

# Cheviot Hills

*The greatest neighborhood in the world*

NO. 5  
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## The last days of summer

By BEN LEE

Historically, August was always the point in the summer when kids would start to get a little bored with being home and parents would start bemoaning that “vacation” would never end.

Labor Day was always the light at the end of the proverbial summer tunnel. Well, those days (for most of us) are long gone because August is the new September and public schools will be ringing that morning bell bright and early starting Aug. 13. Summer breaks are a brisk nine weeks, three weeks shorter than what we enjoyed growing up. It may not seem like a vast difference but when it comes to planning all the activities that make summer special, there seems to be much less time to squeeze in some

trips and camps before it’s right back to the grind of carpools, homework and making lunches.

No matter the length of a vacation, one of the great perks to living in Los Angeles is the endless array of options to keep children busy. This summer each of our three boys tried some new activities in addition to some old standbys. Every year we attend the UCLA family camp (Bruinwoods) which starts the summer off right. It’s a week of “camping” which by our definition means chef-prepared food, cozy cabins and manicured grounds with a heated swimming pool. But it also includes a great amount of really fun time spent together along with other families who all share UCLA as a common bond. From there, the boys attended Lego camp at Castle Heights through the STAR program. If you’re

unfamiliar with STAR education, it’s a terrific resource for after school care and both Overland and Castle Heights have it on campus. The teachers are excellent and subjects wide ranging. Specialty classes are offered all year round and our boys are big fans of the variety. From the world of Legos to fun in the sun, after STAR the boys then spent a week digging holes, playing games and boogie boarding at a beach camp called “Sandy Days.” They finished up the summer by trying two new programs: our eldest son got accepted to the John Hopkins Center for Talented Youth and spent three weeks learning about inventions at the Windward campus. Our two younger boys attended the very popular Iverbe Sports Camp held at the Willows School in Culver City. Both proved to be really terrific and will likely be on

the calendar for next year, too.

For the final week of summer vacation, they will attend camp Target to pick out fresh lunch boxes, backpacks and sharp new crayons.

There’s certainly no shortage of opportunities when it comes to a shorter summer but sometimes the best way to get kids excited about starting a new school year is to just let them be bored. Cleary spoken from someone who gets to go to an office everyday but maybe next year I’ll suggest a camp-free summer to my wife and see what she says about it. Three boys home all summer long with nothing to do? I think she’ll consider it a really excellent plan. Or, so she’ll say from a tropical beach somewhere far, far away!

# My featured listings

JUST LISTED!



**3232 Oakhurst Ave. – Beverlywood**  
*Offered at \$679,000*

JUST REDUCED - ACTIVE!



**10392 Tennessee Ave. – Westwood**  
*Offered at \$1,995,000*

IN ESCROW!



**2417 S Canfield Ave. – Beverlywood**  
*Offered at \$1,099,000*

IN ESCROW!



**2700 Anchor Ave. – Cheviot Hills**  
*Offered at \$1,799,000*

ACTIVE!



**2851 McConnell Drive – Cheviot Hills**  
*Offered at \$2,699,000*

JUST REDUCED - FOR LEASE!



**2890 Forrester Dr. – Cheviot Hills**  
*Offered for lease at \$11,499/month*

IN ESCROW!



**10525 Ayres Avenue – Rancho Park**  
*Offered at \$1,275,000*

IN ESCROW OVER ASKING IN JUST 1 DAY!



**2780 Club Drive – Cheviot Hills**  
*Offered at \$1,899,000*

# Cheviot Hills happenings

**Palms-Rancho Park Library**  
2920 Overland Ave.  
Los Angeles, Calif., 90064  
[www.lapl.org](http://www.lapl.org)

**Aug. 8**  
**Great Books Discussion Group**  
6 p.m. — 8 p.m.  
Join the library for a discussion on “The Narrow Road to the Far North” by Basho. All are welcome to attend.

**Aug. 10**  
**Chess Class for Adults & Children**  
11 a.m. — 1 p.m.  
Observe or play with chess expert Brian Glover. Adults and children, beginners and intermediate players are welcome. Gifts from the U.S. Chess Federation will be given to each attendee.

**Aug. 10**  
**Great Ideas of Philosophy**  
3:30 p.m. — 5 p.m.  
This videotaped lecture series by Prof. Daniel N. Robinson of Oxford University and The Teaching Company introduces the main currents and issues in philosophical thought from ancient Greece to the contemporary world.

Each session will also include time for questions and discussion. Previous knowledge of philosophy is not necessary.

**Aug. 12**  
**Baby Storytime**  
10:30 a.m. — 11 a.m.  
Rhymes, songs, and stories for babies and their caregivers. Recommended for infants up to approximately 18 months. Most activities will be seated.

**Aug. 22**  
**Adult Book Club**  
3 p.m. — 4 p.m.  
Join the library for a discussion of Barbara Vine’s “Blood Doctor.” “In her tenth novel writing as Barbara Vine, Ruth Rendell offers a novel of suspense based in 19th-century England and centering on deceit, murder, and various other family skeletons.” — Library Journal

**Aug. 31**  
**Art of Public Speaking**  
3:30 p.m. — 5 p.m.  
Learn to speak in public from experts. This week’s guests are Rosalyn Kahn, Professor of Communication, Santa Monica College and Marion Claire, author of “Secrets of a Unique & Sexy Speaker.”

# Tips for home buyers over 40

It’s often the most daunting and emotionally taxing item on one’s financial to-do list: Buying a home. Most people wade into homeownership for the first time in their 20s and early 30s, when they still have the bulk of their working years ahead of them and a long runway to build equity — a key asset for eventually moving up to a bigger home.

But what if you’ve reached midlife and still envision buying a home one day? Tackling that first home purchase after 40 can be easier in some ways than when you’re just staring out in your career, but it also brings its own set of financial factors.

“It’s important to consider the financial work you have left,” says Eleanor Blayney, consumer advocate for the Certified Financial Planner Board of Standards based in Washington D.C. “The financial hurdles you still have over the rest of your life and how homeownership and debt in particular are going to impact that.”

A National Association of Realtors survey of people who bought a home between July 2011 and June 2012 showed that nearly 80 percent of first-time homebuyers were 32 years-old or younger.

In the next age bracket, those age 33-47, 36 percent were first-time buyers; between the ages of 48 to 57, only 19 percent were first-time buyers. The rates of first-time homeownership generally declined as buyers got older, according to the survey, which featured 8,500 respondents.

Even so, the last decade’s economic downturn and housing crash has forced many to put off that first home purchase.

Here are some things to consider if you’re over 40 and eyeing homeownership:

## LENDING RULES DON’T CHANGE FOR OLDER BUYERS

Good news: Being closer to retirement age than someone in their 20s and 30s can’t legally be held against you by a lender when they consider you for a home loan, regardless of the loan period.

“So if somebody was to walk in today, and they’re 114 years old, and they ask for a 30-year mortgage and qualify for it, we have to give it to them,” says Tom Jarboe, regional manager at lender Primary Residential Mortgage Inc.

The decision on whether one qualifies for a loan hinges on the borrower’s income, assets, credit history and other factors.

## CONSIDER BENEFITS OF PAYING OFF LOAN

Most banks operate under the assumption that even a 30-year fixed mortgage will be swapped out for another loan within eight years, if not sooner. That’s because many homebuyers often end up refinancing, or moving for work or due to family considerations.

But paying off a home and owning it free and clear by the time one retires is a smart play, particularly as the cost of housing is a significant expense for a person relying on a fixed income.

- ASSOCIATED PRESS

## Cheviot Hills

From ALL agents in ALL companies

## Single Family Homes Sold May – July 2012

Compared with May – July 2013

	July 2013	June 2013	May 2013	Average
Number of Sales	7	14	1	7
Average Days on Market	55	41	8	35
Low Price	\$1,225,000	\$1,100,000	\$1,222,500	\$1,182,500
Median Price	\$1,925,000	\$1,493,750	\$1,222,500	\$1,547,083
High Price	\$3,650,000	\$2,755,000	\$1,222,500	\$2,542,500
Average Price per Sq Ft.	\$652	\$612	\$693	\$652
	July 2012	June 2012	May 2012	Average
Number of Sales	5	9	5	6
Average Days on Market	88	60	76	75
Low Price	\$965,000	\$882,000	\$855,000	\$900,667
Median Price	\$1,430,141	\$1,375,000	\$988,500	\$1,264,547
High Price	\$2,000,000	\$2,995,000	\$1,725,000	\$2,240,000
Average Price per Sq Ft.	\$495	\$547	\$475	\$505