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Cheviot Hills

The greatest neighborhood in the world



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PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail

*****ECRWSS*****

LOCAL
Residential Postal Customer

Let it Snow

By BEN LEE

I know I shouldn't jinx it, but with all the talk about El Nino coming, we're starting to feel a little cheated that we haven't experienced any real weather excitement yet this season. Our sons in particular were extremely perturbed that the rain boots they each had picked out last month (after careful deliberation) had only gotten one good use so far. So, when the boys had a few days off from school last week, we spontaneously decided to take them to see some local snow. We wanted to prove to them that Southern California does in fact have a variety of weather, but the trick was knowing where to find it. We were bringing our Muhammads to the mountain, so to speak.

I don't know of any other city where you can sunbathe in your backyard in the morning and build a snow angel outside your mountain cabin in the afternoon. You could also go surfing by dinnertime, but that would be awfully ambitious. Our goal for this trip was to see some snow; and to that end, we were on a serious and dedicated mission.

We had the idea to stay at the UCLA Conference Center in Lake Arrowhead because that's where we go every summer when the Conference Center is taken over by Bruinwoods, the UCLA family camp. We didn't know there would be space or even if the center allowed visitors not affiliated with a conference to book a room. But, as luck

would have it, there was a last minute cancellation on the day that we called and we got the one available cabin on the grounds. As soon as we pulled up, the boys did what they always do every summer as soon as we arrive: they ran from the car and straight to the huge expanse of grass on which the main lodge sits. But, imagine their excitement upon seeing that the normally green grass was now blanketed in a thick layer of snow. They ran and fell and rolled around like they had never experienced anything quite as crazy and silly and cold and fun.

The next day, we drove from Lake Arrowhead further up the mountain to do some sledding. The first park we encountered offered no sledding opportunities but inner-tubing instead. There's something rather special about five people in a 35 year age range experiencing something together for the first time. A few among us were a little scared, peering over the ledge of that steep slope, inner-tubes teetering beneath our stomachs, nervously anticipating a long, fast and icy-cold descent. But from the moment their tubes started whizzing down the icy slope, our boys were hooked. They wanted to do it over and over again, trying out each mountain of varying difficulty. They didn't care about lugging their tube back up the endless flights of stairs to go down the slopes again. Ah, youth. My wife and I did it a few times before we were depleted of all energy and were happy to use the tube as a chaise

lounge of sorts and watch the action from the bottom of the hill.

A few mugs of hot cocoa later, it was time to return back to sunny Cheviot Hills. Back down the mountain we went, in awe of being above the clouds and still excited by seeing snow on the trees and alongside the road.

It's always a nice reminder to know that when it comes to weather conditions, we can have the best of both worlds by living in Southern

California.

We can temporarily leave the sunshine for the snow, and after a short visit, appreciate not having to shovel it or drive in it or trudge through it on a daily basis. This was the thought that I pondered while submerged in our Jacuzzi as soon as we arrived back home from our snowy weekend away. The cold is a wonderful place to visit, but I wouldn't want to live there.



My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – NEW LISTING!



A classic Spanish style 5 BR / 3.5 BA home in the heart of Cheviot Hills. Once in the foyer you'll notice exquisite Travertine tiled floors throughout and Spanish style nuances including exposed beams, stately fireplaces and curved archways leading from one room to the next. The remodeled kitchen offers all the amenities one could hope for: Sub Zero refrigerator, Viking range, plenty of counter and storage space, wine fridge and separate breakfast nook. The kitchen flows right to the family room, complete with built in media-friendly cabinetry and drenched in light thanks to the abundance of windows and easy access to the backyard. The backyard may as well be renamed "entertainer's paradise." Back indoors and up the stairs you'll find all four of the home's bedrooms, some with both delightful rooftop views in addition to romantic Romeo and Juliet balconies. With large walk in closets and immaculately designed and updated bathrooms, the living quarters of this home are quite remarkable. This nearly 3300 square foot home located in the award winning Castle Heights Elementary school district is the property you've been looking for. Your search is over.

10269 Dunleer Dr – Offered at \$2,599,000

Beverlywood – ACTIVE!



A spectacular home in Beverlywood, this 5 bedroom/3.5 bathroom, recently remodeled, two-story traditional is a sight to behold. Originally built in 1941 but fully updated just a few years ago, this home offers sumptuous details such as: all hardwood floors, crowned moldings, large and spacious bedrooms, sweeping views, Bay windows, formal wainscoting, and so much more. The chef's kitchen has stainless Viking appliances, beverage and wine refrigerators, granite countertops with designer backsplash and a convenient breakfast bar. There is an attached formal dining room, great family room as well as a picture-perfect fireplace that anchors the formal living room. Up the dramatic staircase, one will find the master bedroom suite complete with high peaked ceilings and a bathroom with dual sinks in the marble topped vanity and a sunken spa tub. There is a whimsical children's wing with bathroom and every inch of this home had a designer's eye in mind. This philosophy extends to the outdoors where you'll experience a highly stylish outdoor black and white covered patio in addition to a lovely stretch of grass for kids to use and enjoy. Located in the Canfield school district, this home just may be your next dream come true.

9500 Sawyer St – Offered at \$2,318,000

Castle Heights - ACTIVE!



A stunning remodel of a traditional Beverlywood home. This open and inviting 3 BR / 2.5 BA home has been meticulously updated with every attention to detail. Past the spacious front porch and across the threshold, walk down the wide hallway to find the great room that extends to the chef's kitchen with stainless steel appliances, enormous island and copious amounts of cabinet space. This CALgreen certified home is located in the award winning Castle Heights school district and must be seen to be fully appreciated!

3013 S Beverly – Offered at \$1,375,000

Castle Heights - ACTIVE!



A traditional home with a cozy, vintage feel- this 1700+ square foot house in the heart of Beverlywood is a terrific family home. Presenting three generously sized bedrooms, two bathrooms, all hardwood floors, a formal dining room and extremely bright kitchen with ample counter and storage space, there is also a formal living room with fireplace as well as an enormous wood-paneled den. Conveniently located in a family-friendly neighborhood within walking distance to the award winning Castle Heights Elementary School, this is a lovely home with many possibilities.

9517 Cattaraugus – Offered at \$1,150,000

Beverlywood – IN ESCROW!



Nestled in a picturesque nook this warm and inviting completely renovated 3 BR/2 BA home is brimming with character. There is also a separate den and connected breakfast room. In the kitchen you'll find state-of-the-art stainless appliances, granite counters, breakfast bar and designer backsplash. The yard is also accessible from the den and has a flat grassy area and patio perfect for entertaining. The fully finished, detached garage is currently used as a home office/gym. Additional amenities include tankless water heater, central AC/Heat, recessed lighting and proximity to the award winning Castle Heights Elementary

9436 Hargis St – Offered at \$1,249,000

Westwood-NEW LISTING!



This one bedroom/one bath condominium in a highly coveted Westwood Charter Elementary School neighborhood is the perfect property for a starter home. Located on the second floor of a building with only sixteen units, this unit is extremely comfortable and has only one wall in common with another unit. Take a moment to sit outside on the West facing balcony and watch the sunset in brilliant colors. Located in the Westwood Charter School District, this condominium is private, quiet and deserves your attention today.

1925 Overland Ave #206 – Offered at \$475,000

Cheviot Hills-NEW CONSTRUCTION!



Imagine an idyllic oasis in the heart of Cheviot Hills. Featuring brand new, top-of-the-line construction that is setting the standard of excellence for homes in our area. This work of art (in progress) from Diamond West Distinctive Homes promises to be nothing short of exquisite. A grander expression of the Traditional style and set back but flush with the street allowing for access with ease, the beauty of this nearly 5700 Sq Ft, 6 Bedroom / 7 Bath home will stun you from the onset. This property will be nothing short of an architectural triumph that will make any family proud to call home.

2921 Cavendish Dr – Offered at \$5,250,000

Cheviot Hills-NEW CONSTRUCTION!



This brand new 4,449 sq ft home in the Cheviot Hills area sits on a 7,567 sq. ft. lot. This two story home is designed with a Cape Cod inspired facade featuring colonial windows with shutters and planter shelves, paneled french doors, a trellised upstairs balcony and a covered downstairs porch. Inside is an expansive and modern floor plan with central air conditioning, a study, playroom and a gourmet kitchen with island. There are four bedrooms upstairs and another bedroom downstairs. Located on a corner lot adjacent to Rancho Park Golf Course with city skyline views.

10452 Lorenzo Pl – Offered at \$4,500,000

Cheviot Hills – FOR LEASE!



Located on a quiet, tree-lined street in the Country Club Estates area of Cheviot Hills, this nearly 2900 square foot, 4 bedroom/3 bath home is both stylish and functional. The flat and immense backyard includes a uniquely designed swimming pool, Jacuzzi spa, meditative sauna and bar-b-que. The bedrooms are all ample in size and the closet in the master suite is big enough to double as another room all on its own! With plenty of storage space, a two car attached garage and located in the award winning Castle Heights Elementary school district, this welcoming house will make your family feel right at home.

3044 Danalda Dr – Offered at \$6,500 Per Month

Cheviot Hills happenings

Extra! Extra!



By Michael Harris

Part four of an on-going series about memories of our neighborhood from the old days.

The kids of Cheviot each made his mark in the professional world by starting with a paper route. There were the morning Times which were not delivered by the locals, but the afternoon paper was the Evening Herald (later merging with the Examiner) and the Mirror. The paper route action started at Pico and Overland where the regional distributor dropped off the papers for the route. The paper boy then had to fold the flat printed papers into throwable form. That sometimes took the form of a double fold with a rubber band but more often an origami fold into itself. When the papers were in the fold mode they were packed into the knapsack on the back for a bicycle ride to the route assigned by the regional distributor. The papers were then thrown onto the driveways, porches, or sometimes just the sidewalk. At the end of the month the paper boy had to collect personally for the papers delivered. That was an adventure, because there were not bills or invoices, just a knock on the door asking for the payments. You were lucky if 40 to 50% paid up since many claimed they had not ordered or were never around when it came time for

the collections. This went on for a few months so that the actual net take of the paper deliverer was never very much but it was always a good experience for the real world of commerce.

During the late 40's before Salk came up with a vaccine the scourge of the neighborhood was the panic of polio. There were always warnings to avoid crowds or common swimming pools or areas which might harbor the bug. Cheviot Hills was not immune to the disease. It was sometime around 1948 when a big quarantine sign went up on the Nims' house on Glenbarr. Mr. Nims was a fairly well known film editor but it did not protect his younger son Marshall from succumbing to the disease. After many weeks or months the quarantine sign was removed but poor Marshall Nims remained for the rest of his life in a wheel chair having been irretrievably compromised by Polio. Thank goodness for Jonas Salk.

In those days the ladies of Cheviot often gathered in an association called the Cheviot Hills Garden Club. It was intended to promote the beauty of the neighborhood and they did a credible job, but in that era the women self-segregated so if one were not of the right background and persuasion one could not join even if she had a great landscape otherwise.

Wine Nights



By BEN LEE

In my father in law's column, he touched upon a time in which a rather exclusive Garden Club existed amongst certain ladies in Cheviot Hills. It's nice to see that our neighborhood has progressed since those days of segregated clubs. The Garden Club has been disbanded for many years, however, social clubs still exist in our neighborhood. In fact, I know of one group that gets together every other

month that is open to every lady in the neighborhood who'd like to attend: the Ladies' Wine Night. I've been upstairs while the ladies have converged in my living room on occasion and it always sounds like a nice gathering of neighbors, sharing a few bottles of wine, plates of food and lively conversation. If you would like information about being included in the next and future gatherings, please contact its coordinator: Francesca Beale-Rosano: francescart@sbcglobal.net.

Play Ball!

By BEN LEE

It's that time of year again when young boys and girls, bats and gloves in hand, start racing from the dugouts to the fields. That's right! It's baseball season and no league does it better our own Cheviot Hills Pony Baseball Association. With practices and games right at Rancho Park, it's great to be able to cheer on baseball right in our collective backyard. Tryouts for the older kids were held in January, however, if you have a son or daughter ages 6-8, it's not too late to join one of the teams in the Shetland division. Visit the website to find out more information: <http://chpba.org>. Even if you don't have a family member who plays, it's still fun to support the community by cheering on your



favorite teams! Opening Day Ceremonies and games will be on March 5th, the perfect day to eat a hot dog, grab some popcorn and come out to Rancho Park to Play (or watch) Ball!