



THE BREAKERS

BREAKING NEWS

VOLUME 7, ISSUE 8

SEPTEMBER 2016



Steven McIntosh, Chairman



Chuck Harrison



Mark Herbert

Monthly Board Meeting: Wednesday, September 21, 2016 at the Breakers Clubhouse at 6:00 PM

**Next
Monthly Board
Meeting**

**Wednesday,
September 21, 2016**

Clubhouse 6:00 pm

Maintenance Request Process

Maintenance Requests are submitted when **Association Responsibility Related Repairs** are needed.

How does one know generally if it is Association Responsibility related?

Condo Roof and Condo Exterior of original condo construction(the area needing repair must have exterior already been completed with hardy board.)

HOW TO SUBMIT:

There are two acceptable ways to submit your request for needed repairs.

1. Complete the Maintenance Request Form found on Buildium giving as specific as possible the definition to what kind of repair is needed and detailed location of area on your condo. Put the maintenance form in the mailbox at the top of the steps of Unit 42.
2. Scan the completed form and attach to an email or simple send an email to jthomas4951@comcast.net with same information you would put on the form.

Texting is not acceptable because it cannot be printed off as a work order for board's review and processing.

AFTER THE MAINTENANCE REQUEST HAS BEEN SUBMITTED:

1. Chuck Harrison, Board Member Construction Manager, will do a physical visit to review the needed work.
2. Chuck will then contact an approved Contractor for checking his availability
3. The work order will be assigned to a Contractor.

Request for Construction Approval Process

Construction Approval Requests are submitted when **Homeowner Responsibility Construction-Related Work** is wanted.

Specifically Additions or any change to the original structure of the building

HOW TO SUBMIT:

There is one acceptable way to submit your request for Construction Approval.

1. Complete the Request for Construction Approval Form found on Buildium giving as specific as possible the definition to what kind of construction is needed and detailed location of area on your condo. If it is an addition you are wanting to make to your condo, architectural plans are required.
2. There is an area within the form where you complete the contractor information about who you have secured to do the work.
3. Put the completed form in the mailbox at the top of the steps of Unit 42.

AFTER THE REQUEST FOR CONSTRUCTION HAS BEEN SUBMITTED:

1. The Board will review the completed Request for Construction form.
2. Signatures of board members will be given to the completed Request for Construction form if approved.
3. The approved Contractor will be notified of the Board's decision to approve or not to approve. If no approval, a reason will be provided.
4. A copy of the signed approved Request for Construction Form will be returned to the contractor for taking to the PRV (Pearl River Valley Authority) to obtain a construction permit to be posted at the condo construction site.
5. All contractors should be provided a copy of the Contractors Rules and Regulations.

Quick References

BUILDING WEBSITE LINKS

WWW.EZBREAKERS.COM

WWW.THEBREAKERSONTHEREZ.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 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.

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

kdixon@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.

Sea Tow memberships are offered for a low price of \$119 a year! This service is 24/7 and covers the entire Barnett Reservoir. All Sea Tow members get a 10 cents per gallon discount on fuel at Main Harbor Store.

Please print this page for a Handy Reference.

BREAKERS CODES TO KNOW:

MANUAL FRONT GATE ENTRY: KEYKEY 3393 (stay alert to an approximate quarterly change announcement for security purposes)

WALKING FRONT GATE: ##3393 (when manual front gate code changes so does this one)

POOL GATES: 6255*

APPROVED CONTRACTOR CONTACT INFO:

David Thomas
601.941.4945

jthomas4951@comcast.net

Lance Banks 601.238.2101

banksconco@comcast.net

Kevin Martin 601.672.7342

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 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.



For safety purposes there can be **NO GLASS at the pool area**. If you bring drinks to the pool they should be in cans or plastic containers.

2. Due to rocks being used to prop the bathroom pool door open instead of using the bathroom door keys provided to homeowners, the bottom hinge to the door was broken today. Also due to finding many messes in the past in the bathrooms it is necessary for adults to escort their smaller children into the bathrooms in an effort to avoid such messes. If you are a homeowner at the pool and see a guest propping the door open with a rock, please kindly take action to correct the situation.

USE KEYS ONLY TO ENTER THE BATHROOMS.

A homeowner may invite up to the limited number of 4 guests with the use of the guest pool pass to the pool in the absence of the homeowner.

3. **Unsupervised children or teenagers ARE NOT ALLOWED in the swimming pool area.** All children or teens must be accompanied by the homeowner

4. Should you have a 2 car garage, you are allowed the use of 1 parking space in the parking lot. If you have a one car garage, you are allowed the use of 2 parking spaces in the parking lot.

5. Alligators and snakes are in the reservoir and seen regularly in the bay area. PLEASE BE NOTIFIED FOR SAFETY PURPOSES. RECOMMENDATION IS TO NOT SWIM IN THE RESERVOIR IN THE BAY AREA.

6. Trash is picked up on Monday and Thursday mornings and should only be left out in tied bags on the mornings of pickup.

7. If you do not have a set of Breakers Rules, please ask for them.

Your help to keep our community safe and attractive will be deeply appreciated. As stated at the annual board meeting, board members are not always present on the property so we need everyone's help to work as a team to keep eyes and ears open to help maintain and protect our property/investment.



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!

In every
community,
there is work to
be done.
In every
nation, there
are wounds to
heal.
In every heart,
there is the
power to do it.
M Williamson
- mariposatrust.org

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





2016-2017 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

Mark Herbert, Board Governor
601-927-5734

mherbert@joneswalker.com

Chuck Harrison, Board Governor
601-421-8686

chuckharrison01@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 —Mark Herbert**

601-927-5734

mherbert@joneswalker.com

***Architectural/Building—Chuck Harrison**

601-421-8686

chuckharrison01@aol.com

***Landscaping—Janet Thomas**

601-506-9750

jthomas4951@comcast.net

***Financial—Janet Thomas**

601-506-9750

jthomas4951@comcast.net

***Marina—Scott Britton**

601-977-0277

realestaterebel@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:

- 33/Silverman, (\$299,900)
- #51/Saunders, (\$340,000)
- #81/Herbert, (\$399,00)
- #85/Ingram, (\$369,000)
- #92/Rives, (\$430,000)
- #93/South, (\$399,000)
- #97/McCarty, (\$449,000)
- #86/Clardy, (\$350,000)
- #102/Brooks, (\$399,900)
- #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/>

