

FINLEY POINT BREEZE

We get the Point!



Happy 4th of July to all! As readers of the Breeze, you know the 4th is probably our favorite day of the year, and if not the favorite, it is certainly top 3!

The Flathead has had a wet and chilly spring. Finley Point and the East shore are so green it looks tropical. While cutting the lawn every three days may not be always fun, it is certainly fun to see the gardens, lawns, and trees popping to life.

As of today, the Flathead is at 150% of normal snowpack. Thus, fish, animals, and our forests can flourish. With that in mind, we think we are all ready for lots of sun and heat and fun filled days on the lake.

You will see a section in this Breeze on Guardian Property Services. This is our good friend, a great young man, Jaben Wenzel, who has developed a company that can manage your property. They offer a complete menu of services to allow you to enjoy your lake place even more. We could not give Jaben a higher approval rating. If you need help taking care of you place, give him a call!

Let's recognize it, there is lots of uncertainty and craziness in the world today. We would add that we are blessed to be able to live here and have our place in the sun.

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Montecahto Club Announcements

- Support the club by buying a pie at the annual Polson Cherry Festival July 30th-31st
- The club just had its final business meeting till Fall. Meetings will resume on the 2nd and 4th Wednesdays at 1:00 PM starting in September. New members welcome!
- The Montecahto Club annual rummage sale fundraiser will be held in late August this year, Watch for signs and announcements on Facebook and NextDoor.
- Watch for information about a community breakfast to be hosted at the clubhouse!
- The Montecahto Club is offering a \$500 scholarship for an individual who is seeking vocational or technical certification or licensure from a non-traditional training program. High school diploma or equivalent required, and applicants must reside in Lake County. You can pick up applications at the North Lake County Library, or Polson Job Service, or contact the club at PO Box 1002, Polson MT 59860, or call 406-887-2704



About Guardian Property Services

Guardian Property Services is a one stop shop. We ensure that your time here on the lake is as easy and simple as possible. We are committed to creating a seamless experience from your arrival to your departure, maximizing the enjoyment and convenience of the entire duration of your stay.

Services:

We provide a full range of services for all your homeowner needs: airport shuttles for you and your guests, making sure your watercraft is ready for use, stocking the home with all food and drink requests, routine house checks to ensure your property is safe and secure, managing your property projects, and supervising contractors for general upkeep and renovation year-round. We will make sure your home is ready for your seasonal visit or long-term stay. Guardian Property Services is open to all special requests and property needs. For more information feel free to give us a call or visit our website.

Contact: Jaben Wenzel (Owner): 406-249-3038, Website: www.guardianpropertyservices.me

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A Message from Montana Trout Unlimited

The Virtue of Wild and Native Fish

Have you ever wondered why Montana has so many Blue Ribbon trout fisheries? Mother Nature is only partially responsible... turns out she had help from brave biologists, led by Fish, Wildlife & Park's (FWP) Dick Vincent.

Back in the late 60's, stocking hatchery-raised trout in Montana rivers was the norm and had been for decades, in spite of its great expense to the state. Hatchery fish, in addition to being costly, hurt wild trout populations and as a result, decreased the quality of fishing. Smaller, less robust individual fish, eventually lead to whole rivers with fewer, less healthy fish.

Dick Vincent suspected that, if given a chance, wild trout would thrive and population numbers would surge, if they were not competing with the more aggressive, hatchery-raised trout. This was counterintuitive, and very unpopular with many anglers and even some other biologists, who thought the answer to fewer fish, was simply to stock more.

Dick experimented on O'Dell Creek and the evidence was irrefutable - the way to revive Montana's trout fisheries was to no longer stock fish. Despite criticism, Montana implemented a 'wild trout policy' that shifted the focus from raising hatchery fish to improving water quality and quantity in Montana, so that wild trout could flourish.

Healthy wild and native trout populations are important to the entire ecosystem, not just for anglers and Montana Trout Unlimited (MTU), a statewide non-profit, based in Missoula, works closely with Montana's Fish and Wildlife Commission, Montana FWP and the U.S. Forest Service to defend wild and native fish restoration efforts.

FWP's wild trout management policy is the gold standard of scientific fisheries management nationwide, not to mention a fundamental part of Montana's iconic outdoor heritage and economy. The next time you catch a gorgeous, wild trout, be thankful that nearly 50 years ago fisheries biologists did the unpopular thing and changed our watersheds for the better for generations to come.

If you want to help preserve this legacy, please consider supporting MTU and their work to conserve, protect and restore Montana's coldwater fisheries. For more or to donate, visit: www.montanatu.org.

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REAL ESTATE UPDATE

As you are probably already aware, the real estate market has undergone a shift over the past 45 or so days. Multiple offers and bidding wars are not as typical as they were in the not-too-distant past. Pricing has always been critical, even at the height of the market, but it is even more important right now to dial in a strategic price. For the most part, values are holding, but longer days on market and more negotiation when it comes to terms (inspections, financing, occupancy) is where we are seeing the immediate shift.

Having said that, it remains a Seller's market, and prices are at a historic high.

Should you wish to sell, you can be assured that the Smith Team will provide you with accurate market data that reflects the current market conditions, and as a team we will arrive at an offering price. Additionally, when you hire Smith Team, you have three licensed brokers working on your behalf. We pride ourselves on consistent and clear communication with our clients. We welcome you to visit our testimonial page on our website www.smithteamflatheadlake.com. Click on "about us", and then scroll down to the testimonial link. We will deliver service that exceeds your expectations!

POLSON CHAMBER EVENTS

Visit www.polsonchamber.com for details!

Tuesday Trivia Nights @ Perfect Shot Tavern

Wednesday Trivia Nights @ Glacier Brewing Company

Downtown Polson Farmers Market Fridays 9am-1pm

Summer 2022 Rock the Dock Concert Series at the KwaTaqNuk Outdoor Patio

7/2 Polson Fireworks Show 10pm-11pm

7/8-7/9 Malicious Monster Truck Tour @ Mission Valley Super Oval

7/16 Live History Days @ Miracle of America Museum

7/23 Mission Valley Art Trails @ Sandpiper Art & Gift Gallery

7/30-7/31 Cherry Festival @ Downtown Polson

8/6 NW Pro 4 trucks @ Mission Valley Super Oval

8/13 Cruising by the Bay @ Downtown Polson

8/13 Skate Jam @ 7th Ave Skatepark Association

8/13 Rotary Brewfest Fundraiser @ Elks Club

8/13 Racing Dynamiks Presents Hot August Nights @ Mission Valley Super Oval

8/20 Legend Madness 4K to Win! @ Mission Valley Super Oval

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PARADISE ORCHARD FOR SALE

32624 SOUTH FINLEY POINT ROAD

MLS#22201763 \$1,350,000



A rare opportunity to own a 12.25-acre piece of "Paradise" nestled in the heart of Finley Point, a peninsula on the southern end of Flathead Lake. This property features stunning views with ample building sites for your dream home.



Currently the property boasts 10 fenced acres of cherry trees consisting of Lapin, Sweetheart, Montmorency, and Rainer varieties. 2021 production consisted of 103,000 lbs. The orchard area has a 24 x 36 heated shop with large walk-in cooler, bathroom, kitchenette and well with automated irrigation micro-spray system. The orchard has lake and well water rights. Other outbuildings are in the orchard.



The unfenced portion (2 acres) provides access off South Finley Point Road and includes a 60 x 50 shop with 16x14-foot commercial doors, full bathroom and commercial kitchen. This building has its own septic system.

Less than a mile away from Finley Point State Park, lake access is available with boat docks and ramp.

UM Bio Station Researchers Call for Increased Collaboration and Technological Innovations in Global Fight against Invasive Species



Invasive species are a rising threat to biodiversity, national security, and regional economies. They travel by land, sea, and air—almost always with the unsuspecting aid of human activity—and the economic impacts cost billions of dollars each year in the United States alone. Guided by scientific knowledge, scientists and stakeholders have started to employ proactive and predictive approaches to stay one step ahead in the fight for invasive species prevention and mitigation.

Considering the speed of technological advancement and the rising need for cost-effective rapid response management plans, more guidance is needed to effectively use recent innovations on the ground. An international team of academic and government scientists, managers, and policy researchers, led by University of Montana Flathead Lake Biological Station (FLBS) postdoctoral researcher Charles van Rees and faculty Brian Hand and Gordon Luikart, set out to integrate cutting-edge technology into application-ready solutions for our 21st Century invasive species problem.

In a review recently published by the Cambridge Philosophical Society's leading journal *Biological Reviews*, the team surveyed existing and emerging technologies and methodologies in a number of diverse scientific fields for their use on invasive species management and research. These technologies included remote sensing, environmental DNA sampling, big data analytics, genomics, epidemiology, trained detection dogs, and others. Throughout the review, the scientists highlighted any application or tool that had the potential to generate actionable science for the ongoing invasive species crises. "The breadth and diversity of scientific and engineering disciplines whose technological advances feed into this study was staggering," said van Rees. "We were incredibly fortunate to snowball together a team of experts with knowledge from many different fields to help put all of these exciting innovations into place in a coherent and practical action plan." During an assessment phase, the scientists found a variety of multidisciplinary tools and methods that could greatly aid in the fight against invasive species. These tools and methods include standardizing invasive species occurrence documentation, environmental information, and other data to increase sharing and usability between scientists and stakeholders; integrating semi-autonomous remote environmental sensors to increase opportunities for early detection; developing predictive computer modelling to better understand the likeliest potential pathways of spread; and creating universal language and terminology to increase lines of communication between scientists, decision-makers, and managers.

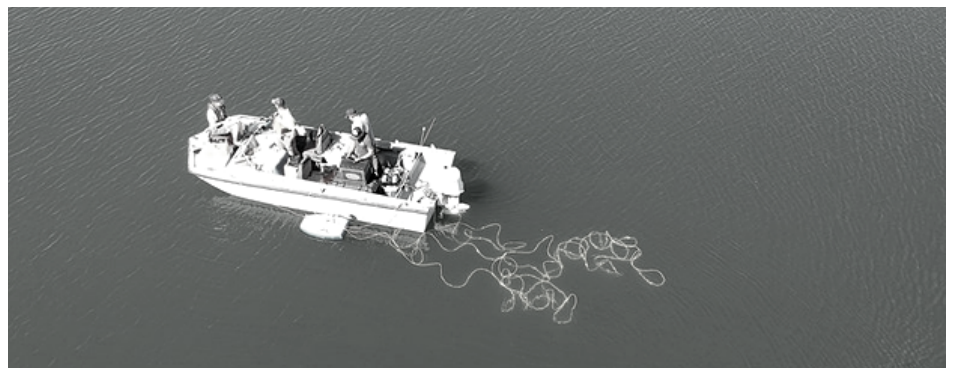
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With this suite of tools in hand, the team created a conceptual framework about how to implement these tools and methods to help any stakeholder in any ecosystem seeking to mitigate or prevent the spread of any invasive species. So, whether working to prevent the arrival of invasive mussels in Montana or mitigating feral hogs in Florida, the proposed framework provides a pathway for scientists and stakeholders to contribute to a unified invasive prevention and mitigation effort in a coordinated, synergistic, and scalable manner.

“A key take-home from our work is that implementing this framework and carrying out these actions in a coordinated and effective way will take tremendous teamwork and communication,” said van Rees. “The next big steps in putting these efforts to work are designing tools and guidelines to help convene the sorts of interdisciplinary teams we need to make this a reality, and our team is already designing those sorts of tools in collaboration with researchers at the United States Geological Survey and NASA.” The published review warned that, as the global extent and severity of biological invasions worsen and become more complex, many of the current reactive management and research plans and procedures will become untenable. Significant invasive species data—such as occurrences, population genetic data, and environmental information—must be collected, collated, and mobilized at large scales to promote appropriately rapid, coordinated, and accurately predicted responses to sustain and protect our native species and local ecosystems for future generations. Additionally, van Rees hopes this review paper can help people from a lot of different backgrounds in science, technology, and policy understand how their work is relevant and where they can contribute.

“Collaboration is essential,” he said. “People have been saying this for decades, but we need to take concrete steps toward actually walking the walk now. The environmental challenges facing global society are too big to be solved piecemeal anymore, and the species invasion problem is a perfect example of that.”

In addition to van Rees, who is now based at the Odum School of Ecology and River Basin Center at the University of Georgia, additional FLBS authors on the review include FLBS assistant research professor Brian Hand, FLBS GIS/remote sensing research scientist Diane Whited, and FLBS conservation ecology and genetics professor Gordon Luikart.





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Drop us an email at **sarah@century21bigsky.com** with their name and address, and we will happily add them to our mailing list. You may also include their phone number and email address for Century 21 Big Sky's monthly newsletter.

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

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Finley Point Homeowners Association

Check out the local newspapers for upcoming events.

If you are intersted in joining, please fill out the form below and return to Barry Hansen, FPHA President.

Annual fee for Finley Point Property Owners Association membership is \$10.

Name:

Mailing Address:

Finley Point Address:

Mail form and \$10 to Barry Hansen, President, 33668 Lilac Hedge Lane, Polson, MT 59860.

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