



NO. 32
November 2015

Cheviot Hills

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Giving Thanks



By BEN LEE

November is upon us and even though we really should pause during other points of the year to give thanks for all blessings, we are programmed to acknowledge gratefulness in November more than any other time. So, who am I to mess with tradition? Truth be told, I am extremely thankful for a great many things in my life and feel lucky to be able to share these thoughts with you. I am thankful for my family: my wife who makes me eggs in the morning, helps me with my business, handles the needs of our children and basically keeps the entire operation known as the Lee Family running on track. I'm thankful for my children; each of my three sons is so unique to themselves that I can enjoy tossing a ball with one, learn about Minecraft from another and enjoy hearing a piano tune from the third. And then, the next day, they turn all that around and surprise me with new interests and passions that keep life interesting. Raising three boys and ushering each down the path to becoming young men is an inspiring journey that I'm proud to be taking. I'm thankful that I have a job that not only challenges my intellect but makes me feel I'm directly affecting the lives of those around me. Residential real estate is much more than cold acts of buying and selling. The fact that a

home is our tangible connection to the past, present and future means that emotions underscore every transaction. And when the deal is done and I am awarded the prize of getting to hand over the keys, nothing beats witnessing the pure joy and excitement of someone becoming a homeowner. The elation is always infectious and makes me feel thankful I am in this business.

Saving the most important for last, I'm thankful for the health of my loved ones. Those of you who know me personally know it has not been an easy year for my mother and the

illness she has faced. Watching her fight it like a champ has inspired all of us to combat her cancer together. I'm so grateful for every good day she has and continue to have faith that her doctors are working their hardest to keep her strong and well.

Now that November and the start of the holiday season begins, in between the turkey and stuffing and too many slices of pie, it's a nice time to reflect and acknowledge that no matter what obstacles or hardships we all face, there still is so much to be grateful for. Happy Thanksgiving!



My featured listings

BEN LEE - ESTATES SALES

Cheviot Hills – ACTIVE!



An impeccably designed home in the heart of Cheviot Hills, this beautiful property is magazine photo shoot ready. Step into the decorative tiled foyer and you will then see the exquisite living room which offers hardwood floors, vaulted ceilings, exposed beams, fireplace and tranquil view. Built with entertaining in mind, this home offers an art-deco inspired formal dining room that conveniently leads to the brand new kitchen and bright breakfast nook with banquette seating. In addition to the kitchen, each of the bathrooms in this three large bedroom/two bathroom, over 2,400 square foot home were meticulously remodeled as were the master bedroom closets, as well. Located in the award winning Overland School district, this impeccable home on Manning Ave, Cheviot Hills deserves your immediate attention.

2750 Manning Ave – Offered at \$1,699,000

Cheviot Hills – ACTIVE!



Located on a serenely quiet street, so pleasing to its residents that a home hasn't changed ownership in almost a decade, this recently remodeled, Spanish style, nearly 4,000 square foot home with breathtaking views of the entire city is as picturesque as it is practical. It offers a wide array of amenities such as: original Spanish style archways, impossibly high ceilings, massive amounts of storage, two-zone heating/air conditioning, recessed lighting and a stunning, over-sized pool. There are five bedrooms and four and a half baths, each meticulously remodeled with an eye on style: On the ground floor, you'll find the exquisitely designed kitchen with state-of-the-art appliances, custom-built maple cabinetry and two separate pantries. Just a stone's throw from the award-winning Castle Heights elementary school, I invite you to visit this lovely home today.



9826 Burgen Ave – Offered at \$2,529,000

Beverlywood – ACTIVE!



A delightful and bright, traditional style family home with a picturesque view! Situated on an approximately 7500 sq ft lot in the Beverlywood HOA, this 3 bedroom, 2.75 bathroom house offers plenty of fine features ready for upgrades or build your dream home. Currently the home boasts supple hardwood floors, two fireplaces, a formal living room, dining room and family room. The kitchen is light and cheerful and has a connected laundry facility. There is a unique sunroom/conservatory with a staircase and one floor down you will find a spacious in-laws' suite. This is the perfect spot to upgrade the current house or build your perfect dream home all in a fantastic, family friendly neighborhood.

1565 Reeves St – Offered at \$1,675,000

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. The master suite has a fireplace, access to the upstairs balcony, his and hers walk in closets, dual vanities, a free standing tub and a spacious shower. 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 – 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. 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.

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

West LA – ACTIVE!



12222 Wilshire Blvd PH# 5 – Offered at \$969,000

Rancho Park – IN ESCROW



10801 Ashby Ave – Offered at \$1,899,000

Beverlywood Adjacent – IN ESCROW



2601 S Halm Ave – Offered at \$799,000

Cheviot Hills happenings

RAFFLE

By BEN LEE

Nothing beats grabbing a delicious bite at Westside Tavern after catching the newest movie upstairs at the Landmark theaters. Last month Ben Lee Properties offered a \$50 gift certificate for lunch or dinner at Westside Tavern and Bob Eberlein was the lucky winner! Congratulations and thank you for entering. To all those

who tried but didn't win, don't worry because everyone will be a winner in November! Instead of a raffle this month, every neighbor in Rancho Park, Cheviot Hills and Beverlywood will be given a small gift delivered to your doorsteps on behalf of me and my team. A gesture of thanks (and handy holiday-time tool) for thinking of Ben Lee Properties for all your real estate needs.



Our Neighborhood through the years

By Michael Harris

Just as Mark Twain plumbed his boyhood along the Mississippi River for tales of his fictional heroes, so the Cheviot Hills of the 1940's and 50's provide the fodder for boyhood memories framed not by a river, but by open spaces from south of Pico Blvd to west of Robertson Blvd. These memories will be not of fictional heroes but real kids (now in their dotage) whose actions and observations will be shared in coming issues of these newsletters.



Before it was reestablished as a public golf course and park in the 1940's, The Rancho Park Golf Course was just wild open spaces full of rabbits and other critters. The kids and their dogs would go there with bows and arrows and chase whatever was available. Two movies that were shot on the old field included the Story of GI Joe starring Robert Mitchum and Sea of Grass with Spencer Tracy. Sea of Grass used the area as a pretty good representation of the midwest and its open spaces.

The cultured and organized baseball facility that is now part of the park was different then. The boys of the neighborhood dragged their own field on to the area where there are now tennis courts. It really was the field of dreams and gave reality to the word sandlot.

On the days we were not running around the open spaces, we could sneak into the back lot of 20th Century Fox which is now Century City. Back then it was relatively easy to enjoy an alternative reality with all the old sets and pioneer settings that we could wander at will as long as the security guards did not catch us.

As for Beverlywood, that area was strictly bean fields with lots of agriculture obvious after wandering in the hills that it was full of oil. The tar oozed up and you did not need to be a geologist to know that

there was liquid gold underfoot.

The area of Cheviot Hills now known as the County Club Estates was another departed golf course known as the California County Club. The kids in the area could run on the greens when the golfers were down the fairway and grab their golf balls hoping they would give chase (which they often did). When one walked to Hamilton High from Cheviot Hills, the easiest way was through a road on the golf course. However, once a year the owners blocked the use of the road so that no one could claim a perpetual easement over it. The other golf course in the area was Hillcrest which was founded by the Jewish entertainment poobahs of the west side because they were not allowed to be members of the club that had preceded it. So the Hillcrest Country Club was popular with the Jack Bennys and George Burns' of the day.

When Cheviot Hills was originally developed, it did not include the area below Glenbarr Ave. That area was slightly newer and maybe more upscale and was known as Monte Mar Vista, definable because it had concrete streets as opposed to the tar macadam of old Cheviot. Everybody attended Overland Avenue School and after school, hung out at the Marshall P Riddick Youth Center for the Cub and Boy Scout meetings. Interesting that after all this time the Riddick youth center still provides a facility for after school and extra curricular activities.

El Nino is on the way

By BEN LEE

We received a call from a reader asking us to publish a list of tips homeowners can use to prepare for the upcoming El Nino rains. Happy to accommodate! Beyond investing in a strong umbrella, here are a few ways to prepare before the wet weather begins:

- Clean out rain gutters and drains- you don't want leaves, dirt and debris preventing rain water to flow. If you don't have gutters, now's the time to install them. You can also invest in rain barrels to collect all the water and use at a later date.
- Cover bare spots in the yard. You can use mulch, pavers or artificial grass to prevent muddy messes from getting out of control.
- Fix window leaks and weather stripping. This is the time to make sure the rain stays outside and not inside your living room.

■ Check/fix stucco cracks. Hairline fractures are probably OK but larger cracks may be disastrous once the rains start. You may want to get the bigger cracks patched up.

■ Check your roof. Consider having a professional out to make sure your roof will withstand the storms. If it's old, damaged or sagging, now is the time to repair.

■ Hillside- Consider using a biodegradable jute landscape fabric to keep dirt in place. You can plant erosion control foliage in spots so that the fabric will disappear when the plant roots take hold and start to grow.

We have a list of trusted vendors who can help with putting these tips into action so feel free to call my office if you have any needs or questions: 310-858-5489

Be Prepared

By BEN LEE

So much talk has been given to El Nino this year, it's easy to forget we still live in earthquake territory! A presentation on Disaster Preparedness will be given on November 12, 2015, courtesy of Beverlywood resident and retired EMT and CERT member Marci Sandell. As a First Aid Instructor (and fabulous public speaker), she is determined to keep her community safe and informed by presenting these programs to homeowners'

associations around town, free of charge.

On November 12, from 7- 8:30 pm in the Castle Heights Elementary School's auditorium, you will learn some valuable tips about making a family plan, building an earthquake 'go bag' and how to survive a major disaster.

Space is limited, so if you are interested in joining this informative evening, please e-mail Marci with 'Movie' in the subject line and include your name and those who will be coming with you to TravelMiss@yahoo.com.