

SHORE LINES

Local News & Events

Bayview Community Council

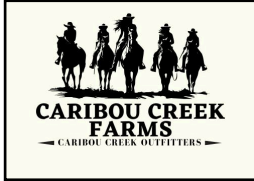
MARCH 2025



Saddle Up! *by Ali Spahn*

You're one lucky horse if you find your forever home at **Caribou Creek Farms** in Athol.

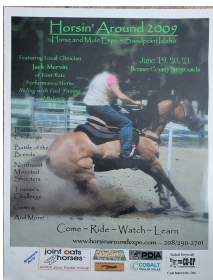
Julie and Brian Maguire, owners of Caribou Creek Farms, both grew up in Oregon in the Eugene Springfield area. Julie loved horses, so when she was 12 years old, she worked on a ranch, learning how to break horses with the old-timers. This experience helped her secure a job working for the Bureau of Land Management, breaking mustangs.



As her story goes, a funny thing happened on the way to Montana. "I was a single mom on my way to Montana with my 2 children and I took a pitstop in Athol, Idaho and never left," laughed Julie. She needed a job, so she worked for Red Lion Hotel Templins on the River in Post Falls as a cook and bartender.

But Julie was itching to start her own business. So, she attended the College Workforce Center, wrote up a business plan and pitched the project to the bank. The plan was approved, and Julie started the first resale children's store in CDA called **Patchwork Pony**. To stock her store, Julie hit yard sales and sanitized the clothes and baby furniture. In 2000, it was time to move on. Julie married Brian, sold the store and bought 10 acres in Athol.

But horses were her passion, so Julie started competing in Idaho and Montana and broke almost every record.



During that time, Julie worked at the post office in the Sagle area for 20 years delivering mail, driving 6-9 hours a day in the back woods and then retired. "When I retired, I wondered now what? Having acquired 26 horses on the ranch, I decided to start a business and offer horseback riding lessons," said Julie. At one time Julie had 150 students a week and 7 teachers but decided that was just chaos, so she refined the business CONT.

and rebooted. She obtained her outfitters license and started advertising for guided trail rides, however, she didn't stop there. Julie procured a permit with the Department of Lands for the 900 acres outside of Athol and offered guided tours throughout that mountain area. In 2024, the business held over 400 rides from January through July.



But you won't find Julie sitting on her laurels during the winter months. The business offers groups and private lessons. "We teach them the very basics; how to catch a horse and lead them back to the corral, how to groom, how to take care of their feet including the vetting process to look for things that the horse might need in care for injuries. We teach them full horsemanship and horse ownership as opposed to just getting on a horse and riding. Our goal is to make "horse people" not just passengers on a horse," states Julie.

Recently, Julie has partnered with Farragut State Park to offer a variety of trails suitable for all experience levels. "It's been a long road learning all the proper permitting for Farragut State Park and in August of 2024 we began offering rides by the Blue Water Tower near the Corral Equestrian Area. We are negotiating with the park to have overnight camps too," said Julie.

Julie offers her miniature horses for events, birthday parties, church camps, sports camps, boys and girl scout camps and the American Heritage Girls youth camps. In 2024, Idaho Guns sponsored Caribou Creek Farms to offer pony rides for free at the Tree Lighting in Athol sponsoring over 130 rides in 2 hours.

"In April we have Spring Break Camp and then we get extremely busy," said Julie. "I've worn many hats. I learned and grew into who we are today because of the different hats I wore in my past," smiled Julie. Funny thing: Julie's husband of 24 years, Brian, is not a horse-riding fan. He has only been on a horse twice.

For more information, go to: <https://www.caribourides.com/> or <https://www.facebook.com/caribourides> (208) 254-0401

Reviving Homes *By Sheryl Puckett*

For the past six years, **Rose Morningstar** and her husband Ryan have been transforming neglected properties into beautiful, market ready homes through their business, **R Home Solutions, LLC**. With a 'good' eye for potential and a sharp focus on numbers, the couple have been successful at the art of house flipping in North Idaho.

Z. JONES



Flipping houses is not just about aesthetics; it's a business of strategy and know how.. To keep renovation costs within budget, Rose uses comprehensive software to analyze and track expenses. Owning a construction company also gives the couple an edge, as they have direct insight into material and labor costs.

When scouting potential flips, Rose and Ryan look for properties that are cash only or sold "as-is," as these often present the best opportunities in a competitive market. "One of the big factors is whether or not the house would qualify for conventional financing. If it does, it's hard to compete with retail buyers because our transaction costs and private financing can be so expensive." Rose explains.

When asked about the difficulties Rose replied, "House flipping isn't without its challenges. Unforeseen delays and hidden issues can quickly increase costs, making time management crucial. To mitigate surprises, we build a contingency percentage into their budget."

For first time flippers, Rose offers clear advice: "Know your numbers and don't get emotionally attached. If your numbers don't work, don't buy it!"

Success in house flipping relies on asking the right questions. Rose emphasizes the importance of having a solid exit strategy and evaluating the property's potential. "Location, location, location," she says, remains a top priority when deciding on a project.

While their primary focus is on fixing and selling, the couple is also looking to expand their rental portfolio. However, properties acquired with hard money, secured loans, lenders typically come with restrictions, such as a banning renting before resale.

Rose is a licensed real estate agent in Idaho and Washington with **Z. Jones & Associates**. "If another agent brings us a property that we purchase and rehab, I always give them the first option to list it once the rehab is complete," she shares.

If you have a property suited for them, Rose encourages you to reach out. "We're open to opportunities nationwide for the right property," she says. You can contact Rose at:

rose@rhomesolutionllc.com or call
(208) 660-5552

Heads Up, BWSD Users Only

From the Bayview Community Council Board Members

In April, the Bayview Community Council will distribute a five question survey via email. Participation is limited to those who are members of the Bayview Water & Sewer District (BWSD). Please note that this survey is **not** officially sanctioned by the BWSD. All responses will remain confidential and the results will be presented at a future BWSD public meeting. The Council's goal is to gather member feedback to give to the board members.

Chair Yoga Planned

The Bayview Community Council will be sponsoring chair yoga at the Bayview Community Center beginning May 2025. The Council currently sponsors pickle ball and mah jong. The class will be video led by Sue Thompson. Information as to the starting date and time has not been determined at this time. The class is free but donations are greatly appreciated and go to the Bayview Community Center.

Our Town *By the Grumpy Old Man*

The Bayview we love is the result of all those who have come before us and literally fought to keep it from becoming Coeur d' Alene north. Despite naysayers, developers, bureaucrats and those who see something special if only they could change it, Bayview is still a low rise, small town and proud of it.

The recent good works of Gary MacDonald, Chad Cadnum and Sheryl Puckett, along with the Bayview Community Council have between them kept: the Farragut Park east gate access open (Sheryl), Hwy 54 four lanes and now replacing a boat dock (Gary and Chad), should inspire us all to remember resistance is not futile. But the history of the past years battle lingers in the minds of old timers, such as myself.

Bayview is literally in the crosshairs. We can't trust that someone else will step up and do the often thankless job of defending our way of life. It is essential that each of us remembers every day that "You don't know what you got till it's gone".

So speak up, speak out, go to meetings, talk to neighbors, call politicians, sign petitions, and write editorials. And if you are one of those who just enjoys complaining about other people who have the guts to do something maybe just stick a sock in it.

It is a privilege to live here. It's up to us to keep it slow, small and the last best place to live for as long as we are blessed to call Bayview our town.



Council's Address: P. O. Box 112, Bayview, ID 83803
Council website: <https://bayviewcommunitycouncil.org/>