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Cheviot Hills

The greatest neighborhood in the world



BEN LEE  **COLDWELL
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SPRING AWAKENING

By Ben Lee

Spring is officially here and it couldn't have come at a better time. The first few months of 2025 were, for lack of a better word, tough. With spring comes a sense of renewal and rebirth and I, for one, am optimistic for a more upbeat quarter of the calendar year.

One thing you may notice about springtime is there happens to be a lot of parties, galas and fundraisers. If you have children, then your school is probably asking for donations and if you're a local business owner, now is usually the time when well-meaning volunteers ask you to give merchandise or gift cards in support of their charity of choice. It likely comes as no surprise that real estate agents get asked to support various projects and endeavors more often than other professions. This is because we're altruistic and generous to a fault! But beyond that, of course, it is because so much of our business is a result of good word-of-mouth endorsements and name recognition. In the split second you see my banner hanging on a school fence, you may be subconsciously thinking: that guy values education (true!), cares about kids' wellbeing (also true!), he must be a decent guy (hope that's true!) and therefore will do a good job representing me in my home purchase or sale (definitely true).

In the past, I would be asked to sponsor so many different things that we had to figure out a way to be helpful and generous without going broke. So, I came up with a policy that essentially said we'd support organizations that directly pertained to a member of the family. This covered the boys' various school auctions, neighborhood block parties, close friends' charities, and a smattering of philanthropies in which relatives



were involved. I wish I could give at the highest level to everyone who asks because not only are they all worthy causes, but I wholeheartedly value the efforts of the doers- those who are out there soliciting funds and doing the actual work to help people in need. Writing a check is one thing but money won't do much without the volunteers with boots on the ground, putting those funds to good use.

Now that our sons are a bit older and we are off the hamster wheel of all the pre, elementary and middle school fundraisers, our sponsorships have been more diversified toward a handful of charities actively making a difference in the lives of Los Angelinos. Recently, I was approached by a neighbor asking if I would be interested in taking out a program ad for the upcoming Assistance League Spring Fundraiser. She mentioned that her grandmother was one of the original members of this philanthropy started by Anne Banning in 1919. Since its humble beginnings, essentially a small group of affluent, prominent Los Angeles women providing food/clothing to those impacted by WW1, the Assistance League has since grown into 120 chapters across America, with about 23,000 volunteers who raise nearly 40

million dollars and help roughly 1.5 million people in need annually.

Learning about the League's origins is literally a road map of early philanthropy in Los Angeles. Anne Banning's brother-in-law, Ben Meyer, served as chairman of the board for Union Bank- a bank that was started in 1914 by his father-in-law, Kaspere Cohn, a real estate investor and developer. If Cohn's name sounds familiar, it's because not only did he help create the city outside of LA called Montebello, but he is also credited with starting many of the Los Angeles institutions that are still around today: Cedars of Lebanon Hospital in 1930 (later merging with Mt. Sinai Hospital thus becoming Cedars Sinai in 1961), Cohn served as an early President of Temple B'nai B'rith (which later became Wilshire Boulevard Temple), helped create the Los Angeles Social Club and downtown's California Club in 1869 and was on the organizing committee for the California Jewish Orphans Home (better known today as our neighborhood's very own Vista del Mar on Motor).

It makes sense that these early Los Angeles residents with such a rich history in philanthropy and creating institutions that have served the test of time would have a connection to the Assistance

League, too. Clearly, charitable giving was a family affair and serves as a reminder that we can all play a part, no matter how big or how small, in giving something back to this city we all love and share. In fact, one of the tenets of the Assistance League is to encourage the young people it assists to volunteer, too. Founder Anne Banning often said, "It was fine to serve youth but better to let youth serve." LA native Shirley Temple was just one celebrity who was involved from an early age and today thousands of teens are giving back to the program by mentoring others, providing meals/hygiene kits for shelters and participating in reading programs and so much more.

The Assistance League is just one of countless worthy causes to which one can contribute. Sometimes it feels overwhelming when you consider how many organizations that exist that need our help. I suggest you find the institution that resonates with you and your family and focus on that. Maybe it's your school, church or synagogue. Maybe it's rolling up your sleeves to help solve the unrelenting homeless issue, how best to combat local crime, or perhaps you want to help create a co-op garden. The needs are endless but potential to make a difference, limitless. So, this spring, when you're asked to lend a hand to a school or charity in need, I hope you'll consider doing it. Whether it comes in the form of donating some extra dollars, a gift certificate from your business, or even just an ad in a charity program.... it not only feels good to help but it's a low-impact way to keep these extremely worthwhile organizations afloat. Because, after all, this city is really just ours to borrow. It's our duty and responsibility to leave it better than it was before.

My featured listings

Brentwood – FOR SALE!



619 Tuallitan Rd. - \$3,850,000
6 Beds / 5 Bath, 4066 Sq. Ft.

Nestled within the tranquil canyon beauty of an idyllic cul-de-sac, this traditional 6 bedroom/5 bath home north of Sunset in Brentwood exudes familial warmth at every turn. Remodeled to accommodate a growing family while maintaining the integrity of the original architectural design, this 4066 sq ft home offers an abundance of space without sacrificing cozy comfort. The formal living room has a stately marble fireplace and front-facing windows that bathe the interior in natural light. The spacious formal dining room, just beyond the kitchen, can accommodate even more partygoers in its intimate sitting area with a brick fireplace – the perfect spot for sipping afternoon tea.

Santa Monica – FOR SALE!



1921 6th Street - \$1,595,000
2 Beds / 2 Bath, 1215 Sq. Ft.

A bright and delightful California cottage just a stone's throw from the beach in Santa Monica. An upstairs loft perfect for studying, gaming or playtime, this classic clapboard home offers authenticity at its best. Fully gated and surrounded by privacy hedging around a drought-resistant garden, this home provides hardwood floors with a romantic fireplace in the living room, an abundance of natural light, and plenty of storage spaces. Located near the fun shops and restaurants of Main Street, Santa Monica, and just a short stroll to the famous Santa Monica pier, 3rd Street Promenade, and the Pacific Ocean, this lovely home is an ideal setting for tranquil, seaside living.

Beverlywood – FOR SALE!



3354 S. Beverly Drive - \$1,560,000
3 Beds / 2.5 Bath, 2394 Sq. Ft.

This centrally located, 3 bedroom/3 bath 2394 sq foot home is as stylish as it is functional. Wholly private and safely enconced behind security doors, the home sits upon a drought resistant rock garden and is surrounded by tall hedging and mature foliage. Step inside and see all hardwood floors, a sweeping open floor plan, cozy fireplace in the living room, a dining room and modern kitchen featuring stainless high-end appliances, designer backsplash, Sub-Zero refrigerator, custom cabinetry, prep island and wine storage. A short jaunt nearby Culver City and to Cheviot Hills' local supermarket, Starbucks, beauty salons and more. A private oasis in the heart of the city!

Santa Monica – COMING SOON!



664 Kingman Ave. - \$9,995,000

UNDER CONSTRUCTION

Disclaimer: image is used for illustrative purposes only and may not be exact representation of the final product.

Cheviot Hills – FOR LEASE!



10323 Monte Mar Dr. - \$25,000/mo
Los Angeles, CA 90064
5 Beds / 5.5 Bath, 4926 Sq. Ft., 8565 Sq. Ft. Lot

Celebrate this magnificent home in prime Cheviot Hills. This elegant property offers 5 Bedrooms and 6 bathrooms with an abundance of social living spaces and the most jaw-dropping view of the golf course imaginable. Located a short distance from the amenities of Century City and Beverly Hills. A home to be seen and admired.

Cheviot Hills – IN ESCROW!



2768 Anchor Avenue - \$3,495,000
4 Beds / 4 Bath, 2629 Sq. Ft., 8809 Sq. Ft. Lot

Recently remodeled! Open, spacious, and basked in natural light, this single-story Ranch style home is a breath of fresh air. High, peaked-ceilings, beachy-hued hardwood floors and artistic design details lend the beautiful home an updated and modern flair. 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.

Los Angeles – IN ESCROW!



1478 Roxbury Dr. - \$1,695,000
2 Beds / 2 Bath, 1435 Sq. Ft.

Cheviot Hills – IN ESCROW!



3211 Castle Heights Ave. - \$3,095,000
5 Beds / 4 Bath, 2971 Sq. Ft., 8750 Sq. Ft. Lot

Culver City – SOLD!



2852 Motor Ave. - \$2,995,000
4 Beds / 2.5 Bath, 3255 Sq. Ft., 7308 Sq. Ft. Lot

Cheviot Hills happenings



WINE NIGHT

By Lilli Lee

Another way to get involved with the community and meet neighbors is to come to our bi-monthly Ladies' Wine Nights! The next one will be held on April 30 at the Beverlywood home of Linda di Franco. These are casual get togethers to get out of the house and meet a few new friends while reconnecting with old ones. If you'd like to receive all the details, please send me a note: lillijlee@yahoo.com Everyone is invited and we look forward to seeing you there!

SINGLES!

By Lilli Lee

It's been so much fun matching local singles up with one another! There have been lots of phone chats, email exchanges, book club joinings, Rancho Park walks and pickleball matches! Whether you're looking for companionship, wanting to meet some neighbors or hoping to meet someone to date, please send me a note and let me know. Guys, there are many ladies who have reached out but fewer gentlemen so if you've been on the fence about getting involved, don't be shy! I'm definitely not a professional at this, it's merely a hobby to bring people together. So, no promises that you'll meet 'the one' but maybe you will and how cool would that be? Send me a note and I'll add you to the growing list of local residents looking to meet: lillijlee@yahoo.com.

WESTSIDE STORIES

By Ben Lee

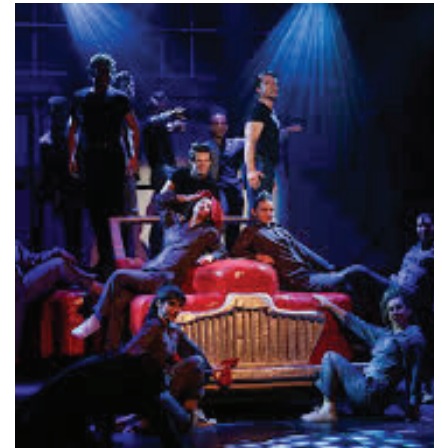
If you found this month's feature article interesting, you might want to read more about the history of Los Angeles' Westside. My father-in-law, Michael Harris, wrote three coffee table books all about this fascinating subject. The first book, *Westside Stories*, is a collection of essays of personal musings and remembrances from watching the neighborhood grow and change from the vantage point of his boyhood home on Glenbarr Avenue. The next book, *Westside Stories Too*, includes

more stories pertaining to the sights, monuments and notable people who shaped the Westside post 1960. He passed away while writing his 3rd book and it was finished by his younger brother, Jeff. This final book in the series, *More Westside Stories*, looks into the development of the region and how various industries (entertainment, golf, aerospace, etc) and personalities shaped the area. The books are available for purchase on Amazon or if you give me a call, 310-704-6580, I can put you in direct contact with the publisher.

GREASE!

By Ben Lee

It may be spring but there's Summer Lovin' happening over at Hamilton High. Catch the final weekend of this fun family musical that has charmed audiences for decades. Head to hamiltonmusic.org/events/ to purchase tickets and try hard not to sing along with all those talented T-birds (and Pink Ladies). Grease is the word!



RAFFLE

By Ben Lee

Thanks to all those who entered the raffle to win a \$50 gift card to Sanook Soi 38! We had so many entries but only one winner and that distinction goes to: Laura Haydel. Congratulations! Hope you enjoy all the tasty Thai treats this new restaurant has to offer. To all those who entered but didn't win- don't worry! There's always another raffle around the bend (or in this case, down Pico Boulevard!). This month we are offering a \$50 gift card to Al Dente! Featuring a wide selection of fresh pastas, sauces and



authentic pizzas to go, Al Dente makes getting a healthy and delicious dinner on the table a breeze. To enter, simply send me an email: ben@benleeproperties.com and write 'Al Dente' in the subject line. That's it! We'll draw a winner at the end of the month. Good luck