



THE BREAKERS

BREAKING NEWS

VOLUME 8, ISSUE 3

MARCH 2017



Steven McIntosh, Chairman



Chuck Harrison



Mark Herbert

Monthly Board Meeting: Wednesday, March 15, 2017 at the Breakers Clubhouse at 6:00 PM

MARCH BOARD MEETING

WEDNESDAY, March 15, 2017

CLUBHOUSE

6:00 PM

**MARK YOUR CALENDAR!
ANNUAL HOA MEMBERSHIP MEETING
APRIL 19, 2017**

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 2016 meeting for a three (3) year term ending at the 2019 annual meeting;

TO BE ELECTED AT THE April 19, 2017 ANNUAL MEMBERSHIP MEETING:

One (1) New Governor for a three year term ending 2020

Candidate(s) running for the Open Seat on the Board of Governors:

????

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

(Please submit your name to Janet Thomas if you desire to serve on the board so she can include you on the voting ballot)

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

File for Special Homestead Exemption on Ad Valorem Taxes

By: Jean McCarty, McCarty Appraisals, LLC

Although the law granting persons 65 & older special homestead exemption credit on ad valorem taxes has been around since the mid 70's, many people in the state are not aware of it. The law basically states, "anyone 65 or older, or 100% disabled, as of December 31st will be able to file for special homestead exemption credit on ad valorem taxes for the coming year. The maximum amount is up to \$75,000 of appraised value X the local millage rate. This credit can only be given on property classified as the homestead property.

Breakers residents who live here consider their condo their primary residence and have not filed homestead exemption on any other property, should be able to claim the maximum homestead exemption credit. Millage rate is 107.76 mills and that equates to \$808.20 in homestead exemption credit per year ($\$75,000 \times 0.010776 = \808.20)

If either owner is 65 or totally disabled, the couple can get the special homestead exemption. However, if the one that qualified for the special homestead exemption dies, the spouse or other owner must then meet the criteria to continue to receive the special homestead exemption and it is important that the owner file this new status by April 1.

To claim this credit, you must go to the County Courthouse and complete the form to file. Take proof of your date of birth, and picture ID, or in the case of being 100% disabled, take proof of your disability from the VA or the Social Security Administration.

If you turned 65 years earlier and are just now filing, you can ask for a refund and you have the possibility of receiving 1 year's refund only. All paperwork is reviewed by a board for approval for the refund.

NEW FRONT GATE CODE

KEYKEY8050



WALKING GATE

##8050



New front door and pool bathroom door locks have been installed at the Clubhouse.

Watch for a forthcoming email announcement soon with the Clubhouse Pool Bathroom Door Code.

Read the rules on fishing Barnett piers, slips

WATER CONSIDERED PUBLIC, STRUCTURES PRIVATE

Barnett Reservoir officials say conflicts between leaseholders and anglers over fishing are not common, but they do arise each year. In an effort to avoid conflicts in the future, the following statement was released by the Pearl River Valley Water Supply District.

The most important general rule of fishing on the Ross Barnett Reservoir is to remember that the water is public, but land is private. The Ross Barnett Reservoir leases property along its shore line to residential homeowners, who rent the lots and have the same ownership rights as if it were being held in private ownership, despite the fact that they are leasing the land from the PRVWSD. As a result, a fisherman may not invade a lease line either with his physical person or with a fishing lure. You may not tie up a boat to someone's lot, you may not enter their lot without their permission, or otherwise cross a lot line without the permission of the lease holder. In addition, fishermen may not hit the hulls of boats or piers/docks as such conduct could cause damage. Moreover, fishermen may not unreasonably "disturb the peace" by loud or boisterous conduct which would be to the detriment of the lessees within the District or marinas.

Piers or boathouses attached to private leases are more complicated. Some leaseholders may be paying for use of the water as part of their lease. Therefore, use great caution in fishing around piers or boathouses attached to leases, as the District cannot give you an exact number of those individuals who may pay for rights over the water. If you are confronted by a leaseholder and asked to refrain from fishing around their boathouse or pier, please honor their wishes and fish elsewhere in the Reservoir. Regarding boat slips, fisherman may fish inside a vacant boat slip, but may not tie up to the pier or use any part of the pier. You may not boat inside of a vacant boat slip. If the boat slip is occupied or it is being leased, it is not a public area, and may not be used by anyone other than the entity renting the slip.

As for the Main Harbor area of the Ross Barnett Reservoir, Main Harbor Development Inc. has an easement over the water in Main Harbor for construction of boat docks, boat moorings, and piers. Therefore, you may fish in Main Harbor, but may not tie up to a Main Harbor pier, mooring, or dock. You also may not enter a boat dock pier or boat mooring without the permission of Main Harbor Development. Main Harbor Development also has control of its Shoreline, so you may not enter, tie up to, or otherwise make use of the shoreline in this area absent permission from Main Harbor Development. As stated above, please use great caution in fishing around these moorings or piers and if confronted by a leaseholder, please move elsewhere.

[Brian Broom](#) , The Clarion-Ledger 10:02 a.m. CT Feb. 8, 2017

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.

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

Sonja Baker, Linda Healy,
Jan Moeller, Kim Brooks

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, Nina Herbert

**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@joneswalker.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@joneswalker.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—Janet Thomas

601-506-9750

jthomas4951@comcast.net

*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)
- #91/Smith, (\$370,000)
- #92/Rives, (\$430,000)
- #86/Clardy, (\$350,000)
- #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/>

