

Cheviot Hills

The greatest neighborhood in the world

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Keeping the neighborhood safe

By BEN LEE

Summer is here and with that comes so many wonderful images: warmer weather, longer daylight hours, more outdoor gatherings and everyone feels a bit like they're on vacation without actually leaving the neighborhood.

Unfortunately, the byproduct of this looser, more mellow attitude is we inadvertently let our guard down a bit. Catching that summer cross breeze or letting the sunlight stream into our homes through open doors and windows may feel terrific, but it means we're not as protected against intruders as we should be.

Typically, Cheviot Hills is not a home to crime. Occasionally there is a non-violent occurrence such as a car break in but, for the most part, this is an extremely safe neighborhood with

no cause for concern. Many neighbors don't feel the need for a home alarm and some admit to not bothering to lock their doors during an evening stroll around the block. There is a private security patrol that drives through the streets keeping a watchful eye on suspicious activity and generally speaking, neighbors don't seem to worry about any kind of lack of safety or problems.

Over the last month though, our perfect slice of suburbia has experienced an uptick in crime, thanks in large part to a group of brazen individuals who have been relentlessly targeting our neighborhood. These small groups of men and women have been knocking on doors to first see if people are home and if they are not (or don't appear to be), these individuals will enter the homes and help themselves to small items and jewelry, preferably gold. They are well-dressed,

young and African American and have been seen walking with briefcases as well as entering and exiting nice cars ranging from BMWs to Range Rovers.

Since the crime wave started, police have been holding community watch meetings and the message to worried residents is clear and consistent: Invest in an alarm system and keep your windows and doors locked. Have the appearance of being home even if you are not so leave a television and/or interior lights on while you're away. Speaking of lights, exterior motion sensor lights are very important. Police also recommend having a dog. Of course, there is no guarantee that a dog will prevent a break-in but in the split second a robber has to decide whether or not to intrude, sometimes all it takes is a healthy bark to send that bad guy on his way.

Police don't expect this strange rash of robberies to persist; in fact, they say

that the numbers of break-ins have decreased from the time they were first reported. It's always a good reminder, though, to stay vigilant and to look out for each other. When faced with these unwelcomed invasions, the community of Cheviot Hills really mobilized to take a stand. E-mail chains were quickly established and every time a new occurrence would take place, descriptions of the perpetrators were distributed like rapid fire. Once a photo got snapped, their time sneaking around came to an end.

No one wants to think crime can come into their home but when or if it does, it's nice to know we live in a community that really protects one another. The message to these guys was very clear: You messed with the wrong neighborhood and we will not stand for it at all. Good riddance, robbers. There's no place for you here!

My featured listings

Elegant Contemporary Home



2890 Forrester Drive - Cheviot Hills

Built in 2007, this elegant Contemporary Mediterranean home located in Cheviot Hills on the much desired Forrester Drive has many enviable features. Grand foyer with rolling staircase, skylight and soaring ceilings. The spacious living room with fireplace opens to a cozy den/office. There is a beautiful formal dining room and a stunning gourmet kitchen with custom cabinetry, granite counter tops and stainless steel Viking appliances. Just off the kitchen is the expansive family room, which leads to a sprawling patio, perfect for dining and entertaining. Just beyond the patio is also a detached bonus room and Upstairs are four generously sized bedrooms and a laundry room. The large master overlooks the side yard and features an amazing walk-in closet and an impressive master bathroom, with a sunken Ceasarstone spa tub. Downstairs is the subterranean garage aside maid's room. A must see!

Offered for lease at \$12,500/month

Luxurious Mediterranean



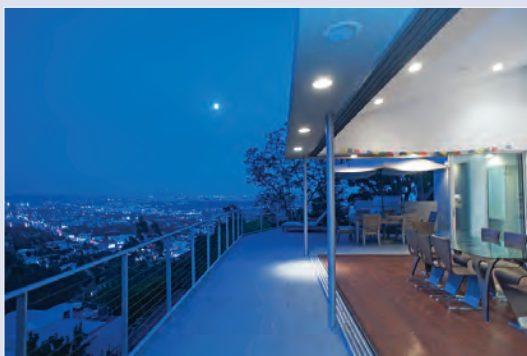
10392 Tennessee Avenue - Westwood

Beautiful Mediterranean 5 bedroom 6 bathroom, 4200+ square foot home. Soaring ceilings, hardwood floors with custom accent designs, gorgeous kitchen with granite counter-tops, and breakfast area. Downstairs is an open floor plan for the formal dining area, large living room, family room with fireplace, and guest bedroom. Upstairs are 4 bedrooms, all large and each with its own en-suite bathrooms including the huge master with private balcony, fireplace, his & hers walk-in closets, and luxurious oversize tub. Private yard with large patio, perfect for dining al fresco.

Offered at \$2,199,000

OTHER FEATURED LISTINGS

ACTIVE!



1710 Crisler Way – Hollywood Hills \$2,399,000

ACTIVE!



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

ACTIVE!



10289 Bannockburn Drive – Cheviot Hills \$1,649,000

COMING SOON!



2851 McConnell Drive – Cheviot Hills \$2,695,000

COMING SOON!



10259 Monte Mar Drive – Cheviot Hills \$4,399,000

Cheviot Hills happenings

Palms-Rancho Park Library

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

July 6

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.

July 10

Cooking up Kindness Art Project with The Los Angeles County Museum of Art

4 p.m. — 5:30 p.m.

LACMA is in the house! All teens (ages 11-19) welcome to work on the library's summer community art project, Cooking Up Kindness. Community service credit available.

July 11

Candy Sushi

4 p.m. — 5 p.m.

Learn about sushi, take a trivia quiz, and make your own sushi out of candy!

July 17

Mystery Dish Program

4 p.m. — 5 p.m.

If we tell you what the program is, it wouldn't be a mystery! Come find out! All teens (ages 11-19) welcome.



July 18

Big Eaters and Big Eats

4 p.m. — 5 p.m.

Enjoy stories and a craft about unbelievable eaters and giant food.

July 24

Pizza Party & Finale

4 p.m. — 5 p.m.

Summer Reading Club finale! Raffle prizes, pizza, party! Need we say more? All teens (ages 11-19) welcome!

July 25

The Magic of Tony Daniels

4 p.m. — 5 p.m.

Join this fabulous magician for a delicious comedy and magic show!

Aug. 1

Jelly, Jelly, Jellybeans!

4 p.m.

End the Summer Reading Club with silly songs and stories, as well as some prizes.

Mortgage rates jump to 2-year high of 4.46%

U.S. mortgage rates have suddenly jumped from near-record lows and are adding thousands of dollars to the cost of buying a home.

The average rate on the 30-year fixed loan soared in late June to 4.46 percent, according to a report Thursday from mortgage buyer Freddie Mac. That's the highest average in two years and a full point more than a month ago.

The surge in mortgage rates follows the Federal Reserve's signal that it could slow its bond purchases later this year. A pullback by the Fed would likely send long-term interest rates even higher.

In the short run, the spike in mortgage rates might be causing more people to consider buying a home soon. Rates are still low by historical standards, and would-be buyers would want to lock them in before they rise further.

But eventually, more expensive home loans could price some people out and slow the housing market's momentum, which has helped drive the U.S. economy over the past year.

"People are getting off the fence a little bit more or choosing to buy now instead of choosing to buy three months from now," said Anthony Geraci, a Cleveland real estate broker-owner who says he's seeing more sales activity lately in his market.

Mortgage rates are rising because they tend to track the yield on the 10-year Treasury note, a benchmark for

most long-term interest rates. The 10-year yield began rising from near-record lows in May after speculation grew that the Fed might be closer to reducing its bond purchases.

In early May, the average rate on a 30-year mortgage was 3.35 percent, just above the record low of 3.31 percent.

But rates began to surge — and stocks plunged — after Fed Chairman Ben Bernanke made more explicit comments recently about the Fed's plans. He said the Fed would likely scale back its bond buying later this year and end it next year if the economy continued to strengthen.

The rate on 30-year loan soared from 3.93 percent last week to 4.46 percent this week — the biggest one-week jump in 26 years.

The effect on buyers' wallets in just the past two months is striking.

A buyer who locked in a 3.35 percent rate in early May on a \$200,000 mortgage would pay \$881 a month, according to Bankrate.com. The same mortgage at a 4.46 percent rate would run \$1,008 a month.

The difference: \$127 more a month, or \$45,720 over the lifetime of the loan. Those figures don't include taxes, insurance or initial down payments.

The rate hike comes at a critical time. Low mortgage rates have helped fuel a housing recovery that has kept the economy growing modestly despite higher taxes and steep federal spending cuts.

- ASSOCIATED PRESS

Cheviot Hills

From ALL agents in ALL companies

Single Family Homes Sold April – June 2012

Compared with April – June 2013

	June 2013	May 2013	April 2013	Average
Number of Sales	14	1	12	9
Average Days on Market	41	8	39	29
Low Price	\$1,100,000	\$1,222,500	\$580,000	\$967,500
Median Price	\$1,493,750	\$1,222,500	\$1,395,000	\$1,370,417
High Price	\$2,755,000	\$1,222,500	\$2,060,000	\$2,012,500
Average Price per Sq Ft.	\$612	\$693	\$628	\$644
	June 2012	May 2012	April 2012	Average
Number of Sales	9	5	10	8
Average Days on Market	60	76	48	61
Low Price	\$882,000	\$855,000	\$515,000	\$750,667
Median Price	\$1,375,000	\$988,500	\$1,187,500	\$1,183,667
High Price	\$2,995,000	\$1,725,000	\$1,937,500	\$2,219,167
Average Price per Sq Ft.	\$547	\$475	\$515	\$512