



Cheviot Hills

The greatest neighborhood in the world

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May Days

By Ben Lee

Last month I had the pleasure of highlighting some family-run shops and restaurants around town with the assertion that these types of businesses are the collective backbone of our community. This is absolutely true but now I'd love to bring some attention to some of the organizations that also make ours the greatest neighborhood in the world. I'm talking about the civil service members who come to our need in times of emergency, panic or calamity. Or the teachers who nurture our kids and watch them grow from babies into adults? These brave men and women are just as crucial to the health and well-being of our neighborhood and to each of them, I'm particularly grateful.

Call me naïve, but I can confess that until a few weeks ago, I was unaware that the local fire departments make do on the barest of minimums. Firefighters make a salary of course, however for all of the extras they need to make their station run smoothly, are paid for out of their personal pockets. I've known this to be the case in our schools. LAUSD will pay for the bare minimum of essentials but parents' donations are relied upon to pay for all the extras such as certain learning specialists, extra-curricular classes, field trips, the library, the garden and a whole host of activities. These additional perks often make the difference between an A+ school and one that is considered subpar. Teachers often reach into their own wallets to purchase supplies, treats, prizes, and classroom embellishments that the school district would never cover. Then there are the teachers who don't leave school when the bell rings but give of their time well beyond the end of the day offering additional help, love and

support. Annie Casady is one of those dedicated teachers who has been at Castle Heights elementary school for decades. Only one of my three sons actually had her as a teacher but she embraces every child as if they're part of her class anyway. Ms. Casady (formally Alexander) took her lessons beyond the classroom when she co-created an organization over a decade ago called, "Steps that Care," which is an annual walk through the neighborhood that raises awareness and money for cancer research. There was one particularly terrible year at school that witnessed a handful of beloved moms pass away from cancer and Ms. Casady, along with our friend Cheryl Teetzel-Moore, were inspired to turn tears into action. The group has grown year after year and raises thousands of dollars to help combat this insidious disease. The next walk will take place on Saturday, May 4th at 9am, starting at Castle Heights and finishing at Rancho Park. To participate, learn more or if you'd like to make a donation to this worthy cause, please use the QR code below.

Our local firefighters are total hero rockstars. I was lucky enough to take a tour recently of Station 92 on Pico and felt like an excited kid on a field trip. Captain Noonan and a handful of firemen, just back from answering a call, generously showed me around their collective home-away-from-home. The station is quite a lot bigger than it appears from its façade on Pico. We saw the massive garage where the trucks are kept and cared for. We visited their kitchen (brought them a few Ben Lee Properties items to use because what firehouse should be without a branded whisk, spoon and salt/pepper shakers?). I got to see where they sleep and also the room where they



relax during down-time. There's a vast workshop where repairs are made. Not only are the gentlemen of Station 92 versed in putting out fires, they've learned how to fix everything from broken pipes and valves to metalwork. The last time the house received a donation they purchased tools so they could better make repairs. I was tempted to fly down the pole but thought better of it, leaving the stunt work to the professionals.

I learned from the brave firefighters how they have become a catchall for every type of call. When someone dials 9-1-1, that often results in the firefighters being first on the scene even when a fire isn't even involved. Everything ranging from problems with mental illness, homelessness, pets- the list is unending, and they are spread quite thin. I noticed a small, extraordinary-looking, possibly electric bicycle in the corner of the room and asked if they were using a new method of transportation to get around town. "No," Captain Noonan answered, "but when we get a call that a kid has fallen off his bike (or skateboard or skates), he'll get taken to the hospital to get patched up but the bike stays behind in the street. We'll keep it safe until the family comes to pick it up."

These guys are humble and

are not comfortable asking for donations, they pride themselves on getting by, making do on limited resources and insisted there's nothing they truly need. However, when pressed, they did say they'd like to update their lockers. Their current system is old and clunky and to modernize where they store their stuff will result in more efficiency around the station. I contributed to this fund and perhaps you'd like to as well.

After all, our shared community is more than just being a good neighbor, having high home values or enjoying nice shops and restaurants. It's also about educating our children and keeping our small town safe. Supporting these worthy causes is an investment from which we all benefit and just a small way to say thanks for all the hard work they do, every day of the week or long after the school bell rings.

To donate to your local fire station: <https://supportlafd.org/>

To donate to Steps that Care:



My featured listings

Cheviot Hills – NEW LISTING!



Open, spacious, and basked in natural light, this 4 bed/4 bath single-story Ranch style home is a breath of fresh air. High, peaked-ceilings, beachy-hued hardwood floors and artistic design details lend the 2629 sq ft beautiful home an updated and modern flair. An easy, effortless flow from living room to dining room to kitchen highlights unique elements such as a royal blue tiled fireplace in the living room, multiple skylights with controllable shades/screens and a gorgeous kitchen that offers a large marble island, two sinks (the farmhouse sink overlooks the cheerful backyard), a 6-range Thermador stainless oven, custom cabinetry with matching refrigerator that disappears into the hardscape. The yard offers an idyllic view of a forest of trees beyond the property line. Each bedroom is ensuite with large closets and plenty of light. The Primary Bedroom has two generous closets and direct access to the drought resistant backyard. With smart features throughout and located a stone's throw from the local neighborhood park and walking distance to the award-winning Castle Heights elementary school, this lovely house would make any happy family feel right at home.

2768 Anchor Ave. - \$2,995,000
4 Beds / 4 Bath, 2,629 Sq. Ft.

Cheviot Hills – NEW LISTING!



Sophisticated new property in Prime Cheviot Hills, this gleaming vision of white, glass, silver and rich, wood accents is an inspired example of a truly modern home. The lush landscaping includes mature fruit trees, intricate water feature and Jerusalem stone beckons you beyond the threshold. Step inside and be transported to a vast, open space with a ceiling made entirely of glass that allows for the entire home to be basked in natural light. Clean, geometric lines accentuate the futuristic feel, illustrating the home's grand breadth and scope. The view beyond the deck is the neighborhood's longest lap pool and hot tub, surrounded by privacy trees. Upstairs are the spacious bedrooms, en suite with large bathrooms and closets. The first level of this stylish home has a full bar, movie theater, entertaining space with additional room that could be used for a gym, guest quarters and/or storage. Located in the award winning Overland Elementary School District, there is no limit how to make this captivating home your own!

2927 Glimerton Ave. - \$6,995,000
6 Beds / 7 Bath, 5,800 Sq. Ft., 7,738 Sq. Ft. Lot

Cheviot Hills – NEW LISTING!



Priced to sell and close before April 1st! A gorgeous new construction located in premier location of Cheviot Hills: 6 bedrooms/8 bath with spectacular golf course views from virtually every room. There is no other property that embodies this level of artistry, craftsmanship and scope on the market today. Sweeping, curved staircase joins the three levels of this 8216 square foot home. Intricate crown moldings and wainscoting anchored by the hardwood floors and high, coffered ceilings gives the open floor plan grace and unique personality. Here you'll find a resort-like pool, hot tub, patio entertaining space, side courtyard—all surrounded by tall trees to ensure private tranquility. The bedrooms are each en suite with beautiful bathrooms and spacious closets. Additional amenities include: stylish laundry room (with convenient chute), elevator, an abundance of storage solutions, two car garage and proximity to the award winning Overland Elementary School. A true once-in-a-lifetime opportunity to be the first owners of this exceptional and unparalleled property

10422 Lorenzo Pl. - \$7,995,000
6 Beds / 8 Bath

Beverlywood – IN ESCROW!



9701 Oakmore Rd. - \$2,495,000
3 Beds / 3 Bath, 2,086 Sq. Ft., 6,920 Sq. Ft. Lot

Beverlywood – SOLD!



2432 Bagley Ave. - \$3,995,000
5 Beds / 5.5 Bath

Beverlywood – SOLD!



9700 Lockford Street - \$2,195,000
3 Beds / 3 Bath, 1,998 Sq. Ft., 6,766 Sq. Ft. Lot

Cheviot Hills happenings

Spring Safety Fair

By Ben Lee

Come one, come all! Everyone is invited to attend a fun-filled safety festival in Beverlywood's famous Circle Park (2000 S. Beverly Drive). From 11am-2pm on Sunday May 19th, kids of all ages will enjoy train rides, fire trucks, face painting and have the chance to win prizes and giveaways. Adults can learn valuable information from a variety of experts from the

LAPD, CHP, LAFD, Cedars Sinai, Red Cross and so much more. Protect your family while having fun in the park. There'll be an opportunity for dog adoptions, CPR training and snacks for sale with the proceeds benefiting local Scouts and schools. Presented by the Beverly Homes Association, visit their website for additional information: www.beverlywoodhoa.com/events. Looking forward to seeing you there!

Happy to Host?

By Lilli Lee

Have you been thinking about hosting a Ladies' Neighborhood Wine Night but aren't sure how to get started? Look no further! We need hosts to keep these bi-monthly meetings going and it's a lot easier than you may think. All you have to do is say 'Yes!' and then I'll send the invite and keep track of who's coming. If you need help with the

food or beverages, I can certainly assist with that, too. Usually about 30 or so women attend and it's only a few hours of light bites, wine/water and pleasant conversation. If you'd like to host an upcoming Wine Night, please reach out and I'll help every step of the way! My email is: lillijlee@yahoo.com and I promise it will be a fun, easy and enjoyable evening for all!



The Last Repair Shop

By Ben Lee

Sometimes a book or story or film can emotionally move you in surprising ways. Such was the case upon seeing the recent Academy Award winner for best short documentary: The Last Repair Shop. I had heard it was good (obviously as they don't usually hand Oscars out to subpar work) but it wasn't until neighbor Amy Smith sent me an email, suggesting an article about the film might be of interest to the readers of this newsletter. I get unsolicited editorial ideas all the time (and I'm always grateful for the input) but my high journalistic integrity dictates that I familiarize myself with any material I either write about or promote. So, the other night, I finally sat down to watch the movie and now I see why Amy believed it would be of interest. The story focuses on a few of the dedicated men and women who repair the hundreds of musical instruments used by students in the LAUSD. You are taken on an

emotional ride, learning not just about the kids who need these instruments like medicine, but also about the kind artisans who nurse the sick instruments back to health. Alumni from Hamilton and Palms among others are featured and the filmmakers do a truly phenomenal job illustrating the importance of music in all of our lives. If you have a mere 40 minutes, I guarantee you will not regret watching this beautiful and heartfelt documentary. If after watching it, you might feel compelled to donate a few dollars toward this monumental effort: keeping the music program alive in our local public schools. Click here to watch the film: <https://www.latimes.com/shortdocs/la-short-docs-the-last-repair-shop-123> and here to make a donation: https://www.paypal.com/donate?campaign_id=UN4B72E843CT4



RAFFLE

By Ben Lee

Did you know that one of the co-creators of California Pizza Kitchen, Larry Flax, was raised in the Pico Robertson neighborhood of Los Angeles before attending USC Law School? He met his eventual law partner in the US District Attorney's Office but it wasn't long before the two lawyers left the law and followed their passion for pizza instead, creating

CPK in 1985. Flax sold his Beverly Park mansion last year for \$34 million dollars which is certainly a far cry from his more humble beginnings. In honor of this hometown business CEO superstar, we are raffling off a \$50 gift card to California Pizza Kitchen! Simply send me an email and write: PIZZA in the subject line. That's it! We'll draw a winner at the end of the month. Good luck!