



Cheviot Hills

The greatest neighborhood in the world



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More treats than tricks

By BEN LEE

Did you know that according to ancient historic reports, candles weren't always placed inside pumpkins to light the path on Halloween night?

Of all things, candles were originally used inside turnips, instead! Maybe it was just too thin to keep a lit candle going (or impossible to carve into a scary face!) but it was only within the last few hundred years that the pumpkin replaced the turnip to become the symbol of the evening. Today, pumpkins are still in full effect but long gone are the days in which homeowners are encouraged to put lit candles inside of them.

Safety measures trump spookiness

and the Los Angeles Police Department has put forth their annual list of Halloween "do's and don'ts" to help make this holiday safe yet still as freaky fun as ghoulishly possible. Most of the tips are obvious if you just use your parental common sense.

Know your trick-or-treater's route in advance, remind them not to enter people's homes and inspect all the loot in their goodie bags before they devour anything.

As far as costumes go, avoid masks if they impair vision and keep the material of their outfits form fitting and fireproof.

A warning to all those mini would-be pirates: prop swords should be made out of pliable material and don't

carry any weapons that look too real. And sorry, princesses: best to avoid your mom's high heels in favor of comfortable walking shoes instead. Children should stay in a group with a responsible adult but if you're the appointed escort, make sure someone is back at your brightly lit house to dole out the candy.

Sure, the evening is full of treats but there are still those impish tricksters who'll canvas the neighborhood for the dark, abandoned houses and no one wants to spend Nov. 1 cleaning raw eggs off windows or taking toilet paper down from trees!

Halloween is a very big deal in our house. We started a tradition when the boys were born and have done it every

year since. We start the evening off with a big dinner of spaghetti and meatball ('worms and bloody guts,' of course) with all the grandparents and the boys' closest pals in attendance. Then, after the costumes are put on and a million pictures are taken, we take to the streets of Cheviot Hills to collect as much candy as their plastic pumpkins (better suited for collecting candy than turnips) can hold before returning home to eat, trade and admire the chocolate haul.

Whatever Halloween traditions you may have, here's hoping your holiday is safe, fun and full of fright. And maybe somewhere on your dinner table you'll include a turnip or two for good measure!

My Featured Listings

JUST REDUCED!

BRILLIANCE ON BAGLEY

With panoramic city views from the ground floor, designer enhancements in every detail and a multitude of modern conveniences, this 5 bedroom/5 bathroom newly constructed, nearly 4,000 square foot home is in a class by itself. Even before crossing the threshold, you will be amazed by the beauty that surrounds this property. After the privacy gate closes, you will encounter a lushly landscaped courtyard, complete with comfortable seating and a cozy fire pit. Then, upon entering the house, you will immediately experience what makes it so very special. Hand distressed, wood floors throughout. Formal dining room that opens to the aforementioned courtyard, creating a dine-in/al fresco atmosphere. A true chef's kitchen with the highest quality, stainless steel Viking appliances. Situated atop a nearly 9,000 square foot lot in the award winning Castle Heights school district, this estate is an undeniable masterpiece.



2238 Bagley Ave - Beverlywood
Offered at \$2,699,000

NEW LISTING!

STUNNING SAWYER ESTATE

Lovingly crafted in 1947 from the hands of a true European artisan, this gated estate in Beverlywood is a sight to be seen. Original crowned moldings and fixtures around every corner. The oak paneling in the grand dining room shows how every tiny piece of wood was painstakingly and individually attached. Situated on a 7300+ square foot lot on a lovely and quiet street in Beverlywood, this 4 bedroom, 3 1/2 bath, 3300+ square foot home is solid in structure and generous in charm. Offering two swanky wet bars, two fireplaces, butler's pantry, pecan kitchen cabinetry, granite countertops, ample closets, full basement, large garage and a balcony with one of the farthest reaching views in the neighborhood, yours will be the prime place to be every Fourth of July. With a little bit of love this beauty deserves, come see how you can tailor this home to make it your own.



9413 Sawyer St – Beverlywood
Offered at \$1,699,000

Cheviot Hills happenings

Palms-Rancho Park Library

2920 Overland Ave.
Los Angeles, Calif., 90064
www.lapl.org

Oct. 12 Pre-School Storytime

10:30 a.m. — 11 a.m.
Stories, songs, rhymes and other activities to promote early literacy. Recommended for children ages 3 through 6.

Oct. 16 Yu-Gi-Oh Club

4 p.m.
Teens learn to play the popular trading card game, Yu-Gi-Oh! Enhance your skills. Led by Konami Digital Entertainment.

Oct. 23 Teen Council

4 p.m.
Bring your ideas and interests! Help make the library the “go to” place for teens. Lots of ways to get involved. School community service credit available.

Oct. 25 Kids Book Club

4 p.m.
Read a “Goosebumps” book, by R.L. Stine, then join library staff for games, crafts, and snacks. Ask for a book at the information desk. Recommended for children in grades K-5.

Oct. 31 Slightly Spooky Stories

4 p.m.
It's Halloween! Hear some stories of witches,

ghosts, and other creepy creatures before trick-or-treating. Recommended for ages 5 and up; younger siblings are welcome.

Hamilton High School

2955 S. Robertson Blvd.
Los Angeles, Calif., 90034
hamiltonhs-laUSD-ca.schoolloop.com

Oct. 17 Earthquake Drill

9 a.m.
Learn what to do in case of a major disaster.

Oct. 30 Halloween Concert

7 p.m.
NJP Concert Hall will be filled with the spooky sounds of the season. A perfect warm-up for Halloween.

Castle Heights Elementary School

9755 Cattaraugus Ave.
Los Angeles, Calif., 90034
castleheightselementary.org

Oct. 18 Pumpkin Patch

2:30 p.m.
Pick the perfect pumpkin at the school's annual patch.

Oct. 20 Fall Festival

11 a.m. — 5 p.m.
Enjoy a little festive fun during the annual Fall Festival. There will be games, good eats and good times.



REAL ESTATE NOTES

Playing the capital gains tax game

By MICHAEL HARRIS, Esq.

Not many people realize this, but married couples may qualify for an exclusion of up to \$500,000 from capital gains taxes upon sale of their home if they meet certain criteria.

To qualify, sellers must own and live in their homes for at least two years of a five-year period ending on the date of the sale.

The exclusion would be \$250,000 for a single person and \$500,000 for a married couple provided they file jointly and neither spouse excluded gain from the sale of another home.

If the main house is sold by a surviving spouse that person would qualify for the full \$500,000 exclusion if the sale takes place within two years of the death and the exclusion had not been used less than two years before the date of death.

Cheviot Hills

From ALL agents in ALL companies

Single Family Homes Sold July – September 2012

Compared with July – September 2013

| | Sept 2013 | Aug 2013 | Jul 2013 | Average |
|--------------------------|-------------|-------------|-------------|-------------|
| Number of Sales | 7 | 9 | 7 | 8 |
| Average Days on Market | 36 | 30 | 55 | 40 |
| Low Price | \$1,075,000 | \$860,000 | \$1,225,000 | \$1,053,333 |
| Median Price | \$1,876,000 | \$1,337,500 | \$1,925,000 | \$1,712,833 |
| High Price | \$2,792,500 | \$2,000,000 | \$3,650,000 | \$2,814,167 |
| Average Price per Sq Ft. | \$728 | \$618 | \$652 | \$666 |
| | Sept 2012 | Aug 2012 | Jul 2012 | Average |
| Number of Sales | 2 | 6 | 5 | 4 |
| Average Days on Market | 94 | 32 | 88 | 71 |
| Low Price | \$1,100,000 | \$1,070,000 | \$965,000 | \$1,045,000 |
| Median Price | \$1,162,500 | \$1,273,718 | \$1,430,141 | \$1,288,786 |
| High Price | \$1,225,000 | \$1,749,000 | \$2,000,000 | \$1,658,000 |
| Average Price per Sq Ft. | \$508 | \$456 | \$495 | \$486 |