

NO. 43  
October 2016

# Cheviot Hills

*The greatest neighborhood in the world*



**BEN LEE WAS  
NAMED THE  
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IN COLDWELL  
BANKER BEVERLY  
HILLS NORTH**

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*We're  
ready to  
bring the  
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home!*

\*RESULTS MEASURED THROUGH JUNE 2016

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U.S. POSTAGE  
**PAID**  
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**RESIDENTIAL BROKERAGE**



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\*\*\*\*\*ECRWSS\*\*\*\*\*

LOCAL  
Residential Postal Customer



# BOO!

By BEN LEE

The excitement over Halloween starts building early in our house. I imagine most parents with three young children anticipate this holiday with equal parts dread and vicarious glory. Costumes, for example, are a big issue. The first year we had our dog was the first time we attempted to do a family-themed group costume effort and we picked a no-brainer. Our dog's name happened to be 'Yoda' and our three boys happened to be Star Wars fanatics. The fact that my wife is the lone girl in our house made her the perfect Princess Leah. I got to be Darth Vader which of course made for many oh-so hilarious imitations using my deepest, most ominous voice stating to whichever boy happened to be nearest to me at the time: '[insert name] I AM YOUR FAAAAATHER.'

The following year's festivities proved to be not quite so simple. The boys had just started watching the TV show, 'The Simpsons' so we thought dressing up as that family could be kind of fun. Marge and Homer were taken care of but with three boys fighting over the dubious honor of who got to be Bart, and the indignity of who would have to be stuck being either Lisa or Maggie- our time as Springfield's favorite five-some was over before it began. The generational divide is such that our kids weren't familiar with characters if we made a dated, pop-culturally specific kind of suggestion. But, to be fair, we didn't want to be the Backyardigans anymore than they wanted to be the singing Von Trapps. So, instead of adopting a cohesive, Pinterest-worthy family theme we could all agree upon, the final product was a totally uncoordinated, slapped together kind of mess. Lilli and I were Lucy and Desi Arnaz and the boys went as a ninja, Indiana Jones and a zombie FBI agent. Our dog long stopped participating in the cringe-worthy



display of utter humiliation. But I will say the internet has dramatically changed the anxiety level when it comes to choosing our costumes. I remember the days when we used to bring the kids to AAHS to go through the racks of packaged outfits and it was always a zoo, impossible to choose, the right size was never in stock and someone always ended up in tears. Sometimes me. As luck would have it, years later I would have a client with an online costume company ([www.costumekingdom.com](http://www.costumekingdom.com)) and ever since, though we may not agree on a great theme every year, at least we can now select costumes from the comfort of our couch without battling long lines at overcrowded stores.

It's funny to even take a step back and wonder why my wife and I still dress up at all given that this holiday is all about the kids and eating all that candy. Year after year, we've just always been a part of the action and never thought twice about it. Every Halloween starts the same way: a big spaghetti and meatball dinner at our house with grandparents and cousins and friends. Then we throw on our costumes and take a million pictures before heading off to join the neighbors strolling through the dark and oh so spooky streets of Cheviot Hills. Last year we even crossed Motor and were impressed with how many families were in the spirit of the evening and how many homes were decorated with so much detail and genuine festivity. Beverlywood shows equal passion for the holiday, boasting an amazing assortment of haunted houses that the kids look forward to visiting year after year.

Like most activities shared with your kids, there will inevitably come a time when ours will be embarrassed to be seen with us, especially all dressed up and looking silly. Maybe that's another reason why it's fun for us to participate- we know this is a



snapshot in time that definitely won't last forever.

So, with Halloween right around the corner, the hunt is officially on to figure out what odd combination of costumes we'll come up with again this year. In the end though, what we wear is secondary to the evening's real treat: the joy of knowing that we're still allowed to tag along behind our boys on the scariest night of the year no matter how ridiculous we look. That alone is worth more than all their mini Twix bars and Butterfingers combined.





# My featured listings

## BEN LEE - ESTATES SALES

Cheviot Hills  
10271 Bannockburn Dr  
SOLD

Cheviot Hills  
10595 Butterfield Road  
SOLD

Beverlywood  
9720 Beverlywood St  
SOLD  
MULTIPLE OFFERS OVER ASKING

Beverlywood  
9032 David Ave  
SOLD  
MULTIPLE OFFERS OVER ASKING

Cheviot Hills  
10452 Lorenzo Place  
SOLD

Westwood  
1633 S Bentley Ave  
SOLD  
REPRESENTED BUYER

Mar Vista  
3571 Colonial Ave  
SOLD  
REPRESENTING BUYER

Cheviot Hills  
10418 Dunleer Dr  
SOLD  
REPRESENTING BUYER

**IMMEDIATE  
BUYER NEED:  
FLEXIBLE ALL  
CASH BUYER  
looking for  
8,000+/- sq. ft. lot.  
Call Ben if  
Interested in  
Discussing!!  
310-704-6580**



## Beverlywood

An abundance of charming details punctuate this classic, traditional style home that sits on a beautiful street in Beverlywood. Built in 1948 with 1891 square feet of living space and situated on a 6194 square foot lot, this three bedroom/two bath house offers original crowned moldings, pristine hardwood floors, a formal living room with fire place, formal dining room, separate laundry room and bright breakfast nook off of the kitchen. Sliding doors lead from both the den and sunroom to the back yard and there you'll find a swimming pool and ample, easy to maintain patio space. The bedrooms are comfortable and closets more than adequate. Located in the Canfield Elementary School district, this already lovely home could benefit from a bit of vision and updating but could also be ready to move right into if that is what's preferred.

**9626 Oakmore Road– \$1,599,000**

Beverlywood – COMING SOON!

Beverlywood – COMING SOON!

Cheviot Hills – IN ESCROW!

Silver Lake – REDUCED PRICE!



2235 S Beverly Dr

**NEW CONSTRUCTION!**

Call Ben to Discuss  
Offer Before Market!



9402 Hargis Street

**NEW CONSTRUCTION!**

Call Ben to Discuss  
Offer Before Market!



3119 Queensbury Drive – \$1,699,000

This much loved 1930's Tudor style 3 bedroom/2 bath home in Cheviot Hills is rich in history and detail. Mature landscaping in the picturesque front and back yards provides scenic vistas from most if not all rooms in the entire home. Plenty of living and family space in this 2223 square foot home and situated in one of the friendliest neighborhoods in all of Cheviot. Located on a nearly 7500 square foot lot in the award winning Castle Heights school district, this home should be considered immediately as it will not be on the market long.



1459 Angelus Ave – \$769,000

Full of personality, this Silver Lake bungalow is the perfect place to call home. Quiet and private, with a great front yard featuring a hot tub and barbecue, perfect for entertaining! Inside, 3BR+2BA, updated kitchen with plenty of counter space, fantastic family room, and bedroom downstairs would work perfectly as an art studio or gym. Property offers rare off-street parking for 2 vehicles. Truly a Silver Lake gem.

Cheviot Hills – IN ESCROW!

Cheviot Hills

Beverlywood Adjacent – IN ESCROW!

Cheviot Hills



2864 McConnell Dr –

Rare opportunity to own this iconic home in Cheviot Hills. Perched on a hill with views from virtually every direction, this 3,670 square foot home is a stately nod to a bygone era. 4BR+3.5BA plus study, a formal living room with French doors leading out, a formal dining room leading to the kitchen that overlooks the enormous great room. Grand staircase to all bedrooms each with ample closets & the size of the rooms are generous. Great lot of 11,400 sq. ft. with a backyard that offers a pool & mature landscape.



10367 Cheviot Dr – \$2,095,000

Beautiful Spanish style home with horseshoe driveway. This 6BR+7BA property is spacious and airy, featuring a grand family room with a high open beam ceiling and beautiful stone fireplace. Located in the award-winning Overland Avenue Elementary School district in a lovely neighborhood, this home is a must see.



8954 Helms Place – \$849,000

In one of the most up-and-coming neighborhoods for young families, this Beverlywood Adjacent, traditional style, 3BR+3BA, 1771 sq. ft. home is conveniently nestled within a stone's throw of downtown Culver City, the SORO arts district, and easy access to the Expo lines. Boasting a charming backyard, perfect for entertaining and outdoor barbecues; this home is tailor made for a family looking to put down its roots in style.



10366 Lorenzo Drive – \$2,095,000

**SOLD!**

# 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.*

**#1**

BEN LEE WAS NAMED THE **#1** REALTOR IN COLDWELL BANKER BEVERLY HILLS NORTH, THE **#1** COLDWELL BANKER OFFICE IN THE WORLD! WE'RE READY TO BRING THE BEST TO YOUR HOME!

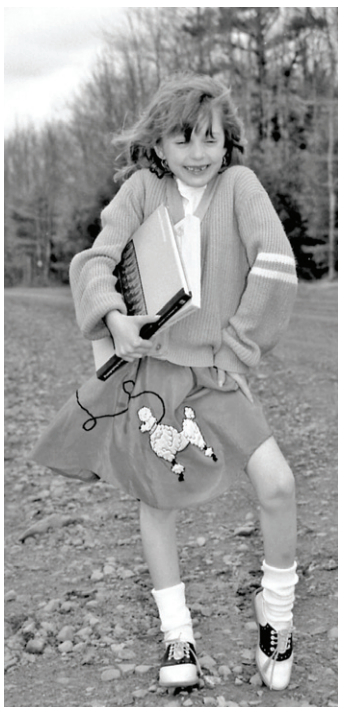


# Cheviot Hills happenings

## Westside Stories

By Michael Harris

For those who need a refresher on the social mores of the 40's and 50's I think we can remember the good, the bad and the ugly. The good were the girls in poodle skirts and saddle shoes who had their malts at the Hamilton Huddle, a parlor on Robertson and Cattaraugus. The cool kids at the school all smoked because it was sophisticated and because every one in the movies lit up so to be popular and in the in-crowd, one smoked. We all knew even then that smoking was bad for you and that if you ran track or did any other sports the smoking was something that robbed you of your wind. The high schools were in the Western League which meant Hamilton, Hollywood, Fairfax, Los Angeles, Venice, Dorsey and University. Palisades came later as did Westchester. The rivalries were intense and the Friday night football games were not too different from the games played today, except that the formation was the single wing, and face masks were not used. Hamilton's team was at best only middling, but it did well in gymnastics because the coach was really good. The swim team worked out at Chaminade High which was a short walk to Beverlywood but it had a pool which Hamilton never had. The best swim teams seemed to be at Hollywood High. There were no cell phones of course but typing was a course that was popular back then. There was at one time a requirement that one could



not participate in sports if you did not take a course in ROTC. So there were always plenty of kids in uniform when it was an ROTC day for drill or classes. There were shop classes which were practical but not so popular. However, auto shop taught a lot of kids how to hotwire a car and trouble shoot, and there were plenty of burns from metal shop, and how many nut bowls were turned out from wood shop we will never know. I still have a mulch pile which I learned to make from agriculture shop. Hamilton had an annual car show where the kids could show off their hot rods, sports cars and chopped and channeled customs. We learned to drop and cover to avoid nuclear fall-out and every one had acne and everyone looked forward to graduating not knowing that those were the most formative and important years of our lives.

## Fall is fun!

By BEN LEE

The fall season always brings a slew of neighborhood activities to enjoy with friends and family. Castle Heights will be holding a school tour the morning of October 11 for prospective parents. But bring the kids along a few days later for the school's annual pumpkin patch. That will be held on October 14th from 3-5. There'll be food and pumpkins for sale and all proceeds benefit the school. On October 16th from 12-3pm, the Country Club Homes Association (CCHA) will be hosting its



annual block party for its members. There'll be a bouncy house, basketball toss and crafts for the kids as well as food and neighborly conversation for all. I sponsor the Dandy Don's ice cream every year so, if you are a homeowner within the CCCHA, be sure and swing by for a free scoop with all the hot fudge and toppings

you can handle! If you have any questions, contact this year's block party chair Candis Melamed at: [candismela@gmail.com](mailto:candismela@gmail.com). And last but not least, on November 6th from 11-5 is Castle Heights' annual Fall Festival. There will be inflatable rides, a wide variety of food and a whole lot of fun for everyone.

## Steingarten Raffle

By BEN LEE

Congratulations go to Kathy Anderson! You are the lucky winner of a \$50 gift certificate to the popular neighborhood burger and beer joint: Steingarten LA on Pico!

We hope you enjoy your evening out and thank you for reading our newsletter. Thank you to all the entrants—sorry you didn't win this time but there will always be another raffle right around the corner. Keep reading this section of the



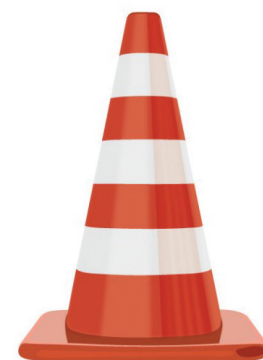
newsletter to find out more information about the next one.

## Be Prepared!

By BEN LEE

Retired EMT (Emergency Medical Technician) and Beverlywood resident Marci Sandell is conducting three upcoming workshops that are free to the public and are designed to prepare you well in advance of a potentially hazardous encounter. On October 5, learn all about Disaster Preparedness: what to pack in your 'go bag,' how to create a 'family plan' / when

to run or duck and cover/ how to turn off utilities in the event of an emergency. Then, on November 9th, Marci is sharing her knowledge on Disaster First Aid and what to do to save lives following an earthquake, terrorism or active shooter event. Finally, on December 6th, Marci will be joined by two members of the LAPD with an Active Shooter Presentation. Each of these workshops take place in the Castle Heights Elementary



School Auditorium (9755 Cattaraugus Ave, LA, CA 90034), are free of charge, start at 7pm and will last about 90 minutes. Hope to see you, your friends and family there!

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