

Cheviot Hills

The greatest neighborhood in the world

NO. 22
January 2015



BEN LEE

PROPERTIES

COLDWELL
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RESIDENTIAL BROKERAGE

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PREVIEWS
INTERNATIONAL

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New Year Resolutions

By BEN LEE

Like most everyone, I start the New Year with a great burst of energy and a long list of resolutions. I know that the great burst of energy to actually keep most (any?) of those resolutions tapers off by mid-January, but it's nice to think that maybe this year might be different. My number one resolution should be to keep the rest of them, but that may be overreaching a bit.

According to the website USA.gov, the top ten most popular New Year's resolutions are as follows:

Lose Weight; Volunteer to help Others; Quit Smoking; Get a Better Education; Get a Better Job; Save Money; Get Fit; Eat

Healthy Food; Manage Stress; Manage Debt; Take a Trip; Reduce, Reuse and Recycle; Drink Less Alcohol.

Along with the majority of Americans, I can find a few of my resolutions on that list. Luckily, I don't need to address a handful. I'm happy with my job, I don't smoke and I try to save money. I always make an effort to be fit and eat healthily. Taking a trip and managing stress seem to be at cross-purposes since taking a trip would involve three young boys. Fun, yes. Stress-free? No.

So, what ARE my resolutions this year? For sure managing stress is a big one. Navigating real estate deals is often an emotional landmine. Most business dealings that involve high priced

investments don't necessarily come with feelings attached, but real estate transactions are often the exceptions to the rule. High emotions often result in heightened stress levels and it's my job and resolution to keep the transaction going with as little drama as humanly possible.

Another resolution is to try to leave some of the work problems behind at the office when it's time to go home for the day. Ever since the invention of computers, email and cell phones, it's virtually impossible to take a break from every issue that pops up, but it's also important to take a family walk after dinner without the distraction of a phone buzzing every minute or so.

Finally and most importantly, I

resolve to appreciate everyone in my life. To chuckle as the dog chews on yet another table leg or brand-new shoe. To just smile when the boys accidentally leave a long trail of toys, crumbs and articles of clothing all over the house. To acknowledge that my life became better the day I married my wife and every day since would've been imperfect without her in it. This will be the mantra I repeat day in and day out and hope I can continue through January and beyond.

Hope you, too, can make some unbreakable resolutions and enjoy a terrific 2015! I sincerely hope to see you around the neighborhood. If I'm walking with my family while anxiously holding or checking my cell phone, please remind me to stop it immediately.



2715 Forrester Dr
Listed for \$4,199,000

Ben's Neighborhood Sales 2014

THANKS FOR A FABULOUS YEAR!

Here's to a great 2015!



10259 Monte Mar Dr
Sold Over Asking in 4 Days



2933 Danalda Dr
Listed for \$3,799,000



2820 McConnell Dr
Sold Off Market - Represented Buyer



3036 Danalda Dr
Sold Over Asking



2734 Veteran Ave
Sold Over Asking



9720 Beverlywood St
Sold Over Asking



10016 Cheviot Dr
Sold Off Market - Represented Buyer & Seller



10585 Butterfield Rd
Represented Buyer



10336 Dunleer Dr
Represented Buyer



3083 Patricia Ave
Represented Buyer



2407 Bagley Ave
Represented Buyer



3309 Barbydell Dr
Sold Off Market - Represented Buyer



8821 David Ave
Listed for \$675,000



9214 Beverlywood St
Sold Off Market



2923 Cardiff Ave
Sold Off Market



3354 S Beverly Dr
Listed For \$899,000



9610 Oakmore Rd
Sold Off Market - Represented Buyer & Seller



10568 Putney Rd
Sold Off Market - Represented Buyer & Seller



3155 Shelby Dr
Listed for \$1,599,000



9031 David Ave
Listed for \$1,199,000



2562 Kelton Ave
Sold Over Asking



2890 Forrester Dr
Sold Off Market



2731 Castle Heights Pl
Represented Buyer



1457 Reeves St #104
Sold Over Asking



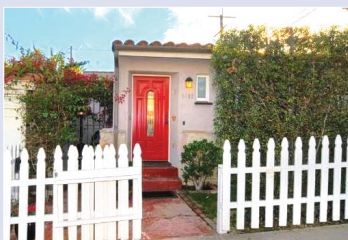
10707 Esther Ave
Listed for \$965,000



2602 Aiken Ave
Represented Buyer



2921 Cavendish Dr
*Sold Off Market For Over Asking
Represented Buyer & Seller*



8902 Guthrie Ave
Represented Buyer



8951 Hargis St
Sold Over Asking



8963 W 25th St
Sold Over Asking



3350 Barbydell Dr
Represented Buyer

Cheviot Hills happenings

Hamilton High finishes perfect season

By BEN LEE

Congratulations to the mighty Hamilton High School Yankees! The undefeated football team pulled off the ultimate win to nab the title of Division 2 champions! The Hamilton High Yankees can now officially boast being the best in the city and are certainly the pride of Beverlywood.

Anthony Rothman's son Quinn is a JV player on the team and he described how exciting it was to witness these boys take the championship after playing at the Coliseum, "I thought it was very cool. It was my first experience with anything like that. I went to every playoff game!"

Rothman feels this feat is something that should be celebrated and could show neighbors that Hamilton is a pretty terrific place to be. "Winning brings a positive light to the school," explains Rothman. "The humanities school exceeds any private

or public school in the area and [this win] gave us a real sense of community. It was really neat."

Junior Eric Brooks plays slot receiver and is a kicker for the Yankees. He describes the season as starting out rough but after their first win, the team came together and won the rest of the games thereafter. Brooks says winning the championships at the Coliseum was, "One of the most amazing experiences," and says the team is already preparing for next season, working hard to ultimately win the 2015 championships.

Anthony Rothman believes the boys in green have a good shot at it because all the necessary elements are in place. "They're great players and have really great coaching. They play really well and are undefeated in their league." Your neighborhood's behind you, too, Hamilton. Gooooooooo Yankees!



New FOOD giveaway

By BEN LEE

A new year, a new Ben Lee Properties raffle/give away! If you're looking to try some seriously delicious FOOD this month, then try to win a \$50 dollar gift certificate to this ultimate neighborhood hotspot on Pico. FOOD is where all the locals like to dine - homemade, healthy and hearty, it's like going home for breakfast, lunch or dinner, without your relatives (unless they happen to be eating there, too, which is often the case). Simply send an email to Ben at: Ben@benleeproperties.com and put 'FOOD' in the subject line. We will draw a winner from all the entries on Jan. 25. Congratulations to Denise Cavalli, the winner of last month's give away: a \$50 dollar gift certificate to local eatery C&M Café. Here's to lots of yummy eating, neighbors!



FOOD (food), n.
An eclectic cafe serving seasonal, healthy, and delicious food. Catering for all your S-M-L-XL needs. A neigh?bor?hood market for the new essentials. A place of nourishment.

Movie options for home and theater

By Michael Harris

Guest movie critic Michael Harris brings you two reviews this month, one currently in the theatres, the other available through Netflix.

Boyhood: This is a film with a gimmick: while it is scripted the characters playing the main roles are filmed as they grow up over a 12-year period. The movie touches upon typical and accurate touchstones of growing up including victimization of junior high school bullying; bragging about fictitious sexual exploits; the promised cool car when he turns 16 which is not forthcoming; the senior high school exposure to social drug use and genuine romance; and other such reflections on maturation in the midst of a chaotic family life with parents who are trying but are often

overwhelmed by the messiness of making a life for themselves while doing their best to bring up their children. It is long but absorbing and sort of real.



United Flight 93: This is a recreation of what probably happened preceding the crash of the plane into the Pennsylvania field when it was headed for the Pentagon as part of the 9/11 assault. While the ending is never in doubt, the realistic direction and the tension generated by the hand held camera work and great acting makes it a nail-biter all the way. This is a worthwhile experience to watch, but I do not suggest it for those about to depart from LAX.