



ONLY GOLF COURSE COMMUNITY
ON FLATHEAD LAKE



LAKE & MOUNTAIN VIEW PARCELS
IN LAKESHORE PRESERVE



FLATHEAD LAKE
WATERFRONT COMMUNITY



FLATHEAD LAKEVIEW RESIDENTIAL
& COMMERCIAL COMMUNITY

MISSION BAY SPLASH



All About Preserve Pond Photos, Tax Credits, And Swinging For Spring.

New First Time Homebuyers Tax Credit

By Dennis Duty

New Incentives for Home Purchases

Under the new federal stimulus bill recently passed by the U.S. Congress and signed by the President, first time home buyers can receive up to an \$8,000 tax credit when they purchase a home between January 1, 2009 and December 31, 2009. Unlike previous incentives you do not have to repay this tax credit. First time home buyers are defined as not having owned a primary home for at least three years.

For anyone looking to refinance a home, interest rates are at an all time low. Contact your local bank or mortgage company for more information.

Be Aware

Under these economic conditions homeowners should be especially aware of scams. Make sure you check out anyone asking to do work for you or trying to get your personal information. Last summer there were bogus companies claiming to be landscape and road repair experts with false references here in Polson. Take the time to call any references, and if it sounds too good to be true, it probably is.



Featured Mission Bay Photos

by Jan Myers

This month we have a couple photographs of the Mission Bay Preserve fishing pond in winter and summer. Our featured homesite for sale borders the pond on the mountain side.

The migratory birds are returning and it's nice to have them back. I saw my first bluebird of the season this week.

The eagles are still here hunting and fishing in the lake.

During the spring and summer our pond is a great place to observe wildlife in the early morning and early evenings. Bring your camera and be ready for a surprise.



Polson Bay Golf Course News

By Brandy Casey

Polson Bay Golf Course is one of the best kept secrets in the Northwest. Polson is very fortunate to have such a beautiful, well kept, 27-hole facility that is owned and operated by the City of Polson. When playing at Polson Bay Golf Course, you will enjoy the lush fairways, fast greens and wonderful lake views. Don't forget to look skyward for the soaring eagles.

The golf course has many different ways to save money during your stay in Polson. Season passes or punch cards are a great way to save a few dollars. In fact, their early buy program which usually offers a 10% savings is being extended through the month of April. These savings are for all aspects of the facility including range, cart and green fee passes.

Other exciting news is the Polson Bay Golf Course has a new restaurant operator, Papa Don's. They are scheduled to open Saturday, April 4th. They will offer a diverse menu from hamburgers and hot dogs to wrap sandwiches, and salads, along with their specialty tri-tip ribs and pulled pork.

We believe that the blend of a great golf course and the wonderful community of people here in Polson is what makes our place so special. Polson is a real Montana treasure.



Brandy Casey's Golf Tip

LPGA Teaching Professional
Polson Bay Golf Club

Coming out of winter your golf swing tends to feel very foreign. Usually with a lay off the most important thing that we forget is TEMPO. We get so excited to hit that white ball and just speed right through it and bang, the cold topped shot happens or the lovely slice is back.

Here are a couple of things you can do:

Go to the driving range before you jump out to play. Start with the shorter irons—9 Iron, 8 Iron, and then move into a longer iron like a 6 Iron.

While you are hitting, try just a $\frac{3}{4}$ swing so you can maintain your TEMPO throughout the swing. You will be amazed what a shorter, abbreviated swing will do for you. I have found that when you work on your shorter clubs with a $\frac{3}{4}$ swing while focusing on your TEMPO, your shots will be a lot more consistent, and you will have a lot more FUN.

Great Value & Great Mountain & Lake Views



Extraordinary Preserve homesite #37 now available. This private five-acre parcel is located at the end of a cul-de-sac with spectacular lake and mountain views. It is convenient to the fishing pond and it's also just a short walk to the beach and picnic area.

For information please contact Brooke Duty at (406) 250-5827.

Don't Miss Polson's Upcoming Events in April

April 3-5 The Rock a Port Polson Production at the John Dowdall Theater

April 8 Small Potatoes at the Ronan Performing Arts Center

April 11 Masters Fun Day Golf Tournament at the Polson Bay Golf Course

April 24 & 25 Port Polson Players Production of Party in Cabin 12

April 25 CASA Scramble Golf Tournament at the Polson Bay Golf Course

April 25 Trade Fair and Business Expo at Polson High School

Please check out the Polson Chamber of Commerce website www.polsonchamber.com for more information.

See you there.

Ronan Performing Arts Center



Wednesday, April 8, 2009, at 7:30 p.m. The Big Productions series wraps up the season in Ronan with a concert by one of Chicago's most underrated duos, Small Potatoes. This Chicago based folk duo of Jacquie Manning and Rich Prezioso say it has taken them years of careful indecision to develop a repertoire they describe as "Celtic to Cowboy." Superb musicianship and showmanship, award-winning songwriting, and a strong sense of tradition has made them, as Dirty Linen Magazine said, "one of the most polished, inventive, and entertaining shows on the circuit."

If you haven't been to the new Performing Arts Center, you are in for a real treat. It is located in the same complex as the Ronan Middle School. Going south on Highway 93, turn right at the Dairy Queen onto Round Butte Road and it's two blocks on the right.



How to Vacation in Tough Economic Times

Article by Zach Chouteau

http://www.ehow.com/how_4846288_vacation-tough-economic-times.html

Thought you might enjoy a link to an on-line website. We will be featuring interesting How-To links in future newsletters.

As an owner in the Mission Bay Family of Communities—Mission Bay, Mission Bay Preserve, River Landing and Ridgewater—you are important to us.

At Mission Bay Realty we want to keep you more informed of the current real estate market and what is happening in your particular community. We'll be sending you future issues of The Mission Bay Splash periodically in an effort to keep you in closer touch with your community real estate company.

Please let us know if you have relatives or friends that are interested in any of the Mission Bay communities and we will email them a monthly copy as well.

Feel free to stop by the Mission Bay Community Center and visit with our professional agents. We would be delighted to help with any of your real estate questions. We are the experts on the Mission Bay family of communities as well as the Polson and south Flathead Lake area.

Hope you enjoyed this second issue of Mission Bay Splash. Please stop by with any real estate questions. We'd love to assist you however we can. See you soon.

Mac Brooke Brandy Bill Jan Dennis

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