

Cheviot Hills

The greatest neighborhood in the world



NO. 90
August 2020



BEN LEE PROPERTIES • Real Estate Broker • Licensed Attorney
www.BenLeeProperties.com • (310) 858-5489

BRE # 01808926

©2019 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. If your property is currently listed for sale, this is not intended as a solicitation.



PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM Retail



*****ECRWSS****

LOCAL
Residential Postal Customer

Cheers to you for doing the best you can

By Ben Lee

Hello, August. How is everyone feeling? Worried? Stressed? Resigned? Frustrated? All of the above? This entire experience affects people so differently. Even members of the same family staying at home together have varied emotional responses at any given hour on any given day. It's a lot to unpack and most everyone I know is justifiably on edge. There is so much conflict amongst neighbors, within families, between the country as a whole. For every fan of Dr. Fauci, there is someone else who thinks he's too negative. I've heard from a handful of people that they still see neighbors out and about without wearing masks. Some blame the recent protests as being catalysts for spreading the virus, others believe it's the smaller at-home parties over the holidays that play a larger role in the current spike of cases.

It's hard and exhausting and I know we are all in it together but everyone has a different threshold for maintaining sanity during such uncertain times. I can't even imagine the pressure that must come from sharing a home with a medical worker or elderly relative. Sometimes listening to the news fills me with anxiety because over and over again we hear how awful it is right now in California. Living under the threat of returning to a phase one lock down is troubling, too.

But, despite all that, what gives me a sense of calm (besides an evening cocktail or three) is when I slow down and tell myself I'm doing an OK job. I take solace in the fact that I am doing the best I can. Here's what I choose to control in an ever changing and chaotic world: I wear a mask when I leave the house and I sanitize my hands and stay six feet apart when I'm with other people. I turn off the news if it's been a tumultuous day. I try to keep my sellers safe by shooting videos and conducting showings when they are not at home. I try to keep my buyers safe by only letting in one person (or a couple) to see a property at a time. I will often go on listing presentations over Zoom if meeting in person is not ideal. When we have a friend or family over, we



stay outside, keep it small and keep our distance. We were blessed to welcome a new member to our family: the long awaited delivery of our new baby (named Peloton) allowing me the luxury and ability to exercise at home.

When it comes to avoiding the coronavirus, I remain vigilant and can feel pretty good about my efforts. However, that's where the self-congratulations end.

I feel like a terrible parent when I add up all the hours my ten year old spends playing video games. Every rule we once had pertaining to electronic devices went squarely out the window once the quarantine hit. I have this vision of other parents signing their children up for amazing on-line camps, classes and lectures and we are doing none of that. I imagine there are some kids who are spending their summer busily finding the cure for Covid-19. Ours are not. These should be social, sunshine-filled days spent with friends at the mall, beach, or restaurants- possibly Ubering around town to parties, spontaneous sleepovers or weekends away. There should be those summer camp smiles that appear after hitting the bulls-eye in archery, riding a horse for the first time or mastering jet skiing. Instead of all that childhood joy, our boys are sleeping until about noon, spending

way too much time with their parents and probably plotting out ways to start college a few years early just to get some much needed space. I feel guilty about not being a makeshift camp-counselor for them this summer, like I'm depriving them of a necessary childhood rite-of-passage because of a pandemic I have little to no control over. I find myself getting swept up in this 'perfect parent' myth and count all the ways I'm currently failing them and worry about the social/emotional damage being done, evidence of which we may not see for decades.

But then I try to take a deep breath and basically tell myself to stop freaking out. If, at the end of the day, my children missed out on a party or two and were on their phones way too much but stayed healthy this summer- that's really all that matters. I'm no therapist but please let me give everyone reading this permission to relax the rules when it comes to raising children this year. I swear, it's liberating. They may be missing some things (a lot of things) and their formal education may have taken a dive, but what they lack in structured, organized activities perhaps they'll make up for in resilience, creativity and the gift of time to do absolutely nothing. Embrace and allow yourself to become the parent you once might have silently judged

with superiority or disdain. In other words, the next time you find yourself allowing them too much of what you once deemed unacceptable... whether it's another TV show, another dessert or their eyes glued to a screen for way too long, just ask yourself: why the heck not? Think of it as celebrating another day of safety. Because, with so much out of our control, all we can do is try and get by and maybe for once in our over-scheduled, Westside hyper-parenting trap lives, that's good enough. Life right now is hard enough and I can attest that giving in a bit to them is like a perfect, priceless gift you are actually giving to yourself. It's a well earned moment of not hearing them whine or complain about something. You deserve it!

So, whether you are old, young, an essential worker or just a local realtor trying to keep a roof overhead, this is not the time to judge one another too harshly. We all deserve a much needed break. At the end of the day, staying safe is the destination. If the journey getting there is paved with a few extra treats along the way (for parents as well as kids) well maybe that's not such a terrible thing after all.

So, cocktail time and a Peloton mountain road it is! Cheers to you for doing the best you can, neighbors. Hope you are staying safe and well.

My featured listings

BEN LEE PROPERTIES

Beverlywood - NEW LISTING!



2407 Bagley Avenue \$2,175,000

3 Bed / 3 Bath + Guest House 2,245 Sq. Ft., 6,924 Sq. Ft. Lot

Recently remodeled traditional that embodies true Southern California living. Bay windows flood the interior with light and the new, sandy hued hardwood floors mesh with the soft grey-toned walls. Open floor plan ensures an easy flow between the living room, dining, den and kitchen, ideal for entertaining. Brand new kitchen includes white quartz countertops, stainless appliances and breakfast nook. Family room has a bar and offers sliding French door access to the backyard. Gorgeously remodeled bathrooms. Master suite has an in-wall electric fireplace, large walk-in closet and French doors that lead out to the backyard. Outdoors you'll find a nice combination of brick patio space and grass. Castle Heights Elementary. "Smart" home in that functions are controlled by phone or tablet, recessed LED lighting, mechanical security gate, laundry room with new washer/dryer, Nest climate control, Ring cameras and alarm system, new single slab quartzite decorative fireplace in the living room.

Beverlywood - NEW LISTING!



1929 Hillsboro Avenue \$1,995,000

3 Bed / 2 Bath / Den 2,303 Sq. Ft., 7,771 Sq. Ft. Lot

Expansive, mid-century home on an expansive, 7,700+ sq ft corner lot in Beverlywood, this 3 bedroom/2 bath 2,303 sq ft house is surrounded by foliage and steeped in character. Crown moldings, bay windows and wainscoting are just a few of the adornments that bring personality to the home. The kitchen and breakfast nook are bright and cheerful yet updates are most likely needed to bring it up to today's standard of luxury living. This home offers spacious bedrooms, huge laundry room with access to the backyard, a cozy den with decorative fireplace, wet bar and built-ins. There is an old Hollywood-esque vanity/dressing area that leads into the master bedroom. The secluded backyard has a partially covered patio, privacy trees and mature rose bushes. The structure of this grand family home is strong and its layout is well suited for today's active family. A bit of vision and handful of cosmetic alterations will restore this much loved home to its natural grace and beauty.

Cheviot Hills - NEW LISTING!



10546 Butterfield Road Price-TBD

4 Bed+Den / 4.5 Bath 2,720 Sq. Ft.

An impeccably designed home that was completely remodeled only one year ago is truly a beautiful sight to behold. A modern take on the Spanish style, the formal living room has a tiled fireplace, exposed beams in the ceiling and an enormous plate glass window that showcases the grand Magnolia tree just outside. The family room has open access to the spacious and private backyard that features a lush expanse of grass surrounded by trees. Upstairs you'll find a cozy landing at the top of the stairs and the family's sleeping quarters. Each bedroom has generous built-in closets and treetop views. No expense was spared on this home's remodel. Additional features include: new skylights, all new windows, new roof, in-wall Ethernet connection, indoor/outdoor speakers, Nest temperature system, six Ring cameras/floodlights and Simplisafe Alarm System. This "Smart Home" has a two car detached garage, plenty of storage and a coveted spot in the Overland Elementary School District. Come visit it today!

Rancho Park - NEW LISTING!



10756 Ashby Avenue Price-TBD

3 Bed / 2 Bath 1,920 Sq. Ft.

Classically stunning home in the highly coveted Overland Elementary School District offers an equal blend of flair and function. An open floor plan allows for a vast, airy space in the front of the house in which the formal living room, dining room and a variety of smaller seating areas all seamlessly flow together, leading toward the kitchen, always the busiest social hub of the home. Each of the bedrooms are spacious yet cozy with clean, updated bathrooms. Walking distance to the shops and restaurants of Pico Boulevard, Overland School and the Expo Line, this conveniently located and utterly delightful home will likely not be on the market for long.

Beverly Hills - NEW LISTING!



2041 Desford Drive \$4,895,000

5 Bed / 4.5 Bath 3,219 Sq. Ft.

Mere moments from the Beverly Hills Hotel yet a world away from the busy city, find your peace in this gorgeous sanctuary of a modern home. High ceilings, open floor plan, absolutely private and nestled within the natural beauty of surrounding hillsides and lush foliage- this property exudes peaceful, quiet solitude. The outdoor space is a vast patio deck created from limestone and Brazilian Ipe wood. The home is situated behind a mechanical gate with a long, winding driveway and has room to park at least eight cars. Utterly secluded with not a neighbor in sight yet just a stone's throw to the trails and open landscape of Franklin Canyon, this beautiful home could be yours today.

Cheviot Hills - COMING SOON!



NEW CONSTRUCTION!

3021 Club Drive \$4,495,000

5 Bed / 5.5 Bath

A sophisticated take on the classic modern farmhouse, this absolutely gorgeous new construction is a feast for the eyes and senses. Built by one of Cheviot Hills' most trusted and highly regarded builders, Bob Skibinski, no expense was spared in creating this stunning home. Wide planked wood floors, detailed moldings and designer fixtures add to the property's richness in detail and the open floor plan makes it feel spacious and grand. This home benefits from truly unique design details and an unparalleled craftsmanship that can't be fully appreciated until you witness it for yourself. Be sure and visit today!

Cheviot Hills happenings

– Westside Stories –



By Michael Harris

Many persons today compare the social disruption of Covid 19 with the problems of 1918 when the Spanish Flu was rampant. About 675,000 died as a result of the Spanish Flu which is a number that we can all hope will not be approached in these times by the novel corona virus. One of the major steps taken to battle the flu in 1918 was the closing of public schools. Just as it is now controversial it was so also in 1918. A study done in 2007 by the University of Michigan Medical School which considered the affects of school closure on the epidemic, concluded that closing schools earlier and for a longer period

of time blunted the impact of the epidemic in 1918. In the US most schools in 1918 were closed and the effect was deemed to be a beneficial factor in fighting the virus. Of course, social conditions were different then: fewer mothers worked outside the home and it was the time of World War I when patriotism and trust in government was high. There was not the same type of partisan political climate that pervades today. So while school closures to fight a viral epidemic is nothing new and it was found to be a beneficial tool in 1918, the situation today is so different that school closures may be less acceptable today than a century ago.

If you enjoy reading these vignettes each month, you may want to check out my father-in-law's book, Westside Stories. It's a memoir/history of growing up on the Westside of Los Angeles in the 1940s and 1950s with great photos, anecdotes and stories. Perfect for the history buff/enthusiast in your family! It's available for purchase on Amazon, just search for Westside Stories by Michael Harris.

Hamilton Fun Facts



By Ben Lee

I'm sure many of you who subscribe to Disney+ has had the pleasure of watching Hamilton the musical from the comfort of your own home this summer. Borrowing from a recent BuzzFeed article by Nora Dominick, here are just a few fun trivia facts you might not have known about this world-renowned theatrical treasure.

1. Two extra bars of music had to be added after the line: "Immigrants, we get the job done!" because the ensuing applause was so loud and long it drowned out the next few lines of sung dialogue.
2. Lin Manuel Miranda wrote "Dear Theodosia," that beautiful lullaby sung to a newborn, after he and his wife adopted their dog Tobillo. Their actual son in real life hadn't been born yet.

3. The line in "Your Obedient Servant" that goes: "Here's an itemized list of 30 years of disagreements," is actually an homage to the character Leslie Knope played by Amy Poehler in Parks and Recreation. Lin Manuel Miranda was quoted to say, "it was a Leslie Knope thing to do!"

4. The rap-offs as seen in both the "Cabinet Battle #1 and #2" were inspired by Eminem in 8 Mile and Jay Z's The Blueprint.

5. Lin wrote the melody that was used for "The Story of Tonight" when he was only 16 years old.

6. Lin and I both are graduates of Wesleyan University! (that's not actually part of the BuzzFeed list but figured I'd add it in anyway. Go Wes!)

– RAFFLE –



Postmates

By Ben Lee

Thank you to all those who entered our raffle to win a \$50 gift card to one of South Robertson's favorite restaurants: Undergrind. Congratulations to Toni Lagunoff! You are the lucky winner this month. To all those who entered but didn't win, don't worry! There is always another raffle around the corner. For August, we are pleased to offer a \$50 gift card

to Postmates. That way you can opt to order a meal from anywhere in the neighborhood who will deliver right to you! In order to enter, simply send me an email (ben@benleeproperties.com) and write 'POSTMATES' in the subject line. That's it! We will select a winner at the end of the month and notify you soon after. Good luck and congratulations once again to Toni. Enjoy your treats from Undergrind!