

Finley Point Breeze

Winter Edition 2013 Volume XIII



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Winter Edition 2013



The Smith Family

WELCOME to the January 2013 Finley Point Breeze. Happy New Year!

First of all, we want to thank all of our clients and friends for making 2012 the best year the Smith Team has ever had. This followed the 2011 market, which was strong as well. We do not take our success on the Point for granted and truly value all of our friends. Thank you for placing your

trust in us. If you ever have any real estate needs, give us a call or email. You will receive personal service that exceeds your expectations and delivers results.

We want to hear from you. Do you have some great stories of happenings on Finley Point? Send them in. One of our friends on the Point told us a great story about company arriving one summer while they had the stomach flu. And of course the host family picked it up, making for an interesting week. We are begging him to write the story in full detail, but so far no luck.

Thanks again for your support, friendship, and enthusiasm for our amazing neighborhood.

*Ric and Sarah
We Get the Point*

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*A special thanks to
all who make the
Breeze possible!*

The Grapes of Finley Pt.

By Linda Hewitt

“The thing about grapes, it’s always a learning process and a lot of hard work.” But I could also tell it is also a labor of love when I talked with Annie Page and Ken Pitt about their vineyards on Finley Point.

When Annie and Dudley Page bought the old Hyer place on South Finley Point Rd. in 1983, it had a grapevine that is now at least 80 years old. Since Dudley had always been a wine aficionado, the Pages put in more vines in 1985. They started with five different varieties but Pinot was the only one that made it. A few years later, they started another vineyard up behind their house. At first they didn’t know much about growing grapes, but they learned a lot through reading, making mistakes, and gaining experience. Later they started another vineyard down the road, giving them four acres altogether. They put in Pinots at first, but now Annie is replacing the Pinots with two earlier ripening grapes – Leon Millot and Marquette, which also do not have the propensity for powdery mildew. The Marquette was developed out of the University of Minnesota and is the grandchild of the Pinots.

The Pages took care of the vineyards for a long time by themselves, and it was a lot of fun says Annie. As they got older, it became more work, so they decided to sell part of the vineyard. Meanwhile, Ken Pitt had a small vineyard as a hobby where he lived outside Denver, Colorado. After a visit to the Flathead Valley, Ken and his wife Eileen decided to move here. While visiting the Mission Mountain Winery in Dayton, they learned about a small vineyard for sale on Finley Point. They drove down, fell in love with the Point, and purchased the “down the road” vineyard of the Pages. For three years they were absentee landlords, driving up from Denver to tend the vineyard. In 2011 they purchased a home on Highway 35 near the 8 mile marker and moved here permanently. Though they grow mostly Pinots, they also have some of the same grapes as Annie, and in addition a few St. Pepins, a white hearty grape, and a couple of St. Croix. Ken has another 1/2 acre up the hill from his current vineyard where he is going to plant L’Acadie Blanc, a Canadian white grape.

Ken says his grapes are a real curiosity. People on their bikes or in cars will stop by and ask what he’s doing. Annie agrees that you meet a lot of interesting people. Since most of their grapes are sold to small winemakers for their own personal use, folks that make their own wine will call wanting some of their grapes. When there’s a larger crop, small wineries in the area will buy the grapes. Pruned vines make excellent wood for smoking, and one year someone called wanting the pruned vines to make wildlife sculptures. Annie states there’s a certain romance about picking the grapes, and the Pages would make it a neighborly affair every fall and have a grape picking party.

There are many other small vineyards scattered around the Flathead. Ken states this is an up and coming area for wine grape growing, as evidenced at a meeting he and Annie attended in Kalispell. There is currently a research project underway in western Montana for testing the growth of cold, hardy hybrid grape varieties. Ken states they are trying to come up with a grape that is specific to Montana, a grape that “fits Montana, rather than making Montana fit a grape”. A long term goal, maybe 20 years down the road, is to have a wine corridor around the lake, something to attract people to the Flathead Valley.

As I was walking around his vineyard with him, I could really feel the pride and joy Ken has in his grapes. So if you are ever riding or driving by and seen Ken or Eileen at work, stop by and say hello and you can see their passion for yourself.



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406-883-5387



S Finley Point RD

4.68 acres on Finley Point! Peaceful interior lot with mountain views; see the lake and sun shimmer through the trees. Easy access off quiet, paved county road, walking distance to Finley Point State Park lake access/beach. With plenty of gentle sights and sounds of nature, this is the perfect spot for your Montana retreat.

\$89,000 MLS 281922

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119 Timber Shadow Trail

3+ acre lot in the Finley Point Estates, a tasteful, well-planned community in the heart of Finley Point. Enjoy quiet privacy along with easy access, community water, septic approved, paved roads, streetlamps, lighted entryway. Lovely building sites for your dream home nestled in the trees. Community lake access just a few minutes away for boating and swimming.

\$127,000

MLS 307122

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WANTED: Listings! Inventory!

We are surprised as anyone, but pleased, to ask for inventory! Well over half of our Finley Point listings sold last year, and we would love to market your home if you are thinking of selling. Although the market remains competitive, Finley Point is enjoying a more brisk sales rate than most other neighborhoods around the lake. The market is tipping, just a bit, but tipping never the less toward sellers. We would love to visit about your property. Call or email us today, and be sure to ask for us by name.



31293 Mt-35

Skidoo Bay at the right price! This lake offering features two large, separate lots totaling 7.36 acres and 265 feet frontage. Enjoy complete privacy and incredible lake views from the well-maintained lindal cedar home with 3 bedrooms and 1.5 baths. Lakefront is a pristine, sunny gravel beach with lots of elbow room. Also offered is a 1 bedroom 1 bath guest house. Nice investment opportunity!

\$775,000 MLS 315149

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Smith Team Lakeshore Sales-We Deliver Results

Sales over Past 24 Months

Location	Square Footage	Acreage	Lake Frontage	Offered Price
Beautiful Island Lake Lot on Bull Island	Land	1.7	200+-	\$165,000
Finley Point Home with Community Beach	1762	0.46	90.97	\$330,000
Gravel Beach Lakeshore Lot in Dayton	Land	0.96	200	\$424,500
Rocky Point Lake Cabin with Views	1591	0.68	91.9	\$599,900
Finley Point Lake Home	3833	0.68	105	\$585,000
Lake Home and Views on Finley Point	400	2.46	150	\$699,000
Remodeled, Year Around Home on Finley Point	2560	1.15	116	\$849,000
Spectacular Finley Point Lake Lot	Land	4	180	\$995,000
Nearly New Custom Home in Lakeside	3848	2.47	114.5	\$1,150,000
Custom Built Home on Finley Point	4327	0.95	162	\$2,195,000
Amazing Estate Property on Finley Point	9410	6.3	330	\$3,950,000



34409 Columbine Lane

Exceptional lakefront home, offered furnished, with endless upgrades! Main level open living offers dramatic picture windows & slate fireplace, kitchen is a picture of class with granite and custom cabinetry. Master suite features fireplace and private deck entry, upper & lower levels offer open living, many bedrooms, wet bar. 150' of shoreline w/ dock, lovely landscaping to beach.

\$1,225,000 MLS 308396

2012 REAL ESTATE WRAP UP

As mentioned elsewhere, thank you so much for a strong 2012. We are grateful for your support. 2012 showed continued improvement in the real estate market, especially the lake market. We had many lake sales on the Point ranging from \$165K to well over \$3 million. We have found that there are now buyers in the market who view this as a great buying opportunity. These buyers are educated and know what they are doing. They are also ready to pull the plug.

Thoughts.....

Lake values are down about 30% from market peak ('06 -'08). We believe that the number of sales on the lake will continue to be strong. Yes, we get nervous saying that market conditions are strong, however, data shows sales are increasing. We do not see large appreciation in lake values over the next several years. This is due to the fact that a significant inventory remains. Yes, good ol' supply and demand. The question to ask yourself is what can I do with the cash today.

Have you thought about selling? We advise you to think about the present value of cash. What would you do with your sale proceeds today as compared to the same amount over the next several years? If you want to sell, often the smart decision is to take the cash today.

Call or email Ric and Sarah. We will provide you with a detailed market analysis for your review. You will see what has sold, what is currently on the market, and pricing guidelines.

31568 N Finley Point

Owner will carry a contract, trade or whatever. Ready to move this one! Prime Skidoo Bay frontage! This .89 acre lot offers 135' of level, lush frontage with attractive retaining wall. Property offers inspiring views of scenic Skidoo Bay, sunrises and moonrises over the Mission Mountains, shared well, underground utilities and easy access off of quiet road.

\$674,500 MLS 310485

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Century 21
BIG SKY REAL ESTATE

406-883-5387

31937 S Finley Point RD, Lot 3

Enjoy 202 feet of beautiful gravel beach and sunshine all day long. Fantastic SW exposure. Beautiful water. This offering consists of a very cool cabin and bunkhouse. The bunkhouse has 4 individual sleeping rooms and a bath. Also included is the most amazing recreational building ever.

Check out the pictures. A great new offering on Finley Point. Shared driveway.

\$999,000 MLS 314453

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**English is Sure a Funny Language**

By: Claudia Barry

There are so many nuances in the English language. Consider the following: The plural for box is boxes but the plural for ox isn't oxes, it's oxen. One fowl is a goose and two are called geese but the plural of moose would never be meese. You may find a lone mouse or a nest full of mice but the plural of house is houses, not hice.

We speak of a brother and also of brethren yet we say mother, we never say methren. The masculine pronouns are he, his and him but the feminine isn't she, shis and shim.

There are no eggs in eggplant, no ham in hamburger, no apple or pine in pineapple. A guinea pig is neither from Guinea, nor is it a pig. English muffins aren't from England. Quicksand works slowly and boxing rings are square. In what other language do people recite at a play and play at a recital? Ship by truck and send cargo by ship? Have noses that run and feet that smell?

How can a slim chance and a fat chance be the same when a wise man and a wise guy are opposites? You have to marvel at a language in which your house can burn up as it burns down; in which you fill in a from by filling it out and in which an alarm goes off by going on .

No wonder the following quote by Robert McCloskey makes sense: "I know that you believe you understand what you think I said, but I'm not sure you realize that what you heard is not what I meant." And with texting, it's getting even more fun. Happy communicating!

31937 S Finley Point RD, Lot 4

150 feet of shoreline on Finley Point. Beautiful gravel beach. Lots of sunshine and a great SW exposure. This offering includes a nearly new barn. Perfect for cars, lawn equipment and lake toys. A new Finley Point offering

\$699,000 MLS 314454

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Another Road to Follow....Tarrs Lane

By: Linda Hewitt

One of the more colorful characters connected to the history of Finley Pt. is Mary Tarr, who was born Mary Ellen Mowery in Sidney, Ohio, on October 20, 1892. She came to Montana in 1910 when the family moved to Irving Flats. In the 1920's, according to folklore, she was the madam of a house in Kalispell during the building of the railroad. When the city fathers ran her out of town, she moved to Polson, building "the Ranch" in 1926 on Kerr Dam road (where the Rancho Rio used to be and where condos are now), a bar with two or three cabins in the back. Extra entertainment was provided by girls she brought down with her from Kalispell. Mary was around six feet tall and was her own bouncer. She had a stiff finger and when a guy got too feisty in the bar, she poked him right in the eye. At one time she also owned the Ponderosa café in Polson and a ranch on the South Shore in the Turtle Bay Area. Sadie Hauck and her husband had the ranch adjacent to Mary Tarr and Sadie related much of this information to the Stoners, who are current residents of Tarrs Lane.

Mary was married several times. Among her husbands was Tucson Alexander, who had a mercantile in Polson. In 1923, when Frank and Edna Bousquet couldn't pay a \$250 debt they owed him, they deeded him 80 acres on Finley Point. After Alexander passed away, Mary married John Tarr and Tarrs Lane was named. Later she divorced John, keeping the 80 acres. In 1929 she gave an easement to Lake County for South Finley Pt. Rd. to go across the top of her land, then in 1937 an easement to the Rocky Mountain Power Company for the lake level to come up about 10 feet with the completion of Kerr Dam. In the early 1930's, Mary subdivided the 80 acres into eight lots. During prohibition there was a still on her Tarrs Lane land now owned by the McClintocks.

In the 1940's she became the fourth wife of Henry Feldsman – who was married a total of seven times. Mary had become a wealthy businesswoman and put some of her money into diamonds. When she got older she hired a companion-housekeeper. She died penniless in March 3, 1978, and was buried by friends in the Polson cemetery. What happened to the diamonds? Speculation suggests the housekeeper is living well.

In the next issue you'll meet two of the current residents of Tarrs Lane, the Stoners and the McClintocks.



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104 Lynx Drive

Large parcel offered w/ lake-through-the-trees views in the beautifully planned Finley Point Estates community. Many desirable building sites. Paved roads, streetlamps, community water, septic approved, lovely rock entryway just a few of the amazing features of this neighborhood. Large lots ensure privacy and quiet. Finley Point State Park just a short drive for lake recreation, boat launch, etc.

\$136,500
MLS 311781

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Tarrs Lane

Looking for level frontage steps from water's edge? Quiet setting offers 2.2 acres, 150' of frontage w/ sunny southern exposure, 2 BR/1BA, deck, landscaping, sprinkler system, shade trees, shed & shop, and barbecue/horseshoe area. Waterfront features new concrete headwall w/ dock, boat ramp, boat & jetski lift. New well private septic. Enjoy cabin or use as site for your dream home. Owner(s) are realtors.

\$530,438 MLS 305219

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News from the Montecahto Club

By: Claudia Barry

The members of the MC extend kind greetings and wishes for a happy, healthy new year. Please welcome new members Ellen Achenbaugh, Dee Keese and Barbara Leonard.

The holiday season was a busy time of community service for our members. In November, we sent 8 care packages to Montana Military Personnel and donated 87 pounds of food to the Polson food bank in time for Thanksgiving. In December we collected a trunk load of coats, hats, scarves and gloves for the Coats for Kids program and donated \$150 to Share the Spirit of Christmas for food gift cards.

We ended the year with a festive Christmas Party in Clubhouse Ballroom. The gift exchange was lively and Tom and Jerry's were flowing (ask a member about this holiday drink specialty). One of our members, Lorelei Eslick and Melissa Blue entertained us with lively Christmas music. Meetings will resume again in January 2013.

The Montecahto Club is a social and service organization for women of all ages. We welcome new members and hope you will "Join the Club." Meetings are held on the 2nd and 4th Wednesday's of the month at 1 pm at the Clubhouse located on MT Hwy 35 @ mile marker 6.

For more information, contact **Claudia Barry** at **407-6009**



Staves Lane

Enjoy over 200' of walk-out Flathead Lake frontage on S. Finley Point. Complete exterior remodel in 2011 includes copper roof, rock & wood siding, decking, underground sprinklers. Main cabin features 2 bedrooms plus loft & 1 bath, guest cabin offers 2 bedrooms, 1 bath & kitchenette. Rent out your 14 boat slips or reconfigure shoreline for privacy. Many possibilities for this beautiful setting.

\$995,000 MLS 310563

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406-883-5387



Finley Point Lane

Smuggler's Cove lakefront! Private, protected cove off of Skidoo Bay is a lovely setting for your new lake home. Property is comprised of 4 separate lots totaling 4.86 acres. Plenty of foliage to assure privacy. Gravel beach. Many beautiful building sites add to the appeal of this offering. Quiet road, fantastic location.

\$595,000 MLS 313277

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lake.com**

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NAME!**

Living Near the Lake Online Survey for Finley Point Landowners: Help guide outreach about a demonstration lakeshore buffer and seawall removal project *By the Flathead Lakers, a nonprofit organization working to protect Flathead Lake.*

The Flathead Lakers are conducting an online survey of Finley Point area landowners during winter, 2012-2013. This survey asks you about your preferences, attitudes and behaviors with respect to management of property near Flathead Lake.

Your responses are confidential! The survey takes about 10 minutes to complete. It is online through Survey Monkey. Please follow this link: <https://www.surveymonkey.com/s/YDG6H2T>

The Flathead Lakers are implementing a **demonstration lakeshore buffer** with native vegetation in spring 2013. We are working with landowners near King's Point and two certified natural shoreline professionals to **remove an eroding seawall and replace it with bioengineered soil lifts and a waterfront landscape with native plants**. Your survey responses will help the Flathead Lakers with outreach related to this demonstration project, which includes **"Walk and Talk" Tours for landowners** and a training workshop for landscapers, lawn care professionals and construction contractors.

Your answers are completely confidential. If you have any questions about this survey, please contact Heidi Sedivy from the Flathead Lakers at 406-883-1341 or by e-mail at Heidi@flatheadlakers.org. Thank you!

2012 LAKESHORE MARKET UPDATE

Lake sales have increased and inventory has decreased. According to NMAR MLS data, 2012 started the year off with 150 lake residences on the market. On December 31, 2012, there were only 100 lake residences on the market. 2012 had 65 lake residences sell/close. By comparison, 2011 had 53 lake residences sell/close. The Smith Team does not see significant appreciation in the near future. However, the lake market is definitely evolving, with more of a balance between sales and inventory. Currently, there is approximately a 15-month inventory on the lake market.

Thinking of selling? Call or email Ric or Sarah. We can provide you with a detailed, current property analysis.

Check our website and blog for details on the lake market.



28920 Finley Point Lane

Incredible wrap-around lake views accompany over 200' of Finley Point Skidoo Bay frontage & 1.03 stunning acres. Home meticulously well-kept w/ many artistic features. Privacy at the house, deck & beach. Deep water offers endless recreational possibilities. End of road privacy, quiet retreat. Private well. Waterfront is delightful w/coves & beautiful vegetation. Nothing else like it on the lake

\$899,700 MLS 311725

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406-883-5387



S Finley Point

Extraordinary offering on South Finley Point. Enjoy complete privacy on this 4+ acre offering with approx 220' of sunny, gravel beach frontage. Parcel offers beautiful lake and mountain views, abundant gentle wildlife, and lush vegetation. Truly a peaceful, enchanting Finley Point retreat. Southern exposure for endless summer evenings. Many building sites, endless possibilities and enjoyment.

\$850,000 MLS 314832

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What's Cooking

By: Claudia Barry

I know what you are thinking... geez, not another soup recipe. But believe me if you try this one you'll be thanking me for giving out one more soup recipe.

Cioppino (pronounced CHEE-o-pee-no)

A delicious Italian Shell Fish Stew (keep reading)

Sauté in a Dutch oven over medium heat until tender:

2 cups chopped celery, 2 cups green pepper, 1 cup chopped onion, 4 cloves crushed garlic in 1 TBSP of olive oil and 1/4 cup butter.

Stir in:

1 (16 oz.) can diced tomatoes and 1 (15 oz) can tomato sauce

1 1/2 TBSP dried Italian seasoning, 1 1/2 tsp Paprika, 1 tsp Sugar, 1 tsp Kosher Salt, 1/4 to 1/2 tsp ground Red Pepper (depending on how hot you like it) and 1/2 tsp Black Pepper

Cook for 3 minutes, stirring occasionally.

Add

2 (14 1/2 oz) cans Chicken Broth (you can make your own broth)

Bring to a boil, reduce heat and simmer uncovered for 45 minutes

When ready to serve, stir in:

Plenty of fresh raw seafood of your choice. I use 1 to 2 lbs of peeled shrimp, 1 to 2 lbs of bay scallops, 2 to 4 cans of minced clams (and juice) and 8 ounces of lump crab meat. This amount makes 8 servings. You can also use fish (cut into bite sized pieces) and fresh mussels. Cook 4 minutes (it doesn't take long for seafood). Serve immediately.

Helpful Hints:

You can prepare the sauce ahead of time and add the seafood when you are ready to serve it. You can freeze the sauce (without the seafood) to be served at a later date.



S Finley Point

Lake living with so many possibilities for entertaining, guests, retreats. Finley Point home offers two separate living areas with studio on lower level and main living on upper levels. Office and loft adjoin detached garage. 121' beautiful Finley Point lake frontage, w/ sunny southern exposure and foliage offering privacy, awaits. Privacy, peace, tranquility.

\$725,000 MLS 311471

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A Christmas Rant

By: Jesse Barry

I've decided that most of the "older generation", like me, have spent the majority of our lives inventing things that save time only to have that undone by one recent invention of our kids.

Think how much time we have saved with the invention of the microwave oven. I'm not sure what I would do if I didn't have the ability to cook a fully frozen turkey in an hour or reheat a cold bowl of beef stew into a molten supply of throat-scalding magma in 15 seconds. What about microwaved popcorn? Hey! How much time and explosions did that save over that miniature volcano called Jiffypop? And what about the push button phone? How many countless hours have been saved in every week by not having to wait for that clickity old dial to rotate back around? And how about private phone lines? No more waiting to use the phone while being forced to listen in on a neighbor's conversation about what a nosy neighbor you are. And how about copier machines? Remember the old days when you had to rewrite everything or use carbon paper to get a second copy? And if you wanted a picture of your rear end to surprise a colleague you had to ask a friend to make a sketch of it for you. How much time and embarrassment did we save our kids with that invention? And how about the chewable Flintstone multivitamin? Yes! Finally you could get all the vitamins you needed just by chewing up Barney. No more wasting time gorging yourself on the whole town of Bedrock! Does the younger generation even know what a Flintstone is? Do they even care that yabba dabba do?

Wait a minute! I'm getting a little off course here! The point is, we have made SO much free time available to our kids and they have figured a way to waste it all with the twitch of their thumbs!

Yes, my friends! I have come to rant against the biggest waste of time since the invention of the whoopy cushion....texting! I can hear some of the younger parents out there saying it's the only way they can communicate with their kids. Well...duh! What happened to actually talking to them? It seems to me that we've gone back to the smoke signal days. The only real difference is, we are sending our smoke signals on a device that has the power to transmit actual speech! It's a phone people, not a telegraph!

I received a text message from a friend the other day asking me how I was doing. I responded in kind and said I was fine and asked how he was doing. The response came back telling me he was fine and the "conversation" continued. At the end, I checked my watch and found we had been texting back and forth for over 20 minutes and we each had only learned that the other was fine and neither had plans for the weekend. What a complete waste of time! I'm quite certain that had he called me directly we would have accomplished the same thing in 30 seconds or less. Not only that, but by actually hearing his voice I could have been certain that, as Lily Tomlin would say, I had actually reached the party to whom I was speaking! Heck! Those texts could have been coming from an Al-Qaeda operative trying to find out if Americans were actually fine or just pretending to be fine. Perhaps, by saying I had no plans for the weekend I had actually given the enemy the information that I would be at home watching football on Saturday. Texting might just be a national security breach! In addition, one of his texts contained something that I was quite sure he had copied from a bowl of alphabet soup. He said something like, "I'm just S H W S C W M F U." I was totally confused! I texted back asking if he had just had a stroke and he sent back, "It's short for sitting here watching Sports Center with my feet up!" Silly me! I should have known that! I guess it's the younger generation's idea of saving a little time while wasting a ton.

In reality, texting is probably a revenue bolstering invention for the phone company. I'm sure they were thinking, "Hmm, everyone in the world has a phone, so we can't sell more phones. How about we add another charge and convince our customers not to talk to each other and waste all their minutes typing messages back and forth? We can make billions without increasing service at all!" It's the same kind of meeting the Arm and Hammer Baking Soda people had when they were trying to find more ways to sell baking soda. Everyone in America had already been convinced to put a box in the fridge to sweeten that smell. How else could they increase sales? "I know!" said the brightest member of the team. "Let's tell 'em to flush it down the toilet! Then they'll have to buy a new box!"

Next up....flushable phones. Remember, you heard it in the Breeze first!

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We Get the Point!

Ask for us by name



DO YOU HAVE FRIENDS OR FAMILY WHO WANT TO RECEIVE A COPY OF THE BREEZE?

Simply drop us an email with name and address, and we will be happy to add them to our mailing list.

Name: _____

Address: _____

Phone (optional): _____

Email (optional): _____

Send to Sarah Beck Smith, Century 21 Big Sky, 119 Anchor Way, Polson, MT 59860, or call 406-883-5387 or email sarah.smith@century21bigsky.com

Finley Point Homeowners Association

Please check the local papers for upcoming events. If you are interested in joining, please fill out the form below and return to Barry Hansen, FPHA President.

Finley Point Property Owners Association Membership for Annual Dues, \$10.00

Name: _____

Mailing Address: _____

Finley Point Address: _____

**Mail (along with \$10) to: Barry Hansen, President
33668 Lilac Hedge LN
Polson MT 59860**

