

# SHORE LINES

## Bayview Community Council

### AUGUST 2026

Local News & Events



## Look Who's Coming

Bayview residents and business owners will soon have access to some of the fastest internet speeds available in the country.

**Zipty Fiber** has announced plans to expand its fiber optic network into Bayview, bringing new internet service to more than 500 homes and businesses. Construction is expected to begin this summer, with customer installations anticipated in late summer and early fall.

As work progresses, residents may notice construction crews throughout the community installing new fiber optic infrastructure. The project will involve both aerial and underground construction as crews build the network needed to serve local customers.

Unlike traditional cable or copper based internet systems, fiber-optic technology uses light signals to transmit data, providing faster speeds and greater reliability. The new network is expected to offer symmetrical upload and download speeds of up to 50 Gig, making it one of the fastest residential internet services currently available in the United States.

For many Bayview residents, the expansion represents a significant upgrade to local communications infrastructure. Reliable high speed internet has become increasingly important for remote work, online education, video streaming, telehealth services, small business operations and staying connected with family and friends.

Fiber optic networks are also designed to accommodate future growth and increasing data demands, helping ensure that communities have access to the technology needed for years to come.

Zipty Fiber officials indicate that additional information regarding construction schedules, service availability, and customer sign up opportunities will be shared as the project moves forward.

Residents should expect to see crews working in various parts of Bayview over the coming months.

To sign-up for alerts when service is ready at an address, visit Zipty's dedicated Bayview page: <https://ziptyfiber.com/new-fiber-locations/Idaho/Bayview>



## Meet Bayview's Tax Person

By Sheryl Puckett

Bayview resident **Brandi Flores** has turned her passion for helping others into a career in tax preparation and tax resolution services.



Brandi and her husband, Chris, moved to Bayview in 2023 after living near her mother in Rathdrum. "We moved here because we fell in love with Bayview's charm, liked the friendly atmosphere, and it seemed to be the slower pace

we enjoy," says Brandi.

Brandi began her tax career as an AFSP (Annual Filing Season Program) tax preparer in 2019. In 2025, she successfully completed the testing required to become an Enrolled Agent (EA), one of the highest credentials awarded by the Internal Revenue Service. As an Enrolled Agent, Brandi is authorized to represent taxpayers and businesses before the IRS and assist clients facing tax debt, wage garnishments, levies, penalties and other tax related issues.

She operates her own tax firm in Hayden and enjoys helping clients navigate what can often be a confusing and stressful process. According to Brandi, one of the most rewarding parts of her work is hearing clients say they are receiving the largest tax refund they've seen in years. "That makes me incredibly happy," she says.

Over the years, Brandi has heard some unusual questions from taxpayers. One memorable request involved a client who wanted to claim his neighbor's children as dependents because their mother wasn't planning to file a tax return. Needless to say, that suggestion raised a few red flags.

When asked about the most common mistake taxpayers make, Brandi points to inadequate tax withholding. She encourages employees to review their paycheck deductions and ensure enough tax is being withheld throughout the year. Self-employed individuals should also be setting aside funds and making quarterly tax payments to avoid unexpected tax bills.

Brandi notes that homeowners often forget to include their mortgage interest information (Form 1098) when filing their returns. Even taxpayers without a mortgage should remember to include eligible property tax payments. She also recently helped clients benefit from the "No Tax on Overtime" provision by carefully

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## Con't. Bayview's Tax Person

reviewing pay stubs when overtime earnings were not separately reported by employers.

Brandi says claiming large home office deductions, excessive vehicle mileage, or reporting business losses year after year may increase IRS scrutiny. Repeated losses could lead the IRS to classify it as a hobby..

One convenience Brandi offers local residents is the ability to drop off and pick up tax documents right here in Bayview, saving clients a trip into town.

Brandi enjoys spending time with her horse, hiking, running and riding motorcycles with her husband. Contact Brandi Flores at 208-304-4477, email [florestax@protonmail.com](mailto:florestax@protonmail.com), or visit [florestaxrelief.com](http://florestaxrelief.com).

## The Council's August Event

The Bayview Community Council has plans for a fun outing to the CdA theater at North Idaho College to see **"Titanic, the Musical"**. **August 9th** 2:00 p.m. show. We will carpool from the Bayview Community Center leaving at Noon. Lunch at a local restaurant before the play. All are invited to join. Contact Judi White: [judiwhite@outlook.com](mailto:judiwhite@outlook.com) for more information.

## Clouding A Title *Editorial*

by Sheryl Puckett *(The views here are mine alone)*

The focus of the Bayview Water & Sewer District's June 2026 workshop was illegal hookups. What made this meeting different from previous discussions was the introduction of a new enforcement tool: **"clouding a title."** A cloud on title is a recorded document that alerts potential buyers, lenders, or title companies that there may be an unresolved issue affecting a property.

In my opinion, clouding a title appears to be a last resort measure rather than a true enforcement solution. The underlying problem remains! Unauthorized use of our BWSD system continues with use of services without paying, unequal treatment for customers and current ordinances not being implemented.

The goal should be bringing violations into compliance. Clouding a title has no monetary penalty so what is the incentive to bring it into compliance?

An ordinance that cannot be enforced creates problems:

1. It undermines the Board's credibility. If the ordinance says one thing, but the District doesn't or can't enforce it, people begin to assume the rules are meaningless.
2. It could encourage additional violations. When people see that existing violations remain unresolved, others may decide to do the same. Why not? **CON'T**

One month later, on July 21, the District held another workshop. This time the Board discussed a new concept called a **"System Capacity Bank."** What is it? Let me try to explain this in the simplest of terms: Imagine the sewer system is like a parking lot. The parking lot only has 100 parking spaces. Once all 100 spaces are full, no one else can park there. Each ERU (Equivalent Residential Unit) is for one parking space.

Years ago, homeowners paid for their parking space by purchasing an ERU. This money helped build the parking lot.

Now imagine someone parks in the lot without paying for a space.

Instead of giving that person a parking space, the homeowner would pay money equal to the cost of an ERU. But instead of assigning that ERU to the property, the District would keep it in a "System Capacity Bank." Think of it as an empty parking space the District owns for future use.

The homeowner pays, but the District keeps the parking space in reserve.

Would these two ideas resolve the violation? Does the Board really need new enforcement ideas or does it simply need to use the tools already provided in its existing ordinances? It's encouraging to see the Board searching for solutions. The board has a difficult job. But it needs to get done.

Since it was a brainstorming session it ended without a decision on how identified violations will ultimately be brought into compliance, leaving that question for future consideration.

## Request For Perimeter Road

The Bayview Community Council board members has submitted a letter to the **Lakes Highway District** requesting a safety evaluation of Perimeter Road near the Carewood Road intersection.

The request focuses on the section at the base of the hill on the west side where motorists enter a sharp curve and begin the uphill climb. Some residents have concerns about the steep embankment beside the roadway and the potential for serious accidents if a vehicle leaves the pavement.

The Council's request follows a recent accident in which a driver pulling a boat went off the road at that location. Many residents have shared their stories of similar incidents over the years.

The Council is asking the Highway District to conduct an engineering evaluation to determine whether a guardrail or other safety improvements would help reduce the risk of future accidents. We look forward to their reply.



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