



THE BREAKERS

BREAKING NEWS

VOLUME 8, ISSUE 6

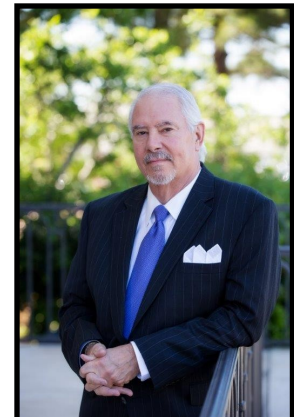
JUNE 2017



Steven McIntosh, Chairman



Chuck Harrison



Mark Herbert

Board Meeting: Wednesday, June 21, 2017 at the Breakers Clubhouse at 6:00 PM

**JUNE BOARD MEETING
WEDNESDAY**

JUNE 21, 2017

**CLUBHOUSE
6:00 PM**

Please note that old condo building numbers are being removed and replaced with new all matching ones after the building has been painted to approved completion.

Thank you for your patience through to the paint project finish!

Congratulations,
Bill Lee!

Unit 56 Breakers
Homeowner

New Ward 5 Alderman

Bill Lee



Highland Colony Parkway in Ridgeland is a showplace and a source of great pride for our City. It should be with the millions of dollars in tax incentives my opponent voted to give the developers. In 2016, a majority of our Aldermen voted to give \$20 million to developers along Highland Colony Parkway. Not one cent of this TIF (Tax Increment Financing) was allocated for Ward 5, or anywhere east of I-55. Yet, my opponent voted for all of these tax incentives. The pure definition states that the intent of TIF is for redevelopment, infrastructure and other community-improvement projects. Nowhere does it mention grandiose developments. All one has to do is witness the vacant buildings and empty lots lying dormant, some for years, in the Ward 5 area. This is where TIF belongs. When blight sets in, crime follows.

Compare the legal expenditures of our neighboring municipalities. For the past four years, the City of Madison spent \$546,577 in legal fees, the City of Clinton spent \$405,189, the City of Ridgeland, an incredible \$3,325,950! This inexcusable amount was due to legal battles that should never have been fought. Yet, my opponent voted to approve every one of these excessive legal fees. Ridgeland and Madison are equal in population, 24,047 and 24,427 respectively. Yet Madison has a law enforcement bureau of approximately 82 uniformed police officers. Ridgeland has approximately 66. How many police officers could have been hired with our tax dollars that was squandered on inordinate legal fees?

If elected to serve as Alderman of Ward 5, I will initiate actions to stop the irresponsible expenditures of our public funds and to insure the vibrancy of east Ridgeland. We need an Alderman who will go to bat for the voters of Ward 5 and help bring more investment and improvements to ALL of Ridgeland. I ask you for your vote on Tuesday, May 2nd. All Ward 5 residents vote at the Ridgeland Recreation Center.

I have lived at the Breaker for 37 years. Senior Vice President, Gulf Guaranty Life Insurance Co. Past President of the Jackson Touchdown Club. Past Chairman, Mississippi Sports Hall of Fame. Veteran with 29 years service with the Mississippi Guard, past commander of the Mississippi State Guard. Retired with rank of Major General, Mississippi National Guard. Recipient of the 2013 G.V. "Sonny" Montgomery Foundation Award for Outstanding Leadership Performance. Two children, four grandchildren.

Re-Elect D.I. Smith

City of Ridgeland Alderman at Large



A Veteran who is still fighting for you!
Leadership, Experience, Ethics
and Values mean something!



Re-Elect D.I. Smith

City of Ridgeland Alderman at Large

Experience

- ★ 30 year career Army; retired as Colonel
- ★ Leadership at Staff, Section, Platoon, Battery, Company, Aviation Battalion, and Directorate level
- ★ Combat Helicopter Pilot in Vietnam and Panama
- ★ Inspector General, Mississippi National Guard
- ★ On-Site Manager, Dinsmor Property Owners Association
- ★ One term, Madison County Board of Supervisors
- ★ 5 years as Alderman at Large

Education

- ★ Advanced Certified Municipal Official
- ★ University of Southern Mississippi - BS
- ★ Troy University - MBA
- ★ U.S. Army Command and General Staff College
- ★ U.S. Army War College
- ★ Commercial Pilot Rating in Airplane & Helicopter

Values

- ★ Married to the former Linda Harrell for over 47 yrs
- ★ Two daughters: Lisa Gatlin and Kim Crothers
- ★ Seven grandchildren
- ★ Member, Highland Colony Baptist Church
Serving as an Active Deacon

Service

- ★ Ridgeland Chamber of Commerce
- ★ American Legion Post 153
- ★ Veterans of Foreign Wars Post 6809

- Fight Crime
- Support Southeast Ridgeland Redevelopment
 - Support our Schools
 - Oppose unnecessary new landfills
 - Accessible
- Open, Accountable and Transparent
 - Fights for Low Taxes
 - Protect Property Values

The Breakers MUST Renew The Master Lease

At the Annual HOA Membership Meeting in April Mark Herbert presented the case for the Renewal of the Breakers Master Lease with the PRV explaining that banks will not buy loans unless Fannie Mae requirements are met. The Fannie Mae requirement is that leasehold properties must exceed the term of the loan term by 5 years. The Breakers Master Lease currently only has 21 lease years left on it. Most mortgages are 30 year terms.

Fannie Mae will not even do loans on individual leases if the Master lease does not meet their criteria. Therefore, The Breakers must renew the Master lease for a 60 year term. The PRV proposed a new 60 year land lease by statute, which will escalate 10% every 5 years. The lease amount is undetermined at this time and depends on how many stay under the Master Lease.

SEE THE OPTIONS BELOW

PLEASE NOTE:

\$90 PROCESSING FEES ARE BEING WAIVED IF YOU ACT NOW. Mark Herbert will be sending out a letter to update and give a last call to submit your option.

OPTIONS

OPTION ONE

Stay under Breaker's Master Lease

- You do not have to do anything
- Lease payments \$600.00 per year per unit escalating 10% every 5 years (statutorily required)
- Monthly HOA dues will likely go up, the amount to be determined after all who want to opt out do so
- Nothing to do if sell
- Full 30 year financing available for potential buyers

OPTION TWO

- Opt for individual lease with same term as current Master Lease (22 years)
- Cannot get 30 year financing
- Eventually cannot get 20 year financing
- Lease payments \$180.00 per year, no escalation
- If sell, will need to opt for individual 60 year lease to qualify for 30 year financing
- Processing fee \$90.00

OPTION THREE

- Opt for individual 60 year lease
- Lease payment will be \$600/year, escalating 10% every 5 years (statutorily required)
- Nothing to do if sell
- Qualify for 30 year financing
- Processing fee of \$90.00

A NEW AMENITY AT THE BREAKERS!



AT

THE CLUBHOUSE

AND

POOL AREA

Network is NETGEAR

Password is breakers

(The technician will be delivering the newest modem equipment to give even wider coverage throughout the pool area when it is available which may change the network name. Watch for the update when this happens.)

FRONT GATE CODE

KEYKEY5551



WALKING GATE

##5551



New front door and pool bathroom door locks have been installed at the Clubhouse. When you reserve the Clubhouse you will be given a temporary code for the front door during your use of the reserved clubhouse.

Pool gate entry codes are 6255* - keep gate closed at all times/state law

Pool bathroom door entry code is:

1555

Should you have any problem with any of these codes, please contact one of your board members.

Thank you, Fran Twiford, for beautifying The Breakers with your leadership to the Landscaping team with the lovely plants and flowers and our new colorful pool cushions!



Recycle Your Clutter

Printers. Batteries. Washers. Dryers. Refrigerators. Scrap Metal. Gadgets. Ceiling Fans. Computers

NO CHARGE

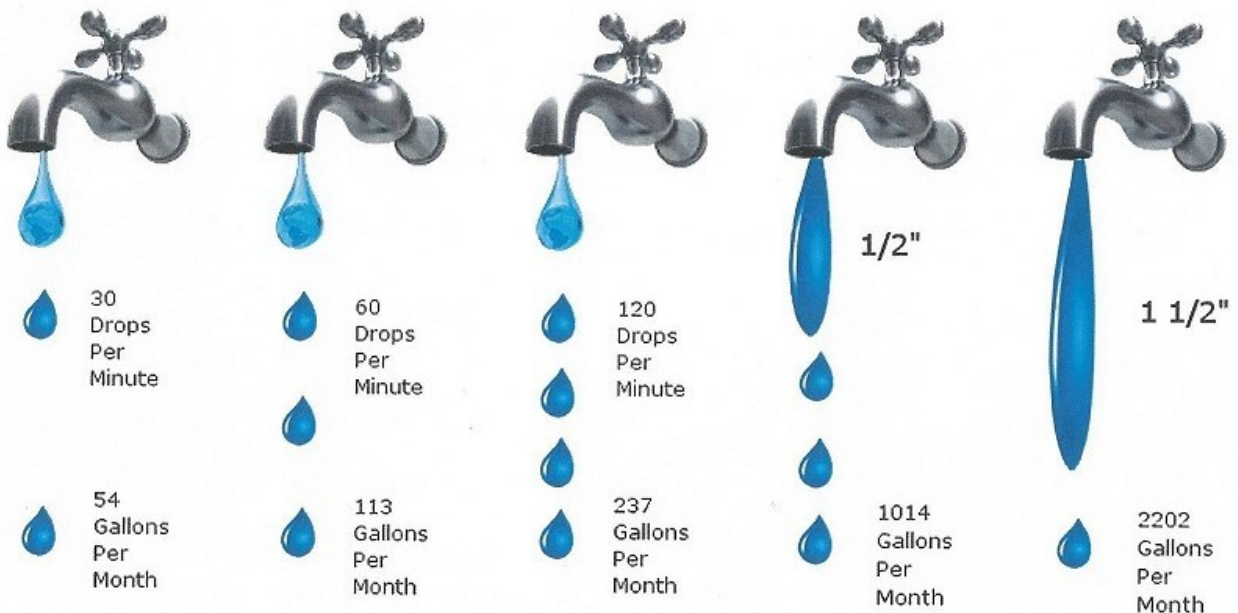
FREE PICKUP

American Appliance Recycling

Call Mr. Dave

601-955-4473

Average Loss Of Water From Leaking Faucets Over A Period Of One Month



Small, continuous leaks will waste large amounts of water. In addition, leaks in hot water lines will waste heat. Keep all valves and faucets tight. When a leak develops, replace faucet washers. If valves or faucets are damaged, replace faucet or valve assembly.

Quick References

BUILDING WEBSITE LINKS

WWW.EZBREAKERS.COM

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.

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 C-Spire 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.

Should you need a new front gate remote clicker, please contact Janet Thomas @ 601-506-9750

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? There is an 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. Lease Department of Pearl River Valley Water Supply District

601-605-6884

Nicole Goss

REMINDERS



Keep our rocks on the big water side clean by not throwing trash off your deck.



Please close all pool gates after you go through them. State Law.

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

Fran Twiford, Chair

Kim Brooks, Janet Thomas

MARINA COMMITTEE

Scott Britton, Chair

Mike English, Mark Herbert

FINANCIAL COMMITTEE

Steven McIntosh, Chuck Harrison

Mark Herbert, Janet Thomas

ARCHITECTURAL/BUILDING COMMITTEE

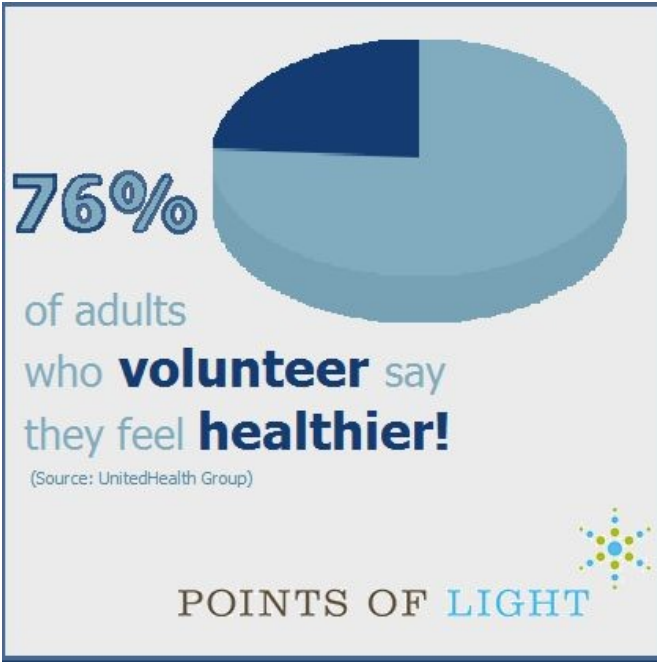
Steven McIntosh, Chuck Harrison, Mark Herbert

SOCIAL COMMITTEE

Landri McIntosh, Chair

Fran Twiford, Keith Boteler, Jean McCarty, Beau Norcross,
Kami LeVern

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

58 Breakers Lane

Ridgeland, MS 39157





2016-2017 Board of Governors of The Breakers Association

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

thehailshop@aol.com

Mark Herbert, Board Governor
601-927-5734

mherbert@twpdllaw.com

Chuck Harrison, Board Governor
601-421-8686

chuckharrison01@aol.com

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

jthomas4951@comcast.net

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

*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@twpdllaw.com

*Financial—Janet Thomas

601-506-9750

jthomas4951@comcast.net

*Architectural/Building—Chuck Harrison

601-421-8686

chuckharrison01@aol.com

*Marina—Scott Britton

601-977-0277

realestaterebel@gmail.com

*Landscaping—Fran Twiford

601-421-3807

frantwiford@gmail.com

*Social—Landri McIntosh

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:

- #51/Saunders, (\$325,000)
- #92/Rives, (\$430,000)
- #102/Brooks, (\$399,900)
- #120/Moeller, (\$289,000)
- #121/Badr, (\$345,000)
- #124/Broad, (\$345,000)

Front Gate Convenience Fee for Open House

\$25.00—Give 1 week advance notice

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

