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BACK
ISSUE



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 —Jenny Klug, The Manors at Clarkson Valley

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Resident Steve Rees tells us, "I have a large two story home with several inside and outside corners. GutterPros had the experience and expertise to make our home look great and more especially make sure all the rainwater drains away from the house! I had an area where the foundation dirt had settled, we had some basement water after a very large rainstorm. Dave and his crew were so professional. Old gutters were removed and hauled away. New 6" gutters were installed with no damage to the siding or shrubbery. Not a scrap was left on the ground! My new 6" gutters and downspouts really refreshed the look of our twenty-year-old home!"

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Mollie James
DO, MPH, IFMCP

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Master of Public Health
Fellow, American College of Osteopathic Surgeons
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Meet your *Stroll Clarkson Valley* team! We'd like to thank all of our writers for their valuable contributions to the magazine.



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(314) 623-1587

WE'D LOVE TO HEAR FROM YOU!

Our goal is to build community in the neighborhood by helping everyone get to know each other a little better and make *Stroll Clarkson Valley* the best it can be! Please let us know how we are doing.

Do you have any article ideas? How about ideas on neighborhood events? This is your publication!

WANT TO WRITE FOR STROLL CLARKSON VALLEY?

We are always looking for community members who would like to take an active role in writing stories for *Stroll Clarkson Valley*. We currently have openings for resident article contributors and junior writers — kids who want to get involved, gain valuable experience, and/or build their resumes and portfolios! If you or someone you know might be interested, please email Bill. Tuttle@n2co.com.

NEW TO THE NEIGHBORHOOD?

Are you and your family new to the neighborhood? If so, welcome! Please send your contact information to Bill. Tuttle@n2co.com to be added to our event invitations and contact list.



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CLARKSON VALLEY
Living

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TAKE A BREATH... THE PARTY'S OVER



BY CLARKSON VALLEY MAYOR SUE MCNAMARA, RESIDENT OF KEHRS MILL ESTATES
SPONSORED BY TRACEY DE SIMON - COLDWELL BANKER-GUNDAKER REALTY

Wow. For better or worse, The Holidays are over. It's 2024. The tree is (probably?) down, the ornaments are packed away and you've (hopefully) recovered from your New Year's celebrations. No more last-minute gift dashes, party choices, and the bills are starting to roll in. Oh Boy.

Despite all of this, in many ways, this is my favorite time of year. The biggest outdoor chore is to keep the bird feeders full. It's quiet and it's a time for reflection: What are your plans for this year? What did you accomplish last year?

Of the six Clarkson Valley Council members and myself, four of us are either newly appointed, newly elected or have a new role, and together with the two standing Council members, we have been busy making some significant changes since April. After much consideration and research, we've accomplished much:

- After 25 years, we changed Michele McMahon's title from City Clerk to City Administrator to more accurately reflect her duties.
- We've completed almost all of the ARPA distribution to the Subdivisions; we are working to ensure compliance to conclude the process.
- Our computer systems have been completely revamped, with monthly meetings available online and a link on our City website will soon be available for meeting logins. In the meantime, Zoom links are distributed to email addresses on the City's list. If you're not currently on it, please consider calling and providing this information.
- We have new email addresses: Michele's is cityhall@clarksonvalley.org

and her assistant, assist@clarksonvalley.org; the rest are [first name]@clarksonvalley.org.

- Recodification of all codes and ordinances is complete; codification had not been done in 8 years. These are now accessible and searchable from a link soon to be on our City website.
- We persuaded STL County DOT to lengthen the left turn lane for east-bound Kehrs Mill Rd. traffic to northbound Clarkson Rd. to [hopefully] alleviate some of the Marquette dismissal traffic.
- Our Building Inspector, Jack Schenk, retired after 16+ years and we wish him the best. We have a new part-time Building Inspector, Brad Holmes. Brad is highly qualified as a CBO with 16 ICC certifications. Recently retired from Creve Coeur after 20+ years, we are delighted to have him.
- We have moved and reinvested our City accounts for more profitable returns.
- We have been and will be attending more monthly City meetings of other similar cities to compare and gather any tips for how we manage our procedures.
- We have all attended various training courses and state-wide conferences which have allowed us to establish new relationships with other municipalities.

WHAT ARE YOUR PLANS FOR THE NEW YEAR? WE'RE ALREADY WORKING ON 2024:

- We're considering a new Web site management company to review our functionality and appearance.
- Three Aldermanic positions will be elected, or re-elected on Tuesday 02 Apr; two are recent appointees and

one is running for reelection for the first time.

- We will soon begin working on our City Budget for 2024-2025.
- Replacement of our "Welcome To Clarkson Valley" signs is coming; only one of the four large signs remains in reasonable condition.

As you can see, we've achieved much in nine months. Stay tuned for some other soon-to-be announced surprises and have a Happy New Year!

Best,
Sue McNamara
Mayor



Sue is a 36-year resident of Clarkson Valley. Her children, Steve and Leah are Marquette graduates. A proud member of a military family, Sue's previous career as a Senior Account Executive at Anheuser Busch spanned 20 years. She previously served on the Board of Kehrs Mill Estates Residents Association as well as the past five years on the Clarkson Valley Board of Aldermen. Sue is also a Certified Sommelier!



Clarkson Valley Recycling Results Most Recent Monthly Recycling Tonnage Report: 26.97 Tons

CURRENT MARKET TRENDS FOR CLARKSON VALLEY

FROM TRACEY DE SIMON, PROFESSIONAL REALTOR
COLDWELL BANKER REALTY - GUNDAKER



Today, I will be diving into some key real estate metrics that can provide valuable insights into the current market conditions. By analyzing these metrics, you will be better equipped to make informed decisions about buying or selling properties.

Market Trends Property Type: Single Family

Market Type



Key Details

Months of Inventory	List to Sold Price %	Median Days in RPR	Median Sold Price
1.05	101.4%	6	\$550,000
↓ 21.64% MoM	↓ 0.36% MoM	↑ 20% MoM	↑ 8.48% MoM

KEY DETAILS OF THE REPORT EXPLAINED:

Months Supply of Inventory, which stands at a low 1.05. This metric represents the number of months it would take to sell all the current listings on the market if no new properties were added. A lower supply of inventory typically indicates a seller's market, where there is high demand for properties and limited options for buyers. Sellers can take advantage of this trend by potentially receiving multiple offers and selling their properties quickly.



Moving on, the **12-Month Change in Months of Inventory**, which shows a significant decrease of 16%. This indicates a declining trend in the availability of properties over the past year. It suggests that the real estate market has become even more competitive, with a higher demand for homes compared to the supply available. Buyers should be prepared for a potentially more challenging purchasing process, as they may face more competition and limited options.

Next, we have the **Median Days Homes are on the Market**, which is an impressive 6 days. This metric represents the average number of days it takes for a property to sell once it is listed. A low median days on the market suggests that properties are moving quickly, again indicating a seller's market. Buyers should be ready to act swiftly and make competitive offers to secure their desired property.

The **List to Sold Price Percentage**, stands at a remarkable 101.4%. This metric represents the average percentage of the list price that homes are actually selling for. A percentage above 100% indicates that properties are selling for more than their initial list price, showcasing a strong seller's market. Sellers can take advantage of this by potentially receiving higher offers and maximizing their profits.

Lastly, we have the **Median Sold Price**, which is currently at \$550,000. This metric represents the middle point of all the sold prices in the market. A higher median sold price suggests that properties are selling at higher price points, indicating a strong market. Sellers can expect to potentially receive higher offers and capitalize on the current demand.

Call or contact me today to discuss more details of the report:



16505 Wildhorse Creek Road
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PUBLISHER'S NOTE

Dear Clarkson Valley Families,

As we bid farewell to the old and embrace the new, the Tuttle family extends warm wishes for a year filled with good health, abundant success, and boundless happiness. May the coming year bring joy and prosperity to each and every one of you.

Warm regards,

David, Athena, Natalie & Bill Tuttle

Is your home ready to sell?

It can really pay off to put some effort into preparing your home for sale. Even in a hot seller's market, it is important to present your home at its best to receive top dollar from interested buyers. After you sell, you will have peace of mind knowing that you did everything

to get the maximum value for your home. If you don't know where to start, **I can help!** I have the experience and knowledge to help you determine which improvements will be worth it for your market. Here are some tips:

TIDY UP THE GROUNDS

- Clean Porch
- Organize Garage & Outdoor Storage Areas
- Keep Lawn Trimmed & Edged
- Remove Refuse from Yard

FIRST IMPRESSIONS

- Scrub or Paint Front Door
- Paint, Fix or Wash Railings & Steps

TOUCH UPS

- Refinish Cabinets & Woodworking
- Fill Light Sockets with Bulbs

REPAIRS

- Repair Broken Appliances
- Repair Leaks in Plumbing & Heating Units

HOUSE EXTERIOR

- Paint if Necessary
- Repair Screens & Windows
- Clean Exterior Plumbing & Heating Units

DE-CLUTTER INTERIOR

- Empty Room of Clutter
- Store or Sell Unnecessary or Damaged Furniture
- Keep all Steps & Hallways Clear of Hazards

CLEAN, SPOTLESS & FRESH

- Clean Closets
- Clean or Replace Carpet if Necessary
- Clean Bathrooms
- Clean Kitchen & Appliances

SHOWTIME

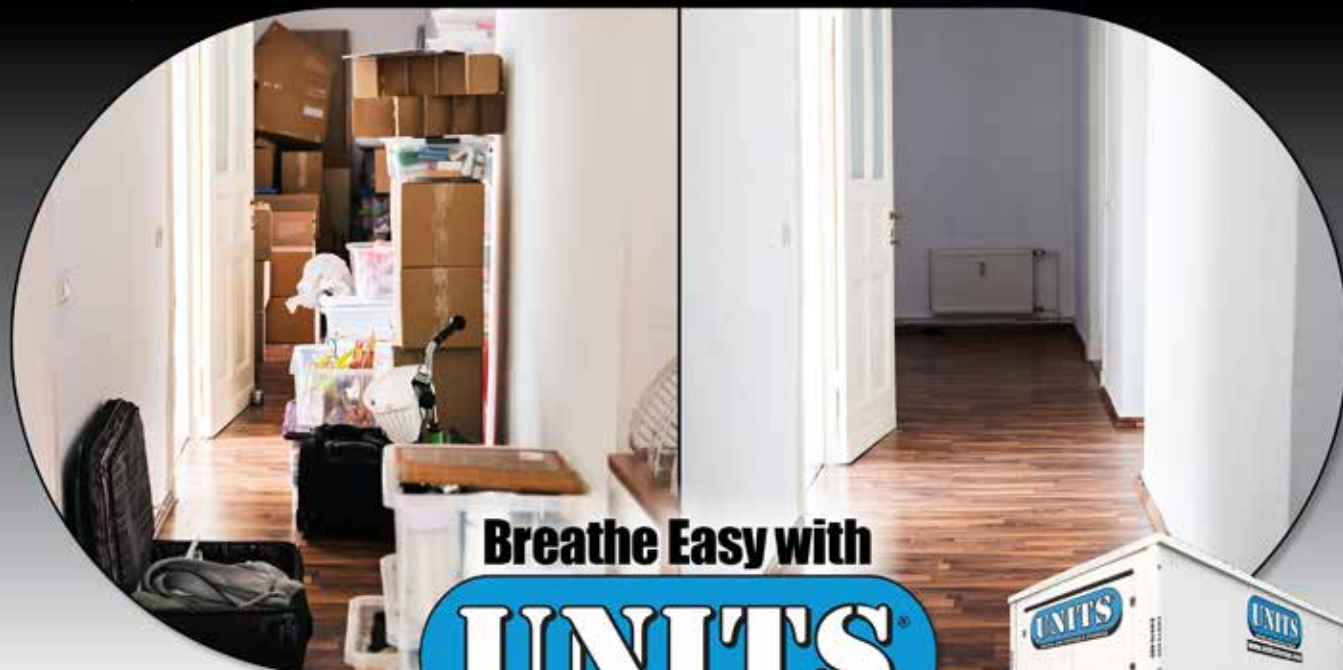
- Remove Pets or Put Them in Cages
- Turn On All the Lights
- Open Draperies During the Day
- Close Draperies at Night
- Avoid Being Present at the Showing

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The Stroll Clarkson Valley Families of 2023!

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Stroll Clarkson Valley is all about all of us getting to know each other a little better! Thank you to our 2023 families for our memorable covers. We love telling your stories!

We appreciate Jill and Tim Gray at Higher Focus Photography, John Kaddouri Photography, Jordan Parks Photography, and K2 Photo of St.

Louis for taking the beautiful images that graced our covers and other articles. They made each publication look so good!

Special thanks to Chrissy Wagner, Red Key Realty Leaders, our preferred community social partner who sponsors the "Family Spotlight" each month!



1



2



3



4



5



6



7



8

5 / The Tanwars of Kehrswood
6 / The Fore Family of Kehrswood
7 / The Sandees of Kehrs Mill Estates
8 / The Arbinis of Forest Hills

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Get to know your neighbors better by having your family's story told in the next available issue and receive a free mini photoshoot from Jill Gray at Higher Focus Photography or nominate a family and we'll contact them! Email Bill.Tuttle@n2co.com.

Precious Pets of 2023!

SPONSORED BY YARNCOM

Pets are a big part of our lives, and to hear their stories in their “own words” provides wonderful insight into what it’s like living with our Clarkson Valley neighbors. By far, one of our most popular articles!



1/ Pepper Karutz
 2/ George & Harry Wiley, the Bailey Brothers!
 3/ Woody
 4/ Tackle McGrath
 5/ Josie Rodgers
 6/ Ruby Schibler
 7/ Bandon Healey
 8/ Toby & Skylar



9 / Blake & Little Bit Snyder
 10 / Chloe Meyer
 11 / Winston Beering in the back with Julep Rhodes in front
 12 / Dusty Rhodes
 13 / Gretel & Piper Stein
 14 / The Klug Family Pets—Harvey, Doc, Sisu & Mabel!
 15 / Floyd Powers
 16 / Charlie Griggs

Do you have a family pet we could feature? We want to meet them!
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Owner Heather Swan!

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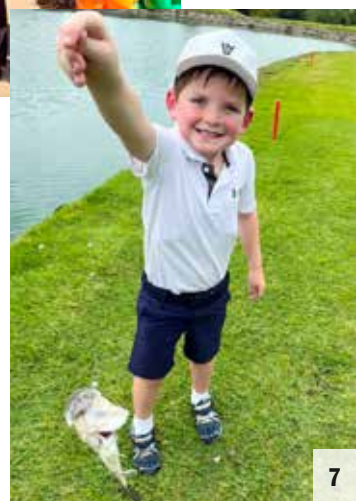
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Highlights from 2023 Forest Hills Happenings!

PHOTOS SUBMITTED BY AVA REYNOLDS, MARKETING & COMMUNICATIONS COORDINATOR AT FOREST HILLS COUNTRY CLUB
SPONSORED BY THE JEFF LOTTOMANN GROUP COMPASS REALTY GROUP



- 1 / The Haunted Autumn Extravaganza was a hit for all ages!
- 2 / Greg & Melissa McMurtrey, Chris & Erin Swenson, Gary & Susie Black, Jeff & Tracey Bierman, Todd & Amy Larson at the Derby Day celebration!
- 3 / The Mayuga Family gathering before Easter Brunch
- 4 / The Crosse Family at the Easter Fair Egg Hunt!
- 5 / Roger Lund enjoying a game of bocce at the Derby Day event!
- 6 / Face painting at the 4th of July celebration!
- 7 / Peter Brockmeier shows his catch at the Fishing Rodeo!
- 8 / Rick & Amanda Frechmann with son Brix on Mother's Day

Membership at Forest Hills Country Club is by invitation only.



- 9 / Director of Player Development Matt Swanson instructing a few students in the Beginners Tour last spring.
- 10 / KC O'Brien & Thomas at the Jurassic Park Mother Son Event!
- 11 / The Youngs at the Luau!
- 12 / The Luau was lit!
- 13 / Hallie Hewitt shows off her decorated pumpkin at the Haunted Autumn Extravaganza!
- 14 / Bode & Brant Schanzmeyer, Auggie & Brooks Perkins with Mia Schanzmeyer at the Haunted Autumn Extravaganza!
- 15 / Cassandra Rashman, Mary DeCastro, Sarah Sperry, Stacy Lund & Jill Thurman. Jill custom made the hat she wore to the Derby Day event!
- 16 / 4th of July Carnival!

Are you a member of Forest Hills Country Club? We'd love to spotlight you! Email Bill.Tuttle@n2co.com for more details.

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Our Clarkson Valley neighborhood athletes continued to amaze us with their skills, mindset, and accomplishments. Presenting our 2023 Amazing Athletes! Special thanks to DeSIGNery, our preferred community social partner who sponsors our "Amazing Athletes" each month!



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1 / Lexi Kossmann
2 / Brie Ortballs
3 / Forest Hills Swim & Dive Team
4 / Mustangs win the Mayor's Cup!
5 / Forest Hills Swim & Dive Team



6



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6 / Forest Hills Swim & Dive Team
7 / Forest Hills Swim & Dive Team
8 / Jack Freeman
9 / Graham "Gray" Underwood
10 / Forest Hills Director of Player Development Matt Swanson poses with Danny Rhodes, Charlie Smith, & Henry Morris
11 / Luke Sherwood
12 / Chloe Hanak
13 / Jake Miller

Calling athletes of all ages! Do you have a sport you are passionate about? We want to hear your story! Email Bill.Tuttle@n2co.com.

Best of 2023!



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1 / Newly elected Mayor Sue McNamara with husband Sam & Nexie!
 2 / The Underwood family of Forest Hills - Nick, Gray, Emmy, Rhys & Lindsay in Sedalia, CO!
 3 / Forest Hills 4th of July Parade!
 4 / Reese, Riley & Charlie Griggs of Kehrs Mill Estates!
 5 / Lillian Ott of Clarkson Farm Hole in One at Forest Hills!
 6 / Forest Hills 4th of July Parade!
 7 / Dunhill Farm Block Party!
 8 / Stroll Clarkson Valley Neighbors Night Out at Forest Hills!
 9 / Neil & Jenifer Fitzgerald of Forest Hills with friends Elizabeth & Chris Schrieber



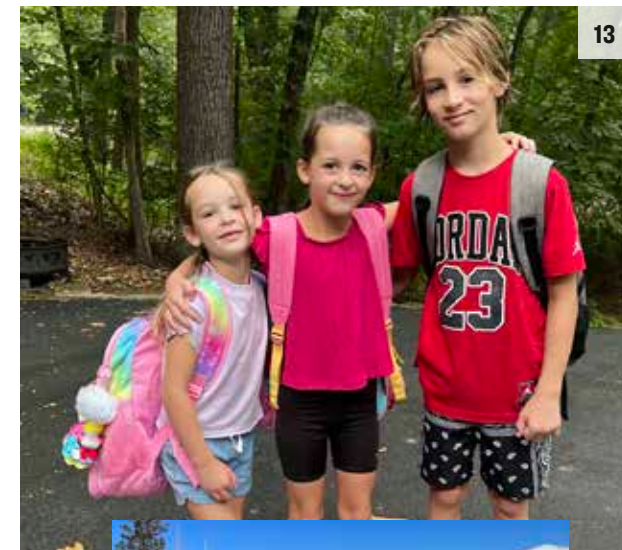
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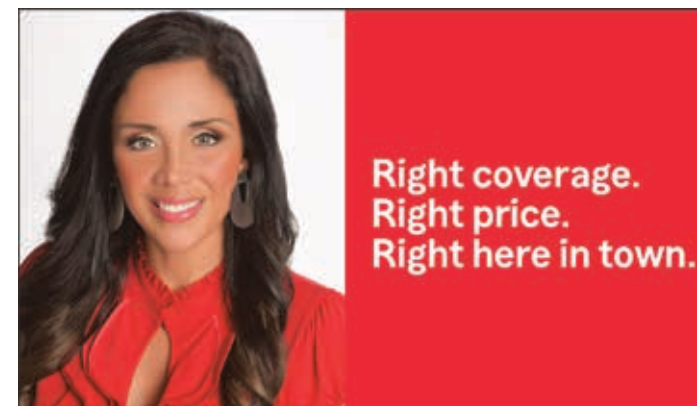


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10 / Graduates of Ellisville Elementary - Ani Blanner, Molly Reynolds, Nora Balough, Lillian Roelle & Anna Ruebsam!
 11 / Dallas Remy of Forest Hills graduated from Marquette!
 12 / Back to School with Addie & Noah Barks of Kehrs Mill Estates!
 13 / Mirabelle, Sylvie, & Elliot Franklin of Pleasant Valley Forest!
 14 / Yali, Mateo, Ximena & Ricky Bolaños of Kehrs Mill Estates in Miami, FL!
 15 / The Cunninghams of Forest Hills - Eron, Pierce, Sloan & Tasha on Easter!
 16 / Harvey, Mark & Zac Cantor of Dunhill Farm at Breckenridge, CO!
 17 / Ice Skating event at Maryville University Hockey Center



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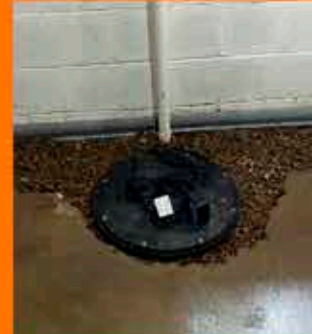
18 / Forest Hills Legends Kevin Brennan & Butch Welsch retire from their club duties.
19 / The Wiley girls, Molly & Lydia with their cousins Charlie & Mary Kate Saak
20 / Marquette graduate Lauren Embleton of Kingspointe
21 / Mayor Scott Douglass retires after 34 years of service!
22 / Katie Fink & Janie Shanker at the Clarkson Farm Halloween Parade!
23 / Isla, Adalyn & Aniston Blanner of Forest Hills in New York City!

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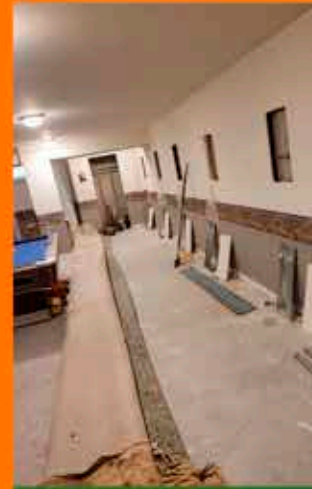
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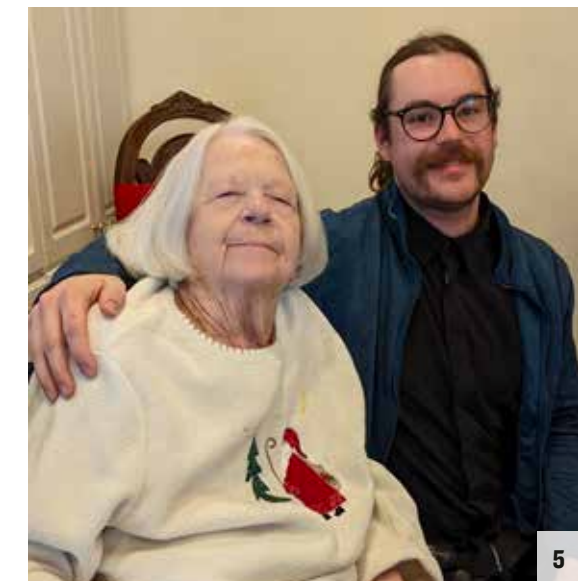
Last Year's Generation Conversations!

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Generation Conversation is a way for a grandparent and grandchild to learn more about each other and how the world has both changed and stayed the same.



1 / Harvey & Zac Cantor
 2 / Gray Gulbrandsen & Papa Steven Rees
 3 / Mirabelle Franklin & her Gaga, Kathy Franklin



4 / Riley & Papa (Dana) Griggs
 5 / Adam Munich & his Nana, Kay Tiffany
 6 / Liam Jone & Carol "Mimi" Presley
 7 / Henry Morris with his Paw Paw Tim Twelman

To be featured in our Generation Conversation, email Bill.Tuttle@n2co.com.

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After Facelift

In the heart of Clarkson Valley, Chase Lottmann, a pivotal member of the Jeff Lottmann Group Team specializing in real estate restoration, is quietly reshaping the local landscape. With a finance and political science background from SLU and currently pursuing an MBA at Mizzou, Chase has been actively involved in real estate for nearly three years.

The Jeff Lottmann Group Team, a family business at its core, collaborates with local companies and employs seven individuals for various services, fostering a unique synergy within the community. Chase's journey started with solo endeavors, rehabbing, and selling seven houses over the past few years. However, the past year has seen a significant stride with three successful projects, highlighting the team's commitment to high-quality finishes and efficient processes.

Chase's passion for real estate stems from his ability to see the potential in every property. He believes that while the perfect house may not exist, every home has its positives and negatives. During the restoration process, his goal is to accentuate the positives and address the negatives, ultimately enhancing the community.

What makes the Jeff Lottmann Group Team stand out is its family-centric approach. Chase's sister plays a crucial role in design choices, while his mom manages landscaping and schedules. Even his dad contributes valuable insights on the listing side of restorations, creating a collaborative environment that sets them apart.

In a market often criticized for cutting corners, the Jeff Lottmann Group Team differentiates itself by buying houses for cash, ensuring fair market value without additional fees. Chase emphasizes their commitment to providing a high-quality house and product at the end of



Before facelift

each restoration, refusing to compromise on quality for the sake of profit margins.

Balancing academic pursuits, family involvement, and business operations might seem challenging, but Chase efficiently manages the juggling act. The team's average rehab time of 7-8 weeks reflects their proactive approach, emphasizing efficiency and high standards.

Beyond the realm of real estate, Chase finds solace in walking, hiking, and caring for his two labs, Buster and Blue. These moments of tranquility recharge him for the dynamic world of property restoration.

Chase Lottmann's dedication to real estate restoration transcends construction; it's about building stronger communities. With a family-centric approach, commitment to quality, and an eye for transformation, the Jeff Lottmann Group Team is leaving an indelible mark on Clarkson Valley, one restored property at a time.



After Living Room Remodel

Before Living Room Remodel



After Kitchen Remodel



Before Kitchen Remodel



Chase with his pups Buster & Blue

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