

Cheviot Hills

The greatest neighborhood in the world

NO. 163
October 2026



CalRE # 01808926

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COMMUNITY MATTERS

By Ben Lee

It's always a bit of a struggle to describe this newsletter to someone who's meeting me for the first time or is new to the neighborhood and doesn't know what it's all about. To be fair, it has morphed and changed shape a bit throughout the years. When I first started it nearly two decades ago, it was a way to introduce myself and share tidbits about my professional journey from music executive to lawyer to real estate agent. As my three sons grew up, this newsletter became a family diary of sorts, relating our tales of raising three boys in this community and all the various schools and activities that they were involved with at the time. The boys are fairly grown now and have dared (!) to have life experiences that don't involve my wife or me which makes it rather difficult to report upon their lives via these pages. The real estate component is still part of the newsletter- it would be weird to just share information about my family without it pertaining somehow to the current conditions of the home-buying/selling market. But I think what sets it apart from the other marketing materials out there is the fact that it's always tried to be about more than just real estate. Plus, as a Wesleyan English major from a million years ago, I still like to write and the newsletter has given me a very comfortable outlet to keep from getting too rusty.

The current iteration of the newsletter has evolved into a real focus on charitable endeavors, events around town and what's new in the neighborhood. There were so many different happenings to call your attention to this month, I wasn't even sure how to fit them all in. But it's an honor if this publication can be used to highlight activities your neighbors are involved with and serve as a makeshift guide should you want

to volunteer, donate or participate as well.

Molly Steinsapir was a classmate of our boys when they were at Geffen Academy at UCLA. After Molly suffered a tragic accident six years ago, her parents, Jon and Kaye, created a foundation in her name ("Team Molly,") to honor her memory and legacy. While Molly only lived twelve short years, her impact on family, friends and community was fierce and unforgettable. Since its inception, Team Molly has raised hundreds of thousands of dollars that has helped buy school supplies for underprivileged kids, aided fire victims in refurbishing their homes, even provided funds for animals and the planet, two missions dear to Molly's heart. The "Team Molly" Inaugural Benefit will be held on October 18 at Kehillat Israel in Pacific Palisades. There'll be food, drinks, a silent/live auction, and the chance to learn more about Molly and the causes that meant the most to her. This is a great opportunity to connect with friends and neighbors while supporting a terrific cause. To join me as a sponsor or to purchase tickets to attend, visit: mollysteinsapir.com or email Kaye: Kaye@mollyfoundation.org

Another event I'm looking forward to attending this month is an art show featuring the beautiful pieces of local artist Rodolfo Buonocore. I've known Rodolfo for years and am a huge fan of his work. He's originally from Argentina and his talent spans a variety of mediums including oils and graphite/ink drawings many of which will be on display in Cheviot Hills on October 16. If you're booked already on the 16th, there'll be a chance to view during the weekend by appointment but if you are an art fan and want to come to the party, send me a note (ben@benleeproperties.com) and I'll share the address/details with you.



A few more fun activities to note in your calendar: Start collecting all your unwanted papers and e-waste because we're bringing back our very popular shredding day at Hamilton High! On November 7, (time is still being worked out but it'll likely be 9-1), bring all unwanted papers and small broken appliances to Hamilton and they will be disposed of in a safe/secure manner. This is completely free of charge however, if you would like to make a donation of any amount to the Hamilton Boosters Club, we will happily match it. We will also be sponsoring another neighborhood volunteer evening at Our Big Kitchen LA on November 16. This is a night to help cook and pack 300 meals for the homeless. It's inspiring, engaging, heartwarming and unbelievably efficient. Bring your kids if they're aged 5 and up- but we're limited to a total of 60 guests so if you want to get on the list, please send me an email asap: (ben@benleeproperties.com).

And that's not all! Flip to the back page of this newsletter and read about even more events your neighbors have a hand in: like the new coffee place on Overland that is an extension of the Women's March Foundation. It's a place that not only serves coffee but provides a cozy setting should you

want to be inspired politically either locally or on the global stage. Another neighbor is one of the organizers behind the next 5K Cancer Challenge to find a cure for pancreatic cancer at UCLA. And, on a somber note, you'll learn how to support the widow of a beloved gardener who unexpectedly passed away while working last month. Miguel didn't live in Cheviot Hills, but he was such a fixture tending to so many homes in the area, he felt like an extended member of this neighborhood's family.

So, after re-reading about all these various events and opportunities to gather together, it makes me realize that no matter how this newsletter has grown and changed over time, the one thing it has always been about is simply: community. Yes, it has also always showcased my listings for sale but what better way to advertise a home than to nestle it in between stories about its wonderful neighborhood? It's like what they say about marriage. To paraphrase: you're not just marrying your spouse, you're marrying his/her whole family. It's the same with real estate. You're not just buying a house, you're buying the neighborhood. How unbelievably lucky are we as a community that we all chose to buy a house here?

My featured listings

Cheviot Hills - FOR SALE!



2890 Forrester Drive – \$5,195,000
4 Bed / 4.5 Bath 4,438 Sq. Ft., 7,268 Sq. Ft. Lot

Pacific Palisades - FOR SALE!



14707 Sunset Blvd. – \$2,795,000
4 Bed / 4 Bath 2,842 Sq. Ft.

Beverlywood - FOR SALE!



9224 Monte Mar Dr. – \$6,195,000
7 Bed / 7.5 Bath 5,532 Sq. Ft.

Koreatown - INCOME OPPORTUNITY!



3148 James M Wood Blvd – \$2,300,000
Unit 1: 2 total units, 1 bedroom, 1.00 bath
Unit 2: 6 total units, 2 bedrooms, 1.00 bath

Beverly Hills - INCOME OPPORTUNITY!



166 N Arnaz – \$2,995,000
Unit 1: 1 total unit, 3 bedrooms, 2.50 bathrooms
Unit 2: 1 total unit, 2 bedrooms, 2.00 bathrooms
Unit 3: 1 total unit, 0 bedroom, 1.00 bathroom

Cheviot Hills - IN ESCROW!



10359 Monte Mar Drive – \$8,995,000
6 Bed / 7.5 Bath 6,635 Sq. Ft.

Cheviot Hills happenings

HONORING MIGUEL



Miguel Mendoza was a kindly gardener who always had a smile on his face and was beloved member of the greater Cheviot Hills community. He wasn't just a trusted and friendly professional who helped take care of our garden but could count dozens of other

neighborhood families on his professional roster. This sweet married man of three suffered a horrible accident while on the job last month and sadly, never recovered from his injuries. If you feel compelled to help his widow Irma by donating via Zelle (310) 261-0484 to help

offset the financial burden of his unexpected passing, I know it would be appreciated. Irma has been touched already by the outpouring of love and support from the community and has found some solace knowing what a bright light Miguel brought to our neighborhood.

CANCER CHALLENGE

On 10/25, the Hirshberg Foundation for Pancreatic Cancer Research is bringing the 29th Annual LA Cancer Challenge 5K Walk/Run back to UCLA! Come on out and support this extremely worthy cause by joining thousands of people affected by pancreatic cancer while raising money to cure this terrible disease. But while raising much needed funds, the day promises to be an absolute blast. Come in an early Halloween costume, hit the

Candyland Kids' Zone, Donut Wall, join a team or walk/run the 5K on your own. Last year the LA Cancer Challenge community raised more than 700K! Head to the website to learn all about the race, schedule of events and to register: LACancerChallenge.com (The Hirshberg Foundation is also offering a discount code to when you sign up, type: CHEVIOT for 5 dollars off! Looking forward to seeing you there!



RAFFLE



Thanks to everyone who entered to win the \$50 gift card to the new sweet spot on Pico: Diego's Bakery! The winner is: Marie Clemot. Congratulations, Marie! I hope you get all the delicious treats \$50 can buy. Our next raffle is for a new community coffee shop called Cafeina. Located at 2454 Overland (just south of Pico), this unique establishment not only offers delicious coffee/pastries

but it's run by the Women's March Foundation and is "...a place to connect, exchange ideas and organize civic initiatives and celebrate women's power!" Show support by entering to win a \$50 gift card to this special addition to our neighborhood. Simply send me an email: ben@benleeproperties.com and write COFFEE in the subject line. That's it! We'll draw a winner at the end of the month. Good luck!

DATES TO REMEMBER

- 10/16:** Art Show featuring Rodolfo Buonocore (ben@benleeproperties.com)
- 10/18:** Team Molly Inaugural Benefit (kaye@mollyfoundation.org)
- 11/7:** Paper Shred/E-Waste Event (ben@benleeproperties.com)
- 11/16:** Our Big Kitchen LA Volunteer Night (lillijlee@yahoo.com)