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FINLEY POINT BREEZE

SPRING 2015



VOLUME XV

IN THIS ISSUE

- 2 Wind & Waves
- 3 Wind & Waves Cont'd
- 4 Wind & Waves Cont'd
- 5 Kevin Cunningham
- 5 Real Estate
- 6 Soccer Complex
- 7 Soccer Complex Cont'd
- 8 Calendar of Events
- 9 Fire Safety
- 10 Fire Safety Cont'd
- 10 Hotels
- 11 Salmon Salad Recipe

SPRING EDITION 2015



Welcome to the spring issue of the Finley Point Breeze. Grass is greening, leaves are budding, and of course pot holes are appearing. One of our favorite annual spring events is the return of the Tundra Swans in East Bay. They are truly magnificent animals. Brilliant white with necks so long it does not seem they should fly. They returned early this year by several weeks, end of February. Winter started out with a huge blast in December and January with a ton of snow and cold temps. We thought

we were in for it. However by the time the end of January, things became balmy (relatively speaking) and winter was over. Snow packs in our drainage are presently in the 70% range.

The lake is filling up which is very cool. As we write, it is warm and sunny. Wish we were all in our boats on the water....soon, hopefully.

Don't forget to like us on Facebook-Smith Team Real Estate- and follow us on Twitter @c21smithteam! Local happenings, real estate and more!

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A special thanks to all who make the Breeze possible!

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WIND AND WAVES AND WAVES AND WIND

By: Tom Bansak-Research Scientist, Flathead Lake Biological Station

In the last installment, we discussed the water currents of Flathead Lake, in particular at larger scales and at different depths. However, we did not discuss much the primary driver of surface currents and waves on the lake: Wind.

The size and type of waves and surface current speeds are primarily determined by wind speed, the distance (fetch) over the water that the wind blows and the length of time (duration) that it blows. Since Flathead Lake is 28 miles long, its maximum fetch is 28 miles when the wind blows out of the due north (a north wind) or out of the due south (a south wind). When a strong sustained wind blows from the north or south, waves form and get larger as they travel the length of the lake, ultimately crashing on beaches or sea walls at the opposite end.

Flathead Lake wave heights are "fetch limited", and so for the length of our lake and the speed of strong sustained winds that can occur here (about 40-60 mph), physics dictate and calculations indicate that the largest surface waves that can occur are 1.5 meter high (nearly 5 feet). Not-so-coincidentally, the largest waves ever recorded on Flathead Lake by the Bio Station's physical lake ecologist, Dr. Mark Lorang, are 1.5 meters high. And the fastest surface currents recorded associated with strong winds are about 2.3 mph. Of note, a rogue wave of 3 meters (nearly 10 feet) could form in Flathead Lake if two of these 1.5 meter waves were to get in sync after one was reflected by the shoreline or a structure.

When a sustained wind blows in a consistent direction, another type of wave forms in Flathead Lake. It is called a seiche. Think about Flathead Lake as a large bathtub.

When the wind blows from one direction for a period of time, the water builds up at the far end of the tub. Then, when the wind stops, the pressure on the water is released it sloshes back and forth in the tub in one very long wave. This sloshing wave is called a seiche, and its characteristics are determined by a lake's fetch, the shape of the lake bottom, as well as the speed and duration of the wind.

Again, the largest waves will occur along Flathead Lake's north-south axis, as the seiche rocks back and forth over a 90 minute period. Using pressure sensors and wave gauges, Mark has recorded seiches over 1 foot in height. If that happens during the summer, the lake level could temporarily be a foot higher than full pool in certain areas. Homeowners should take that into consideration when planning shoreline development, structures or vegetation.

However, the prevailing wind direction for Flathead Lake is from the southwest. Although the coldest winds usually come from the north, and the most destructive winds often come from the east, the most common winds come from the southwest. Therefore, surface currents and waves most commonly travel from the southwest to the northeast. To better understand Flathead Lake waves, Mark and other Bio Station researchers and cooperators have installed and used wave gauges and wind sensors around the lake (now a part of the Bio Station's LakeNET weather network; wind and other weather data are available at <http://flbs.umt.edu/lake/weather.aspx>).

Continued on the next page



29018 FINLEY POINT LANE

Quiet beauty, end of road privacy, & dazzling views of the Missions accompany this Finley Point hideaway. 138' of clear Skidoo Bay frontage beckon both the water enthusiast & relaxation artist. Comfortable, updated 2 BR 2 BA home comes w/ beautiful corner master suite & bath w/ picture window, open kitchen/living, loft bedroom, ample decking. 5-year old well and roof, insulated for year-round use.

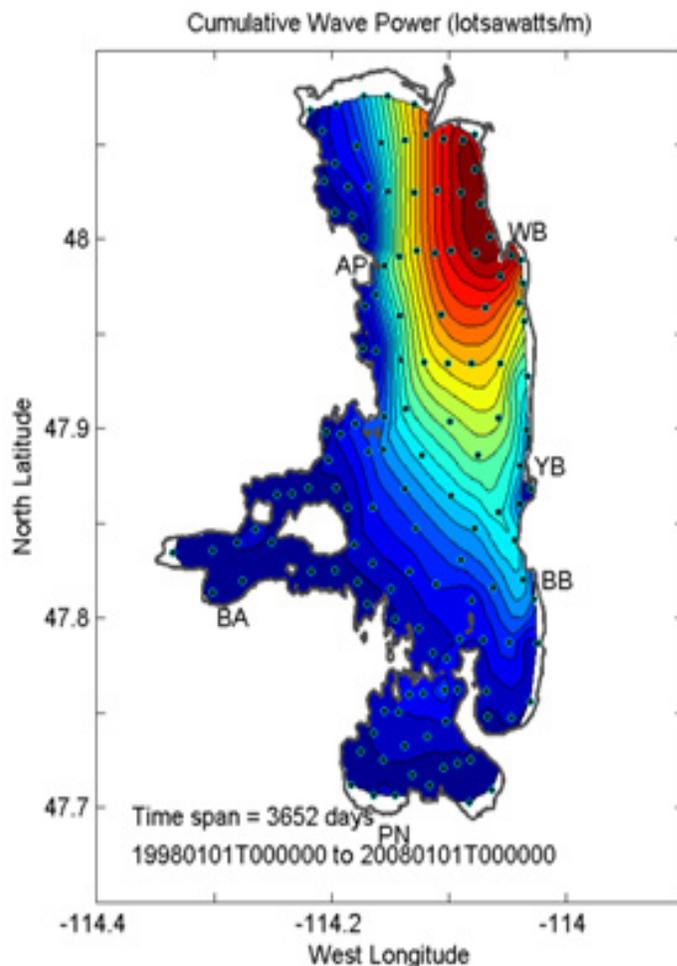
\$559,000 MLS 333134

WIND AND WAVES AND WAVES AND WIND CONT'D

By Tom Bansak - Research Scientist, Flathead Lake Biological Station

Mark and his international physical limnology team, which includes Chris Gotschalk from UC-Santa Barbara, Tom Lippmann from University of New Hampshire and Georgiy Kirillin from the Leibniz Institute in Germany, have modeled the wave energy/power in different areas around the lake. In fact, they have fed over 10 years of wind data into a model and calculated wave heights and periods for each hour, and then used that data to determine that the cumulative wave power in Flathead Lake is greatest in the northeast portion of the lake, between Woods Bay and Bigfork (see figure below). The prevailing southwest wind direction and high wave power contribute to why so much wood accumulates, and why it appears that Flathead Lake is on a mission to destroy all the docks and sea walls in Woods Bay. You can watch animations of different wind directions and the resultant wave power on Mark's webpage at http://flbs.umt.edu/physlimn/Wind_Wave_Model.aspx.

All of this being said and even with all of this data, prevailing wind direction is a bit of a misnomer. When I installed LakeNET weather stations back in 2011, I expect to see most wind readings coming from the prevailing direction of southwest. However, instead what I found was dramatic variation between sites and during the course of the day. There certainly are times when all 9 of our weather stations around the lake report southwest winds, however there are many times when the all the stations are reporting different directions.



Continued on the next page



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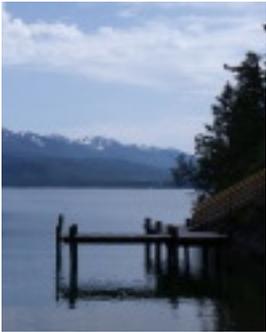


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t @c21smithteam

WIND AND WAVES AND WAVES AND WIND CONT'D

By: Tom Bansak - Research Scientist, Flathead Lake Biological Station



FINLEY POINT LANE

Smuggler's Cove lake-front! 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

In fact, it is even common to see all stations reporting wind towards the center of the lake at certain times of day, while at other times of day all the wind is blowing out from the lake. These daily patterns are related to differential heating of land and water (it takes more energy to increase the temperature of water in comparison to land) and so wind will blow towards the land (onshore breeze) in the day when the land is warmer than the water. (Air pressure is lower above the warm land, and wind flows from high pressure to low pressure.) In contrast, in the evenings when the land is cooling faster than the water, you get the opposite, an offshore breeze blowing into the lake.

These winds caused by differential heating of land and water are most pronounced where there is more contact between land and water. This causes more consistent wind in parts of the lake like Big Arm and Dayton. Just ask the sailing community about the consistency of wind in those parts of the lake, as opposed to the dreaded midday lull that often occurs out in the center of the lake.

As I mentioned last time, these physical dynamics of the lake are the template and drivers for the biological community. Wind-driven waves and currents deliver nutrients and other needed materials to organisms

in different parts of the lake (as well as dispersing the organisms themselves). However, there are also some practical implications for the human inhabitants of the Flathead Lake ecosystem. First of all, Mark's research can help property owners plan for the size and direction of waves that will be breaking on their shoreline, docks or other structures. To minimize and mitigate shoreline erosion caused by waves, Mark has designed and built numerous gravel beaches over the past 3 decades. But I will discuss shoreline erosion and beaches in detail in my next article.

Additionally, Mark's research team has created wind-driven models to determine where waves and surface currents would carry things in the lake. One practical management application is related to Aquatic Invasive Species. If a nonnative organism were introduced to Flathead Lake, Mark's Drifter Model can predict where it would end up in different wind scenarios (and therefore where scientists and resource managers should concentrate efforts looking for invaders). Mark has some of these animated scenarios posted on his webpage and they are pretty darn cool to watch (http://flbs.umt.edu/physlimn/Drifter_Model_Examples.aspx). So enjoy.



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KEVIN CUNNINGHAM SELLS HIS LAWN CARE BUSINESS AND RETIRES?

By: Ric Smith

I have known Kevin a long time. When he was selling cars, I would just give him a call and work the sale over the phone. It always worked and he would even drive the cars (Subarus) down to Finley Point for me. Kevin retired from car sales and moved into lawn care and was very successful taking care of many Finley Point properties. Kevin came into the office with Jason Wogsland, who recently purchased Kevin's business. Jason's company is

called FloTrac Inc. Jason lives in Jette with his wife Carrie, and five kids. He will cover Lake County and surrounding areas. We want to wish Jason success. He can be reached at 406-240-4534.

Kevin said he is going to finally finish the several house projects he has. We will see if he actually retires.....

REAL ESTATE

By: Ric Smith

The Smith Team has had a good winter for sales on Finley Point. As of today we have had two lake closings with a third scheduled to close this month. One never knows when buyers will appear. That is one of the benefits of hiring the Smith Team, in that we are local and ready and able to meet buyers on short notice. We have the sense that 2015 will have increased lake sales compared to 2014. However, due to sustained high inventory, we do

not see any significant appreciation for lake properties on the horizon.

We are looking for Finley Point places to market. Have you thought of selling? Are you thinking of selling? Give us a call, email etc. We can provide you with a no-cost market analysis of your property and discuss marketing. The Smith Team gets the Point, and we would love to help you achieve your real estate goals this year.



We get the Point!

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HELP US BUILD A BRAND NEW SOCCER COMPLEX FOR POLSON

By: Sarah Beck Smith

Who are we?

Polson Youth Soccer Association (PYSA) is a 501 (c) (3) organization, completely operated by volunteers. We have been in existence in various formats for almost 35 years.

Who do we serve?

PYSA serves over 300 players, ages 4-18, and their families, annually.

When do we play? Who do we play?

PYSA offers both a fall recreational and a spring competitive league. Polson teams compete against teams from all over the state of Montana, as well as regional teams from Idaho, Canada, Washington, etc. at tournaments.

Who gets to play?

Youth between the ages of 4 and 18, regardless of income. PYSA offers full and partial scholarships to all youth.

How many volunteers does it take to operate PYSA?

At any given time, there are anywhere from 15-30 community members working hard to keep PYSA running smoothly, including Board members, coaches, team parents, fundraisers, etc.

How are we doing?

In addition to having a lot of fun and promoting healthy lifestyles, PYSA is producing some talented soccer players

and teams. Since 2010, five (5) PYSA teams have won the MT State Cup. PYSA is also a critical feeder program for our highly successful Polson High School boys and girls soccer teams.

What's the story with the new soccer complex?

In 2014, PYSA purchased 20 acres in Polson, north of Mission Valley Aquatics. This land is now owned privately and outright by PYSA. There is no mortgage or note on the property. PYSA plans to develop a portion of the 20 acres into a soccer complex including 4 irrigated regulation-sized fields, and a concession/restroom facility. PYSA is currently in the early stages of development and plans to have the fields complete no later than spring 2016. The complex will be privately owned and operated/maintained by PYSA.

How has PYSA raised funds to purchase the land and develop the fields?

Fundraising has been performed throughout the years by holding dinners, raffles, and selling concessions and spirit wear. We have received community support in the form of grants from Polson Rotary, Greater Polson Community Foundation, Lower Flathead Valley Community Foundation, and the Rolfson Charitable Trust. PYSA received a generous gift from the Mildred Weber Hanson Estate, as well as many other private donations.



33240 S Finley Point Road

Striking, modern custom Finley Point home with clean crisp lines blends beautifully into its natural private wooded sanctuary. Home features highest upgrades in construction & finish such as cook's kitchen w/ 6-burner stove, granite, slate, tile, hardwood, central a/c. Windows & natural light abound. Top of the world Flathead Lake & mountain views. Multiple winner in 2005 Parade of Homes. Adjoining 2 acres also for sale.

\$415,000 MLS 332412

Visit our website for full details: smithteamflatheadlake.com

HELP US BUILD A BRAND NEW SOCCER COMPLEX FOR POLSON CONT'D

By: Sarah Beck Smith

Does PYSA have all the funds needed to fully develop the soccer complex?

Not yet! We need all the help we can get from our community right now. After purchasing the 20 acres in 2014, PYSA was left with approximately \$200,000 in savings. We will need another \$300,000** to fully develop our new soccer complex. The good news is we are well over half-way there. We are currently seeking grant monies, as well as in-kind and private donations, to complete our fields.

But I don't have a child or relative, or even a friend who plays soccer with PYSA. Why should I donate my money to this project?

In addition to the obvious benefits these fields will bring to PYSA players and their families, the Polson community and economy will benefit exponentially from visiting players and their families who will dine, shop, and recreate in our city. With four (4) regulation-sized fields, Polson could host 28-team tournaments. With each team bringing 12-15 players, along with their families, think of the influx of people spending money in our community! Additionally, soccer games and tournaments are often held in the fall and spring, which are "shoulder" or "off" seasons for Polson. This means more tourist traffic in our area when businesses need it the most. If we can support more of our local businesses year-round, we all benefit from the expanded services they will be able to offer!

Great! How can I donate?

PYSA appreciates your donation. By helping our association, you are supporting the youth in our area as well as the greater community.

Checks may be made payable to PYSA and mailed to PYSA, POB 1337, Polson, MT, 59860. We also have a go-fundme site. Visit our website at polsonyouthsoccer.org or call Sarah at 406.261.0641.

Please consider the following gift categories:

FAN: up to \$1000 (recognition in print/website)

CLASSIC: \$1000+ (recognition in print/website, brick on pathway by concession stand, recognition on plaque at complex)

SELECT: \$5000+ (recognition in print/website, brick on pathway by concession stand, recognition on plaque at complex)

PREMIERE: \$10,000+ (recognition in print/website, brick on pathway by concession stand, recognition on plaque at complex)

WORLD CUP: \$15,000+ (recognition in print/website, brick on pathway by concession stand, recognition on plaque at complex)

FIELD NAMED IN YOUR HONOR: \$25,000+ (recognition in print/website, brick on pathway by concession stand, recognition on plaque at complex, field named in your honor)



S Finley Point Road

Lake view lot available on Finley Point! 2-acre interior lot with sweeping lake and mountain views. Tree thinning will open up breathtaking southern-exposure views. Property is partially surrounded by parcels under conservation easement, ensuring quiet and privacy. Existing driveway easement takes you close to building site on bench near top of property. Septic approved. Adjoining lot of 4.68 acres and house also for sale.

\$87,500 MLS 332623

Visit our website for full details: smithteamflatheadlake.com

CALENDAR OF EVENTS

- Fridays** Farmers Market off of Main every Friday through the summer
- Thursdays** Every Thursday through the Spring Delaney's will host a seminar starting at 5:30
- May 16- 22** Sandpiper Art Gallery "R" and Native American Display call 883-5356 for information
- June 11** A Night at the Museum at 6:30 hosted by Miracle of America Museum call 883-6264 for more info
- June 19** KwaTaqNuk Concert Series begins at 8
- June 27** Circus and Carnival to benefit Safe Harbor. Call 676-9242 for more information.
- June 27** Mission Mountain NRA Rodeo events for all ages! For rodeo informatin call 883-1100

LOTS GOING ON AT THE FINLEY POINT GRILL!

The FPG has an exciting summer planned! Beginning May 11, they will be open 7 days per week at 11:30 am. Also, beginning May 13, the completely remodeled lower level will be open for business Wednesday-Sunday. The lower level, which now has a clean & crisp light/airy feel to it, will feature casual dining including a burger bar and custom pizza. There will be lots of live music, and games outside on the lawn. New menus will feature summer salads and appetizers, and plenty of specials. Keep the FPG in mind if you are entertaining and suddenly find the vodka bottle empty. They now have a retail liquor cabinet stocked with over 60 items. Sure beats running all the way into town. Time is valuable during these precious spring and summer months! Questions? Give them a call at 406 887 2020.



32663 S Finley point road

Efficient, maintenance-free lake living defines this appealing Finley Point year-round home. Sunny gravel beach with 122' of lake frontage & endless lake views is just steps away from bungalow style dwelling with open floor plan & classic wood accents. Home is flooded with soft natural light. Settle your company into the bunkhouse for ease of entertaining & enjoy the never-ending summer evenings. \$729,700 MLS 333080

Visit our website for full details: smithteamflatheadlake.com



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FIRE SAFETY

By: Rich Blaney

Take some time this spring to walk your property and evaluate your risk of wildfire. Do you have defensible space? How about survivable space? Can emergency crews find your home? Is there clearance for emergency vehicles to access your property and turn around? What is your evacuation plan? Now is the time for planning and prevention.

Let's start with defensible and survivable space. The term defensible space refers to vegetative management practices aimed at reducing the wildfire threat to homes thus providing greater opportunity for structure protection by firefighters. Because of the number of homes in the Wildland Urban Interface or WUI and limited firefighting resources, the concept evolved to survivable space. Survivable space is the modification of landscape design, fuels and building materials that makes a home ignition by wildfire unlikely, even without direct firefighter intervention. (Definitions from "Living With Fire")

You may or may not be able to achieve survivable space on your property before the upcoming fire season but taking steps toward that goal, even small ones, can be of tremendous benefit to emergency responders. Begin with the basics: access, fuels, topography, structure, and evacuation plan.

- Access begins with address. Be sure yours is clearly displayed so emergency responders can find your property. Do you have adequate clearance for safe

ingress and egress of emergency vehicles? Are your culverts, bridges, and gates wide enough to accommodate these larger vehicles? Will they have space to turn around?

- Look at the vegetation on your property and consider it as fuel for a wildfire. Watering, mowing, pruning, and thinning can reduce the fuel load and consequently impact potential fire intensity.
- Topography influences fire behavior. Canyons and steep slopes affect a fire's rate of spread. South and southwestern aspects tend to dry faster affecting fuel moisture. These are just a couple of reasons the topography of your property should not be overlooked.
- Take steps to minimize the ignition potential of all structures on your property, not just your home. These steps can be as simple as removing dead needles from the roof and gutters or as dramatic as replacing a cedar shake roof.
- Create an evacuation plan. Evacuations are stressful and can be chaotic. Preparation is essential. Know the location of important documents and keepsakes. Include pets and livestock in your plan. Have a predetermined rally point for your family.

Continued on next page



NHN Westside drive

Postcard views of Flathead Lake and Mission Mountains from this end-of-road lakefront parcel on Finley Point. Ideal location, stunning building sites, and approx. 225' of shoreline make this the perfect spot for a majestic lake home. Shoreline is fascinating with coves and vegetation. View shed includes Glacier Park. Come see this exclusive property!
\$799,000 MLS 330023

Visit our website for full details: smithteamflatheadlake.com

FIRE SAFETY CONT'D

By: Rich Blaney

With these basic ideas in mind, take action. A number of free resources are available to assist landowners in detailed risk assessment and mitigation planning. Montana DNRC's service forester for the Polson area is available for one on one, on site consultation at no cost (406.883.3960). CSKT Fire Prevention offers similar no cost on site consultation for Tribal members (406.676.2550). The publication "Living With Fire Homeowners' Firesafe Guide For Montana" is available at First American Title in Polson or on line at www.wafsc.com. The websites www.firewise.org and www.firesafemt.org have very useful information. Consider a collective approach to wildfire awareness on Finley Point by engaging your neighbors to start a Firesafe Council (contact:

Mandy Randall, Project Coordinator, Firesafe Montana, 406.431.8718) or become a Firewise Community (contact Crystal Beckman, Firewise State Liaison, 406.542.4251).

About the author: Rich Blaney is the owner of Resource Specialties, Inc., a small business based in Polson specializing in fuels reduction treatments and wildfire suppression. Rich is currently a board member of the Montana Logging Association as well as Firesafe Montana. Resource Specialties, Inc. is a past recipient of the Firesafe MT / Keep Montana Green Outstanding Contractor Award. He can be reached at 406.370.1845 or rsiblaney@gmail.com.

HOTELS!

By: Sarah Beck Smith

Make your Reservations Now!

We understand that the Red Lion Inn, under construction in the Ridgewater development, will be opening its doors for business in June. Please keep it in mind for overflow company this summer. There is also a MacKenzie River Pizza restaurant that will adjoin the hotel. We are unsure of its opening date, but will keep everyone posted, hopefully in the 4th of July issue of the Breeze.



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.

\$118,000 MLS 307122

Visit our website for full details: smithteamflatheadlake.com

SPRING RECIPE



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.

\$99,000

MLS 328743

HOT-SMOKED SALMON SALAD WITH A CHILLI LEMON DRESSING

This delicious salad is thrown together in minutes to make a fresh, seasonal dish that's stylish enough for entertaining

Ingredients:

1 lb new potatoes, halved
 1/2 lb pack asparagus tips
 9 oz bag mixed salad leaves (including beetroot leaves and watercress)
 Bunch each parsley and mint, leaves picked and roughly chopped
 140g radishes, thinly sliced
 8 x hot-smoked salmon steaks, skin removed
 4 spring onions, sliced diagonally

For the Dressing:

3 tbsp lemon juice
 125 ml olive oil
 1 tsp wholegrain mustard
 2 red chillies

Method:

1: Boil potatoes in salted water for 10 mins until tender, adding the asparagus tips for the final 2 mins of cooking. Drain and allow to cool. Whisk together the salad dressing ingredients. Season to taste.
 2: In a large bowl, toss together the potatoes, asparagus, salad leaves, herbs and radishes. Add two-thirds of the dressing, thoroughly mix through the salad, then spread the salad over a large platter. Break the hot-smoked salmon into large chunks, then scatter over the top along with the spring onions. Finish by pouring remaining dressing over the top.

Enjoy!!

If you have a favorite recipe you would like to share please send it in and we will publish it in the next issue! You can email recipes to: sarah.smith@century21bigsky.com.



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Or Current Resident

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Name:

Address:

Phone (optional):

Email (optional):

We never sell, share, or show anyone our mailing list.
 Our mailing list is for our exclusive use.

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

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