



Cheviot Hills

The greatest neighborhood in the world

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BANKER**

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I'M ALL EARS

By Ben Lee

I had the pleasure of being on a safety-themed Zoom Town Hall earlier in the month, led by Councilmember Katy Yaroslavski and Lead Officer Chris Baker, and attended by a handful of other neighbors and community leaders. Technically speaking, I was listening from a distance because I had just had minor ear surgery and didn't want to scare everyone by appearing on camera with half my head in a medical contraption. In hindsight, I probably could've attended without video, however- at the time I was on some pain meds and might've accidentally unmuted myself and said something silly.

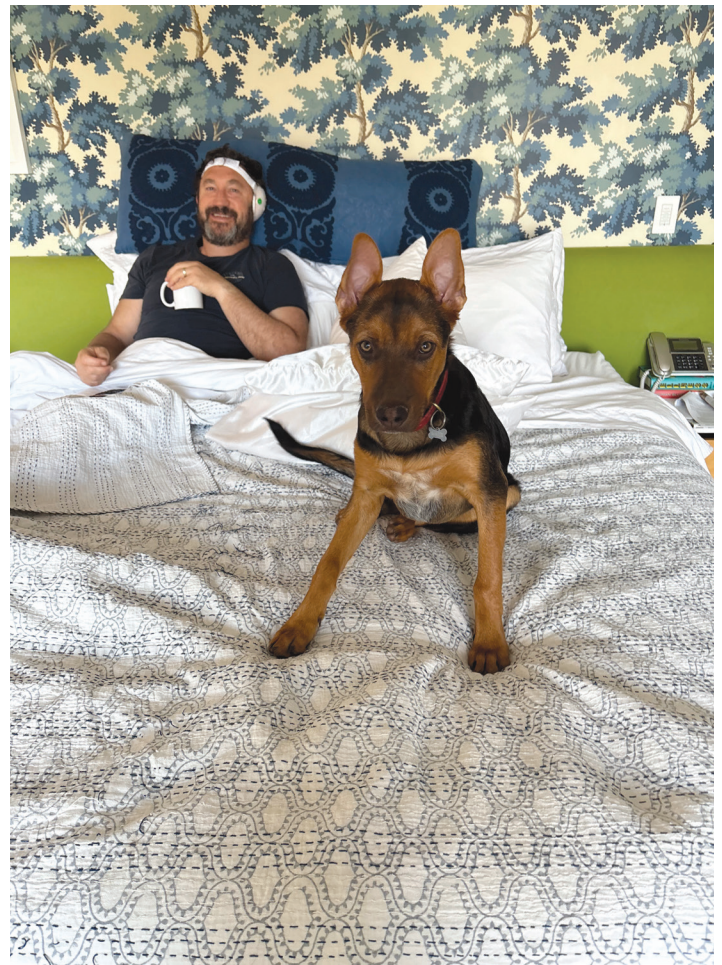
I put off the procedure as long as I could. Real estate has been so busy lately, I couldn't fathom being off the phones and away from my desk for a week. That's what I told myself. But, in all honesty, I was really nervous! I hadn't had a surgery since I was 22 when I got my tonsils out. It was terrible so I was truly looking for any excuse to not go under the knife again. I tried finding a second and third opinion to tell me it was unnecessary, that my chronic ear infections (due to a long habit of surfing without ear plugs) would miraculously go away without intervention. But everyone I talked to said the same thing: my inner-ear was a mess and unless I wanted to live with constant ringing, relentless infections and an eventual immunity to antibiotics, I had to be a big, brave boy and let a surgeon get to work.

There's never a great time to be out of commission for a week but I finally got it done and am pleased to report that it was much less awful than I had anticipated. There was definitely some pain, not going to lie- and the aforementioned ear-helmet situation was not super attractive, but if you are

prone to chronic ear infections, I highly recommend making an appointment with Dr. Ishiyama at UCLA because he's a genius.

So, back to the Zoom call. I give both Katy Yaroslavski and Officer Baker credit for conducting the Town Hall. I imagine it's not easy facing constituents who are concerned about crime, and who are wanting to get some answers as to why our safe and beautiful neighborhood seems to be catnip to would-be criminals. The good news: according to officials, crime rates have gone down of late. Police captured the hoodlums who were wanted for an astounding 60 robberies throughout the city (including Cheviot Hills, Rancho Park and Beverlywood), due in large part to active block captains and the efforts of attentive neighbors sharing important information in real time. Now with that particular group of criminals off the streets, hopefully word has gotten out to their associates that our neighborhood is hyper aware of what's going on in our area and police are quick to respond.

The officials also stated a few other contributing factors to a reduction in crime, namely that Los Angeles's new district attorney takes a firmer stance against it which will ultimately help combat criminal activity. The new license-reading cameras that are scheduled to be installed at entry points around the community will help too, and Post Security is ready to begin a one car/24 hour patrol as well. The Cheviot Hills Neighborhood Association (CHNA) has officially endorsed using Post, and thanks to the 400 or so who've signed up, a car will patrol the area for 24 hours a day. If only another 100 families/homes sign up, we could get an additional car patrolling the area. There's power in numbers so if



you're interested in joining your neighbors to combat crime, call Post: 626-446-7159 x 133 and ask how you can get signed up, too.

Officer Baker noted problematic traffic intersections that are not just annoying to residents but actually dangerous. He's hoping to position some police cars there to dissuade those who ignore stop signs but sadly, there's not much he can do about the unrelenting traffic congestion that plague some of our thinner streets at rush hour. Thanks in large part to Waze funneling cars through our once-hidden roadways, commuters may save five minutes but residents can barely get in or out of their driveways at certain times a day. Some neighbors who are sick of speeders expressed interest in getting road humps installed. Yaroslavski encourages everyone to send Vanessa in her office an email if you want to add your name to

the list or if you're having any other issues that you would like to see addressed: vanessa.saldana@lacity.org

The Zoom only lasted an hour. No doubt it could have gone on for much longer with many other subjects, grievances, questions, and concerns discussed. And even though I was a mere bystander, listening out of my one good ear, it was comforting to know local government isn't deaf to the needs of our community. And with so many people participating on the call, it was also nice to hear how much residents care about this town we all share. Some may say it's the greatest neighborhood in the world. And that's a sentiment I can hear loud and clear! (Actually, louder and clearer now that my ear is all better!)

Have a great month, neighbors. Hope to see you out and about soon.

My featured listings

Rancho Park – FOR SALE!



2700 Midvale Ave. - \$2,495,000
4 Beds / 3 Bath, 6365 Sq. Ft.

Santa Monica – FOR SALE OR LEASE!



1921 6th Street - \$1,549,900
or for Lease @ \$6,200p/mo.
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 in the living room, 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.

Cheviot Hills – COMING SOON!



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

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.

Pacific Palisades – COMING SOON!



1135 Chautauqua Blvd. - \$2,295,000

An opportunity to build your dream home in Pacific Palisades. This property consists of a flat 5,551 sq ft lot with a previous home of 1,563 sq ft, which allows for expedited rebuild permits at approx. 1,719 sq ft. Be able to live near the heart of the Village and help recreate the essence of what was once one of the most cherished communities in Southern California. A rare chance to be a pioneer of the new Palisades.

Beverlywood – IN ESCROW!



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

This centrally located home is as stylish as it is functional. Wholly private and safely ensconced 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. 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!

Cheviot Hills – SOLD!



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

Cheviot Hills – SOLD!



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

RAFFLE

By Ben Lee

Thanks to everyone who entered to win the \$50 raffle to the new pasta shop on Pico: Al Dente. Congratulations to Michael Kmet! You are the lucky winner this month and I hope you enjoy all the deliciousness this fabulous place has to offer. For the next raffle, we are bringing back something fun we did before Covid: The Supersized Summer Fun Newsletter Photo Contest! Here's how you play: take a picture of you with any hard-copy issue of the Ben Lee Properties Newsletter on vacation. Luckily, It's very thin and light and easy to pack! Once you get to your destination, take a picture of you (or your spouse, your kids, your dog) with the newsletter. That's it! Doesn't matter if you're going



somewhere exotic or staying closer to home but the more creative, the better chance of winning. We'll pick the greatest photo at the end of summer and that person will win a whopping \$250 dollar prize! So, if you're starting to travel this Memorial Day, pack

the newsletter with you for your chance to snap a photo and win. Email a copy of the picture to: Ben@benleeproperties.com and put PHOTO CONTEST in the subject line. That's it! Good luck and have fun, safe travels!

SINGLES!

By Lilli Lee

I've gotten so much interest from wonderful people who would like to meet other singles in the neighborhood! Working on finding out if there's any interest in a date for a possible future party to try and get everyone in one room at one time but until that happens, feel free to send me a note and let me know if you are single and interested in meeting someone. Happy to try and help! Full disclosure: this is a hobby and as much as I'd love to create a match made in heaven, I make zero promises for success. I've just always felt that there's nothing that makes a community feel friendlier and smaller than by bringing people together. So give it a try! Here's how to reach me: lillijlee@yahoo.com

SCHOOL NEWS

By Ben Lee

Join other parents and friends of Castle Heights Elementary and participate in the 10th annual Steps that Care fundraiser to beat cancer. Started by 3rd grade teacher Annie Casady in 2015, the group will start at the school and circle the neighborhood on May 3 at 9am in the hopes to bring awareness to curing this insidious disease. If you are unable to walk but still hope to make a difference, please visit their fundraising page and give what you can: <https://fundraise.standuptocancer.org/StepsThatCare>

In other school news, Palisades High School will be holding a Fire Defense Fair and Flea Market on May 17 from 2-6pm. It will be held on the field at Paul Revere Middle School, vendors will be selling everything under the sun, there'll be live music, fire trucks, a kid zone and plenty of food. It's open to the entire community, \$100 if you'd like to sell at your own booth or free to attend. So, head over to Paul Revere on 5/17 and have fun shopping!

OPEN to WHOLE COMMUNITY

FIRE DEFENSE FAIR & PALI HIGH'S FLEA MARKET
LOCATED AT PAUL REVERE PE GRASS FIELD

SAVE THE DATE
5.17.25
Saturday 2PM - 6PM

**10X10 BOOTH SPACE (B.Y.O.CANOPY)**
PALI HIGH STUDENTS / FAMILIES = \$50 / NON PALI FAMILIES = \$100
Rules Are Simple: Vendors can sell anything EXCEPT water, weapons and expletive items.
Only approved vendors can sell food.

**FIRE PROOFING VENDORS ON SITE**

****FOOD VENDORS****
****LIVE MUSIC****
****FIRE TRUCKS****
****KID ZONE****

-----FOR MORE INFORMATION-----
FIREDEFENSEFAIR@GMAIL.COM **PALIHIGH.ONLINEPARTYBOOK.COM**