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Beverlywood



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TACO 'BOUT A GOOD TIME

By Ben Lee

You may remember a month or two ago, I had an idealistic goal of homeowners getting outside and meeting their neighbors. To try and motivate people to do this, I said if you send me a note sharing the delightful story of getting to know a new neighbor (with or without a photo), you and your new neighbor-friend could come to a party at our house. I figured we'd get at least a few sweet meet-cute stories and a smattering of pictures showing beaming faces, basking in the glow of a new, budding friendship. Did I want to be the center of this happy, joyous revolution? The inspiration behind a community coming together in a heartfelt, organic way? Yes, that sounds about right. I had high hopes for my sociological experiment.

But even the great cultural anthropologist Margaret Mead suffered some setbacks before finding success. And, to be fair, she wasn't balancing a full-time real estate career while trying to discover what makes the human race tick. In other words, as far as evidenced by the lack of stories and photos in my in-box, my dreams of getting neighbors to meet one another were essentially dashed. No one participated in this grand plan and I felt deflated for trying.

However, I will say that failure isn't something I easily embrace. I might be a little bummed out by a temporary downfall but that just leads to another idea, one that has the potential for being slightly more successful. It's a, "When one door closes, another one opens," type of thing. I thought to myself: maybe people were a little shy about making the move to meet someone new. Maybe people were irritated at being asked to do this in the first place. Maybe no one really wants to come to a party at our house?"

I could accept the first two scenarios just fine but the third? Inconceivable! If you've never been to a party at our house, I can say with absolute sincerity we know how to have a good time. So, due to the fact that I was not prepared to accept defeat in the grand meet-your-neighbors-experiment of 2026, I came up with an alternative plan. And, I'm pleased to say, this one worked out much better.

Every month we offer a raffle in this



MARCI SANDELL, BEN, PHYLLIS CONWAY

newsletter, often highlighting local restaurants, businesses or events around town. A great many of you enter these raffles however only one can win each month. So, I thought it would be nice to invite everyone who participates in these raffles to come over for a taco party because while only one person can get the monthly \$50 gift card, everyone should feel like a winner once in a while. And, to paraphrase a TV chef I know: you can be sad before you eat a taco or sad after you eat a taco, but no one is sad while eating a taco. Here's my coda to the sentiment: with tacos, everyone is a winner.

We reached back into old emails and invited former raffle entrants, people who probably thought it was an odd note to receive. "As a thank-you for participating in a past raffle, come on over to our house for a taco!" But one by one, people responded in the affirmative and when March 14 came, a festive party ensued.

A terrific taco caterer manned the sizzling flat-top grill. His associate took up residence behind the outdoor bar and created homemade, custom margaritas in three different flavors. It was a beautiful, sunny day in the backyard and when the doors opened at 4pm, our guests arrived and one after the next seemed very happy to be there. I had met a few

of them before but I only knew the majority from receiving their raffle entry emails. Before Saturday they were mostly names in my in-box but after the party, I felt like I made a bunch of new friends.

I finally met Nancy who has told me over email about her Lautner-designed cabin in Idyllwild cabin for years. I visited with Jackie and Harvey, Bob and Helen, Curtis and not only one but two Joelles who both were in attendance. Caryn may have lost out on last September's BakeryLA gift card but at least she and her husband Ken got to take home some cupcakes and brownies after the party. Randy and Dan lost out on Dodgers tickets to their own daughter Abby who also happened to enter that month yet came to the party and had a great time. I chatted with Lynda and learned before she became a piano teacher, she had been a professional dancer. There was Elaine and Lisa and Evelyn and Dennis and Diana and Sylvia and Rachel and Carol and Marci and BJ and Phyllis... we had guests from every corner of the Cheviot/Beverlywood/Rancho Park area. They were game for a party and I hope it didn't disappoint.

The original event started out as motivation to meet some neighbors but even when the theme changed course, meeting neighbors is exactly what happened. There were so many, "what are you doing here!?" coincidental encounters. Former work associates who hadn't seen each other in years, co-students from long forgotten yoga classes, a bunch of neighbors who have lived nearby for decades but have never shared more than a passing nod. Now they're bonded in tacos and that's pretty much the most unbreakable bond of all.

So, whether you meet each other from walking around the block or in the backyard of a random neighborhood real estate agent, I do encourage you to get out there and get to know who lives nearby. I also suggest you participate in our raffles because you never know what could happen. Winning the monthly prize is of course fantastic, but having a fresh, ice-cold margarita on a hot summer's day is a pretty great consolation prize and meeting new friends is just the salsa on top (of the taco, that is)!

My featured listings

Encino – FOR SALE OR LEASE!



GREAT NEW PRICE!

16879 Mooncrest Dr -
\$4,895,000 or \$20,500 p/mo.
5 Beds / 8 Bath, 5,900 Sq. Ft. 10,890 Sq. Ft. Lot

A dazzling, brand new construction on a quarter acre lot south of Ventura Boulevard, this impeccably designed 5 bedroom/8 bathroom home is luxury living at its finest. This 5,900 square ft home has everything a discerning buyer could want: vast, spacious living spaces; open floor plan, natural light, elegant landscaping and enormous backyard with BBQ. The chef's kitchen offers top-of-the-line appliances and an abundance of space for entertaining. In addition to the elegant bedrooms and bathrooms, there is also a state-of-the-art theater, great room, living room, office and elevator to visit each floor with convenient ease. Additional amenities include: 3 fireplaces, designer light fixtures/chandelier, basement gym and bar, solar roof panels (paid off, no cost to buyer), electric water heaters and two laundry rooms. A certified Smart Home that offers Control 4 throughout, this isn't just a magnificent estate but a true architectural achievement. Also available for lease.

Cheviot Hills - FOR LEASE!



2890 Forrester Drive – \$21,000 p/mo.
4 Bed / 5 Bath 4,438 Sq. Ft., 7,204 Sq. Ft. Lot

Stunning Newly Remodeled Contemporary Mediterranean Family Home in Prime Cheviot Hills. Situated on one of Cheviot Hills' most sought-after streets, this stunning 4-bedroom, 4-bath residence offers a rare blend of scale, privacy, and modern luxury. Built in 2007 and recently remodeled, the home delivers a refined, turnkey living experience in the heart of West Los Angeles. A dramatic grand foyer sets the tone with soaring ceilings, a sweeping staircase, and abundant natural light. Expansive living and entertaining spaces flow effortlessly, from the elegant formal living room to a private den/office, all opening to beautifully landscaped outdoor areas designed for both relaxation and entertaining. The chef's kitchen is both sleek and functional, featuring custom cabinetry, stone countertops, new appliances, and a generous center island. It seamlessly connects to the expansive family room, which opens to a sprawling patio complete with outdoor dining areas and a private spa—creating the ultimate indoor-outdoor California lifestyle. Upstairs, four well-appointed bedrooms include a luxurious primary suite with an oversized walk-in closet and a spa-inspired bath designed for comfort and retreat. Secondary bedrooms offer a combination of en-suite and Jack-and-Jill layouts, ideal for both privacy and flexibility. Additional highlights include a formal dining room with custom built-ins, multiple outdoor entertaining spaces, and a private subterranean two-car garage with an additional maid's room and en-suite bath. Located on a quiet residential street just minutes from Century City, Beverly Hills, and major studios, with access to top-rated schools.

Beverlywood - IN ESCROW!



1716 S. Durango Ave. –
4 Bed / 3 Bath 2,811 Sq. Ft., 7,110 Sq. Ft. Lot

Affectionately known as, "Casa Azul," this move-in ready home effortlessly combines the charming aesthetics of an authentic 1930s Spanish style home with the updated style and needs of today's active family. Hardwood floors, rounded archways, built-in home-office nooks, picturesque Bay window, exposed beams and brick gas fireplace are just a few of the original architectural features that make this home feel so warm. A recent expansion and comprehensive remodel allowed for additional space and modernization. Adding to the home's original formal living and dining rooms, new construction created an enormous Great Room with impossibly high vaulted ceiling and chef's kitchen complete with Caesarstone countertops, stainless top-of-the-line appliances, oversized central island with second sink, ample prep space, new backsplash and designer pendants. Each of the bedrooms are basked in natural light with generous walk-in closets and the bathrooms have each been remodeled in a simple yet classic fashion. A two car detached garage, fresh landscaping in the front yard and a stone's throw to award winning Canfield Elementary School and the shops/restaurants/religious institutions of Pico/Robertson, this much-treasured home is not to be missed.

Beverlywood - SOLD OVER ASKING!



9124 Beverlywood St. - \$1,795,000
3 Beds / 2 Bath, 1,513 Sq. Ft.

Cheviot Hills - SOLD OVER ASKING!



3388 Manning Ct – \$2,595,000
4 Bed / 3 Bath 2,388 Sq. Ft., 7,204 Sq. Ft. Lot

Rancho Park – SOLD!



2831 Malcolm Avenue - \$3,795,000
4 Beds / 5 Bath, 3450 Sq. Ft., 6324 Sq. Ft. Lot

Beverlywood – SOLD!



9124 Gibson -
\$4,825,000
4 Beds / 3 Bath, 2815 Sq. Ft.

Cheviot Hills – SOLD!



2700 Anchor Avenue -
\$2,995,000
4 Beds / 3 Bath, 3426 Sq. Ft.

Cheviot Hills – SOLD!



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

Beverlywood happenings

RAFFLE

We had such a good time at the taco party last month, figured now would be a good time to revisit a neighborhood restaurant that specializes in family style Mexican food in a festive, cozy setting on Pico Blvd: La Serenata de Garibaldi. Featuring homemade tortillas, fresh seafood, two-dollar margaritas (with entrees), a vegan menu and yes, tacos! Here's a way for those delicious desserts to taste



even sweeter: a \$50 dollar gift card! To win, simply email me: ben@benleproperties.com and write 'SERENATA' in the subject line. That's it! We'll pick a name at random at the end of the month. Buena suerte!

SPAMALOT AT HAM-I HIGH

By Ben Lee

If you're a big Monty Python fan (or if you just enjoy supporting local theater), then look no further than Hamilton High's spring musical production of Spamalot! Tickets are now on sale (www.hamiltonmusic.org/events) for shows starting the weekend of April 9-11 and continuing through

4/16-18. Enjoy a hilarious journey with King Arthur and his Knights of the Round Table as they travel in search of the Holy Grail. With rousing musical numbers, high energy dancing and jokes aplenty, Spamalot promises to be a rollicking good time for the entire family. Support your neighborhood school while having a terrific time!

POST PATROL



By Ben Lee

You might have noticed a decrease in crime reports in Cheviot Hills lately. This may be in large part to the INcrease of Post Patrol in the area. About 315 homes in the Cheviot Hills Neighborhood Association (CHNA) have signed up with Post which gets the residents 1 car for 24 hours a day/7 days a week plus an additional car that patrols 8 hours a day/7 days a week. If more homes sign up, we qualify for a third patrol car in the

area. With summer approaching, the more protection we have in our neighborhood the better. Subscribing to Post not only helps the area at large but also means you could benefit from the perks it offers: vacation watch, alarm response, property perimeter foot patrols and more. If you live within the red lines on this map, you can join the rest of your neighbors in helping to protect us all. To learn more, send Gina Post a note and ask about the current Cheviot rate: gpost@postalarm.com

Academy of Music and Performing Arts at Hamilton High School Presents

Monty Python's **SPAMalot** School Edition

Book and Lyrics by Eric Idle Music by John Du Prez & Eric Idle

4/9 @ 6:30pm
4/10 @ 6:30pm
4/11 @ 2:00pm
4/16 @ 6:30pm
4/17 @ 6:30pm
4/18 @ 6:30pm

SCAN FOR TICKETS!

A new musical lovingly ripped off from the film "Monty Python and the Holy Grail." From the original screenplay by Graham Chapman, John Cleese, Terry Gilliam, Eric Idle, Terry Jones, Michael Palin. SPAM! is a registered trademark of Hormel Foods LLC. Produced in cooperation with Theatrical Rights Worldwide.

NEXT WINE NIGHT

By Lilli Lee

Can you believe that we have hit the guest list capacity for the next Ladies' Neighborhood Wine Night? These parties have gotten so popular that we had to cap the list so our lovely hostess didn't lose her mind. So, while the list for April 23's party is currently full, if you've never attended before and are interested

in coming, please send me an email (lillilee@yahoo.com) and/or call/text (310-650-7735) and I can add you to the waitlist. We always get a handful of ladies who, for whatever reason, can't come at the last minute and we would love for you to fill those spaces. If anyone is interested in hosting an upcoming Wine Night (of any size!), please let me know that, too.