

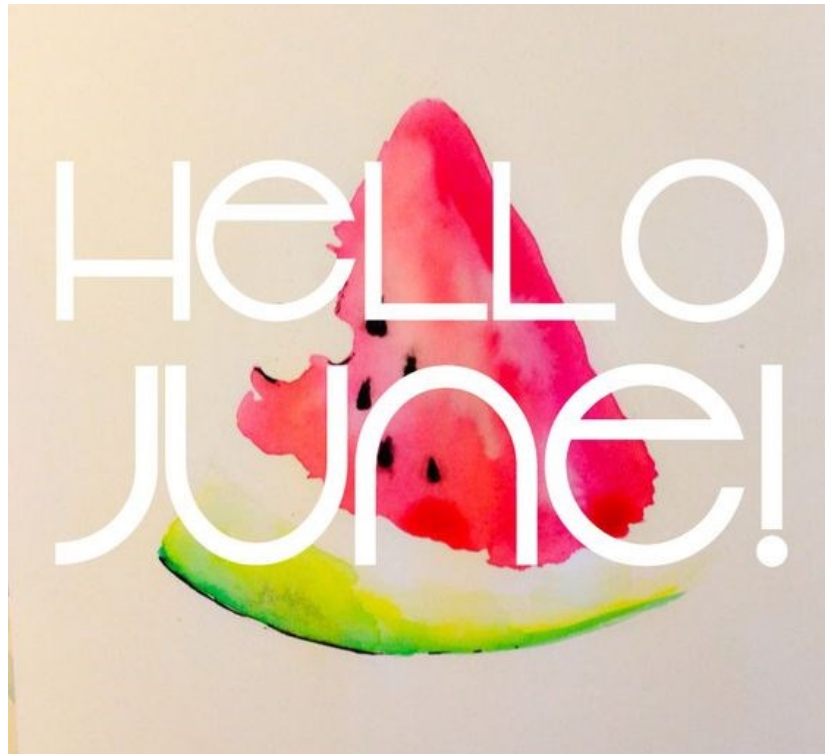


THE BREAKERS

BREAKING NEWS

VOLUME 9, ISSUE 2

JUNE 2018



Steven McIntosh



**Chuck Harrison,
Chairman**



Mark Herbert

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

WELCOME NEW HOMEOWNER!



RANDY WHITE: UNIT 51

Vice President Retail Information Technology

FOCUS Brands

Employed with FOCUS Brands for the last four years after a merger of McAlister's Deli into the multi-brand operator, Randy has acted as Vice President of Retail Information Technology for their rapidly expanding business with over 5500 domestic and international locations that include Auntie Anne's, Carvel, Cinnabon, Schlotzsky's, Moe's Southwest Grill & McAlister's Deli. He brings more than 30 years of experience in the restaurant and technology industries to support the development and implementation of FOCUS Brands' vision in mobile platforms, digital strategy, online ordering, back office, call center, helpdesk, PCI and more.

Prior to his 14 year tenure with McAlister's, Randy held the position of Sr. Director of IT for Georgia-based Avado Brands, previously having served in multiple positions including POS Coordinator, Manager of IT\POS, Network Administrator, Manager of Business Systems and Project Manager. With a scope of responsibility spanning multiple Avado Brands concepts, Randy was instrumental in the growth of an Applebee's franchise from 16 to over 285 locations and the divesture of those restaurants. He also helped lead the technology team during the Avado Brands' acquisition and integration of Don Pablo's Mexican Kitchen, Hops Grillhouse & Brewery, Canyon Café, McCormick and Schmick's Seafood Restaurant, as well as the management of several joint ventures with overseas corporations in the New York and Philadelphia areas.

Randy has recently accepted a new the role of Sr. VP of IT for Salt Lake City based restaurant company, Café Rio. There will be quite a bit of travel associated with this new position and he looks forward to spending his down time at the Breakers as well as his home in Madison County. Born in Tupelo he is working hard to keep roots and proud to be a Mississippi native.

Education: Mississippi State University, Starkville, MS – B.S. in Computer Science, Bagley College of Engineering.



And also...

Debra Dunigan

Unit 74

Congratulations, Julia Rester, Daughter of Mark and Beverly



**Hinds Community College names Julia
Rester Most Beautiful in annual 2018
Beauty Revue**

**SAVE THE DATE FOR THE INDEPENDENCE CELEBRATION AT
THE REZ.**

SATURDAY, JUNE 30TH.

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 over 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.

Boating Knots By Scott Britton

We are all pleasure boaters. Its fun to get out on the water and have a good time. Safety is always paramount.

Having said that, there is no reason not to learn how to tie a few basic knots. None of these are hard to learn to tie and can add greatly to your boating experience. Sadly, many won't take the time to learn how to tie these correctly. Granny knots will only get you so far. What you want is confidence you have the right knot for the job.

Remember this: Every knot you tie must at some point be untied. It pays to use strong knots that are easy to untie. Most of the knots we will discuss are self-tightening knots. This simply means they hold under a load and are easy to untie.

There are a lot of knots you can learn to tie. There are four that are essential.

1. Cleat Hitch: Used in docking primarily. This is the knot you will use most often. Easy to tie and untie even when under a load. Very secure. Not a hard knot to tie once you learn the correct way. Easy to visibly inspect. There are lots of ways to tie this knot wrong. Walk down one of our piers and look at how people tie their boats to the cleats. You will see some that do it right and several that do it wrong. Looping more line around the cleat doesn't exactly make your boat more secure. It just makes it more difficult to untie.

To tie a proper cleat hitch, take the line under the farthest horn of the cleat. Take it under the other horn then back across the top of the cleat and around the horn where you started. Make a loop and flip the line under itself and secure the loop around the other horn. Tighten. You're done. To visibly inspect whether this knot has been tied correctly or not, the line exiting the cleat will be opposite of the line entering the cleat, one line laying across two neatly. Both ends of the line going in the same direction with the hitch in the middle.

This knot tightens under a load and is very easy to untie using the free end. You will notice many of the boaters who know how to tie this knot correctly will coil up any remaining line making it very tidy.

As with all of these knots, go to www.youtube.com and search for the name of the knot. There will be many videos to choose from. Easy way to learn. Not a bad idea to have a length of line handy to practice with. Once your practice tying these knots a few times, you'll have it down.

2. Stopper Knot: Also called a figure 8 knot. Another self tightening knot. These are used on the end of a line to keep them from pulling free, such as through a block on a sailboat. If you lose the line the stopper knot will prevent it from pulling completely free. Very useful and can save you a lot of aggravation. Easy to untie.

Everybody know how to tie a half hitch I think. Its a basic knot. Just make a loop and wrap the free end under the loop and through. You have a half hitch. For a figure 8 knot, just take the end of the line around the standing part before threading through the loop. Tighten. Leave a little excess line on the free end. A couple of inches is plenty. If you visibly inspect this knot, it looks like a figure 8. Thus the name. A half hitch won't provide the same level of security and can be very hard to untie once its put under a load.

3. Square Knot: A square knot is the opposite of a granny knot. Self tightening and easy to untie. Used primarily for reefing or securing sails on a sailboat but has a lot of uses. You can tie this knot with your eyes closed. With an end of the line in each hand, just go left over right, right over left. When tied properly, this knot looks like two joining loops around the opposing line. A very useful knot in boating but not really designed to take a load on just one end.

4. Bowline: Last, but certainly not least, is the bowline. This is the hardest knot to learn how to tie. A bowline is another self-tightening knot that is easy to untie. Extremely reliable. This knot can save your life. There are several ways to tie it with equal results. Do not be intimidated in learning to tie this knot. Its not that difficult.

When tied properly, the bowline creates a non-slip loop that will hold up under extreme tension. Used in sailing to secure the sheets to the clew of the headsail. Can also be used to secure your anchor rode to the anchor. In emergency situations, a bowline can be tied to haul someone out of the water.

Check out the videos on youtube. There are several ways to tie this knot from basic to advanced. Learn to tie this knot quickly. When you need it, you need it.

Master these four knots. You'll be glad you did. These make boating much more enjoyable and safe. Oh, and use good docking lines. Sky rope won't work very well and deteriorates rapidly. All of the marinas around sell dock lines. Amazon too. 3/8" to 1/2" double braided lines are adequate for most boats here, and easy to work with. Bigger boats, bigger lines. They sell these in different lengths so estimate how long a line you need before purchasing.

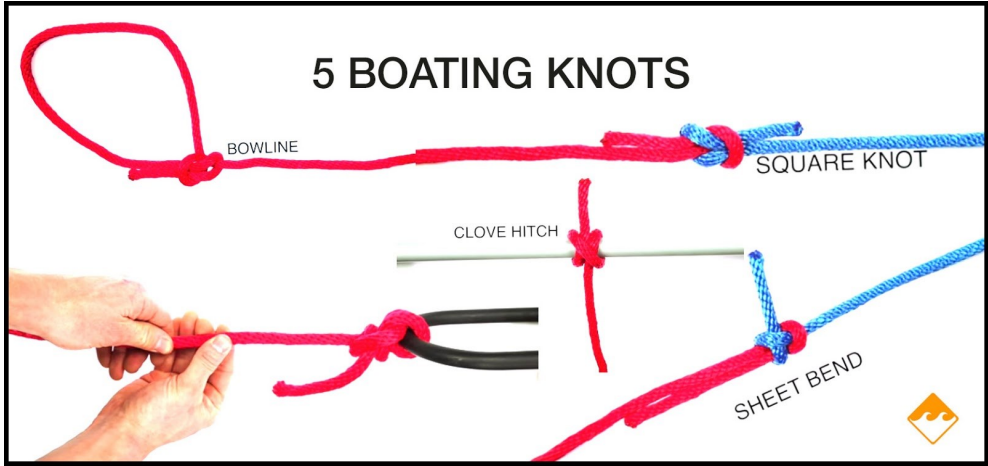
Next time, we'll talk a little about weather. Stay tuned.

Scott Britton, Realtor
"Problem Solver"

Phone: 601-977-0277

Fax: 888-709-4566

RealEstateRebel@gmail.com



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

The Breakers
now has complete
video surveillance
with a
**NEW SECURITY
CAMERA
SYSTEM.**



FRONT GATE CODE
KEYKEY2018



WALKING GATE
##2018



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

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

number and do a new search without information. It will pull the history of the condo unit that is recorded at the court house.

lot

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

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, Bo 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





2017-2018 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

Chuck Harrison, Chairman, Board Governor

601-421-8686

chuckharrison01@aol.com

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

*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:

#66,/Holladay
#92/Rives, (\$430,000)
#120/Moeller, (\$289,000)
#121/Badr, (\$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/>

