

VOLUME 6, ISSUE 4

THE BREAKING NEWS



Mark Herbert
President

SEPTEMBER 2015



Mark Herbert, President



Chuck Harrison



Steven McIntosh

Next Board Meeting: Wednesday September 16, 2015 at the Breakers Clubhouse at 6:00 PM
Should you want to be on the Agenda, please contact Mark Herbert in advance of the meeting.

The Breakers
Welcomes New
Homeowners

John, Jan and Gracie
Gadow

Unit 52

FYI...

CERTIFICATE OF INSURANCE REQUIREMENTS FOR CONTRACTORS

FROM OUR NATIONWIDE INSURANCE COMPANY:

Please use the following as insurance requirements going forward. The following wording would need to be listed in the “Description of Operations” section on the Certificate of Insurance.

The Breakers Association, Inc. and all other parties as required by written contract are named as Additional Insureds as respects to General Liability including completed operations on a primary and non-contributory basis. Waiver of subrogation in favor of certificate holder as respects General Liability and Workers Compensation. Thirty (30) days prior to cancellation, notice thereof shall be given to the said Certificate Holder except for non-payment cancellation in which ten (10) days shall be given.

Also please always make sure that the contractor has at least \$1,000,000 limits per occurrence on their General Liability and Auto policies.

Market Update

There are some interesting changes going on in the Real Estate world as a result of the Dodd-Frank Act. I'm not a big fan of this act. It's an over-reaction to the sub-prime mortgage debacle and is billed out as a consumer protection act. In an effort to protect consumers, it actually complicates and restricts business in the Real Estate sector... primarily residential Real Estate.

The latest consumer protection move comes in the form of revamping the forms and procedures for Loan Estimates and Closing Disclosure. These new closing procedures and forms were slated to go into effect August 1, 2015 but now has been extended to October 1, 2015 in an effort to obtain some clarification.

Basically, these new closing disclosures change the forms and time frames used to close a residential transaction. The new forms are much easier to read and comprehend compared to the old HUD1 and Loan Cost Estimate forms, but they do put some unusual time frame pressure on closing a transaction.

Think about the last Real Estate transaction you were involved in. Chances are last-minute details were being negotiated right up to the closing date. This will no longer be allowed. Any changes in price, terms or costs will start a new clock running. Forms will need to be redrafted, delivered, read and signed 3-5 days before the closing can take place. Time has always been the enemy with Real Estate closings. Things happen. This new procedure will only make things worse.

You can be assured the Lenders will comply with this new procedure in detail because the penalties on them are too great for them not to. A great deal of the burden is placed on the Lenders to get everything right from the start. Delays and redrafting will be expensive to both Buyers and Sellers.

Realtors will be forced to get up to speed on these procedures fast. Individuals trying to sell property on their own will be hurt the most. Closing Attorneys and Title Companies with systems in place will be rewarded. As will Lenders who systematize all aspects of their business including online applications and automated document generation. This will require a significant amount of retooling and staffing. As a result, costs to the consumer will go up.

The Mortgage Lenders I have talked with tell me closing a real estate transaction involving new financing within 30 days will be virtually impossible. 45-60 days will be the new norm assuming everything goes as planned. Buyers and Sellers will be handcuffed to get it done any faster. Last minute negotiations will become a thing of the past. As I said before, any changes start a new clock. Delays are inevitable.

It's hard to say how these new procedures will shake out. I'm sure additional changes will be made. Hopefully, improvements to the overall system of Real Estate closings. I'll keep you posted as these new procedures unfold. To say it will be interesting is an understatement.

All of this in the name of Consumer Protection. Go figure!

Scott Britton, Realtor
"Creative Real Estate Solutions"

Phone: 601-977-0277

Fax: 888-709-4566

RealEstateRebel@gmail.com



Congratulations, Julia! We are very proud of you!



May 30th Julia Rester won the title of State Queen for MS with National American Miss in the Teen Division. NAM is the largest pageant in the US. National American Miss is dedicated to promoting and developing the success of young women. Many NAM girls go on to be part of Miss USA and Miss America.

She also earned other awards during that time. Those awards include:

Miss Personality-selected by her peers

The Spirit Award-selected by the pageant staff-the contestant that promotes sportsmanship and friendship.

2nd place talent

3rd place photogenic

She received \$1,000.000 in scholarship funds, expense paid trip to Los Angeles in November 2015 where she will compete for the National Crown.



The Breakers Homeowners Association

P.O. Box 2431, Madison, MS 39130-2431

Board Member President – Mark Herbert
Board Member – Chuck Harrison
Board Member – Steven McIntosh
Secretary/Treasurer Officer – Janet Thomas

PAINT PROJECT-CALLING FOR VOLUNTEERS

Dear Neighbors:

As everyone is aware, for at least the last 2 years your HOA has been working diligently to get our complex ready for re-painting. This has consisted of making much needed repairs by the HOA and urging individual unit owners to finalize Hardi-Board installation and other repairs within their responsibility. That process is now close to complete.

Now it is time to start planning the actual re-painting of the Breakers. This involves investigating and deciding on a paint scheme that not only adds to the appeal of the Breakers, but gives superior weather protection over many years. This is a very important, and not inexpensive, project that will require careful planning.

Here is how your Board has decided to proceed. First, please let this letter serve as a CALL FOR VOLUNTEERS to serve on the PAINT COMMITTEE. This Committee will be charged with recommending to their neighbors and the HOA Board 2-3 optional color schemes and paint types for consideration. We especially request unit owners with a background in the arts, decorating or painting. Second, we ask that the residents of each of the 11 buildings meet and select one unit owner to represent that building on the Committee. The intent is to try our best to get input from each end of Breakers Lane for this important decision. I would ask that each building meet, select their representative and send me their names by at least October 15, 2015.

Please know that the Paint Committee will not be asked to actually do ANY painting, just recommend options for a color and type of paint to be considered. Our goal is to have the Paint Committee formed and organized by the first of November. We will ask that it report back to the Board with its recommendations by February 2016. Those recommendations will be presented to the Board and the unit owners at either our Annual Meeting, or at a specially called homeowners meeting in mid-spring of 2016. Our plan is to put the painting out for bid in late spring or early summer of 2016.

If you are interested in serving on the Paint Committee, please call or e-mail me by no later than October 15, 2015.

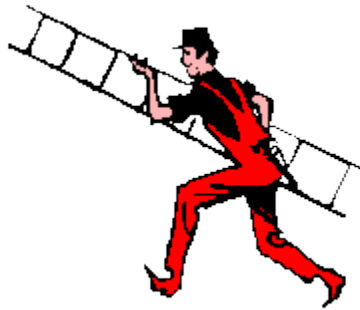
Obviously, this is an important capital project in the life of the Breakers and it will have a major positive impact on the attractiveness of the complex and not incidentally, our property values. Thank you for your willingness to help in this process.

Sincerely,



Mark Herbert, President

cc: Breakers Association Board



Please print this page for a Handy Reference.

BREAKERS CODES TO KNOW:

MANUAL FRONT GATE ENTRY: KEYKEY5767 (stay alert to an approximate quarterly change announcement for security purposes)

WALKING FRONT GATE: ##5767 (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

Matt Richardson 601.927.5000

mattrichardson625@yahoo.com

Sid Springer 601.953.5009

sidspringer@yahoo.com

Guy Berry 601.672.5390

Chris Patrick 601.906.7409

BUILDIIUM ACCESS LINKS:

www.ezbreakers.com

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 !

I slept and dreamt that life was joy. I awoke and saw that life was service. I acted and behold, service was joy.

[Rabindranath Tagore](#)

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



LEGAL/BY-LAWS COMMITTEE

Joe McDowell, Chair

Mark Herbert, Harvey Haney,
Dick Burney

LANDSCAPING COMMITTEE

Kim Books, Chair

Sonja Baker, Linda Healy,
Jan Moeller,

MARINA COMMITTEE

Scott Britton, Chair

Mike English
Mark Herbert

FINANCIAL COMMITTEE

Janet Thomas, Chair

Jean McCarty, Kim Brooks

ARCHITECTURAL/BUILDING COMMITTEE

Chuck Harrison

Mike English, Kim Brooks

SOCIAL COMMITTEE

Jean McCarty, Chair

Keith Boteler, Donna Ingram, Mark Herbert

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



2015-2016 Board of Governors of The Breakers Association

**Mark Herbert—Contact for the
Legal/Bylaws Committee**

**Kim Brooks—Contact for the
Landscaping Committees**

**Chuck Harrison—Contact for the
Architectural Committee**

**Janet Thomas—Contact for the
Financial Committee, Communi-
cations and Accounting**

Mark Herbert, Board Governor & President

601-927-5734

mherbert@joneswalker.com

Chuck Harrison, Board Governor

601-421-8686

chuckharrison01@aol.com

Steven McIntosh, Board Governor

601-573-1946

thehailshop@aol.com

Janet Thomas, Secretary/Treasurer (Appointed Officer)

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

***Legal/Bylaws Committee —Joe McDowell**

601-906-3131

mcdowelljoe@yahoo.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—Kim Brooks**

601-918-3420

Kimbrooks10@gmail.com

***Social—Jean McCarty**

601-209-8920

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.

CONDOS FOR SALE:

#24/Loe, (\$749,900)

#85/Ingram, (\$395,000)

#86/Clardy, (\$350,000)

#97/McCarty, (479,000)

#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/>

