



# Cheviot Hills

The greatest neighborhood in the world

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**BEN LEE**  **COLDWELL  
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# DADS AND GRADS

By Ben Lee

Ah, June. It's the season for grads and dads and I'm 100% here for both. This might be the first June in years that we don't have a graduation to attend which allows for reflection on ceremonies' past and all the emotions they stir up. There's something about watching young people don caps and gowns while marching in unison, seeing the pride on their faces and smiles among family members in the audience- it's truly magical.

But like most important rites of passage, it's easy to get caught up in the technical aspects of the day instead of appreciating the moment in real time. It doesn't seem to matter if they're graduating from pre-k, high school or college, the organizational details threaten to split focus until those first few notes of Pomp and Circumstance start playing.

There are always questions that permeate the day: with a limit on tickets, who will be in attendance? How will grandma get there, let alone nab a good seat where she can see the stage? If the ceremony is at an odd time, what will be the plan for food? Do we eat before or after? Where's a place to eat that's close enough but not so close that you have to battle the onslaught of happy revelers and therefore have to wait hours for a table? Maybe you schedule a party on another day but heaven forbid you have two graduates on the same weekend, do you combine celebrations into one or honor them separately? The list goes on and on but in the end, all of these questions and potential stressors take away from the heart of the occasion. This special person in your life has made it to the end of one journey before embarking upon the beginning of the next one. It's a big day!

Last June our family was blessed to attend not just one but two graduations in two days. It was a lot to take in, and nearly impossible to be wholly in the moment for either of them. We were joyful but there was almost too much to navigate in order to completely

appreciate both events to their fullest.

The Hamilton High graduation was fun, festive and absolutely enormous. Even though the school is split into five separate magnets, the graduation ceremony celebrates the whole school at once so each of the 550 seniors' names get called. For the sake of time, the officiants ask the audience not to clap for each person but it's impossible not to, given the massive accomplishment each senior has achieved. A few hundred kids down the list, it was getting tough to maintain a high level of excitement for each name called, but I felt compelled to still give them my attention and applause because after all those book reports, science projects and homework assignments- it took a lot to get to this moment and the least I can do is applaud!

For some reason, the ceremony for Hamilton is held at the Greek Theater. Beautiful, yes, and a truly lovely setting but located nowhere near the school's campus. It might be in closer proximity for some parents, since so many kids travel from all over the city to attend one of the magnet programs Hamilton offers. However, for those who live in Cheviot or Beverlywood, getting across town to the Greek is a bit of an ordeal. But we soon learned that traffic getting in is the easy part. After you have navigated parking, waited in long lines to get through security, figured out where to sit, tried to save seats for late comers (a big no-no), shielded your face from too much sun or break out the sweaters if you're sitting in the shade, it's practically time to watch the recession because the whole thing is over. Then, you need to swim upstream in a crowd to try and find your senior in the crush of other students and all their families, everyone trying to locate a familiar face while having zero cell reception because you're in the Hollywood Hills. Leaving the venue is rough since most of the parking is stacked so if you happen to be stuck behind a car whose occupants are still inside the Greek mingling and taking pictures, be prepared to wait a while. But minor headaches aside, the



unabashed thrill from the crowd during the speeches and names being called was truly infectious. Some of these students are first generation graduates and their families were so incredibly proud, it was impossible not to be moved. I imagine those parents made plenty of sacrifices to make this day a reality and if that's not an excuse to ignore the small annoyances in favor of embracing the occasion, I don't know what is!

The day after watching our son Spencer graduate from Hamilton High, it was our youngest son Vinnie's turn to graduate from Middle School. We were tired from the festivities the day before however equally excited to be there and cheer him on. The experience, however, was as different as night and day. Vinnie had been at the Geffen Academy at UCLA and there were only about 75 kids in his graduating class. No caps, no gowns. The ceremony was held indoors at Pauley Pavillion. Zero traffic, easy to park and given the venue has over 11,000 seats for roughly 200 guests, finding seating was not a problem. There was no arguing over saving seats for latecomers, no issues with shade or sun. Just a simple, organized, subdued affair. The hardest part was identifying

our graduate in the processional given that it happened to be the year when practically every 13 year old boy seemed to have the same fluffy haircut. A few speeches, some well-wishes from administrators and we were done in time to have an early dinner.

But regardless of the style of ceremony, the sheer joy watching your child graduate cannot be understated. Because everyone knows: even though he/she is wearing the cap and gown, getting them to this monumental stage was indeed a group effort. All the drop offs, pick ups, last minute help with projects, purchasing extra supplies, filling the stands at games, performances, concerts, providing snacks, supporting in all ways, shapes and forms- your kids may be the ones wearing the caps and gowns, but all of us parents deserve a few rounds of applause of our own, too.

So, here's to all of us. We did it! And if you are lucky enough to celebrate one or two graduations this month, hats (or caps!) off to you and your family, too! Hope you can ignore all the small stresses and just enjoy the moment. You deserve it!

# My featured listings

## Mar Vista – NEW LISTING!



**3571 Colonial Avenue - \$3,995,000**  
5 Beds / 7 Bath, 4225 Sq. Ft., 7500 Sq. Ft. Lot

## Beverlywood – NEW LISTING!



**2803 Cardiff Avenue - \$4,815,000**  
5 Beds / 6 Bath, 4382 Sq. Ft., 6763 Sq. Ft. Lot

Nestled in the highly desirable neighborhood, this 2-story traditional home being built by Thomas James Home's offers 4,382 sq ft of luxurious living space. This thoughtfully designed home includes an attached and a detached ADU, providing versatility and additional space. On the main floor, you'll find an attached ADU with both an interior entrance and a private outdoor entrance, perfect for guests or multi-generational living. Conveniently situated just minutes from the vibrant shopping scene in Century City, the cultural hub of Culver City, and the prestigious UCLA campus, this home offers unmatched convenience.

## Santa Monica – FOR LEASE!



**1921 6th Street - \$6,000p/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.

## Encino – NEW LISTING!



**16879 Mooncrest Drive - \$5,850,000**  
5 Beds / 6.5 Bath, 5900 Sq. Ft., 10890 Sq. Ft. Lot  
Featuring an elevator and a Pool + Spa

A dazzling, brand new construction on a quarter acre lot south of Ventura Boulevard. This home has everything a discerning buyer could want: vast, spacious living spaces; open floor plan, natural light, elegant landscaping and an enormous backyard. A certified Smart Home that offers all the latest in technological advancements, this isn't just a magnificent estate but a true architectural achievement.

## Beverlywood – NEW LEASE COMING SOON!



**2623 S. Beverly Drive -**  
3 Beds / 3 Bath, 2467 Sq. Ft.  
Lease @ \$9,000p/mo.

Immaculate traditional style home in Beverlywood. One story convenience with plenty of space and an abundance of natural light. Beautiful stone fireplace and high-pitched, A-frame ceiling in the formal living room. There's a formal dining room that leads to the spacious kitchen. An enviable location in the award winning Castle Heights Elementary School district, this is a great opportunity to live in a lovely, family friendly neighborhood.

## Pacific Palisades – FOR SALE!



**1135 Chautauqua Blvd. - \$1,900,000**

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.

## Cheviot Hills – COMING SOON!



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

## Santa Monica – COMING SOON!



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

## Rancho Park – IN ESCROW!



**2700 Midvale Ave. - \$2,495,000**  
4 Beds / 3 Bath, 2360 Sq. Ft., 6364 Sq. Ft. Lot



# Cheviot Hills happenings

## SUMMER PHOTO CONTEST

By Ben Lee

We're starting to get some fabulous photos of you with our newsletter on vacation. You have a few more months to travel with any copy of the newsletter and take a picture of it (with or without a human holding it) to win a \$250 prize. To enter, simply take a photo with the newsletter on vacation and then email it to me: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) with 'PHOTO CONTEST' in the

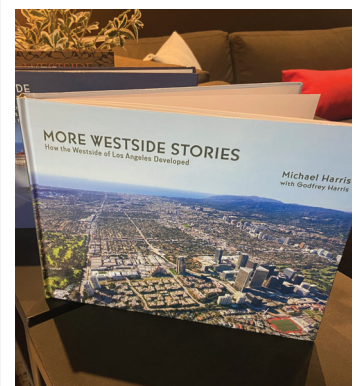
subject line. That's it! We'll pick a winner by the end of summer. But if you're antsy for a raffle before then, I do have two Dodgers tickets to give away. These are great seats and include parking! It's for the 8/16 game against the Padres. To enter, email me: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and write 'DODGERS' in the subject. We'll pick the winner at the end of the month. Good luck and GO BLUE!!



## FATHER'S DAY FUN

By Ben Lee

In honor of Father's Day, we're offering a deal on the coffee table books my father-in-law wrote about the sights, sounds and stories pertaining to the Westside of Los Angeles. These books cover it all. He goes into detail about what life was like growing up in Cheviot Hills in the 1950's and offers reasons why movie studios shaped the geography of Los Angeles. He recounts the famous figures whose contributions helped create the most iconic architectural spots in the region and explains how different neighborhoods have evolved. If you have a dad who would appreciate these stories, then maybe you'd like to purchase one or both books. My father-in-law's publisher, his brother Jeff Harris, is running a promotion for the holiday. His first book in the trilogy is actually sold out but if you're interested in buying the other two, he's selling both for \$37.50 (an 18% discount) and that includes tax and shipping. Give him a call at: (310) 476-6374 or email: [hrrmg@mac.com](mailto:hrrmg@mac.com). He'll also refund your money if you're not fully happy with the purchase!



## PAWS IN THE PARK

By Ben Lee

Don't let your four legged friends have all the fun this month. Check out Paws in the Park! Head to Rancho on 6/22 and find vendors, resources,

sketch artists, photo booths and everything you need for your pet. All leashed animals are welcome to attend! And, if you have been considering adopting/rescuing or fostering a dog, contact Melissa Levy: [maklaskin@sbcglobal.net](mailto:maklaskin@sbcglobal.net)

## LET'S PARTY!

By Lilli Lee

Social stuff is happening this Summer! Mark your calendars because there is not just one but two fun parties to tell you about! The first is for single people looking to find friends/companionship/possible romance and will be held on July 24 from 7-9 in Cheviot Hills. There'll be raffles/give-aways and an opportunity to meet other singles from the area. RSVP to: [lillijlee@yahoo.com](mailto:lillijlee@yahoo.com) for address and details! The other party will be a ladies-only neighborhood wine night, hosted by the lovely Lori Berman on August 13, also from 7-9pm. Open to all the ladies in the neighborhood and we hope to see you there. Send me an email or text (310) 650-7735 to get all the info.



### Paws in the Park

Sunday June 22, 2025 11am – 2pm

Cheviot Hills Park 2551 Motor Avenue Los Angeles CA 90064

Free-Furry-Fun!!!



Pet Adoption/Rescue Organizations

LA Animal Services Pet Resources

Pet Sketch Artist Photo Booth

Pet Product Vendors Reading Tent For Children

Bottle Baby Lessons Pet Nail Trims

\* all pets visiting the park must be leashed

