

Beverlywood

NO. 22
May 2015



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PRSR STD
ECRWSS
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*****ECRWSS****

LOCAL
Residential Postal Customer

Hang Ten Spencer



By BEN LEE

Unless you have three children or come from a family of three siblings, it's hard to know what it's really like to be that middle child. In our family, there are three boys and while (as parents) we know the individual qualities that make each of our children special and unique and perfect and fabulous, 'the middle' often feels a little passed over in favor of the spotlight-grabbing bookend brothers. In the interest of convenience and manpower, we were guilty of doing what the parenting books cautioned against: the middle child was often dragged to the classes of the elder or play dates of the younger. His accommodating nature made it easy to justify his lack of activities by making the excuse, "He learns just as much from watching the older kids do it!"

He'd compromise television choices and ice cream flavors to please the other two. Even his bedtime is geared towards when his younger brother (and roommate) goes to sleep. It's hard to prove to him how special he really is.

He even brought it to my attention that these newsletter articles often highlight the foibles of my youngest and oldest sons but not as much is said about Spencer. While I can't go back in time and give him more classes or solo play dates, I do have the power to give him this!

So last month, our family spent spring break in Hawaii. It was paradise. I was able to leave the hectic world of westside real estate behind and focus instead on the sand, the sea and spending uninterrupted time with my wife and kids. One day, Lilli recognized a neighbor from Cheviot. They were traveling with another Cheviot family

(one we didn't know) and everyone was staying at the same hotel. Now, to backtrack a bit, at this particular hotel we were given the most amazing upgrade known to man. They had sold out and with nowhere else to put us, they basically handed us the keys to the palace: the Presidential Suite. So, upon discovering that Cheviot families were in our midst and with an embarrassment of riches with regards to our enormous, ocean-view suite (it had a grand piano for goodness sake!), we decided to have a party and invite these neighborhood families up for cocktails and to watch the sunset. They accepted our invitation and, amidst the glorious views and uproarious laughter, it struck us all as quite lovely that the bond of being from Cheviot Hills was strong enough to turn one-time strangers into newfound friends.

But as fantastic of a night as 'the party in the presidential suite' was, it wasn't the number one highlight of the trip. It wasn't the whale watching or waterfalls, either. I think, if I had to choose the one memory of our week in paradise that will make me look back and realize that moments of pure happiness exist, it would be when I went out into the ocean with a surfboard and my son, Spencer. It was just the two of us, enjoying the elements, sharing some laughs and I was able to introduce my great love of surfing to my cherished middle son.

Sometimes we go back to Goldilocks and the Three Bears to remind him that while one bowl of porridge was too hot and one was too cold, the bowl in the middle was just right. Spencer, you are just right and I love you. Surf's up, dude. Let's go!

My featured listings

BEN LEE - ESTATES SALES

Beverlywood – ACTIVE!



An enchanting property, perched above a quiet and family friendly street in Beverlywood, this 3 bedroom/2.5 bath home offers many features iconic to homes of this era without compromising modern day conveniences. We invite you to be charmed by the home's intricate crowned moldings, hardwood floors, original light fixtures, marble fireplace and beautiful views. The three bedrooms and bathrooms are large and comfortable, closets in the bedrooms are built-in, including Italian designed Polyform Custom closets in the master. French doors connect the master bedroom to the ultra-private backyard, ideal for entertaining thanks to a variety of seating areas and built-in fire pit. A spacious room downstairs (with attached half bath) can be used for a number of purposes: gym, office, housekeeper or guests. With central air/heat, a two-car garage, living room surround sound, and a multitude of closets and storage capabilities, this comfortable family house in the award winning Castle Heights School district is just waiting for you to move right in.

9600 Bolton Rd. – Offered at \$1,749,000

Palms – REDUCED!



Encounter this stately and modern style architecturally superior property in one of the finest, most desirable parts of Mar Vista Hill and know you've found your next home. With breathtaking views and a designer's eye towards décor and detail, this 4 bedroom/ 3.5 bath, two-story fully upgraded home offers much in the way of modern amenities. A formal foyer with impossibly high ceilings and custom White Oak flooring leads to the living room with fireplace, bar and wine refrigerator. Impeccable kitchen with Viking appliances and custom Zebra wood cabinetry also offers a gorgeous island that beckons family members or guests to dine. Upstairs, be impressed by the master suite, complete with an attached deck that showcases incredible views of the city. The bedroom also offers a walk-in closet and exquisite bathroom from which to contemplate the amazing views. This is a truly beautiful home that must be seen to fully appreciate.

3635 Inglewood Blvd. – Offered at \$1,650,000

Beverlywood Adjacent – IN ESCROW!



3 bedroom/ 2.5 bath

1304 Roxbury #102
– Call for more info:

Cheviot Hills – SHORT TERM LEASE!



Charming Cheviot Cottage. This 3 Bedroom / 2.5 Bath fully furnished home boasts a beautifully updated kitchen. There is a spacious living area with 2 decorative fireplaces and hardwood floors. There is also a large den located off of the living room and kitchen. Upstairs you'll find 3 bedrooms plus 2 baths with updated fixtures. Out into the bright and private back yard there is a patio perfect for gatherings. Steps from Club Circle and Irving Schachter Parks.

2840 McConnell Dr.
– Offered at \$6,000 p/mo.

Beverlywood – IN ESCROW!



Inspired by the lush tapestry of Tuscany's countryside, step into this home and experience a bit of Italy in the heart of Beverlywood. Mixing elements of original artistry with modern improvements, this four bedroom/three bathroom home offers exquisite examples of how to live beautifully in Italy. From the Batchelder tiled fireplace and paneled, arched bay windows in the living room, to the richly landscaped, Medici-like fruit trees in the backyard... every detail in this hand painted, two story, hard wood floored home exudes romance. Built in 1928 and recently remodeled to create more space, modern features include: an upstairs laundry facility, an enormous master suite with an adjacent room that could double as a nursery, gym or office. The tastefully decorated suite also has a large walk-in closet and steam shower in the master bath. This home has recessed lighting, designer built-ins for art and media, a usable attic for extra storage, generously sized bedrooms and closets, a spacious breakfast nook with beautiful views and a kitchen that offers every necessary amenity for the at-home chef, eager to whip up a deliciouso pasta pesto. Located on a family friendly street, just a stone's throw from the award winning Castle Heights Elementary School, this much loved house is just waiting to welcome you home.

3043 Oakhurst Ave. – Offered at \$1,299,000

Cheviot Hills –



Lovely, Tudor-style home on charming tree-lined street in Cheviot Hills. A newly constructed property, this three bedroom, three and a half bathroom, English cottage offers plenty of charm: deeply hued hardwood floors below and crown moldings above. The formal living room has a vaulted exposed wood beam ceiling and uniquely crafted glass windows. The kitchen features granite counters, stainless steel appliances, six-burner range, and oversized island, and overlooks a bright, open great room. Beyond this space are the laundry and powder rooms and French doors that open to the private, grassy, flat backyard with relaxing hot tub. One bedroom downstairs and two upstairs, each large in size and with its own en-suite bathroom. The master suite features a spacious walk-in closet and bathroom with dual-sink vanity and luxurious spa tub. Award winning Overland Elementary School.

10361 Dunleer Dr. – Offered at \$7,200 per month

Cheviot Hills – FOR LEASE!



Located on a superb, tree-lined street, this charming and quaint home boasts 2 large bedrooms, 2 bathrooms, formal living and dining room, eat in kitchen, hardwood floors and central heat. Large living room has a romantic, brick fireplace and French doors that lead out to a private backyard, complete with a fire pit. It is situated in the coveted Castle Heights elementary school district, a terrific opportunity to move into this neighborhood at an affordable price!

10290 Cheviot Dr.
– Offered at \$4,600 p/mo.

Rare Beverlywood Adjacent Duplex



– Call for more info:

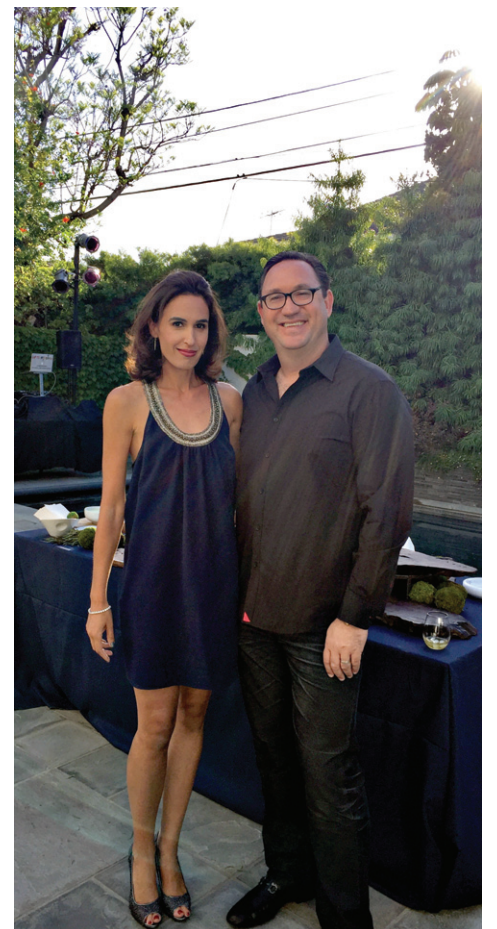
A gathering of friends, old and new

By BEN LEE

On April 18th, a rather special thing occurred. My wife Lilli and I threw a party to thank and honor my past and present clients. People who helped make my real estate business thrive and who entrusted me to help them either sell or buy properties.

What struck me as particularly remarkable was that this party didn't feel populated with clients. Each person who entered our home and greeted my wife and I with warm hugs and enormous smiles somehow went from being work associates to cherished friends. Each of my 'clients' came to this party because there was a solid bond between us, one that made me so proud. A connection that was made that altered the original relationship and propelled it from professional to familial. Guests included Susan, a Cheviot Hills seller who was anxious to meet my mother-in-law because she had been friends with her brother back at Hamilton High. There was Peter and Jilda who used me to lease their home in Cheviot and then recommended

SEE [GATHERING PAGE 5](#)





GATHERING

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me to their kids when it was time to sell in Beverlywood and buy something new in Cheviot. Peter, Jilda and their daughter and son-in-law all came to the party, so happy to raise a glass with me, not to toast their real estate transactions, but to say 'cheers' to our friendship. A handful of couples that were in attendance were busy checking dates with my wife so we could plan our next dinners or vacations together.

I'd like to think that this experience is unique to me. I really do believe that I have managed to carve a special bond with the majority of the people I have worked with, so much so that the line between 'client' and 'friend' has been blurred. I love that my 'client appreciation party' needs a new kind of title to reflect that the people I've worked with have surpassed the rather cold title of 'client' and can come into my home, enjoy my food, share my wine, meet my kids and go from being business connections to becoming a part of the family.



Maria Altmann – Former Cheviot Resident

By Ben Lee

Perhaps you've seen the movie that is out in theatres called, 'Woman in Gold,' starring Helen Mirren and Ryan Reynolds. In case you're unfamiliar with the story, it is the riveting tale of how Jewish refugee Maria Altmann (Mirren) successfully fought to reclaim Klimt paintings that belonged to her family but were seized by the Nazis. One painting in particular, "The Portrait of Adele Block-Bauer" (otherwise known as "The Woman in Gold,") features Altmann's aunt. While the Austrian government claimed the painting was part of their national pride and culture, Altmann considered it a family portrait that was wrongfully stolen during the Nazi's regime. Altmann and her attorney, Los Angeles native Randy Schoenberg, took

the case all the way to the Supreme Court. After a lengthy battle, Schoenberg successfully argued for the painting's return and won the case. The Austrian government returned the Woman in Gold to Altmann and it is now permanently on display in the Neue Gallery in New York City.

Here is an interesting fact you may not have known: Maria Altmann lived on Danalda in Cheviot Hills! She lived in Cheviot Hills after relocating from New York and died at the ripe old age of 94, twelve years after beginning her battle against the Austrian government to reclaim her beloved paintings. She was not only a great defender of human rights but also a much admired neighbor in Cheviot Hills and now her story will live on, helping to shed light on not just the Nazi's atrocities but how justice can ultimately persevere.



Downton Abbey - *An Appreciation*

By Michael Harris

This is not a review but an appreciation for Downton Abbey on Public Television. The show is just wonderful and leaves me feeling just as the hordes of rabble must have felt as they waited anxiously for the latest chapter of Charles Dickens books as he would release them on a serial basis. Julian Fellowes who apparently writes all the segments himself is a treasure, and why he transferred all his rights in the show to Comcast-Universal is a tax dodge I suppose. However, the series is as good as any Merchant-Ivory period piece, and this is over 5 years with the cast perfectly suited for the roles. I have a little trouble understanding Daisy's accent, and Mrs. Patmore sometimes is a word swallower, but you can't beat the upstairs lot and their fabulous clothing, horses, carriages, and attitude. Such nobles oblige on the part of the Lord, and now that we do not have to endure the cartoonish Shirley MacLaine any more what could be better. As we continue into the

roaring 20's and depression 30's what democracy and privation must we endure with Carson's way of life coming to a sputtering end, and Maggie Smith holding on to her haute right until she calls it quits. Yes, I

remember Upstairs-Downstairs, and the Duchess of Duke Street, but for sheer longevity and familiarity with all the characters and their dramas small and not so small, I do not think we will ever again have the great pleasure of

inhabiting the High Shear set and the green grounds of an era which we will not see again except as it has been so perfectly reproduced in this fabulous series.

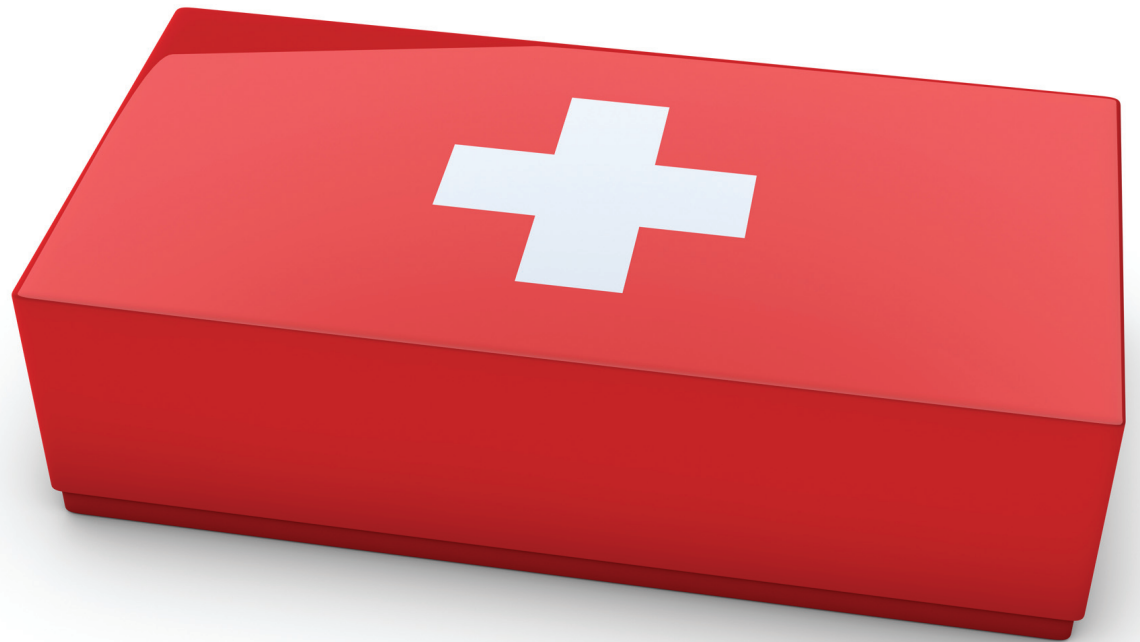


Emergency Survival Kits

By BEN LEE

Available Now!

There's always so much filming going on around Cheviot Hills, sometimes it's nice to witness benefits that can come from it (other than seeing a familiar house on TV!). The California Country Club Homes Association works with FilmL.A. to mitigate the effects of filming in the neighborhood, and also works to ensure that filming done in the neighborhood brings benefits to the whole Association. Toward that end, the CCCHA Board has used donations received from the filming to generously treat the residents of each of the Association's 410 homes to emergency survival kits, free of charge. The kit includes everything needed for a family of four to survive for 72-hours, complete with food, water and 17 other items in a handy red backpack. If you live within the boundaries of the Country Club Estates (the 100 acres of Cheviot Hills that, up until 1951, was actually a golf course) and have yet to pick up your emergency kit, please contact the CCCHA president Allyson Saunders: allyson@agsaunderslaw.com or Vice President Francesca Beale-Rosano: francescaart@sbcglobal.net or 310.838.3233. If you have any questions about how to bring emergency kits to your block or neighborhood, Allyson or Francesca will be happy to answer any questions you may have.



Our Raffle



By BEN LEE

Thank you to all those who entered our raffle to enjoy a \$50 gift certificate to the fabulous John O'Groats! Congratulations to Elan Levey. You are the lucky winner and will soon delight in all the yummy biscuits, breakfasts and lunches fifty dollars can buy! These raffles have been a great way of connecting local residents to neighborhood stores and restaurants. Pictured here are Clair and Addie Abrams enjoying frozen lattes from Undergrind Café on Robertson. Their mom, Lynn Lempert, won that



Quinn and Navy Casady

raffle a few months ago. We also have Quinn and Navy Casady showing off their Children's Book World \$50 gift certificate. Joelle Casady was the big winner of that raffle for April. So, what local business is offering the chance to win a \$50 gift certificate this month? It's the restaurant on Pico called: The Six. Inspired by the Society of Six, this unique restaurant offers six delicious varieties of appetizers, main



Clair and Addie Abrams

courses, desserts and wines. Set in a cozy and rustic atmosphere, this local gem deserves your culinary attention! If you would like to win the gift certificate, please email me: ben@benleeproperties.com and put 'SIX' in the subject line. Also, please include your full name and the best way to reach you. That's it! We'll pick a winner at random on May 25th. Thank you and good luck!

Beverlywood happenings

Hamilton High School Events



- May 7**
Choir Concert - NJP Concert Hall – 7:00 PM
- May 8**
Choral Performance – Disney Concert Hall – 5:00 PM
- May 8**
Symphony Concert – NJP Concert Hall – 7:30 PM
- May 9**
Choral Competition – Six Flags Amusement Park – 8:00 AM – 5:00 PM
- May 12**
Hami Alumni Meeting – T105 – 10:00 AM – 1:00 PM
- May 13**
Mariachi Concert – A2 – 7:00 PM
- May 14**
Winds Concert – NJP Concert Hall – 7:00 PM
- May 15**
Guitar Concert – NJP Concert Hall – 7:30 PM
- May 16**
Super Jazz Festival – Off Campus – All day
- May 19**
Piano Concert – A2 – 7:00 PM

- May 21**
Senior Awards – NJP Concert Hall – 6:00 PM
- May 22**
CAA Art Show – South Hall – 6:00 PM
- May 22**
Music Technology Concert - The Quad – 6:30 PM
- May 22**
Spring Dance Show – NJP Concert Hall – 8:00 PM
- May 23**
Spring Dance Show – NJP Concert Hall – 2:00 PM
- May 23**
Spring Dance Show – NJP Concert Hall – 8:00 PM
- May 27**
Community Magnet Culmination – NJP Concert Hall – 3:00 PM
- May 28**
Zoot Suit Assembly – NJP Concert Hall – 8:00 AM
- May 29**
New LA Charter Culmination – NJP Concert Hall – 11:00 AM
- May 30**
Gala – NJP Concert Hall – 7:30 PM



Palms - Rancho Park Library events

- May 5**
Japanese Children's Day – 4:00 PM – 5:00 PM
Start Asian-American Pacific Islander Heritage Month with Children's Day, a Japanese holiday to celebrate children's happiness! Come make a traditional fish kite. Recommended for ages 5 and older.
- May 6**
Toddler Story Time 10:30 AM – 11:00 AM
Weekly themed stories, songs, rhymes and crafts. Recommended for children ages 18 months - 3 years old.
- May 9**
Computer Class 1:00 PM – 5:00 PM
What you need to know to purchase a computer. Advance reservation is required. Please Call 310-840-2142 for reservations.
- May 18**
Baby Storytime 10:30 AM – 11:00 AM
Rhymes, songs, and stories for babies and their caregivers. Recommended for infants up to approximately 18 months. Most activities will be seated.
- May 30**
Teen Chess Tournament 10:00 AM – 3:00 PM
Do you like to play chess? Test your skills, learn new strategies, meet other players, and maybe, win a medal in the Palms Teen Chess Tournament! Gold, silver, and bronze medals will be awarded in each of four age-based sections. The tournament is "round robin" style, so participants will continue to play throughout the event. There will be a one-hour lunch break, with pizza and soda provided (or bring a sack lunch), and a seating area in the room for non-players. The tournament is open to ages 12 through 18 and is limited to 32 players. Please register in advance; call 310-840-2142 or email jmurphy@lapl.org.

Coming soon to LACMA

- May 10 – August 2**
Ed Moses: Drawings from the 1980s and 70s
- May 10 – August 2**
Drawing in LA: The 1980s and 70s
- May 30 – November 1**
Various Small Fires
- June 7, 2015 – February 28, 2016**
Noah Purlooy: Junk Dada
- September 13, 2015 - March 20, 2016**
Frank Gehry
- October 4, 2015 – January 17, 2016**
New Objectivity: Modern German Art in the Weimar Republic, 1919-1933

