



THE BREAKING NEWS



Armin Moeller
President

VOLUME 4, ISSUE 3

MESSAGE FROM YOUR BOARD OF GOVERNORS

MARCH 2013



Armin, Moeller, President



Kim Brooks, VP



Janet Thomas, Sec./Treas.

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

WELCOME TO THE BREAKERS # 46!



Bill, Lulu, Charlie and Robin

Our family consists of Bill and Robin and our teen son, Taylor, along with our English Springer Spaniel named Amos. We have lived in Madison County for over 20 years and recently moved to The Breakers from Reunion community in Madison. I am self-employed as a technical sales consultant specializing in chemical and pharmaceutical sales. Robin is a registered nurse and works at several area clinics as an independent nurse. Our son, Taylor, is a junior at Jackson Prep.

We love to travel and spend a lot of time in Oxford, MS attending Ole Miss events and also on Pensacola Beach, FL. We also volunteer as foster parents for English Springer Rescue America and Schnauzer Love Rescue so you may see us with a 2nd dog occasionally that comes into our foster care until adoption.

We looked at a condo at the Breakers over 10 years ago but decided that we needed a neighborhood with children that were around the age of our son so that he had kids close by as friends. Once he earned his driver's license, we made the decision to downsize and live on the big water. Our condo is the perfect size for our family and we love not having to worry about yard work. The pool and clubhouse are great amenities and just a short walk from our front steps. The locked gates provide us that extra security that we believe is necessary now. And, one of our favorite places to hang out and relax, Pelican Cove Bar and Grill, is just around the levee from The Breakers!

We look forward to warmer weather which will allow us to meet many of our new neighbors around the pool and clubhouse.

The Breakers Welcomes...

Soeren Franke from

Germany (renting Unit #61)

01/2013 - 08/2013 **Siemens Inc., United States**

Siemens Graduate Program (SGP) Trainee in Procurement for High

Voltage Products (E T HP), Richland (MS)

2nd assignment:

Operational procurement and global value sourcing support

- Soeren came to Mississippi in January 2013 for a 8 month training at an Energy transmission products factory in Richland
- Born and raised in Berlin, Germany
- Interests are running, travelling and playing the Clarinet
- Looking for new friends in Ridgeland and surrounding area!



The Breakers also WELCOMES two new Homeowners:

- Nina Lott—Unit #74
- Charles Harrison—Unit #36



Promoting the beautification and improvement of the Ross Barnett Reservoir

The Barnett Reservoir Foundation and the Pearl River Valley Water Supply District presents:

2nd Annual Independence Day Celebration Saturday June 29, 2013

The Independence Day Celebration is a salute to our country's troops and our country. The event will include activities in Old Trace Park and Lakeshore Parks. The parks will host kid zones, live music, food vendors and static military displays. Patrons of both parks will enjoy the lighted boat parade, and a grand fireworks display which will be launched on the Reservoir. Admission will be free to all!

The Barnett Reservoir Foundation is a non-profit 501(c)3 which was established several years ago to promote the reservoir and surrounding businesses. Last year the Foundation had record turnout for the Independence Day Celebration. Fireworks had been a tradition at the Barnett Reservoir since the 1980's. The fireworks went silent after the 2005 show UNTIL last year! The Foundation needs your help to make this show bigger and better this year.

We are in the process of securing our Grand Marshal and will have more information soon. We hosted the largest lighted Boat Parade on the Reservoir in history and we hope for an even bigger and better parade this year. This is an excellent way to remember and support our troops and salute our country.

Once again, Clear Channel has graciously agreed to have MISS 103 countdown and broadcast our fireworks display. Which means you can tune your radio to MISS 103 and be a part of the countdown to fireworks from any location. MISS103 will announce our major sponsors and broadcast Independence Day songs to accompany the pyrotechnic display.

A VIP section will be provided at the Jackson Yacht Club and sponsor tents with parking area will be available for the significant sponsors use if desired in the parks.

The Foundation is willing to take any amount of donation. (Remember all donations are tax deductible.)

Levels of sponsorship:

Platinum - \$5,000 or more

- Radio and TV advertisement recognition
- Judging seat in VIP section
- Logo Recognition on all banners and flyers
- Tent for sponsor's use
- Leader Recognition on T-shirts

Gold - \$2,500

- Judging seat in VIP section
- Tent space for sponsor's use
- Recognition on all banners and flyers
- Recognition on T-shirts

Silver – \$1,000

- Recognition on all flyers, banners and distributions

Donations above \$250

- Recognition on all flyers and distributions

We are more than willing to work with any level of donated services. The admission is free, therefore, we expect a very large audience. Please consider helping the Foundation in any way possible.

Vendors are invited to provide services for the events. In order to prevent duplicate product sales, vending areas will be assigned on a first come/first serve basis. Vending fees for the event will be \$100.00 per slot. Interested vendors should contact the representatives listed below for detailed information.

Sponsorship and volunteers are a must to make this event a success. If you or your organization would like to participate in the event as a volunteer, we will need plenty of help.

We are asking for any level of sponsorships/publicity/volunteers. Knowing your interest in the area, I wanted to make you aware of this opportunity for your organization to be a part of this community event. All major sponsors must be secured to ensure proper logo and t-shirt endorsements are correct by June 3, 2013.

For any additional information please contact Susan McMullan at [601-605-6880](tel:601-605-6880) or smcmullan@therez.ms ; Cindy Ford at [601-605-6898](tel:601-605-6898) or cford@therez.ms ; or Doug Berry at dberry@SouthernTractor.com.

Thank you in advance.

Barnett Reservoir Foundation

The Breakers provided a Sponsorship in the amount of \$300.

Benefits of Living at the Breakers

I was sitting around the other day thinking about all of the benefits of living at The Breakers. Since I love living here and had my Realtor hat on, I thought some of these benefits could and should be crafted into some type of sales pitch. After all, that's what I do.

Here's what I came up with:

- **Privacy** - While there is always something going on at The Breakers, it is a very private place to live. Everybody respects each others privacy while still being friendly and willing to throw a party from time to time.
- **Safety** - The Breakers is very safe place to live. Being gated helps a lot. No through traffic. Boxed cannon. Everyone paying attention. Our own little jetty. No where I have ever lived is any safer.
- **Views** - Sunsets, sun rises, water views, full moons and stars. Living on the water has it's benefits regardless of which side you live on. I even enjoy watching the storms roll in. We also have some incredible water fowl. I'm not a big time birder, but I did pick up a copy of Sibley's Field Guide to Birds of the Eastern United States. It has been fun to identify all of the various water fowl that change with the seasons.
- **Exterior Maintenance Free** - It's really nice not having to worry about exterior maintenance. No grass to mow. No pool to clean. No exterior painting. No landscaping. That's all taken care of. I can still plant some flowers in pots if I miss gardening, or just admire the flowers The Breakers and other residents plant. My lime tree is wintering nicely indoors. Looks like I'm going to have a bumper crop. My guess is you have some favorites as well.
- **Boating** - Some of us have piers right at our back door. Others, just a short walk away. Nothing like hopping on the boat and taking a little afternoon cocktail cruise. Hitching a ride isn't very hard. All you have to do is ask. Getting out on the water is fun and therapeutic. It just doesn't get any easier. Motor over to the Cock of the Walk or the Yacht Club for dinner. Check out the bands at Pelican Cove. Raft up with friends somewhere out in the middle. Or stop by the house boat piers and make some new friends.
- **Club House/Pool** - Take a dip. Get some sun. Have a party. B-B-Q with friends. It's nice to have a spot to do this. Friendly card games have been known to break out. There's even some shade if you just want to hang out and enjoy the day.
- **Convenience** - The Breakers seems to be smack dab in the middle of everything while still being secluded. Everything you need is close by. Easy access to Rankin and Hinds Counties. Shopping is just minutes away. Boat repair, car repair, computer repair. No problem. Walgreens, Gas, groceries, cleaners and exercise facilities. You want live music? You got it. Excellent restaurants are only minutes away. Wanna go for a walk or a bike ride? Endless trails are at our disposal. You can go miles and while staying on the water.
- **The Water** - This is the only community I know of that every unit is on the water. Not just views but literally on the water. People gravitate to water. It does have a calming effect. You don't even need a boat to catch fish. Just drop a line in off the pier. The beauty of The Breakers is we are surrounded by water. It's all about the water.
- **People** - And last but not least, you can meet some very interesting people here at The Breakers. Everybody has an interesting story. Plus, we all have something in common. We love living on the water. We might not agree on everything, but we all agree on that. Where else can you have breakfast out on your deck and have a conversation with a fisherman while you drink your coffee? Or just walk down the street and talk to your neighbors?

I'm sure I missed a few things. If you have something you'd like to add, give me a call or shoot me an email. All of these things add to our property values and quality of life. Sometimes I think we need to be reminded of all of these. I know I do.

Hope to see you around the jetty.

Scott Britton, Realtor

"Creative Real Estate Solutions"

Phone: 601-977-0277

Fax: 888-709-4566

RealEstateRebel@gmail.com

PLEASE NOTE: There has been some concerns expressed about the HOA requesting HUD Approval.

First, we are not going to be a "Housing Project." HUD Approval only pertains to being able to get loans through Fannie Mae and Freddie Mac. Most people do not know that 90% of the mortgage loans are guaranteed and secured by Fannie and Freddie and that's why banks want them to be a part of the loan process.

Should there be any further questions or concerns, please bring them to the next board meeting for additional discussion. Thanks, Janet

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

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 !

The best way to find
yourself
is to lose yourself in the
service of others.

Mahatma Gandhi

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

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**

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

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

Armin Moeller, President

601-965-8156

amoeller@balch.com

Kim Brooks, Vice President

601-918-3420

kimbrosks10@gmail.com

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)
- #31/Dunigan, (\$235,000)
- #53/Bell (\$500,000)
- #60/Hobson, (\$245,000)
- #61/Nelson, (\$265,000)
- #65/McCaulley, (\$308,000)
- #71/Brannon, (\$237,600)
- #80/Moore, (\$385,000)
- #92/Rives, (\$410,000)
- #121/Badr, (\$344,000)

