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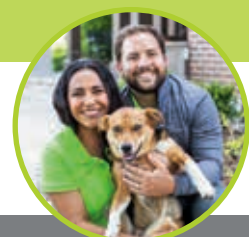
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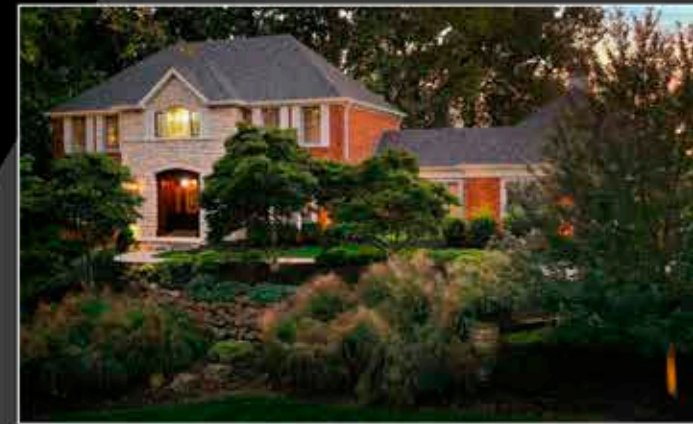
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Owners Wayne Ho & Marcus Tao

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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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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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BEWARE... THE IDES OF MARCH ARE UPON US.

BY CLARKSON VALLEY MAYOR SUE MCNAMARA, RESIDENT OF KEHRS MILL ESTATES
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One of William Shakespeare's most famous quotes is from his play, "Julius Caesar", in which a seer (a prophet) warned Caesar that March 15th, would be a day of bad luck. For Caesar, March 15th certainly proved to be a *Bad Luck* day!

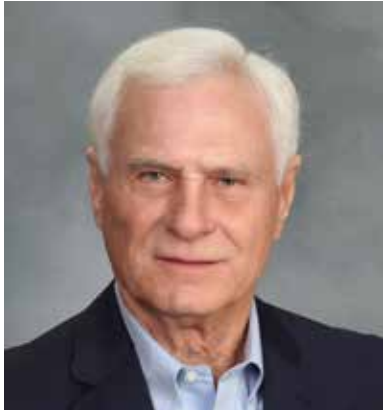
Three of our Clarkson Valley Council members are hoping that April 2nd will be a day of *Good Luck* as they stand for election. Each of our three Wards will elect, or re-elect, a council member:



• **JEFF SCHWEIG, WARD 1**, was appointed to fill a vacancy resulting from last April's election. Jeff and his family have lived in Clarkson Valley for 30 years. He is a current member of the Kehrs Mill Estates HOA Board and has served for a total of eight years.



• **BROCK MCDONALD, WARD 2**, was also appointed to fill a mid-term vacancy due to a resignation. Brock and his family have lived in Clarkson Valley since 2017; Brock is also the President of The Manors at Clarkson Valley HOA.



• **LIN MIDYETT, WARD 3**, is seeking re-election. Lin and his family have called Clarkson Valley home for 29 years. He has also served on the Council for the last 14 years and is the current Council President.

All of these gentlemen are smart, dedicated, and passionate about the life we enjoy in Clarkson Valley, and each contributes a valuable skill and perspective to the Council. Even though they are running unopposed, I urge you to cast your vote for them. Your votes are only a formality but also a vote of confidence that goes a long way.

Since this article will be published just before our April 2, 2024, election, the only things I'm certain will appear on the ballot are MSD's "Prop S", addressing stormwater issues, and "Prop W", which concerns wastewater issues; both involve rate variances. The Rockwood School District will elect two new School Board Members. The registered candidates are Tamara Jo Rhomberg,

Phillip Milligan and Thomas Dunn. Although none are from Clarkson Valley, I urge you to familiarize yourself about their candidacies as they will directly impact our Clarkson Valley schools going forward.



Godspeed,
Sue McNamara,
Mayor Clarkson Valley

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: 27.46 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.

Fannie Mae 1004 MC Statistics

INVENTORY ANALYSIS	PRIOR 7 - 12 MONTHS (1/3/2023-7/6/2-23)	PRIOR 4 - 6 MONTHS (7/7/2023-10/4/2-23)	CURRENT - 3 MONTHS (7/7/2023-10/4/2-23)
Total # of Comparable Sales (Settled)	0	4	6
Absorption Rate (Total Sales/Months)	0.00	1.33	2.00
Total # of Comparable Active Listings	2	2	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.5	0.00
Median Sales & List Price DOM	PRIOR 7 - 12 MONTHS	PRIOR 4 - 6 MONTHS	CURRENT - 3 MONTHS
Median Comparable Sale Price	\$0	\$850,000	\$735,000
Median Comparable Sales DOM	0	5	23
Median Comparable List Price (Listings Only)	\$1,974,500	\$512,500	\$0
Median Comparable Listings DOM (Listings Only)	201	60	0
Median Sale Price?Median List Price %	0.00%	97.43%	99.80%

The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.

Residential Closed Properties

Address	High School	List Price	Sold Price	Sold Date	DOM	Beds	Baths	SqFt	Age	SP%LP
2131 Park Forest Dr	Marquette	\$400,000	\$370,000	11/17/23	27	4	3 (2/1)	2,773	48	92.50
2266 Ridgley Woods Dr	Lafayette	\$625,000	\$610,000	10/13/23	92	4	3 (2/1)	2,967	41	87.16
17794 Westhampton Woods Dr	Lafayette	\$673,000	\$660,000	10/27/23	18	4	5 (3/2)	3,535	26	98.07
12 Crownhill Lane	Marquette	\$849,900	\$775,000	9/19/23	4	3	4 (2/2)	2,688	55	91.19
2007 Kehrsdale Ct	Marquette	\$809,999	\$800,000	10/02/23	5	4	7 (5/2)	3,626	30	98.77
15895 Kettington Rd	Marquette	\$800,000	\$810,000	10/25/23	4	4	4 (3/1)	2,453	50	101.25
290 Herworth Dr	Marquette	\$950,000	\$900,000	10/2/23	314	4	4 (2/2)	3,587	44	83.72
2341 Sterling Pointe Dr	Marquette	\$895,000	\$925,000	9/25/23	2	5	5 (4/1)	3,970	30	103.35
15978 Kettington Rd	Marquette	\$1,200,000	\$1,200,000	12/27/23	0	6	5 (4/1)	4,284	53	100.00
129 Chippenham Lane	Marquette	\$2,999,000	\$2,800,000	10/12/23	88	7	8 (5/3)	7,029	6	84.85

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Mike, Leslie, Christian, Gabby, and Hannah Macari are thrilled to call Clarkson Valley home. “We have been particularly relieved and blessed to live in a neighborhood that is accepting of our daughter Gabby and her diverse condition. Whether it is the amazing adults that support and love on her at Ellisville Elementary, the community,

or the amazing children that have been raised so well to not only accept differences but embrace them, it never ceases to amaze and touch us. It is a great community. And our four years in Forest Hills has been a wonderful neighborhood for our family.”

“We love all that Clarkson Valley has to offer. Aside from the club in

our neighborhood we are regulars at the restaurants and Lifetime fitness!” A sense of community was their goal when they started looking at neighborhoods in St. Louis. They enjoy Ya Ya’s and Billy G’s as well as pizza from Mellow Mushroom. “But nothing beats the poolside cafe at Forest Hills in the summer!”

*“Forest Hills
has been a
wonderful
neighborhood
for our
family.”*



Mike works in Business Development, relocating from Washington, DC just over nine years ago. Leslie manages the household including their kids’ activities which include baseball, swim, and dance.

If Mike and Christian aren’t outside having a baseball catch, they can be found on the golf course. Leslie and the girls spend time going for walks in the neighborhood or can be found at the pool in the summer. “The girls are just beginning to ride bikes, so beware.” They love summertime enjoying being outside, playing golf and spending time at their neighborhood swimming pool.

The Macari family goes to Marco Island, Florida every year for spring break and welcomes family visits from the East Coast for Christmas which they enjoy.

Their family’s favorite day of the year is the annual “Gabby Golf Tournament”, a family tradition. “Our daughter Gabby has what is called an Ultra-Rare Disease: Neonatal Progeroid Syndrome. We began a Foundation called the Neonatal Progeroid Foundation to help support research and awareness of this rare disease. It is the first, non-profit and only Cause that supports this rare disease. We have been able to work closely with Washington University researchers and are happy to say we have helped find the gene behind this disease, as well as ten other families from around the world who share this diagnosis. We hosted a few of the families from various parts of the US and Australia last

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year at St Louis Children's Hospital." Mike serves on a board of the St Louis Children's Hospital Foundation. Leslie is the President of The Neonatal Progeroid Foundation.

"We have hosted a number of fund-raising events like an Art Show, Benefit Concert, and an Annual Golf Fundraiser at Forest Hills. We will

not stop our fight until we get more answers toward treatment and a cure for this rare disease."

Mike and Leslie say, "Finding a community that was tight knit and that would be inclusive was a primary concern as we looked for places to build our family. We have found that in the Clarkson Valley community."

Their favorite part about living in their neighborhood is the community, the families, and the general friendly awareness and acceptance of diversity.

Get to know your neighbors better by having your family featured in the next available issue and receive a free mini-photoshoot from our Photographer or nominate a family and we'll contact them! Email Bill.Tuttle@n2co.com.com.

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And specialize doesn't even begin to cover the creativity Fenrir Woodworks brings to every hand-made item.

Thanks to Nate and Victoria Reeves' vision and determination, they have made woodworking, family, and hard work into a thriving family business.

Working together with a shared vision, including woodworking, administrative, and running the shop, the Reeves have created a business and family they love.

Their company name, Fenrir Woodworks is a combination of its owner's great loves. Nate has a love for Norse mythology. Victoria's favorite animal is the wolf. Fenrir is a wolf from Norse mythology who never stopped growing. He became so large the gods began to fear him and locked him away. He broke free and ate the sun which ended the world. They combined those two interests and choose Fenrir Woodworks to represent what they loved.

Fenrir Woodworks is a woodworking company that builds everything from kitchen cabinets, dining room tables, mall cribbage boards, and wooden games. They are unique in that they only use hardwoods of the highest quality and strive for the very best in everything they create.

Growing up on a farm in Richwoods, Missouri Nate was homeschooled his entire life. He learned to do rough carpentry on the farm-building fences, fixing the barn. Nate and Victoria bought their first house to flip in 2018 and Nate started building furniture for the house. For this home, they built floating shelves, a bedset, a folding bed/chair and their dining room table and benches.

Shortly after this, they began selling furniture on Facebook marketplace. Selling this house in 2020, they bought a second house to flip. About this time, they began woodworking full time in 2021. What can Nate and Victoria create for you?

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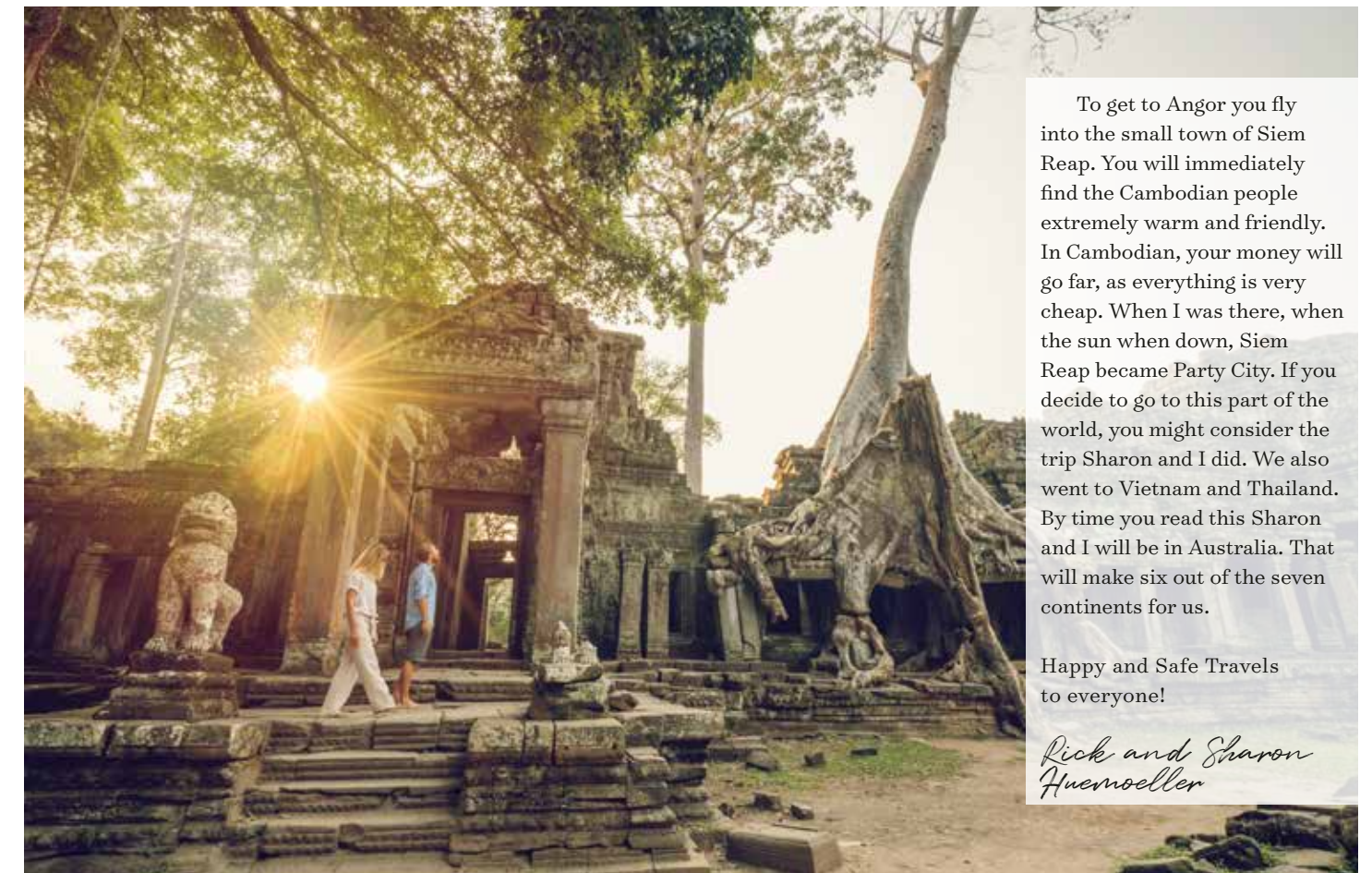
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DISCOVERING THE TIMELESS CHARM OF CAMBODIA

A journey through history and hospitality

BY RICK HUEMOELLER, RESIDENT OF KEHRSWOOD



To get to Angkor you fly into the small town of Siem Reap. You will immediately find the Cambodian people extremely warm and friendly. In Cambodian, your money will go far, as everything is very cheap. When I was there, when the sun went down, Siem Reap became Party City. If you decide to go to this part of the world, you might consider the trip Sharon and I did. We also went to Vietnam and Thailand. By the time you read this Sharon and I will be in Australia. That will make six out of the seven continents for us.

Happy and Safe Travels to everyone!

Rick and Sharon Huemoeller

When the country of Cambodia is mentioned, people of a certain age immediately think of the Vietnam War. The infamous Ho Chi Minh Trail, supply line for the Viet Cong, will flood their memories. If that is not enough, after the Vietnam War ended, the Khmer Rouge government took over the country under the leadership of Pol Pot. Before Pol Pot was overthrown in 1979, 1.5 to 2 million Cambodian people were murdered. This represented a quarter of the country's entire population. Up to fifteen years ago lawlessness prevailed in the country and it was too dangerous to travel there.

How things have changed. In 2018 six million international visitors entered the country. But in that group of six million visitors, there probably were very few Americans. Americans still believe it's an extremely dangerous place. I believe those days are behind the country.

The main reason Cambodia is on every world traveler's list is the Ruins of the Angkor Empire. More specifically the temple of Angkor Wat. If you have ever seen the movie, *Laura Croft Tomb Raider*, you have seen Angkor Wat. It's the largest religious structure in the world. The temple is still in use by Hindus and Buddhists. The ancient site is about 100 square miles, but the places most people want to see are relatively close together. Some of the main ruins are so intertwined with giant Banyan trees, it's impossible to figure out where the tree starts and the stone ends.

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Here's a secret. My Superpowers are loving everyone I meet. I love humans and other dogs. I especially love the UPS delivery man, who leaves me the yummiest treats. Every delivery truck that comes through I hope it's my UPS buddy. I get so excited to see him and know he will have a special treat for me. Sometimes it's not my UPS friend and I try to tell them why I'm so excited. I'm not really sure they understand. I wish all delivery drivers could speak dog.

My humans Becky and Carlos tell me there isn't really a story behind my name. Besides my real name, they tell me, "Cooper, you have many names depending on the day and our mood. Most are affectionate and silly. And a few are too embarrassing to print!"

When you see me with my humans out and about in our neighborhood, make sure you ask about these. Because I love all the names Becky and Carlos call me! Also, I don't know what embarrassing means.

Besides the Chesterfield Valley neighborhood, one of my favorite places to be is in someone's lap. And I am a love bug of a dog. I love my humans very much. Lucky me that I am part of such a special family.



Becky & Carlos Saenz of Kehrs Mill Estates with Cooper

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IMPACT INVESTING OR PHILANTHROPY?

Engaging in impact investing or philanthropic venture both reflect a commitment to values. Each may shape the future-but how do they differ?

Sponsored by Phil Wight, Wealth Management Advisor at Synergy Wealth Solutions

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Impact investing focuses on an investment strategy favoring companies that align with investor values.



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PROFIT AND PURPOSE

Choosing between your portfolio and funding a cause can be difficult.

IMPACT INVESTING

Impact investing seeks to invest in companies that align with specific environmental, social, political, ethical or religious values. By supporting those companies, investors are looking to align their values with their portfolio strategies.³



Impact investing has been shown to increase profits by 9.1%, on average, over the last three years.⁴



PHILANTHROPY

Philanthropy directly supports a cause that aligns with the values you and your family cherish. When making a gift, some individuals may also receive tax benefits, which can enhance the appeal.



85% of affluent households donate to some sort of charity. Why? Top of the list are personal satisfaction and having an emotional connection to a special cause or organization.⁵

GAUGING IMPACT BY GENERATION

Performance data is an essential touchpoint for investors looking to evaluate their investments, even if that return isn't financial. Methods to gauge the success of both impact investments and philanthropy vary widely depending on the goal. Perhaps more telling is how different generations view these two similar paths to the same goal.



IMPACT INVESTING

Some 61% of millennials said they participated in impact investing, compared to only one third of all investors.⁶



PHILANTHROPY

72% of baby boomers-those born between the Second World War and mid-1960s-said they prefer charitable giving over impact investing.⁷

As you can see, while Impact Investing and Philanthropy both aim for meaningful change, they do so in different ways and attract different investors.

Contact your financial professional for help deciding which method may be suitable for you.

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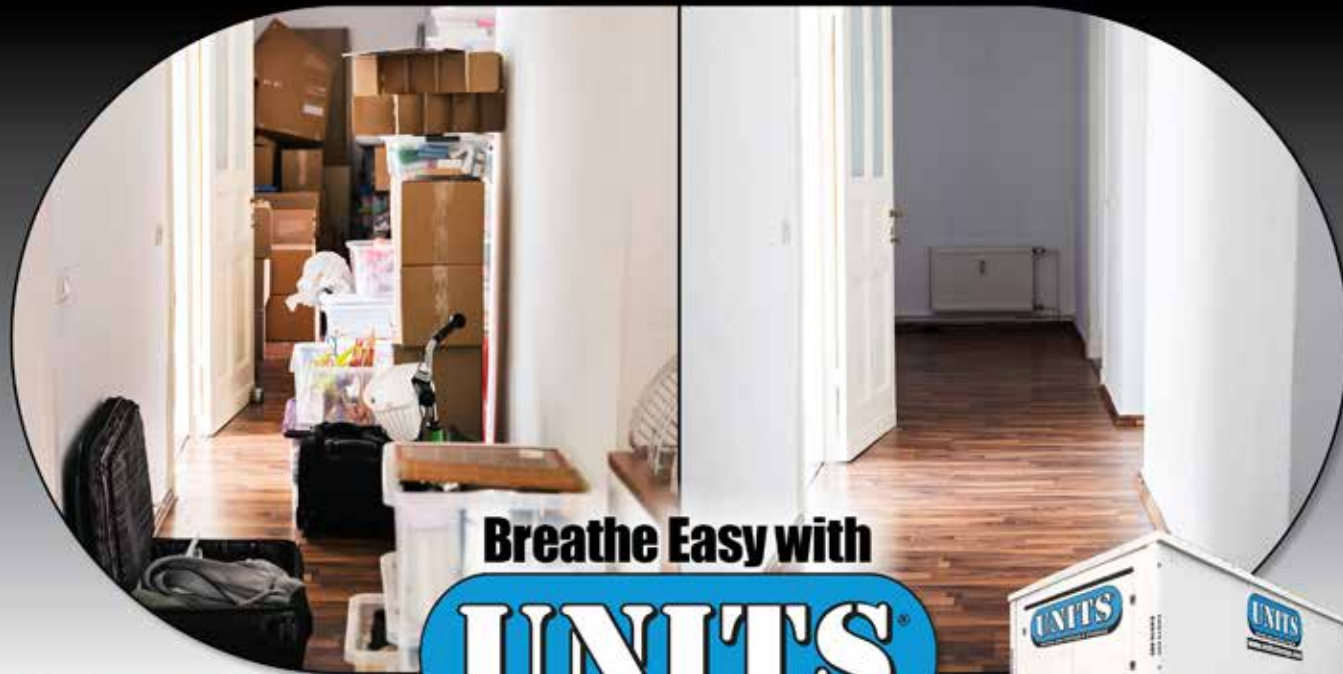
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