





#10

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# Fatherhood

By BEN LEE

If you have a job like mine, when Sundays are one of your busiest days of the week, you tend to expect to miss out on a few things. It's a bit of a bummer, yes, but the fact that I'm spending Father's Day working at one of my Open Houses is, in a strange way, somewhat appropriate.

I think I was probably like many first time fathers back in 2003 when I found out my wife was going to have a baby. Panicked. Excited, too, of course, but also a bit terrified at the prospect of taking on this new role since I still felt so young myself. We had been married a few years and had moved into our first home. I was finishing up my last year of law school, worried about passing the state bar exam, nervous about finding a job post graduation... adding a baby to the mix was stressful to say the least. From my limited research and understanding, my anxieties seemed to be typical of other first time fathers. Prospective mothers have a host of other worries associated with having babies but fathers tend to keep it fairly simple: Will I be a good provider? Will my hunting/gathering skills be good enough to support what this new life will need. I have discovered, now with three children in the game, those first-time fears never really go away. Purchasing diapers have given way to Dodgers tickets, and one time preschool payments have been replaced with piano lessons. Until these three young men we're raising are done with college, I will accept the fact that going down to the proverbial coal mines every day aren't so that I can buy myself flashy toys and trinkets. At the end of the day, I know I did my work because of (and ultimately for) the three of them. I want to give them a good and comfortable life; to provide as best as I can. Am I still nervous about it? Of course. But I'm proud, too.

Which is why, even on Father's Day,



I'm OK working at an Open House. I think it's kind of cool that they see I'm a hard worker but, more importantly, I'm happy that my 'weekend office' is going to be in a house that they can come and visit. I look forward to seeing the three of them burst through the door with all of their exuberance and energy; the littlest one usually yelling, 'DADDY!' when he sees me while running into my arms, even if I'm in the middle of talking to a prospective homebuyer or friendly neighbor. I'm pretty lucky that my job has inadvertently given them insight

into the field of real estate where they've learned about economic values, home ownership, mortgage rates, design ideas, foundation issues, contingencies, disclosures, escrows and easements.

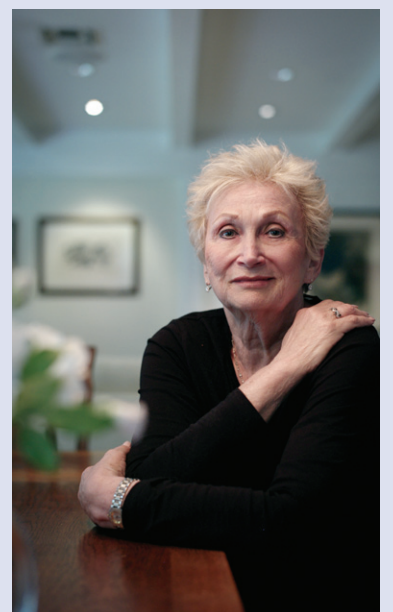
It's nice that despite the jitters of a first-time dad, I've been able to provide for them in more ways than just keeping them clothed and fed. On Father's Day (and hopefully the other 364 days of the year) I've been there for them. And this, in the end, is really what being a father is all about.

## Thank You Friends

By BEN LEE

Thank you so much for your outpouring of love and support during what many of you know has been a traumatic time for my family.

On April 29th my mother, Roberta Lee, passed away. If you read the article about her last month, you know we were extremely close and her passing has been particularly hard on us. Your notes and well wishes meant so much- it gave us a great deal of comfort knowing so many of you cared about her, about us and how we were faring during this sad time. It re-validated how lucky we are to live in this community and have you as friends and neighbors. Thank you.





# My featured listings

BEN LEE - ESTATES SALES

## Cheviot Hills – READY FOR MARKET IN JUNE!

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 square foot, 6 bedroom/7 bathroom home will stun you from the onset.

Featuring a formal living room, formal dining room, family room and entertainment loft, the soaring, vaulted entryway will bask the entire two-story home in light. An impressive kitchen with walk-in pantry will have only the finest in appliances and finishes. There are two bedrooms downstairs, ideal for maid and/or guest, each with an adjoining bathroom. All of the shared living spaces downstairs flow together in harmony, punctuated by elements that give the home its character: Bay windows; a computer alcove;

fireplaces; even a cozy library with built in bookshelves.

Travel up the dramatic, curved staircase to behold the second story that includes a master suite like none other! Enormous does not even begin to describe the scope of the master bedroom, walk in closet and en suite bathroom. There is also a terrace so that when the French Doors open, the inhabitants can enjoy a sprawling view. Down the hall from the master is the entertainment loft and children's bedrooms, each with their own conveniently attached bathroom.

The backyard will provide the paradise a buyer of this caliber has come to expect and deserve. Complete outdoor kitchen, dazzling swimming pool and spa, covered patio for entertaining.

Situated on an over 10,000 square foot lot in the award winning Castle Heights School District and including the most state-of-the-art technological advancements in home security, lighting, sound and CCTV equipment, this property will be nothing short of an architectural triumph that will make any family proud to call home.



Open House Sunday JUNE 19th 2pm- 5pm

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

## Cheviot Hills – 10615 Roundtree Offered at \$1,800,000



First Open House Sunday JUNE 5th 2pm-5pm

A recently remodeled family home on Roundtree, with three bedroom/three bath, on a 2000+ square foot property. New closets, new hardwood floors new bathrooms, crowned moldings and a new kitchen are just a handful of the improvements made to this already charming home. The formal living room offers intricately leaded glass cabinetry as well as a cozy brick fireplace. A terrific flow is created by how the den (with an abundance of built-ins and display cases) leads to the breakfast nook and stylish kitchen. Granite countertops, stainless steel appliances, country farmhouse sink and Wolf range will inspire any at-home chef. Throughout the house, you'll find stained glass windows in a variety of places, offered like unexpected, jewel-wrapped gifts. The exquisite master bedroom suite has an enormous closet, and beautiful master bath with sunken tub and marble flourishes. There's also access from the master to the great backyard complete with salt-water pool, Jacuzzi, Zen-like garden and brick patio. Complete with two additional bedrooms, a separate office, two-car attached garage and located in the award winning Overland School district, this delightful home is ready for your family to move in today.

## Cheviot Hills – 10367 Cheviot Drive Offered at \$2,440,000



Open House Sunday JUNE 5th 2pm- 5pm

This Spanish style, split-level, 6 bedroom/7 bath home in the heart of old Cheviot Hills is a truly unique architectural feat. From the moment you step inside, you'll be taken by how light envelops each room, thanks to the abundance of beveled glass windows, impossibly high ceilings and liberating sense of depth and space. The gracious interior boasts a formal living room with bay window and fireplace, formal dining room, breakfast nook, laundry room and enormous den with an additional fireplace that would be a perfect venue for entertaining. A marble foyer and dramatic, sweeping staircase leads you upstairs to the living quarters: exceptionally large bedrooms with lovely views, a sitting room with stately, exposed beams and a rooftop deck that would be a terrific setting for enjoying evening, moonlit parties or achieving afternoon sun-tans. A romantic stained glass window leads the way downstairs to the subterranean level of this 4647 square feet home. Here you'll find an entire suite of rooms that could be perfect for working from home, suitable for overnight guests or ideal for the long or short-term care for a loved one. Mature citrus trees accent the intimate back yard. Located in the enviable and award winning Overland Avenue School District, make this generous and accommodating home yours today.

2283 Manning - IN ESCROW | 10452 Lorenzo- IN ESCROW | 10595 Esther- IN ESCROW | 10582 Butterfield- IN ESCROW

# Now is a good time to sell.

*Please call me to find out how to prepare your home for market and learn how my team and I use the latest tools of technology to market your property better than anyone else working in real estate today.*

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# Cheviot Hills happenings

## Neighborhood Memories

By Michael Harris

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

In the mid-40's home televisions were rare so to see a ball-game or mostly wrestling. One would go to Pico Blvd just west of Beverwil and there was a store with huge letters which said RADIO and they let us sit in and actually watch TV.

In those days the ambitious amongst us would try our hands at making crystal sets from kits we bought. The best we ever did

was some scratchy and static filled sounds which we could not decipher.

The main gas stations were the Shell station at Pico and Prosser and Fred Rassey's Chevron station at Pico and Roxbury. The Shell gave after school jobs to Pete Artzt and Bill Pines who were the best windshield wipers and tire gauge jockeys of the day.

Occasionally we would go to Balboa which required a long ride down Sepulveda where we saw the progress in the building of the Loyola theater. One car that was old back then was the neighborhood Hupmobile

which was owned by and driven by an old guy who only seemed to wear underpants.

Speaking of attire, the accepted dress for all males was Levi's with the bottoms rolled up to show plenty of cuff. Then the sport was to rip off the red Levi's tag in the back and collect as many as possible. The girls wore poodle skirts with white socks.

The more aggressive sorts in the collection of useless detritus were those who took Buick rings off the hoods of those port-holed monsters and bragged about it.

In those days the cool kids all smoked because everyone



in every movie smoked and it was a sign of sophistication.

In fact it was pretty well-known in the late 1940's that lungs were compromised by smoking and even in 1952 in

From Here to Eternity Frank Sinatra asked the bartender for a "coffin nail" so I never thought smoking was a good idea, but I was one of the nerds.

## It's a Ramen Raffle!

By BEN LEE

There's a fabulous new restaurant on National at Motor that we think you should give a try... on us!

It's called Kotoya Ramen and features a wide variety of ramen selections, perfect for adults and kids alike because you can denote how spicy (or mild) you like it.

Ben Lee Properties is

giving away a \$50 gift certificate to Kotoya Ramen: a restaurant we are predicting to be our next neighborhood hot spot. Simply send me an email: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) with 'RAMEN' in the subject line. In the body of the email, please let us know your name. That is all you have to do!

We'll pick a winner at the

end of the month from all the emails received and will notify you soon after.

Just ask Beverlywood resident Juli Shamash how easy it is to win. She won the gift certificate to Islands last month and had a great dinner thanks to Ben Lee Properties. You could be next, all you have to do is enter to win. Good luck!



Juli Shamash

## Community Circle

By BEN LEE

A few years ago we ran an article about a unique program in some of our local elementary schools called: Community Circle.

Community Circle began over forty years ago as an outreach program of Beverly Hills' Maple Counseling Center. Volunteers from a variety of backgrounds and careers, receive training and supervision before coming into the classrooms to present topics for discussion. Topics include bullying, attentive listening, and even how to handle anger. Here's an excerpt from one former Castle Heights student, Jonathan Herrmann, describing how grateful he was from his time with Community Circle: "It's not everyday you come across a group of people who are devoted to kids. I love all of the community circle volunteers because of all the time and effort they put in to help us." He went on to add, "Have you ever learned

something and you feel so good that you learned it? Well, that is how I feel after community circle. We learn so many good things. From playing nicely to not bullying, community circle has been there for me." Another student, Edward Vernon, writes, "Community Circle has helped me with my relationships and life. When my brother and I fight over the ball, I ask him to come into the 'solving circle.'" He continues, "Miss Diana has taught me how to give people a chance. When new people come to my team or school, I make them feel welcome. She tells us to never ever lie even if it will get you in trouble. If I forget my homework, I tell my teacher what really happened and face the consequences." Important lessons that these elementary school kids are truly benefitting from. If you are interested in learning more about this organization or to be a volunteer and group leader, please contact LuNel Lemieux at 310-821-1975.