**This authorization is to remain in full force and effect until MERCHANT has received written notification of its termination in such time and in such manner as to afford MERCHANT a reasonable opportunity to act on it or the until the term of the authorization expires. Any such notice should be sent to the following address; _____

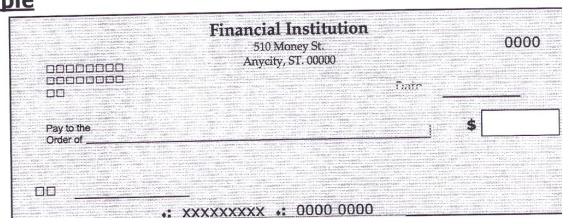
Financial Institution account "identifying information":

Enter financial institution account information in the fields provided below or attach a blank VOID check.

Complete or attach Blank	Financial institution:	Branch:	
	City:	State:	ZIP CODE:
	Transit/ABA #	Account #	

Need help identifying your Transit/ABA# and Account #?, see reverse for diagram.

Example



This is the 9 digit Transit / ABA Bank Routing number.

The Account number is usually to the right of the Routing number. Some Financial Institutions add the check number between the Routing and Account numbers



Happy to Report that, with the exception of a few outstanding “late fees”, The Breakers to date has no Association Dues DELINQUENCY!

THANK YOU!



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.

Parking in front of garage doors and carports ONLY for loading and unloading.

FOR RESIDENTS CONFIDENTIAL INFO ONLY:
PIER GATE CODES ARE 512. FRONT WALKING GATE CODE IS ##0512.

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.



PLEASE TAKE A DOGGIE BAG WITH YOU WHEN WALKING YOUR PET ON BREAKERS GROUNDS. THERE ARE SIGNS THAT SOME ARE NOT CLEANING UP AFTER THEIR PETS LEAVING UNCLEAR DOG FECES BEHIND FOR OTHERS TO STEP IN, AROUND OR OVER. YOUR RESPECT FOR OTHERS WILL BE APPRECIATED. THOSE NOT ADHERING TO THE RULES WILL BE FINED 50% OF THE MONTHLY ASSOCIATION DUES.



COMMITTEES

Giving the Gift of YOU !

“Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in.”

Unknown

IMPORTANT NOTICE!

If Association dues are not paid by the 10th of the month, a 10% finance charge will be applied. Should it be helpful to make sure they are paid on time, please consider the ACH Payment Plan.

The Breakers Association

P.O. Box 2431

Madison, MS 39130-2431



BY-LAWS & COVENANTS COMMITTEE

Charlie McCarty, Chair

Harvey Haney, Bobby Cumberland

Legal Committee

Joe McDowell, Chair

Mark Herbert, James Bell

LANDSCAPING COMMITTEE

Margie McCarty, Chair

Sonja Baker

Jan Moeller

MARINA COMMITTEE

Harvey Haney, Chair

David Thomas, Mike English

Scott Britton, Kim Brooks, Mark Herbert

FINANCIAL COMMITTEE

Janet Thomas, Chair

Jean McCarty

ARCHITECTURAL/BUILDING COMMITTEE

Darryl Lane, Chair

Sonja Baker, Mike English, Kim Brooks, Annette Vise

SOCIAL COMMITTEE

Bobby Cumberland, Chair

Jean McCarty, Donna Ingram

PLEASE CONTACT THE COMMITTEE CHAIR TO JOIN THE COMMITTEE OF YOUR INTEREST!



*2012-2013 Board of Governors of The
Breakers Homeowners' Association*

**Armin Moeller—Contact for
the Bylaws, Legal and
Marina Committees**

Armin Moeller, President

601-965-8156

amoeller@balch.com

**Kim Brooks—Contact for the
Financial / Architectural
Committees**

Kim Brooks, Vice President

601-918-3420

kimbrooks10@gmail.com

**Janet Thomas—Contact for
the Social/Landscaping
Committees.**

Janet Thomas, Secretary/Treasurer

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

***Bylaws & Covenants—Charlie McCarty**

601-750-3900

charliedmccarty@bellsouth.net

***Legal Committee —Joe McDowell**

601-906-3131

mcdowelljoe@yahoo.com

***Architectural/Building—Darryl Lane**

601-573-4768

Darryl.lane@harrellcontracting.com

7*Landscaping—Margie McCarty

601-856-4681

charliedmccarty@bellsouth.net

***Financial—Janet Thomas**

601-506-9750

jthomas4951@comcast.net

***Marina—Harvey Haney**

601-291-1412

hhaneyjxn@bellsouth.net

***Social—Bobby Cumberland**

601-573-2128

b.s.cumberland@hotmail.com

Ridgeland, MS

<http://ridgelandms.org>



When selling or renting your unit, please contact Janet Thomas, HOA Secretary, for appropriate follow up with a Welcome Packet, including the Bylaws and Rules & Regulations and to obtain contact info. The current owner must have all association fees paid current.



THE BREAKERS ON THE RESERVOIR

Also, homeowners and Real Estate agents need to make the request to Jefcoat Fence Co. by Thursday of the week they want the gate open for a weekend Open House or any other type of party or event so it can be programmed to be open for a given time-frame. Cost to homeowner or realtor is \$25.

CONDOS FOR SALE:

- #15/ Makamson, (\$400,000)
- #24/Loe, (\$789,000)
- #36/Baxter, (\$239,900)
- #53/Bell (\$500,000)
- #60/Hobson, (\$245,000)
- #61/Nelson, (\$265,000)
- #65/McCaulley, (\$308,000)
- #71/Brannon, (\$237,600)
- #92/Rives, (\$410,000)
- #121/Badr, (\$344,000)

