



PEGGY'S NEWS

December 2008

There is no season I love more than Christmas. Of course I complain about the wrapping and mailing process, but it usually gets done in plenty of time. Also, I remember my mother's good advice. She said always make a list and check off what you have accomplished. I have found that this system alleviates the anxiety I experience when I am juggling my professional life, my social life, and my daily chores. Santa had the right idea when it came to lists, didn't he?

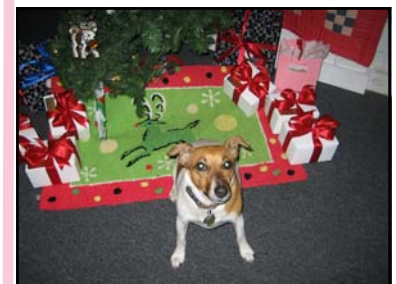
I have been on a listing marathon. Many clients want their houses to be seen and prepared for the early Spring market. I have wound all over the map viewing and making suggestions for listings that have the leisure to wait for a return to a more active market. Several good things are up coming in February, so stay tuned. The prices vary, too.

Long range planning is right up my alley. Thinking forward makes creative sense, too. With a plan of action one feels in control which is a good counter to television and the doldrums that all the newscasters speak about. The most recent insight I would like to share is my goal that all my clients shall return to reading and away from TV which exacerbates the feeling of powerlessness.

Right now I am working with my friend Mark Carrington from Little Shop Around the Corner to furnish a house or two. The proceeds from all sales benefit The Missouri Botanical Garden and the sales opportunities are fantastic!

Have you been reading John Sullivan's articles in Ladue News? I am so pleased that the editor Barb Weiner was able to convince John to share his passion for the details that make weddings and functions a success in the world of society. I always look forward to reading each and every one.

Miss Lovey has been posing for the Christmas card. She seems more into it this year than last. But then remember she was a brand new adoptee in early November of 2007. She did have a birthday cake this year which she enjoyed. And listen dog people, do not be upset; she did not invite any of her dog friends.



 Special condolences to Garry and Mike who lost their best friend Baxter in November.

And Nancy Berg lost her oldest dog just last week. Lucy was a darling and she will be missed by her mother and her siblings.

Good news on the adoptive front. Sue Strehl has just taken in a rescued pug named Prince William. He and Mikey make Sue's a two dog family now. Mikey is slow to accept his new brother, but I feel sure that time will heal all jealousies.

And don't miss the photo of Furby Caplin as seen at Saks with his parents David & Debbie. What a cutie.



Emily will soon be home from Botswana which was her first semester of study for her Junior year at Wesleyan University in Connecticut. They have to travel light but I guess as a music major she felt a guitar from Botswana was just what she needed. I am excited by her return.

Tor has a violin concert the end of this month and he also plays with the Strolling Strings at Ladue High School, so they have a busy schedule. Margy will be singing with the Bach Choral Society on December 13th and 14th. Powell Hall is such a lovely setting, too.

Now let's talk about the market and what's happening at Dielmann Sotheby's:

- Open House attendance is way up! So if an agent tells you nothing is happening, they just want to finish their Christmas shopping.
- I am showing more property.
- I am also writing more contracts.
- Clients are definitely moving forward.

And if all the properties come to fruition I will have a great year!



Bowood Farms at 4605 Olive in the Central West End is a great find! Great food at **Café Osage**, and great shopping in the nursery & gift shop!



**HAPPY CHRISTMAS TO ALL
AND TO ALL A GOOD NIGHT!**





11701 Lakeshore Drive

in Westchester Estates off Ballas is lakeside!

What a pleasure to have a listing with such panache. That is French for elegant. The choices and finishes will remind you of times past, by that I mean this is the way artisans used to work, and my contractors Shapiro and Nottingham have rounded up the best to make a polished example of a stunning yet comfortable home. The final list is being completed. Carpeting is going down, vanities are being installed and the fixtures are coming in. Call me and I will give you a tour of this 7,762 square foot house.

And don't forget this property comes with *Platinum Rewards* to even make Santa do a double take. These points are being offered by the seller to the buyer. The buyer will get 1,000,000 reward points and the agent for the buyer gets 500,000. They are paid following closing and they can be redeemed for merchandise, a cruise, or whatever your heart desires that you might want for your house. A catalogue of goodies is available online at www.usplatinumrewards.com.