



Cheviot Hills

The greatest neighborhood in the world



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PAID
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*****ECRWSS*****

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We are 100!

By Ben Lee

Well, we made it to 100 issues of this newsletter. I can honestly say when we had the idea to start a community paper many moons ago, I never thought we'd be able to sustain the effort for 100 months. Back when it began, our boys were 8, 6 and almost 3 years old. Long time readers have watched them grow up into young men who are barely recognizable as the little guys they once were. You came along on the journey of where they went to school, their summer camps, their interests and sometimes their silly boy antics. Some critics wondered why a realtor would sit down to write month after month about his family, the trips they took and the adventures they had. Selfishly, it's really been nice to document all of our stories. I'm hoping that 100 issues from now, when the boys are that much older and out of the house and my wife and I are sitting on a beach somewhere thinking about the good ol' days, we can go back and read about what we were doing during some random month so long ago.

But other than sharing all our family secrets, what I really tried to do with this newsletter was to highlight the whole idea of community and how wonderful it has been to raise our children in this neighborhood. I've wanted to express how grateful we are to live here and become friends with so many of you who live here, too. Our actual home may be in Cheviot Hills but it feels like we are a part of the surrounding areas too, since our parents were all raised here, as well. My dad and grandparents lived in Rancho Park. Lilli's mom was raised on Sawyer in Beverlywood and her father Michael grew up on Glenbarr in Cheviot. All three are proud Hamilton High graduates. When my father-in-law saw we were starting a newsletter, he was inspired to contribute articles relating to the history of the neighborhood he loves so much. Those articles later became a book and that book prompted a second in the series. He's currently at work on book number three and it all started here on the pages of this newsletter.

It's kind of cool to consider that this paper has spanned three presidencies yet it never got political. There were plenty of thoughts and opinions I had that could've made it on to these pages but I tried to stay neutral so as not to alienate anyone just looking for a breezy

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PHOTO AND CAPTION FROM OUR FIRST EDITION- APRIL, 2013

escape. Instead, we tried to feature local businesses by offering monthly raffles to small "mom & pop" establishments you wouldn't necessarily have on your radar. I also try to promote different local activities, charities, fundraisers and school productions. The more we are invested in our community, the better it is to be part of it.

Last month my family and I hosted a fun ice cream social at which we served King Kone's finest flavors and gave away a few little fun items to get

summer started off right. So many neighbors came by- it was really great to see familiar faces and visit in what will hopefully become a lovely neighborhood tradition. We celebrated the 100th issue of this newsletter, remarked at how nice it was to be together post-pandemic and shared some laughs regarding the crazy, chaotic world of real estate, too. Thank you to all of you who made it to the party and if you missed it, don't worry. Given how many scoops each of my boys enjoyed,

I imagine this won't be the last time we host something so delicious.

Thank you, too, for reading this newsletter and being part of our large, extended family of neighbors for so many years. I've loved getting to know you and I hope you feel the same about me. So, let's raise a glass and toast to 100 more issues. It's an honor to live here and write about this special community we all share and call home: the greatest neighborhood in the world.

My featured listings

BEN LEE PROPERTIES

Westwood - NEW LISTING!



2066 Prosser Ave. \$2,395,000

4 Beds/3 Bath 2,286 Sq. Ft., 6,697 Sq. Ft. Lot

Up on a slight knoll on a tree-lined street in Prime Westwood, this is gracious LA living at its finest. Majestic front yard with lush landscaping and chic interior extensively remodeled just five years ago. No detail was spared in creating this tranquil property that combines architectural details with modern luxury finishes. Light-filled living room with original coved ceilings. New gourmet kitchen with oversized island is a vision in wood, blues and brass accents. It offers a walk-in pantry and top-of-the-line stainless appliances, Heath tile backsplash and Caesarstone countertops. High coved ceiling with exposed beams connects the open kitchen/dining/family room with access to the dazzling backyard. Garage redesigned as a lovely home office complete with A/C. Separate laundry room, Lutron lighting, four-zoned HVAC, security gate and wiring for cameras throughout, built-in BBQ, and imported designer fixtures. Great central location. Westwood Charter Elementary. Don't miss it!

Cheviot Hills - FOR SALE!



– GLENBARR & LORENZO –

Best Location in the Neighborhood!

6 Beds/TBD Bath 7,500 Sq. Ft., 8,500 Sq. Ft. Lot

You may be curious about the new construction homes being built on Glenbarr and Lorenzo. Call Ben (310-704-6580) or send him an email (ben@benleeproperties.com) to learn more about these spectacular properties that will undoubtedly be the crown jewels of the neighborhood.

Cheviot Hills - IN ESCROW!



2815 Club Dr. \$3,495,000

4 Bed / 4.5 Bath 3,497 Sq. Ft., 9,250 Sq. Ft. Lot

Beverlywood - NEW LISTING!



9704 Cashio St. \$4,295,000

4 Beds/4.5 Bath 3,969 Sq. Ft., 7,611 Sq. Ft. Lot

Sophisticated, high-end, resort-like property in Beverlywood. Sleek, modern and oozing with style, this newly built masterpiece features clean lines and a vast, open floor plan that creates a peaceful space with a flirty dash of festivity. Every technological amenity is controlled by the touch of a button: surround sound, LED lighting, in-wall fireplaces, automated shades/window coverings: no expense was spared to take this Smart home to the next level. The open, kosher kitchen is anchored by the oversized island and offers top-of-the-line Miele appliances. Pocket doors disappear into the walls of the great living room opening to a stunning pool with a custom fire wall, water wall and mural created by famed artist Chris Saunders. Master suite with deck overlooking pool below, enormous his/her separate walk-in closets, a fireplace and 5-star bath with freestanding tub, double shower and dual sinks. Rooftop deck with fire pit and nearly 360 degree views of the entire city.

Beverlywood - FOR SALE!



1242 Edris Dr. \$2,950,000

4 Units - 2 Beds/1 Bath Each 4,168 Sq. Ft., 6,878 Sq. Ft. Lot

Traditional style 4-plex investment property in prime Beverly Hills adjacent location. Just a stone's throw from great shopping, restaurants and houses of worship. Located one block north of Pico Boulevard between Beverly Drive and Beverwil Drive. 2 bedrooms/1 bath each.

Woodland Hills - SOLD!



21901 Burbank Blvd #220 \$695,000

3 Bed / 2.5 Bath 1,699 Sq. Ft.

Westwood - NEW LISTING!



10345 Wilkins Ave #203 \$1,249,000

2 Beds/2.5 Bath 1,446 Sq. Ft.

Efficient yet stylish and exuding a smart use of space, this 2 bedroom/2.5 bath 1446 sq ft condominium situated in a luxury building on the Westside is an ideal living solution. Only 16 units in a building built in 2011, this unit offers high end finishes and flooring, stone fireplace in the formal living room, sun-dappled treetop views, a Master Bedroom with large walk-in closet and attached bath with two sinks in the vanity. The welcoming kitchen has a pass through opening to the living room, ideal for entertaining. It also offers granite countertops, stone backsplash, state-of-the-art stainless steel appliances including a Bosch dishwasher, oven & microwave and brand new Whirlpool refrigerator. With balconies, washer/dryer, ample closet and storage spaces, 2-car tandem parking with EV charger in secure garage and a stone's throw from the shops and restaurants of Westwood, Beverly Hills and Century City, this sophisticated condominium is a sight to behold.

Beverlywood - IN ESCROW!



9100 Beverlywood St. \$1,525,000

3 Beds/2 Bath 1,370 Sq. Ft., 4,860 Sq. Ft. Lot

Recently renovated Spanish style home meticulously updated to reflect today's modern taste and needs. Design details such as vintage Art Nouveau door knocker, cozy fireplace, crystal doorknobs and hardwood floors. Castle Heights Elementary.

Beverlywood - SOLD!



2839 Medill Pl \$3,575,000

5 Bed / 4 Bath 3,703 Sq. Ft., 7,953 Sq. Ft. Lot

Cheviot Hills happenings

Commencement Address 2021

By Ben Lee

I just wanted to extend my warmest congratulations to all of you who are graduating this month! From what I'm gathering, graduation ceremonies will more closely resemble the Pomp and Circumstance of 2019 vs. last year which no doubt thrills students and parents alike. After all the work, sacrifice and commitment it will be so nice to be able to celebrate this proud and great accomplishment with friends and family in the way it was intended. No one asked me to speak anywhere this year so I will share with you now what my commencement address might have looked like if any of our local schools had asked me to take the podium.

Dear Graduates: Congratulations on this magnificent achievement. As you embark on the next phase of your life whether it will be college or the work force, I'd like to assure you that none of it really matters too much. You may be disappointed that you didn't get in to the school you wanted. You may think

where you are headed isn't as good or prestigious as where your friends are going. Or maybe you got into the school you really wanted and you think that will affect every next step in your life. Please know that the name of your school doesn't actually matter and wherever you go is fine. As someone who deliberated for months over picking the 'right' school- I still look back and wonder if I made the right choice. I loved where I went and had a terrific time but I bet I would've liked the other school, too. What I didn't recognize at the time was that you can change your mind. You can start out doing one thing and then decide to alter your course and do something different. If one place isn't sitting right with you, go somewhere else. There is more than one path to take and the point of college

isn't about the diploma when you're done- it's the time in your life that shapes you into the person you want to be. The greatest lessons in college aren't necessarily taught but they are most definitely learned. Take the time to listen to your gut and trust your instincts.

Realize that it's ok to make mistakes, especially if you glean some kind of lesson from them.

When you look back at your college years, you likely won't remember too many names of professors or every class you took but you'll probably think about the kid who was nice to you that first day after your parents left you in the dorm. You'll maybe remember the first time you went to a college party or made the winning throw in the last game of the season. The people you befriend in college may very well be the people

you create a business with or help you on your presidential campaign. Maybe you'll meet your future spouse or maybe not. This is the time in your life for possibilities and all the doors are open to you. Choose wisely but also take solace in the knowledge that very few of us actually got a job that had anything to do with what we majored in. Some of us had to try a few different careers before landing on the one that fit our special skills best. So my friends and graduates, I hope you enjoy this next chapter of your lives to the absolute fullest. Have fun, meet lots of people, take some chances and be kind to one another. Know your families are all very proud of you today, tomorrow and wherever the road takes you next. And if you get stuck and are confused by what path to take in life, I've found that Maya Angelou's words say it best: "People will forget what you said, people will forget what you did, but people will never forget how you made them feel."



Westside Stories

By Michael Harris

HILLSIDE MEMORIAL PARK

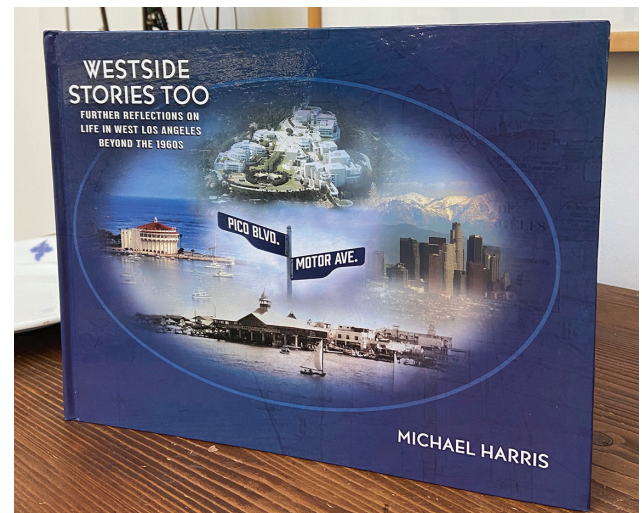
This cemetery property was originally developed by Lazare Bernhard and the Groman organization. It was soon transferred to Temple Israel of Hollywood for management and operations. Its most prominent visual is the Al Jolson tomb. Jolson, whose main schtick was performing in black face, had the prominent African American architect Paul R. Williams design his final home. Lazare Bernhard, besides being a prominent lawyer in the Pacht Ross firm, personally owned the corner of



Bundy and San Vicente and was the landlord for Vicente Foods for many years. This illustrates how things on the Westside can be related in unexpected ways.

IF YOU WOULD LIKE TO READ MORE OF MICHAEL HARRIS'S OBSERVATIONS ON LOS ANGELES AND ITS ENVIRONS, PLEASE ORDER HIS NEW BOOK, WESTSIDE STORIES TOO, FROM HIS PUBLISHER AT 310 476 6374 OR FROM AMAZON . HIS FIRST BOOK, WESTSIDE STORIES, IS AVAILABLE FOR PURCHASE AS WELL.

– Raffle –



By Ben Lee

Thank you to all those who solved our Mother's Day riddle: "What did the digital clock say to its mother?" ("Look ma, no hands!"). To everyone who participated, I hope you liked your gift card! This month, in honor of Father's Day, we are raffling off a copy of my father-in-law's new book:

Westside Stories Too. It's a hardback coffee table book that offers a look into many of Los Angeles' historic cultural sites, stories, scandals and events after the 1960's. To win a copy, please send an email to me: ben@benleeproperties.com and write 'BOOK' in the subject line. We'll pick a winner at random at the end of the month. Good luck!