

NO. 2
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Cheviot Hills

The greatest neighborhood in the world



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Out of doors for the summer

By BEN LEE

With summer right around the corner and the weather starting to heat up, now is the perfect time to start thinking about all those fun, outdoor parties you can have.

While some might find entertaining intimidating, the truth of the matter is it really doesn't have to be. My wife is the premier party planner in our house and she takes the job rather seriously. Everything always has to look perfect, menus are meticulously planned weeks in advance, guest lists stressed over, detailed to-do lists are prepared and checked off task by task until show-time. But in the end, she is the first to admit that all that planning and worry is totally unnecessary.

Every time we come home from a party that was basically tossed together at the last minute yet everyone had a totally enjoyable time, she vows that

she'll obsess no more. The bottom line is, the only elements you need to make a party fun are: good food, great mixture of guests and relaxed hosts.

Does the food have to be totally made from scratch? No way! We had a "Joy of Cooking" calendar once that gave the perfect response to guests who would ask if you made something. Just tell them, "I made it possible!"

Cheviot Hills is sandwiched between a handful of fine markets that offer ready-made appetizers, sides, even main courses that you can transfer to your own dishes and save yourself a lot of time and mess in the kitchen. Sometimes just assembling key prepared foods together is all the effort you need. A platter of purchased hummus, pita crackers, blocks of feta cheese and canned grape leaves make a perfect appetizer and only takes seconds to pull together.

For the main course, nothing beats a

good summer bar-b-que and with so many homes now offering built-in equipment outdoors, there's no reason to heat up the kitchen at all. Practically everything that can be made in an oven can be done on the grill and it's a great social spot for dads to hang out. It must go back to the cavemen's time but there's something about open flames and raw meat that turn most male hapless cooks into total enthusiasts and I am proud to be one of them.

One of our favorite cuts of meat to

bar-b-que is marinated flank steak. The whole family loves it and it's easy to do. I've included our recipe here. So, the next time you're faced with a free Saturday night, pick up the phone and invite that family over you've been meaning to make plans with. Then take a quick trip to Trader Joes and see all the new products to try. You'll be surprised at how easy and fun it is to entertain with absolutely no stress on the menu!

Marinated Flank Steak

- 2 pounds beef flank steak
- 1/2 cup soy sauce
- 1/4 cup olive oil
- 2 cloves garlic, peeled and crushed
- 1 tbl crushed ginger
- A few splashes sesame oil (optional)
- Sliced scallions

Mix all ingredients and place in a large zip top bag with the meat. Marinate for a few hours or overnight. Grill on a hot fire for about 10-12 minutes, turning once. Let it sit for a few minutes before slicing against the grain. Enjoy!

My Recent Listings

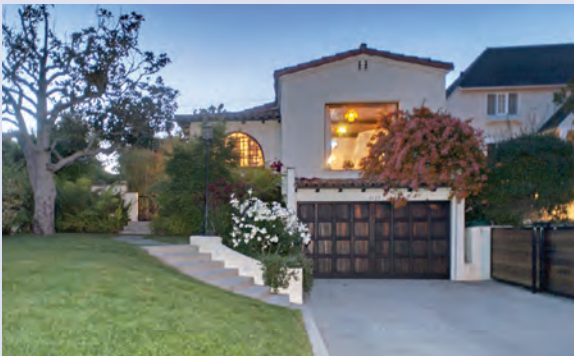


2801 Anchor Ave. Cheviot Hills, Los Angeles, CA

The phrase, “They just don’t build them like they used to,” comes to mind when appreciating the floor plan, durability and natural beauty of this 5 bedroom/5 bathroom mid-century home in Cheviot Hills. Situated on a sprawling 11,346 square foot corner lot, features of this 3,650 sq foot, single story home include new hardwood floors, crown

moldings, recessed lighting, an eat-in kitchen, impressive array of built-ins and closet spaces, generously sized bedrooms, a formal dining room and backyard views from virtually every room that allows sunlight to stream in and naturally brighten the entire house. The phrase, ‘An entertainer’s paradise,’ also applies here as this house is tailor made for parties. With an enormous private backyard featuring side yard play areas as well as the quintessential Southern California

sparkling swimming pool, there is an outdoor/indoor easy flow to the home that allows for revelers to feel comfortable wherever they decide to eat and enjoy. With a two-car garage, ample laundry/utility room and in close proximity to a neighborhood park and the award winning Castle Heights Elementary school, this well-built and much-loved house will make the next family who moves in feel very happy and proud to come home. Offered at \$1,649,000



3123 Queensbury Drive Cheviot Hills, CA

Embracing the true essence of character, this 1932 Spanish style home in Cheviot Hills will instantly charm whoever walks through its front door. Set atop a grassy slope and perched to overlook a lushly landscaped courtyard, this approximately 2,300 square foot home has every modern convenience a family could want without sacrificing any of the style influenced by the era. Hardwood and tile floors, archways, high ceilings with exposed beams and a Batchelder tile fireplace in the formal living room are just a few of the architectural touches left wholly in tact during the home’s extensive remodel. Besides the complete refurbishing of all plumbing, electrical, HVAC and other unseen infrastructure of the house, the kitchen, backyard, bathrooms and closets in the master bedroom were all updated to reflect the needs of a busy 21st century family. There are 3 bedrooms and 3 bathrooms as well as formal dining room, living room, den and office. In Escrow after only 5 days!



10259 Monte Mar Drive Cheviot Hills, CA

What comes to mind when you picture your ideal home? Does it overlook a tranquil golf course, a welcome respite conveniently located next to all of life’s necessities? Does its state-of-the-art kitchen have every culinary convenience for today’s modern chef? Are there romantic balconies and terraces that extend the indoor spaces to reach outside? Are there views from every room? Does your dream home have a 4-car garage? A bathroom for every bedroom? An elevator to carry parcels from the ground floor up? A vast, resort-like backyard that flows seamlessly from outdoor living and sun bathing poolside to the golf course beyond? Is it a short stroll to a park, tennis courts, shops and restaurants? This is one home that truly earns the distinction of having it all. Offered at \$4,399,000, Coming Soon!



2723 Westgate Ave West L.A., CA

Nestled on a quiet tree-lined street in the highly desirable North Westdale section of West Los Angeles, this newly updated, single-level family home has it all: open and spacious living room with hardwood floors, recessed lighting, crown moldings, copper plumbing, central heating, new roof and beautiful new tile work and fixtures in the kitchen and bathroom. Bright, airy and full of light, the large master bedroom opens through French doors to a beautiful flag stone patio and spacious, professionally-landscaped yard filled with roses and fruit trees. Walking distance to the Whole Foods market, shops and restaurants of Colonial Corners, as well as Cloverfield Park, this is the perfect place to become a Westside homeowner. Offered at \$729,000 New listing!

Cheviot Hills happenings

Castle Heights Elementary

9755 Cattaraugus Ave.
Los Angeles, Calif., 90034

www.castleheightselementary.org

Friday
May 3
Jog-a-Thon

Friday
May 10
Movie Night Dinner and Bookfair, open to the public, starting at 5 p.m.

Wednesday
May 15
All Campus Art Show

New student registration forms for fall are available now.

To download, visit
www.castleheightselementary.org

Palms Middle School

10860 Woodbine St.
Los Angeles, Calif., 90034
(310) 559-0397

www.palmsmiddleschool.org

Sunday
May 5
Big Sunday
Join the community for a day of campus beautification. Projects include: painting, clean-up and gardening. All ages are welcome. The event begins at 10 a.m. and runs until 5 p.m. For more information, visit bigsunday.org.

Thursday
May 9
Instrumental Spring Concert, Jazz Band

Thursday
May 16
Choral Spring Concert



Castle Heights Elementary School was grateful to receive a check for more than \$30,000 thanks to Sarah Shaw of JMB Realty and Mike Eveloff of Friends of West Los Angeles. Co-Presidents of Friends of Castle Heights: Lilli Lee and Joelle Casady, were on hand to happily accept it.

Thursday
May 3
Sixth grade beginning Winds and Strings Concert

Hamilton High School
2955 S. Robertson Blvd.
Los Angeles, Calif., 90034

Just a quick note
Letters went out recently for admittance to the award-winning Humanities and Performing Arts programs. These excellent divisions of Hamilton are loaded with neighborhood kids who love their school and education. Really, you hear kids say they “love” school — how amazing is that!

If you're a new student, welcome! The spring sports programs are going full force and the Hamilton baseball program is leading the way. Varsity is currently 13-2 and fighting for the Western League championship while the JV team is undefeated and leading the league. Both teams are filled with standout neighborhood kids who have come from the local Cheviot Hills Pony Baseball League played at Rancho Park, including Dylan Israel, Gabe Greenman, Ethan Lazar, Dalton Blumenfeld, Zachary Diamond, Benji Kaiserman and many more. Come catch a game when you can.

Ken Kaiserman
SportsKids.com
Any Kid, Any Sport, Any Time!

Motor Avenue Farmers' Market

Corner of Motor Avenue
and National Boulevard
Every Sunday, 9 a.m. — 2 p.m.
(Rain or shine)

www.motoravenuemarket.com

As the farm-to-table movement continues to take hold, more communities are looking to farmers' markets to meet that demand.

The Motor Avenue Farmers' Market was created with that in mind. It features a mix of seasonal fruits and vegetables from certified California growers, fresh seafood, packaged and prepared items and baked goods. There's even clothing and crafts from local artisans for sale.

Aside from the good eats, the market serves as a meeting place for the

neighboring communities of Cheviot Hills, Palms and Beverlywood. There's weekly live music, free raffles and even pony rides and a petting zoo for the little ones. Oh, and don't forget about the free dog-sitting and parking at the IMAN Center at 3376 Motor Ave.

There's even a few unique offerings. If you're lucky, the Classic Creation's booth may be offering henna tattoos and eyebrow threading.

Organizers say that the community response has been positive to the market's mission. Sure, food is at the core of their efforts, but protecting the environment also plays a part in what goes on there.

Its local growers use fewer chemicals and take better care of the land all while using up to 17 times less fuel to get their goods to the market.

Take time to check out this community gem, it's worth the trip.



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