



# THE BREAKERS BREAKING NEWS

VOLUME 7, ISSUE 3

APRIL 2016



**Steven McIntosh, Chairman**



**Chuck Harrison**



**Mark Herbert**

Annual Membership Meeting: Wednesday, May 18, 2016 at the Breakers Clubhouse at 7:00 PM



# **DIVERSIFIED** **PEST MANAGEMENT INC.**

Hello,

My name is Brad Banes and I am the owner of Diversified Pest Management. Our company has just begun to provide pest control service for The Breakers and I would like to take this opportunity to inform you a little about our company and how we plan to take care of your pest control needs.

I started Diversified Pest about twelve years ago and we have been fortunate to grow our business each year since then. I actually got into the pest control business after regulating this industry for five years with the State of Mississippi. While working for the State I was able to learn a lot about this industry and how different companies in the metro area did pest control. After starting Diversified I felt like I was able to take all the different methods of pest control, that I had been exposed to, and derive a method that I feel is second to none in Central Mississippi. The biggest and best part of our service is that there is no need for a pest control technician to come inside your home for pest service. Our technique concentrates on keeping bugs out of your home and we do that servicing the outside of your home. This technique has proven to be very effective over the past twelve years and is still just as effective today.

The Breakers is set up to be service on a bi monthly basis, which is every other month. This service is an outside service with inside service provided as needed at no additional charge consisting of sweeping spider webs, perimeter spray, perimeter bait, and a crack and crevices treatment.

Please note that this is a general pest control service and that there are different pests that you might encounter that this service will not cover. In the event that you have fleas or German Roaches there would be an additional charge of \$127.00 for this service that would be charged to the tenant. These are pests that cannot be prevented and are usually brought in by the tenant.

All balconies that are facing the water can be serviced during the time that we are there for service, if we have access. We will notify the office prior to coming so that you can make plans to give us access to these areas.

It is an honor and a privilege for our company to provide the pest control service for the Breakers and we look forward to working with you.

Sincerely,

Brad Banes, Owner



PLEASE NOTE:

# Mark Your Calendar!

## May 18, 2016

# Annual Board Meeting

The Annual Board Meeting has been scheduled in past years for the 3rd Wednesday in April, but due to several board members traveling in April and needing ample time to plan and present the complex painting project proposal with options, it has been rescheduled to be held on May 18th.

Packets will be mailed early May.

**THE BREAKERS ASSOCIATION, INC.**

ANNUAL MEMBERSHIP MEETING IS SCHEDULED FOR Wednesday, May 18, 2016 — **MARK YOUR CALENDAR!**

**Please let your intentions be made known if you want to be on the Breakers Board of Governors.**

**CURRENT BOARD OF GOVERNORS**

Mark Herbert (Unit 74) – Elected at the 2015 meeting to a three (3) year term ending at the 2018 annual meeting.

Steven McIntosh (Unit 122) – Elected at the 2015 meeting for a two (2) year term ending at the 2017 annual meeting;

Chuck Harrison (Unit 36) – Elected at the 2013 meeting for a three (3) year **term ending at the 2016 annual meeting;**

**TO BE ELECTED AT THE May 18, 2016 ANNUAL MEMBERSHIP MEETING:**

**One (1) New Governor for a three year term ending 2019**

**Candidate(s) running for the OPEN SEAT on the Board of Governors:**

**Chuck Harrison**

**Nominations will also be taken from the floor for the open seat of The Board of Governors at the Annual Membership Meeting.**

*Welcome to The Breakers!*

## **Troy and Nichole Festervan**

**Married in February on the back of Kami LeVern's deck, (Nichole's mother),  
the newlyweds have made their first home in the apartment above  
The Breakers Clubhouse. (Unit #59)**



# Quick References

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## BUILDING WEBSITE LINKS

[WWW.EZBREAKERS.COM](http://WWW.EZBREAKERS.COM)

[WWW.THEBREAKERSONTHEREZ.COM](http://WWW.THEBREAKERSONTHEREZ.COM)

[HTTPS://TheBreakers.managebuilding.com](https://TheBreakers.managebuilding.com)

To access your account, Use your email address as your User ID.  
Enter your own Personal password.

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## FRONT GATE DIRECTORY

When your visitor drives up to the front gate they will find you in the directory by your name and call you from the directory. When they do AND DIAL YOU FROM THE DIRECTORY, that will ring your phone. You answer and you will hear your visitor but you will also know it is coming from the front gate by seeing the number 601.856.3865 on your phone. Then On your phone keypad you will enter \*009. If that doesn't work just enter 9 or 009 or #009. It works differently for different phones. \*009 works for my cell. The gate will open and your visitor will be able to get in. It is best to make them ring you from the directory so that the giving out of our manual gate code does not decrease our security.

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[www.madison-co.com](http://www.madison-co.com)

Click in the following order:  
On line Services  
Land Records  
Search Land Records  
Book and page number of Document

Want to know the history of your condo unit? Amy Whiteley gives us the online method to search and find it?

Once you pull the document up get subdivision code and lot number and do a new search without information. It will pull the history of the condo unit that is recorded at the court house.

This is all public information. Amy Whiteley, Lease Department of Pearl River Valley Water Supply District

601-605-6884

[awhiteley@therez.ms](mailto:awhiteley@therez.ms)

# **FYI...**

## **Numbers to Know for Pearl River Valley Authority**

**Emergency: Water Emergencies can be reported 24 hours a day, seven days a week by contacting the Reservoir Control Tower at 601.992.9703.**

**Non-emergency: For questions regarding PRVWSD policies and properties, contact the office during normal business hours at 601.856.6574.**

**On the Water: Boaters experiencing problems in the water requiring towing assistance should call Sea Tow, a private business specializing in emergency assistance at 601.992-0321.**

Please print this page for a Handy Reference.

**BREAKERS CODES TO KNOW:**

**MANUAL FRONT GATE ENTRY: KEYKEY 9780 (stay alert to an approximate quarterly change announcement for security purposes)**

**WALKING FRONT GATE: ##9780 (when manual front gate code changes so does this one)**

**POOL GATES: 6255\***

**APPROVED CONTRACTOR CONTACT INFO:**

Lance Banks	601.238.2101	banksconco@comcast.net
Sid Springer	601.953.5009	sidspringer@yahoo.com
Guy Berry	601.672.5390	
Chris Patrick	601.906.7409	

**BUILDING ACCESS LINKS:**

[www.ezbreakers.com](http://www.ezbreakers.com)

[www.thebreakersontherez.com](http://www.thebreakersontherez.com)



# 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 !

## LEGAL/BY-LAWS COMMITTEE

### Mark Herbert, Chair

Harvey Haney,  
Dick Burney

## LANDSCAPING COMMITTEE

### Janet Thomas, Chair

Sonja Baker, Linda Healy,  
Jan Moeller,

## MARINA COMMITTEE

### Scott Britton, Chair

Mike English  
Mark Herbert

## FINANCIAL COMMITTEE

Steven McIntosh, Chuck Harrison  
Mark Herbert, Janet Thomas

## ARCHITECTURAL/BUILDING COMMITTEE

Steven McIntosh, Chuck Harrison, Mark Herbert

## SOCIAL COMMITTEE

### Landri McIntosh, Chair

Keith Boteler, Jean McCarty

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



## 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





## 2015-2016 Board of Governors of The Breakers Association

Mark Herbert—Contact for the  
Legal/Bylaws Committee

Janet Thomas—Contact for  
the Landscaping Committee

Chuck Harrison—Contact for the  
Architectural Committee

Janet Thomas—Contact for the  
Financial Committee,  
Communications and Accounting

Steven McIntosh, Board Governor, Chairman  
601-573-1946

[thehailshop@aol.com](mailto:thehailshop@aol.com)

Mark Herbert, Board Governor  
601-927-5734

[mherbert@joneswalker.com](mailto:mherbert@joneswalker.com)

Chuck Harrison, Board Governor  
601-421-8686

[chuckharrison01@aol.com](mailto:chuckharrison01@aol.com)

Janet Thomas, Secretary/Treasurer (Appointed Officer)  
601-506-9750

[jthomas4951@comcast.net](mailto:jthomas4951@comcast.net)

*Please direct your issue to the appropriate Committee Chair or Board Member Contact  
for committee review and consideration.*

## COMMITTEES CHAIRPERSONS

\*Legal/Bylaws Committee —Mark Herbert

601-927-5734

[mherbert@joneswalker.com](mailto:mherbert@joneswalker.com)

\*Architectural/Building—Chuck Harrison

601-421-8686

[chuckharrison01@aol.com](mailto:chuckharrison01@aol.com)

\*Landscaping—Janet Thomas

601-506-9750

[jthomas4951@comcast.net](mailto:jthomas4951@comcast.net)

\*Financial—Janet Thomas

601-506-9750

[jthomas4951@comcast.net](mailto:jthomas4951@comcast.net)

\*Marina—Scott Britton

601-977-0277

[realestaterebel@gmail.com](mailto:realestaterebel@gmail.com)

\*Social—Landri McIntosh

[landri830@aol.com](mailto:landri830@aol.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:

- #63/Johnston, (\$349,000)
- #85/Ingram, (\$395,000)
- #92/Rives, (\$430,000)
- #93/South, (\$399,000)
- #86/Clardy, (\$350,000)
- #102/Brooks, (\$399,900)
- #121/Badr, (\$345,000)

**Front Gate Convenience Fee for Open House**

**\$25.00**

[http://www.movoto.com/blog/top-ten/  
best-places-in-mississippi/](http://www.movoto.com/blog/top-ten-best-places-in-mississippi/)

