

THE BREAKERS

BREAKING NEWS

VOLUME 10, ISSUE 1

JUNE 2019



Steven McIntosh



**Chuck Harrison,
Chairman**



Mark Herbert

BOARD MEETING: Wednesday, June 19, 2018 at the Breakers Clubhouse at 6:00 PM

WELCOME NEW HOMEOWNERS!

Charles & Sylvia South, Unit 16&17

Tracy Chinopulos, Unit 76

Jack and Beth Newsome, Unit 46

Jeff and Marsha Burnett, Unit 86

Charles & Shoba Gaymes, Unit 120

Joseph LaSalla, Unit 73



Debbie & Greg Duke, #102: “We moved to 102 Breakers almost 2 years ago from Fondren. Greg had just retired from his dental practice of 38 years. We were ready to downsize! We enjoy traveling, exercising, and trying to cook healthy meals that are tasty. We are members at Christ United Methodist Church. We love living here and feel like we are on vacation each day. Attached are a couple of pictures we have taken from our balcony. We would like to give “kudos” to the complete last set of condos on the north harbor side!! Their paint colors, landscape, and outdoor furnishings look beautiful as we pontoon by. 😊



Photography
by
Debbie Duke



Photo by Debbie Duke



**SAVE THE DATE FOR THE INDEPENDENCE FIREWORKS
CELEBRATION AT**

THE REZ.

SATURDAY, JUNE 29TH.

LAKESHORE PARK AND OLD TRACE PARK.

4PM TILL FIREWORKS

FREE ADMISSION

FIREWORKS, FOOD, AND FUN IN THE PARKS AT THE RESERVOIR.

**LIVE MUSIC, KIDS ZONES, BEER VENDORS, FOOD VENDORS AND SO MUCH
MORE.**



If you are having guests on June 30th to watch the fireworks from your deck or from one of our common areas, please ask them to park in the parking lots. If the parking lots are full, parking can be done in front of your condo as close to the condo as possible and off the street so as not to block traffic. The soccer field is an option for parking if there is no parking on Breakers Lane.

Joseph LaSalla #73: “I am the new owner of unit # 73. I look forward to being a part of the Breakers community. My background is 20+ yrs of Real Estate investing. I am a seasoned guitar/ vocalist for many years. Over the 22 yrs that I've been in this area I have had many opportunities to provide live music at several Reservoir events including Sunset Concert Series and Keep the Rez Beautiful. I also performed for many private events hosted at the Breakers Club House! And now to be a member of the community I look forward to many more great times within our neighborhood! I have several local restaurants where I have been performing on a regular basis including Kathryn's Steak house, Ceramis Italian restaurant, McClains, Hilton, Drago's, and the Yacht Club. I hope to see some of my new neighbors at these great local establishments.”



The pool bathrooms are still under construction but to be used lightly if the contractor is not working in them.

Bathroom entry code is: 1118

Pool entry code is: 6255*

Please read the rules posted at poolside and comply with them.

Read the additional pool rules in the Breakers Rules and Regulations.

The Pool Guest Pass is for a guest of a homeowner to use the pool in the homeowner's absence. The guest must have the pass with them so that if they are asked about their presence at the pool by another homeowner, you can be called to verify that they are your guest. WE PROTECT OUR AMENTIES THAT WE PAY FOR THIS WAY. WE ARE NOT A PUBLIC POOL.

HAVE A SAFE AND FUN SUMMER!



FRIENDLY REMINDERS OF A FEW BREAKERS RULES

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- CLEAR ALL “CLUTTER & DEBRIS” FROM CARPORTS & DECKS
 - KEEP GARAGE DOORS DOWN WHEN NOT IN USE
- PUT TIED TRASH BAGS OUT MONDAY AND THURSDAY MORNINGS
 - REGISTER ALL BOATS WITH SCOTT BRITTON
- SUBMIT COMPLETED CLUBHOUSE RESERVATION FORM AT LEAST ONE WEEK IN ADVANCE OF REQUESTED DATE
 - SEND MAINTENANCE REQUESTS WITH DETAILS IN AN EMAIL
 - ALL PETS ARE TO BE RESTRAINED BY A LEASH AT ALL TIMES.
- DOG STATIONS PROVIDE WASTE BAGGIES THAT MUST BE USED TO KEEP GROUNDS CLEAN AT ALL TIMES. PICK UP THE POOP!
 - THE ASSOCIATION PEST MGMT COMPANY SPRAYS EVERY OTHER MONTH FOR BUGS ...CALL ANIMAL CONTROL FOR ANY OTHER KIND OF PEST OR VARMIT
- ALL VEHICLES ARE TO BE PARKED IN OWNER’S GARAGE, CARPORT, OR DESIGNATED PARKING AREAS ONLY. SINGLE GARAGE/CARPORT ARE LIMITED TO TWO VEHICLES PARKED IN COMMON AREA PARKING LOT. DOUBLE GARAGE/CARPORT ARE LIMITED TO ONE VEHICLE PARKED IN COMMON AREA PARKING LOT.
- NO BOAT TRAILERS, MOTOR HOMES OR LARGE TRUCKS SHALL BE PARKED IN PARKING BAYS AT ANY TIME. CONTACT A BOARD MEMBER REGARDING TEMPORARY SPECIAL CASES.
- PARKING IN FRONT OF CONDO ON THE STREET IS PERMITTED FOR UNLOADING AND LOADING ONLY
 - FOR SAFETY COMPLY WITH 15 MPH SPEED LIMIT
 - NO GLASS AT THE POOL
- HOMEOWNER MAY INVITE UP TO THE LIMITED NUMBER OF 4 GUESTS WITH USE OF POOL PASS IN ABSENCE OF HOMEOWNER.
- ASK FOR POOL PASSES TO ENSURE WE HAVE ONLY PAYERS OF ASSOCIATION DUES & THEIR GUESTS USING THE POOL (READ THE POOL PASS LETTER)
 - NO PETS ARE ALLOWED AT THE POOL
 - ALL CHILDREN OR TEENS MUST BE SUPERVISED BY THE HOMEOWNER
- CHECK YOUR BUILDING WEBSITE FOR DOCUMENTS, MINUTES, FINANCIALS, FORMS, YOUR ACCOUNT BALANCE.

- RESPECT YOUR BREAKERS NEIGHBORS BY ADHERING TO AND COMPLYING WITH ALL RULES, REGULATIONS AND BYLAWS AND ALSO SHOW RESPECT FOR THE BEAUTIFUL BREAKERS PROPERTY WE ARE BLESSED TO LIVE ON.

NOTE: All rules and regulations are to be adhered to at all times. Any violation of the rules and regulations, covenants and bylaws will result in a fifty percent (50%) FINE of the monthly maintenance fee. Failure by the homeowner to pay the fine or penalty assessed will constitute legal action.

PLEASE ASSIST YOUR BOARD IN MAINTAINING GOOD MANAGEMENT OF THE BREAKERS BY REPORTING ANY VIOLATION YOU SEE TO ANY BOARD MEMBER PREFERABLY WITH A PICTURE.

THANK YOU!

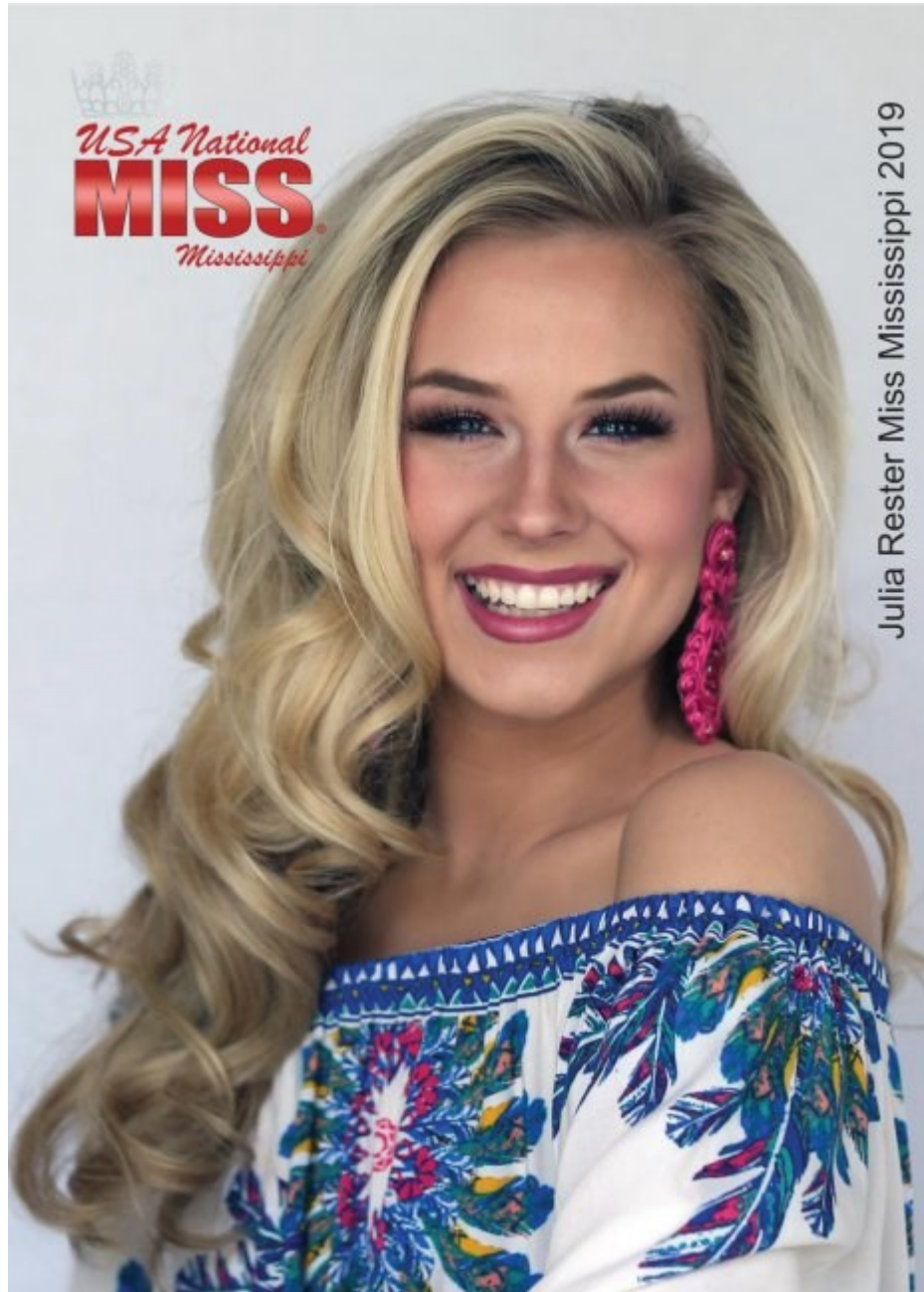
In Service,

The Breakers HOA Board of Governors

Mark, Beverly & Julia Rester #75

Please put Julia Rester and family in your thoughts and prayers as they travel the second week in July to Orlando. Julia is the USA National Miss Mississippi and she will compete for a National Title. She is still making appearances and talking about their national platform Crown CARES. It is an anti-bullying program for the classroom.

Julia is also available to house/dog sit too. references provided.



FRONT GATE CODE

KEYKEY2222



WALKING GATE

##2222



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

Pool bathroom door entry code is:

1118

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



AT

THE CLUBHOUSE

AND

POOL AREA

Network is NETGEAR

Password is breakers

Quick References

BUILDIIUM 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

Once you pull the document up get subdivision code and

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

Want to know the history of your condo unit? There is an online method to search and find it.

lot

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

Janet Thomas

MARINA COMMITTEE

Scott Britton, Chair

Mike English, Mark Herbert

FINANCIAL COMMITTEE

Janet Thomas, Chair

Steven McIntosh, Chuck Harrison
Mark Herbert

ARCHITECTURAL/BUILDING COMMITTEE

Chuck Harrison, Chair

Steven McIntosh, Mark Herbert

SOCIAL COMMITTEE

Jean McCarty, Chair

Fran Twiford, Keith Boteler,
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





2018-2019 Board of Governors of The Breakers Association

Chuck Harrison, Chairman, Board Governor

601-421-8686

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Steven McIntosh, Board Governor

601-573-1946

thehailshop@aol.com

Mark Herbert, Board Governor

601-927-5734

mherbert@twpdllaw.com

Janet Thomas, Secretary/Treasurer

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

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*Architectural/Building—Chuck Harrison

601-421-8686

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*Marina—Scott Britton

601-977-0277

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*Landscaping—Fran Twiford

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*Social—Jean McCarty

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.
3 year minimum.

CONDOS FOR SALE:

#66,/Holladay

#121/Badr,

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/>

