

THE STRAIGHT SHOOTER

NEWS of ENNIS and the MADISON VALLEY, MONTANA for MAY 2019



Trout live in nice neighborhoods



➤ **MADISON VALLEY MAY “HAPPENINGS”** → It is getting tough to keep up with all the changes! The **Longbranch Saloon** has NOT sold. → The new **Tavern 287** opened for dinners. → **Top Shelf Botanicals** medical marijuana shop is now open for business, next to our office! → The **Ennis Café** has new managers with new energy and ideas. → **John Rolfe** is back as chef at the **Alley Bistro!** → Young cowboys and cowgirls competed in the **Montana High School Rodeo** events at the Ennis Rodeo grounds. → The **new veterinarian**, Dr. Stacy Davidson, has taken over White & White with good reports. → A new business, **Ennis Flooring**, has opened where the flower shop was last year. → New houses are springing up everywhere! → **Madison Meadows Golf Course** opened for the season. → Virginia City celebrated with a **Summer Kick-Off Parade** and a **Spring Horseback Poker Ride & Walk** on Memorial Day. → The **Madison Valley Ranch** hosted two wine pairing dinners. → The **Madison River Recreation committee** has disbanded with no decisions made about regulating the river. → Construction crews began removing the **Varney Bridge**. → The Tap into Ennis “**Brew Fest**” was well attended, even with rain and cold wind! → Willie’s Distillery cancelled their annual **Pig Roast** due to a state liquor regulation. A disappointment to all! → **Memorial Day** was honored at the Ennis Cemetery and the Veterans Memorial. → **Ennis “Big Sky” Airport** has received a grant of over \$9 mil to fund runway expansion and safety improvements. → **Lewis & Clark Caverns** is open and offering their summer program series.



➤ **MADISON VALLEY JUNE “HAPPENINGS”** → Sign up for **FREE Fly-Fishing Lessons** – check with **The Tackle Shop** for days and times, 682-4263. → The **Virginia City Players** will be presenting “**Zorro**” all during June. → Head to VC for **Irish Weekend** and **Montana Mule Days**, 7th – 9th. → **Madison Valley Open Studio Tour** is a 2-day event from 10 AM – 4 PM, on the 8th – 9th. Maps at Gallery 287. **CASTING for Recovery** will host 3 Montana-based retreats in 2019, one of which will be hosted by the **Madison Valley Ranch** in Jeffers, June 7-9. For more info, go to <https://castingforrecovery.org/> → The Annual **Fathers’ Day Fishing Derby & BBQ** will be on the 16th in Lions Park. → On the 21st, enjoy an **Evening of Art** at the Gallery 287 and the **Cattleman’s Gallery**. → Get in shape for the **5K Run** for the **Ennis Community Children’s School** on the 29th. Call 682-7388 for info. → Register your 12-18 year-olds that would enjoy camping, fly fishing, archery, photography, mapping & orienteering, outdoor living skills, astronomy, water ecology, hiking and learning about bears & noxious weeds, in the **Outdoor Skills Camps** at the **Jack Creek Preserve**, July 25-18 and Aug. 8-11, at <http://www.jackcreekpreserve.org/summer-camps/>.



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Treasure State Shuttles is in their 19th year providing transportation 7 days a week, 24 hours a day, mainly between Ennis and the airport in Belgrade, but are flexible. Just call Kelly at 406 579-5442, making it easier to get to and from the Madison Valley! → In the meantime: Find live music at **Willie's Distillery**, **Blue Moon Saloon**, **Pony Bar**, **Norris Hot Springs (*Water of the Gods*)**, and the **Gravel Bar**, great shopping and dining, plus first-rate movies at the **Madison Theatre** and fun at the **Bowling Alley!** → And go **fishing!** But be safe. With spring runoff, our rivers are high and fast. *If in doubt, don't go out!*

➤ **MONTANA NEWS** → Correction. Evidently Montana nixed the bill to establish **Indigenous Peoples Day**, so Columbus Day will remain an official MT holiday. → Missoula's **In-Door Axe Throwing** business will be the first in Montana! Lumberjaxe Throwing Co. offers throwing lanes surrounded by chain link fencing for safety. Throwers will get a safety talk, then throw axes at targets on the wall. Just what you've always wanted to do! Right? → The Montana Legislature passed a bill known as the **Real Meat Act**, describing what cannot be considered as "meat."

➤ **FISHING REPORT** → **The Madison River Fishing Report for June from The Tackle Shop** is "*quick and dirty*" like the water in the Madison right now! Lord, "*the promised time*" has arrived. The *promised time*, that is, for oar pullers, wader wearers, long rod wavers and other river pimps. Like any *promised time*, there needs to be some difficulty before reaching the promised land. If you lived through this past Montana winter and spring, you have earned it. Think of it as your own personal Odyssey journey, on the Madison River.



While we are not quite to the Promised Land yet, we are getting close. If you want to fish early in the month, expect some water. The late spring and big winter are still making their presence known in high water. The Madison should see a few weeks of really high and off-colored flows. You can still catch fish in the big mud. Think "right-next-to-the-bank." The fish will stack up right there. Walk along and fish about one foot out from the bank and keep your feet dry. All very civilized.

About mid-month the big guests to the June river pimp party will start to show. Welcome the salmon flies. The nymphs will start to move to the bank and the fish will notice. Big rubber leg stuff will get chomped. If you want to fish the salmon flies, check out a great podcast we did with Orvis on the salmon fly hatch, at: <https://news.orvis.com/fly-fishing/podcast-the-salmonfly-hatch-with-john-way>. (I kind of sound like a dork but some good information).

We should see adult salmon flies around Ennis sometime from the 20th to the 25th and then the party begins. "Salmon fly madness" is a real disorder. Symptoms are fisherman acting crazy chasing bugs upstream, fishing 20 hours a day and talking in mumbled tones. Usually associated with increase beer consumption and bad sunburns. When the salmon flies hit you will know it. Town doubles in size overnight. If you want to fish them, get stocked up with the great foam floating patterns now before the rush. Remember river prices are double. If you want to fish and not row the boat, book your trips now as every guide in Montana will be booked come the day of. Just breathe. Great new gear arriving daily. Remember we offer FREE fly-fishing lessons through the shop. The coffee and the advice are always free and friendly. *FishEnnis*, from John Way, Owner of The Tackle Shop, **The 2017 Orvis Outfitter of the Year!** (Check it out at <http://www.thetackleshop.com>) Ennis, Montana, the **CULTURAL EPICENTER OF TROUT**. Check out other fishing reports at:

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- # Madison River Fishing Company at: <http://www.mrfc.com/MadisonRiverMontanaFishing/MadisonRiverReport.aspx>.
- # Dan Delekta at <http://beartoothflyfishing.com/flyfishingreports/uppermadisonriver.htm>.
- # The Madison Valley Ranch at <http://www.madisonvalleyranch.com/blog/>
- # Joe Dilschneider's Montana Trout Stalkers at <http://www.montanatrout.com/>
- # Yellowstone Fly Fishing at <http://www.yellowstoneflyfishing.com/madisonreport.htm>.

➤ **WEATHER** → **May was frustrating!** It teased at a real spring, but kept pulling back, never quite able to delivery. Our daytime high was **76°** and daytime low of **44°**, a nighttime high of **53°** and a nighttime low of **19°!** The valley is lush green with beautiful snow-capped mountains. It must be Heaven. And we know that summer will be here soon, and it will be glorious!



➤ **REAL ESTATE TIPS** → **FOUR SCARY WORDS:** *THIS.... SUBDIVISION.... HAS.... COVENANTS.* Why do buyers have such strong (*and usually negative*) reactions to these simple words? It is usually because of their past experiences from living in a community where the covenants were so restrictive that they felt overly controlled and restrained from using their property as they wanted. But covenants are not all alike.

- **What They Are.** Restrictive covenants are deed restrictions that dictate what you can do to or on a piece of property. Sound a big like zoning regulations? There may be overlap between the stipulations in some restrictive covenants and zoning regulations but know that they are not the same. Covenants exercise more control over aesthetics and activities in a subdivision. The amount of control varies depending on the community. Many people move to Montana to get away from rules and regulations, looking for a place where they can do what they want on their land.

- **Why They Exist.** Although they may not sound like it to some, restrictive covenants are designed to safeguard a community and preserve or enhance the quality of life for the property owners. They do so by helping to maintain a harmonious appearance and be restricting activities that could cause the community to fall into disrepair and disarray. Therefore, restrictive covenants, when properly enforced, can help protect property values.

- **What They Govern.** Most restrictive covenants have standard clauses that stipulate things like minimum home size, type of construction, and density or number of homes per lot. They may also regulate in-home businesses, rental property and easements. In addition, covenants can contain rules that govern home exterior, type of fencing allowed, number and type of pets/animals allowed, limits on tree cutting, types of prohibited motor vehicles (recreational vehicles, boats, inoperable cars) and more.

- **Before You Buy.** Do your homework on restrictive covenants. Understand what restrictions are in place and decide if you can abide by them, before you place an offer on a property. Buyers come to our area with a variety of experiences and opinions about covenants. They need to decide what type of neighborhood they want to live in and choose accordingly.

- **Covenants "Montana-style."** There is a wide variety of restrictions in covenants, usually depending on the age and type of subdivision and the density. In the Madison Valley, covenants range from minimal, with no enforcement, to extremely detailed and controlled by architectural committees and HOA boards. However, covenants on subdivisions in the Madison Valley are generally fairly basic and reasonable. And amended covenants may not be imposed against owners who purchased their properties prior to changes.

- **Consequences.** In a perfect world, everyone owning property in any given subdivision would have read, understood and agreed to the recorded covenants in place at the time they bought. However, it doesn't always work out that way because some people think rules don't really apply to them. That's when problems arise. HOA boards have different ways of enforcing covenants, from requests, to warnings, fines,

liens and lawsuits, generally spelled out in the covenants or by-laws. Hopefully, property owners will choose to do what is right for the good of their subdivision and avoid conflict.

➤ **FIND A HOME FOR YOUR SOUL... Featured Property of the Month... GREAT VACATION**

CABIN! Sorry, but it's not for sale! However, we can help you find a wonderful lot with spectacular views of the valley and mountains, where you can build your own dream cabin! This cabin pictured is a design package from **Natural Element Homes**. Check out their website at: <https://www.naturalelementhomes.com/landing-pethel/> to find one you like and we'll find you a place to build it! And check out our website at <https://www.arrowreal.com/> to find some spectacular sites for your dream home in Montana!



➤ **CURRENT REAL ESTATE NEWS → WASHINGTON (May 30, 2019)** – Pending home sales declined in April, a modest change from the growth seen a month before, according to the National Association of Realtors®. Only one of the four major regions – the Midwest – experienced growth, while the remaining three regions reported a drop in their respective contract activity. The Pending Home Sales Index (PHSI), a forward-looking indicator based on contract signings, fell 1.5% to 104.3 in April, down from 105.9 in March. Year-over-year contract signings declined 2.0%, making this the 16th straight month of annual decreases.

Lawrence Yun, NAR chief economist, said the sales dip has yet to account for some of the more favorable trends toward homeownership, such as lower mortgage rates. *"Though the latest monthly figure shows a mild decline in contract signings, mortgage applications and consumer confidence have been steadily rising,"* he said. *"It's inevitable for sales to turn higher in a few months."*

"Home price appreciation has been the strongest on the lower-end as inventory conditions have been consistently tight on homes priced under \$250,000. Price conditions are soft on the upper-end, especially in high tax states like Connecticut, New York and Illinois." The supply of inventory for homes priced under \$250,000 stood at 3.3 months in April, and homes priced \$1 million and above recorded an inventory of 8.9 months in April.

Citing active listings from data at realtor.com®, Yun says the year-over-year increases could be a sign of a rise in inventory. San Jose-Sunnyvale-Santa Clara, Calif., Seattle-Tacoma-Bellevue, Wash., San Francisco-Oakland-Hayward, Calif., Portland-Vancouver-Hillsboro, Ore.-Wash., and Nashville-Davidson-Murfreesboro-Franklin, Tenn., saw the largest increase in active listings in April compared to a year ago. *"We are seeing migration to more affordable regions, particularly in the South, where there has been recent job growth and homes are more affordable,"* Yun said.

April Pending Home Sales Regional Breakdown: The PHSI in the Northeast declined 1.8% to 88.9 in April and is now 2.1% below a year ago. In the Midwest, the index grew 1.3% to 96.8 in April, 2.4% lower than April 2018. Pending home sales in the South fell 2.5% to an index of 124.0 in April, which is 1.8% lower than last April. The index in the West dropped 1.8% in April to 93.5 and fell only 1.5% below a year ago.

The National Association of Realtors®, "The Voice for Real Estate," is America's largest trade association, representing 1.3 million members involved in all aspects of the residential and commercial real estate industries.

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➤ **LOCAL REAL ESTATE MARKET STATISTICS** → May was an extremely busy month with over **60 closings** for just one of our two title companies! And it's not even summer yet! The weather is great and the visitors are coming, as well as escapees from Bozeman! **Big Sky Country** Multiple Listing statistics for the Madison Valley area (including Ennis, Cameron, McAllister, Norris, Virginia City, Harrison, Pony, Whitehall, and Cardwell), for the month of **MAY 2019** are as follows:

- **HOMES:** **81**↑ homes listed (\$89,000 to \$2,990,000); **21**↑ pending sales (\$285,000 to \$675,000); and **20** homes have sold in 2019 (\$150,000 to \$4,580,000), totaling \$12,134,900 at 93.5%↑ of list prices.
- **LAND:** **229**↓ vacant lots listed (\$14,000 to \$2,200,000; with **23**↑ pending sales (\$34,000 to \$2,999,999); and **58** lots have sold in 2019 (\$12,500 to \$312,000), totaling \$3,523,700 at 95.3%↑ of list prices.
- **RANCHES:** **4**↓ ranches listed (\$1,495,000 to \$4,495,000); **1** pending sale, and **0** ranches have sold in 2019.
- **COMMERCIAL:** **14**↓ listed (\$121,000 to \$1,100,000); **3** pending sales (\$115,000 – \$950,000); and **3** commercial properties have sold in 2019 (\$130,000 to \$350,000), totaling \$629,000, at 92.9% of list prices.

"The best investment on Earth is earth." Louis J. Glickman, real estate mogul/philanthropist

➤ **MONTANA TRIVIA...** *Did you know...* Yellowstone National Park is home to 379 species from the five most-common classes of vertebrates; 67 species of mammals; 285 species of birds; 16 species of fish; five species of amphibians; and six species of reptiles? What a rich assortment, all in one place!



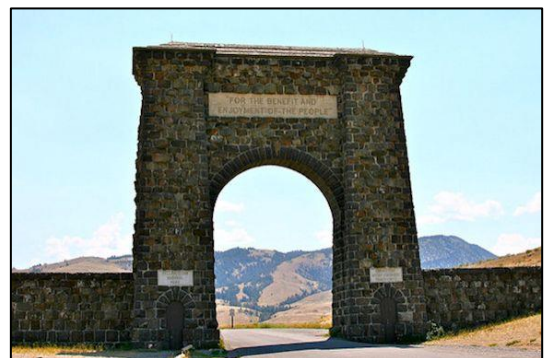
YNP was established by President Ulysses S. Grant in 1872 and was the first national park in the U.S. and the world. Native Americans have lived in the Yellowstone region for at least 11,000 years.



The Park spans an area of 3,468.4 square miles, comprising lakes, canyons, rivers and mountain ranges. Yellowstone Lake is one of the largest high-elevation lakes in North America and is centered over the

Yellowstone Caldera, the largest **supervolcano** on the continent. The caldera is considered an active

volcano and has erupted with tremendous force several times in the last two million years. Half of the world's geysers and hydrothermal features are in Yellowstone, fueled by this ongoing volcanism. Lava flows and rocks from volcanic eruptions cover most of the land area of Yellowstone. The park is the centerpiece of the Greater Yellowstone Ecosystem, the largest remaining nearly intact ecosystem in the Earth's northern temperate zone. In 1978, Yellowstone was named a UNESCO World Heritage Site.



How fortunate we are to live just 90 minutes away!

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SEE YOU IN MONTANA!



Our ERA Landmark Arrow Real Estate Team

Toni and Don Bowen, Broker Associates and Accredited Buyer Broker Representatives, with over 75 years of real estate experience, between them – covering residential, commercial, vacant land, recreational & ranch properties in the Madison Valley.



**Debbie Reilly-Richardson,
Office Administration**



Thank you in advance for your personal referrals.

They are the lifeblood of our business and the greatest compliment you can give us.

*WE'RE NOT JUST HERE TO MAKE A LIVING ---
WE'RE HERE TO MAKE A DIFFERENCE!*

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USEFUL WEBSITES TO REMEMBER → ENNIS AND THE MADISON VALLEY:

<http://www.ennismontana.org/> - for community and local government information

<http://www.ennischamber.com/> - The Ennis Chamber of Commerce website

<http://www.madisonvalleyhistoryassociation.org> – The Madison Valley History Association website

<http://www.mvmedcenter.org> – for information about the Madison Valley Medical Center

<http://www.mvvetsmemorial.org> – The Madison Valley Veterans Memorial website

<http://ennisarts.org/> - The Ennis Arts Association website for all artists!

<http://www.backroadtoyellowstone.com> – information for travelers about the route through our valley

MADISON COUNTY:

<https://madisoncountymt.gov/525/Emergency-Information> - for Madison County emergency news

<http://www.madison.mt.gov/> - Madison County Government website

<http://virginiacity.com> – Virginia City Chamber of Commerce

NEWS:

<http://www.madisoniannews.com/> - the latest news from the Madisonian newspaper for Madison Co.

<http://bozemandailychronicle.com/> - news from the big city of Bozeman, an hour northeast of Ennis

<http://www.mtstandard.com/> - news from historic Butte, an hour & ½ northwest of Ennis

MONTANA:

www.fwp.mt.gov/ - Montana Fish Wildlife and Parks website – for hunting and fishing regulations

<http://fwp.mt.gov/education/bow/> - “Becoming an Outdoors Woman” – a must for female newcomers!

<http://www.visitmt.com/> - Official website Montana Vacations, Recreation, Accommodations and Travel

<http://www.montanapictures.net> – for people homesick for Montana – a great visual connection

http://mdt.mt.gov/travinfo/weather/rwis_list.shtml - State Highway Web Cams

<http://montanakids.com/> - State website for all things KIDS in Montana

<https://www.nps.gov/yell/index.htm> - Yellowstone National Park – for all things Yellowstone Park

<https://www.facebook.com/Ennisrealestate?ref=hl> – Facebook page for ERA Landmark Arrow R. E.

SKIING:

<http://bigskyresort.com/> – Check out latest snow conditions & things to do at Big Sky

<http://www.lmranch.com/winter/> - Lone Mountain Ranch in Big Sky for cross country trails

http://www.westyellowstonenet.com/skiing/cross_country_skiing.php - Skiing Yellowstone Park Trails

HORSEBACK RIDING:

www.wolfpackoutfitters.com – trail riding guides for the Madison Valley

<http://www.sphinxmountainoutfitting.com> – trail riding and outfitting guides in the Madison Valley

RANCHING:

<http://www.madisonvalleyranchlands.org/> - working to keep the ranching way of life alive

FISHING:

<http://www.madisonriverfoundation.org> - The Madison River Foundation

<http://www.montanatu.org/> - Montana Trout Unlimited

GOLFING:

<http://www.madisonmeadowsgolfcourse.com> – Madison Meadows Golf Course in Ennis

REAL ESTATE:

www.arrowreal.com – A wealth of resource information, local listings and a portal to the Big Sky MLS

www.eralandmark.com – Our Main Office website, covering Bozeman, Livingston, Big Sky & Ennis

<http://www.realtor.com/> - The world’s #1 Real Estate website. The source for all properties on MLS

www.houselogic.com – Helpful information from the National Association of Realtors

www.homesandland.com – Search for homes for sale and rent, home values and mortgage rates

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