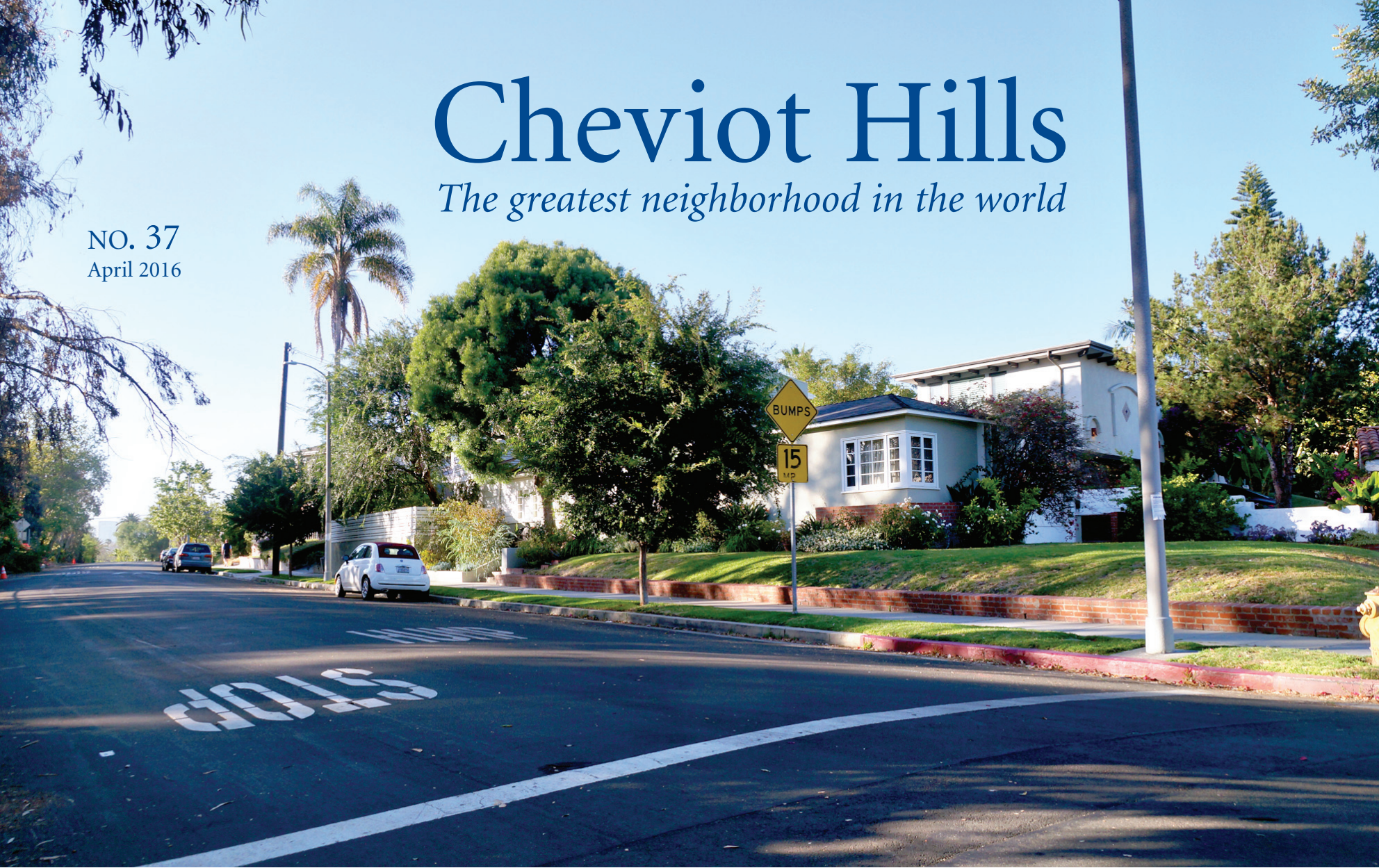


Cheviot Hills

The greatest neighborhood in the world

NO. 37
April 2016





#10

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Be Prepared

By BEN LEE

So, that whole El Nino thing kind of came and went, right? Sure, we had a few strong bouts of rain over the past few months but certainly nothing like what had been promoted and feared and talked about in the news. It reminded me a bit of the months leading up to New Year's Eve, 1999. Remember when everyone was running to the ATMs to take out cash because he or she feared all the computers would shut down? And we stockpiled water and canned goods in case the turning of the clock to the year 2000 meant the whole world would spontaneously collapse? Luckily, none of those things happened and the turn of the century was a rather lackluster event. But, preparing for the worst is never a bad thing to do. How many of us changed the batteries in our fire alarms when we moved the clocks ahead last March? Nope, I didn't either. During

that one really torrential downpour I thought about where we may have our flashlights without actually going so far as to actually find any. Heaven forbid, in case of a real emergency, do you have a family plan? My wife and I are out numbered in terms of parents to children (and dog) ratio so if an earthquake hit, we may just have to grab the kid that's closest to us at the time and make a run for it. Remember when we were in school and we had earthquake drills? It's been such a long time, who can recall where we're supposed to go? Hide under a table? Stand beneath a doorjamb? The rules keep changing and it's not that it's too hard to keep up, but most of us like to hope and pretend major catastrophes simply won't happen so it's easy to ignore what needs to be done. Last year, the Homeowners Association of the Country Club Estates area within Cheviot Hills gave out emergency kits to its residents and that was very nice. Beverlywood resident Marci

Sandell runs emergency preparedness workshops for anyone who is interested. They take place in the Castle Heights Elementary School auditorium, are free of charge and the next two will happen sometime before June.

I guess the bottom line is this: no one really wants to face the thought of a disaster, but taking an hour or two to get ready for one would go far in making us feel better about what the future may hold. I saw many residents having their roofs repaired or cleaning out their gutters in anticipation of an El Nino that never materialized. Maybe there wasn't a great opportunity to see if the repairs did the trick but I bet in retrospect no one was too disappointed that they were done.

While we can't see into the future, we can take a certain amount of control over our destiny and when it comes to the protection of our family, neighbors and other loved ones: it's better to be safe than sorry.



My featured listings

BEN LEE - ESTATES SALES



Cheviot Hills – NEW CONSTRUCTION!

Offering the most picture perfect golf course views in all of Cheviot Hills, no expense was spared in building this gorgeous 4,449 sq. ft. five-bedroom/seven bathroom home. Newly constructed, this Cape Cod masterpiece sits on a 7567 sq. ft. lot and is making its official debut. The open floor plan and abundance of windows allow light to stream through to each room. Further details include: formal living room and dining room, bright and airy office, marbled powder room, and swimming pool. A true connoisseur will appreciate each aesthetic decision that was thoughtfully made. A home of this magnitude comes around once in a lifetime and deserves to be seen today.

10452 Lorenzo Pl – Offered at \$4,195,000

Cheviot Hills – COMING SOON!



Proudly boasting its 1930's façade yet recently remodeled and completely updated, this warm and welcoming home in Rancho Park is family friendly and conveniently located. This delightful house is ready for you and your family to come home.

10595 Esther – Offered at \$1,599,000

Cheviot Hills – NEW CONSTRUCTION - COMING SOON!



Imagine an idyllic oasis in the heart of Cheviot Hills. This work of art (in progress) from Diamond West Distinctive Homes promises to be nothing short of exquisite. 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

Castle Heights -ACTIVE!



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

Westwood -ACTIVE!



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

Cheviot Hills – FOR LEASE!



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

Cheviot Hills -IN ESCROW!



10269 Dunleer Dr – Offered at \$2,399,000

Beverlywood -IN ESCROW!



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

Beverlywood -SOLD - OVER ASKING BY 10%!



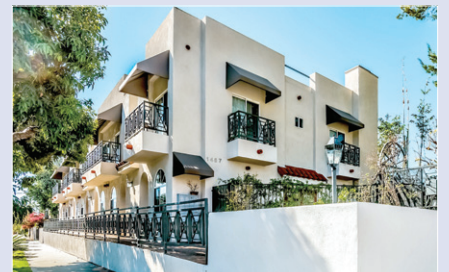
9436 Hargis St – Offered at \$1,249,000

Castle Heights -SOLD!



9402 Hargis St – Offered at \$1,095,000

Santa Monica – PENDING!



1457 Centinela Ave #3 – Offered at \$599,000

9444 Gibson –
SOLD! – OFF MARKET – REPRESENTED BUYER

9833 Vicar –
SOLD! – REPRESENTED BUYER

4450 Kensington Rd #2 –
SOLD! – REPRESENTED BUYER

10109 Lovelane –
SOLD! – REPRESENTED BUYER AND SELLER

Cheviot Hills happenings

Neighborhood Memories

By Michael Harris

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

Shopping in the day required special preparation. The vehicles were all prewar and the headlights were required to be painted half-black to thwart the enemies. Each car had a sticker either A, B or C which signified the level of gasoline which was allowed. The food purchases were also circumscribed by a ration book. Only so much sugar and meats etc were allowed based on the ration books which the merchants followed unless they were given under the table rewards which induced a little flexibility. The meat purveyor in the neighborhood was Mert's Market on Pico and Prosser where the goods were always top quality. Down the corner

on Prosser was the George Katz barber shop. He had a great collectable and traditional barber pole which thieves regularly stole. Speaking of crimes the neighborhood did not have many memorable events aside from the pigeon stealing from the hobby coops, and of course shop lifting among the kids was a bit of an epidemic. However the papers were full of Los Angeles gore including The Black Dahlia (Elizabeth Short) whose murder is not solved to this day; there was the notorious Fred Strobel who killed a young girl scarily close to Pasteur Junior High School (now the home of LACES); and others as needed to keep the evening papers selling.

Aside from the local produce stores most of the serious shopping was done at Bullock's Wilshire and if that was a little far and too elegant there was Desmonds in Westwood. There

was also Coulters and if George Katz was a little down market for the hair cuts, there was always the Blue and Gold in Westwood and a bunch of men's stores where the well-dressed upgraded from the fare at Ohrbach's. And the transportation to these places were public and relatively safe. The sports fans among us could take the buses to see the midget auto races at Gilmore Stadium (where the pro-football Los Angeles Bulldogs also played) and the Gilmore Field where the local minor league team the Hollywood Stars played. Those stadia are now covered by the Grove. An interesting side light on the Hollywood Stars is that its broadcaster in the day was almost as popular as Vin Scully today. His name was Fred Haney and he would give a word picture of what was happening on the field and his own



Legendary baseball man Fred Haney

insights. In fact he seemed so knowledgeable about the game that the owners of the team took him from the broadcast booth and made him the manager. He did not do so well but his signature line on the radio works for this piece: I'm rounding third and heading for home.

The Club

By BEN LEE

I had the pleasure of being invited to the new Griffin Club (formerly the Beverly Hills Country Club and a few other names even before that) on Motor in Cheviot Hills. My wife and I had a private tour of the grounds and with maps in hand, were able to envision how a 15+ million dollar renovation will look ten months from now when construction is complete. The club as how it had been for many years was always kitschy and fun. The 80's colored paint was a little bit peeling in areas, the food hadn't been updated in a while, the deck chairs and umbrellas weren't all that attractive. But, for many of us residents and club members- that place was a second home, especially in the summer time. Kids could splash all day long, parents could grab a snack shack burger and always see a friend or two from work, school or the neighborhood. I imagine many of us with school-aged kids have attended at

least one or multiple school functions held at the club. It was comfortable there for these types of events; they were able to accommodate a big crowd and it was never too fancy or snobbish.

Those quaint days at the club may soon be a thing of the past but in all honesty, I was really blown away by how beautiful the new club will be. They are making many changes and I do think they will elevate the club into more of a destination place than just a mere convenience. From the look of the plan, there will be a real element of design to the grounds. It will be more modern in look and feel- lots of wood, clean lines, open areas. It seems like they are capitalizing on what an incredible piece of land they have right in the heart of our neighborhood. Making better use of the views and existing landscapes, just giving everything there a new look and feel.

They are hoping that the new vibe of the place will encourage more families to attend the club, not just for



functions or to jump in the pool, but as a meeting place to socialize. A bocce ball court and huge expanse of grass is replacing one of the tennis courts with the hope that kids and adults will be able to have a bigger place to play. Club owners are hoping businessmen/women will invite clients to lunch or after dinner drinks. Why meet at a random bar or bustling Starbucks when the club is situated to

be so much more sophisticated and pleasant?

So, I for one am really excited about the changes that will be made (slated to be done February, 2017). I know not everyone is a fan of change (or a dues increase) but I do think a club of this stature is a boon to our neighborhood and will go a long way to increase our property values as well as benefit our community as a whole.