



# Cheviot Hills

*The greatest neighborhood in the world*

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# Spooky fun for kids and adults

By BEN LEE

There are few holidays that bring out your inner child better than Halloween. Even if you don't have kids of your own, it's hard to resist the excitement in the air when children (and many adults!) get to dress up in crazy attire and go house to house to receive their favorite treat of all time, candy.

I know some parents, especially of young children, grapple with the mixed message that sometimes comes with Halloween. 364 days out of the year we tell our kids not to talk to strangers, never to accept candy from strangers,

and definitely do not encourage them to run around the neighborhood in the dark! But I like to embrace the (possibly idealized?) notion that on this one night of the year, families get to walk together and actually meet neighbors they may have seen for years but never actually have had reason to say hello to. It's an excuse to be outdoors, see old friends, make some new ones and watch children of all ages have a thrillingly good time.

We have our own tradition that has been carried out year after year since our first trick-or-treater was born ten years ago. The whole family gathers for a big spaghetti and meatball dinner. Then, grandparents take a million

pictures of the boys all dressed up before we set off on our candy quest into the neighborhood. It used to be easy to sneak a quick treat out of the boys' pumpkins while they were distracted but now that they're older, they're on to my tricks.

I also used to find it easy to just go with them from house to house wearing my regular clothes and not needing to put on an actual costume. I'd occasionally just tell people I'm dressed up as a real estate broker and that would always get a laugh or two but this year will be a bit different. This Halloween I'm being asked to actually wear a costume as our family has a theme planned. I'm not allowed to give

away the big reveal but here's a hint: this'll be the first year we're going trick or treating with our dog and his name is Yoda. So, if you see a family of five (plus a dog) in coordinated costumes coming down your block looking for candy this Halloween, it's probably the Lees. No pressure, but I'm partial to Twix bars. Really, whatever you're passing out, though, is great. Except for raisins because, seriously, if there's one thing that everyone can agree on: nobody likes getting those.

So, grab some chocolate, turn your porch light on and come to the door to say hi and meet some new folks this year. Trick or Treat, neighbors!



# My featured listings

## BEN LEE - ESTATES SALES

### Brentwood – NEW LISTING!



#### 868 Leonard Rd. – Offered at \$2,839,000

A Classic Mid-Century Ranch that appeared in Architectural Digest in 1958 and has not been on the market in 39 years. In original condition with travertine floors, curved wood walls and walls of glass overlooking a private yard. This jewel is ready to be restored. It's on a quiet cul-de-sac North of Sunset in the coveted Kenter School District and across the street is an easy stroll to Crestwood Hills Park. There is a spacious living room, dining room and large family room with fireplace. An eat-in kitchen and wonderful master bedroom and bath that open to the lovely yard. The lot is approximately 11,163 Square Feet. There are a total of five bedrooms and two and a half baths. Laundry room and direct access from the garage. This home offers an incredible opportunity for comfortable California indoor/outdoor living.

### Cheviot Hills – ACTIVE!



#### 10550 Rountree Rd. – Offered at \$3,149,000

5 BD, 4.5 BA newer construction. Crowned moldings, rich wood floors, soothing paint colors. Open floor plan showcases FDR, living rm & great rm. 2 downstairs fps. State-of-the-art kitchen feats oversized Carrera island, ss Subzero refrigerator, Viking 6-burner range, lg walk-in pantry & wine refrigerator. Upstairs laundry facilities w/ storage, lg BDs & BAs & master suite: his/hers walk-in closets, a balcony overlooking grassy backyard, a tiled BA & an adj sitting area. Overland School District.

### West Hollywood – REDUCED!



#### 7168 Willoughby Ave. – Offered at \$699,000

Lovely 2 BR/1 BA home with spacious & bright living room with custom paint & newer hardwood floors throughout. Updated kitchen has granite counters & stainless steel appliances. French doors open to a wrap around deck. Both BRs are very comfortable & boast ample closet space including a walk in located in the 2nd BR. Additional multi-functional bonus room has storage cabinetry. Other upgrades include a remodeled BA, central AC/Heat plus new sewer line. Prime opportunity to own in West Hollywood!

### Brentwood – REDUCED!



#### 11824 Darlington Ave. #103 – Offered at \$799,000

Spacious 3 bedroom, 2 1/2 bathroom townhouse style condominium on a beautiful tree lined street in Brentwood. Granite kitchen with beautiful cabinetry and breakfast bar. Hardwood floors throughout the main level and an open floor plan connecting the living and dining areas. Upstairs are two spacious bedrooms and a large master suite with his & hers walk-in closets and luxurious bathroom with dual sinks and spa tub. Quiet, controlled-access building built in 1999 with exercise room and secured garage with two covered parking spaces for this unit. Close to upscale shopping and restaurants.

### Cheviot Hills – ACTIVE!



#### 10289 Bannockburn Dr. – Offered at \$1,599,000

Spanish Mediterranean with city views in great location of Cheviot Hills! Private bamboo fence with lush gardens surround the home completely. The yard also boasts a Koi pond, gas fire pit and outdoor shower! Covered deck with granite outdoor bar makes this home perfect for entertaining. With 6 bedrooms and 4 full baths this home boasts wood floors, large formal dining, formal living, maids quarters, office, large kitchen with center island, 3 refrigerators, outdoor laundry room, gas burning fireplace, breakfast area and plenty of storage space throughout.

### Hidden Hills – IN ESCROW!



#### 24745 Robert Guy Rd. – Offered at \$1,795,000

A true gem in the prestigious, private horse community of Hidden Hills. Charming and elegant, this romantic Country English two story home has gorgeous hillside views. This home boasts 4 Bedrooms plus 4 completely remodeled Baths, a dramatic master suite, living room and cozy den. As you walk through the home you will notice wonderfully appointed touches such as hardwood floors throughout, gleaming new kitchen cabinets and counters and leaded windows. French doors lead to a spacious, lush, grassy yard with large patio and lovely gardens, fountains, sparkling pool, and spa all perfect for entertaining in a true Southern California style.

### Cheviot Hills – FOR LEASE!



#### 2840 McConnell Dr. – \$4,750 per month

Charming Cheviot Cottage. This 3 Bedroom / 2.5 Bath home boasts a brand new kitchen with all new appliances, quartz counters plus a spacious living and dining area with 2 decorative fireplaces and original hardwood floors. The spacious den is located off of the living room and kitchen and features a wall of built ins. Upstairs you'll find 3 bedrooms also with hardwood floors plus 2 baths with updated fixtures. Out into the bright and private back yard you'll find a covered patio plus a large brick patio perfect for gathering your family and friends. Steps from Club Circle and Irving Schachter Parks.

### Rancho Park – IN ESCROW!



#### 10707 Esther Ave. – Offered at \$965,000

Great opportunity to own in this desirable neighborhood. This 3 bedroom / 1 bath fixer features hardwood floors, fireplace and detached converted garage. The large backyard is private and offers lots of grassy area for entertaining. Located close to trendy shopping and dining with easy access to Westwood, West LA, Century City and Culver City. Located in the Overland school district. This gem is not to be missed!



# Cheviot Hills happenings

## Keeping pets safe on Halloween

By BEN LEE

There is a lot of talk about safety measures to take on Halloween for young children. Among the helpful hints: only wear nonflammable costumes, carry a flash light, trick-or-treat in groups, don't accept opened candy and be careful if crossing dark streets. But what about ideas how to help keep your pets safe on this spookiest of all holidays? First: do NOT let your animals anywhere near the bowl of chocolate. Chocolate (especially dark) can be very harmful for cats and dogs. If you think he/she may have accidentally eaten some, best to be safe by calling the ASPCA Animal Poison Control Center: (888) 426-4435. Other

reminders to keep your pets safe and insure a happy Halloween for all include:

Keep four legged friends away from candlelit pumpkins to avoid burns and injuries.

If you decide to put him/her in a costume, make sure there's nothing dangling from it that could cause a choking hazard.

It might be a good idea to keep your animal in a separate room during all the trick-or-treating. All the commotion could cause unnecessary stress.

Be careful to make sure all of your dog/cat's identification tags are fastened and his/her microchip info is up to date. If your pet accidentally gets out, you'll want to make sure he comes back home!



## Community Circle rounds out education

By BEN LEE

A common misconception surrounding public school education is that the students are so focused on academic curriculum, there doesn't seem to be much attention paid to the interpersonal skills so many students need. Luckily, thanks to a remarkable organization called Community Circle, many of our local elementary schools are being afforded a unique opportunity that allows students to talk about their feelings and learn how to handle often complicated situations.

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. From there,

volunteers often employ role playing techniques to get the students to learn tools and utilize methods of how to handle different situations. According to Community Circle leader Diana Sabin, "The main purpose of the program is to teach kids about responsible decision-making, how to make and keep positive relationships, to identifying and expressing feelings appropriately, to learn how to be kinder and more understanding of themselves and others, to become better listeners and communicators, and to gain confidence."

Community Circle is currently represented in all the Beverly Hills elementary schools as well as Canfield, Castle Heights and Overland. If you are interested in learning more about volunteering or if you would like to bring Community Circle to your child's school, contact LuNel Lemieux at [luNellemieux@gmail.com](mailto:luNellemieux@gmail.com) or call The Maple Counseling Center (310)271-9999 to find out more information.

## Odds and Ends

By BEN LEE

A very hearty thank you to all those who participated in our Mollie B's Cookie giveaway! We will announce the winner as well as share news about our next fun contest/giveaway next month. By the way, we are always looking to highlight a local business, restaurant or service. If you would like us to feature your business as one of our upcoming giveaways, please contact my wife Lilli ([lillijlee@yahoo.com](mailto:lillijlee@yahoo.com)).

Mark your calendars for Castle Heights Elementary's upcoming Fall Festival! Open to the public and sponsored by Ben Lee Properties, Fall Festival is an annual

tradition offering a wide variety of food, games, rides and more. It's a lot of fun for the whole family. Oct. 12 from 11 a.m. - 5 p.m.; free admission, \$15 wristbands for all day bouncing.

And if that wasn't enough to keep you happy and busy, the LA Harvest Festival is coming to town! Come to Rancho Park October 24th-26th for a pumpkin patch, hay rides, seasonal crafts, food and a hay maze! On Halloween (Friday, 10/31) there will be a costume contest and trick or treating for all your mini ghosts and goblins. More festivities are planned for the rest of Halloween weekend. It's nonstop family fun in Cheviot Hills the month of October!

## Solar energy rights

By MICHAEL HARRIS, ESQ.

Because it is the policy of the State of California to promote and encourage the use of solar energy and to remove obstacles to solar energy production, it would be improper to prohibit or restrict the installation or use of solar energy systems in a residence.

The law (Civil Code 714 and 714.1)

refines the rules relating to solar energy, and allows (Civil Code 801.5) as an easement the right of receiving sunlight to one's property. This right is defined as a solar easement, which may be created to provide a right to receive sunlight across real property of another for a solar energy system.

We should all strive to find ways to enhance the use of renewable energy where it is possible and practical to do so.