

NO. 8
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Cheviot Hills

The greatest neighborhood in the world



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Thanksgiving hero

By BEN LEE

Have you ever stood up for injustice? Tried to right a wrong?

I'm proud to say that one time I did just that. I was a hero in my wife's eyes in a time of dire need. It was the Friday after Thanksgiving, 2002. The extended family was spread out on the actual holiday so it was tradition that on Friday, everyone would bring their leftovers and eat at our house.

My wife decided that morning she would attempt to make a turkey for the first time. At the market on the Friday after Thanksgiving, the only turkeys left were frozen. "No problem," the butcher assured my wife. "This bird will thaw in about an hour. Two, tops."

So, Lilli brought this 18-pound turkey home confident that all our relatives would be eating it later that evening. First hour went by and it was still a solid, rock hard boulder. Second hour passed and it was still frozen. Lilli started to worry. "Let's put it in the bathtub," I suggested. Filled the tub with warm water and watched the

turkey bob and float with no indication of softening. Another hour went by. We tried forcing it underwater by trapping it with heavy pans but it didn't work. Like an iceberg, it willfully stayed afloat.

It had been four tense hours and the turkey was just as solid as when she lugged it home. Lilli, in tears and feeling desperate, heaved that dripping, frozen turkey from the bathtub and wedged it into the microwave. Ten minutes in the microwave and part of the skin looked like it was burning while the rest of the thing was still very much frozen.

The method was painfully not working and we were well into the zone of inflicting major food poisoning amongst our innocent guests who were soon due to arrive.

Despondent and feeling betrayed by the butcher who steered her wrong, I decided to take action. "If he told you it would defrost in two hours, then it's HIS FAULT!!" I stopped the microwave and shoved the partially blackened, mostly raw turkey carcass into a large



sized garbage bag. "HE WON'T GET AWAY WITH THIS!" I promised while dragging that big bag of now solid botulism down the front steps.

I drove straight to the market and demanded to speak to the butcher. The manager took one look at my "return item" and probably figured it was easier to give me my money back than confront the butcher in a heated/frozen game of he said/she said. In any case, I got a full refund and showed my wife that I

believed in her, had her back and in good times or bad, I would be there to help.

I took the cash, drove straight to the local Honey Baked Ham and came home with a piping hot, fully cooked turkey that was the centerpiece of what became a joyous family dinner.

I wish you and yours a delicious Thanksgiving full of family, love and laughter. At the end of the day, that's what matters most. That and a well cooked turkey, of course!

Cheviot Hills

From ALL agents in ALL companies

Single Family Homes Sold August – October 2012

Compared with August – October 2013

	Oct 2013	Sept 2013	Aug 2013	Average
Number of Sales	5	7	9	7
Average Days on Market	35	36	30	34
Low Price	\$1,295,000	\$1,075,000	\$860,000	\$1,076,667
Median Price	\$1,775,000	\$1,876,000	\$1,337,500	\$1,662,833
High Price	\$2,999,000	\$2,792,500	\$2,000,000	\$2,597,167
Average Price per Sq Ft.	\$782	\$728	\$618	\$709

	Oct 2012	Sept 2012	Aug 2012	Average
Number of Sales	5	2	6	4
Average Days on Market	84	94	32	70
Low Price	\$880,000	\$1,100,000	\$1,070,000	\$1,016,667
Median Price	\$1,425,000	\$1,162,500	\$1,273,718	\$1,287,073
High Price	\$1,723,430	\$1,225,000	\$1,749,000	\$1,565,810
Average Price per Sq Ft.	\$187	\$508	\$456	\$384

My Featured Listings

BACK ON THE MARKET!



9413 Sawyer St. –
Offered at \$1,779,000

JUST REDUCED!



2238 Bagley Ave. –
Offered at \$2,599,000

JUST REDUCED!



10392 Tennessee Ave. –
Offered at \$1,995,000

FOR LEASE!



10608 Bradbury Rd. –
Offered at \$4,000/month

PENDING!



3015 Earlmor Dr. –
Offered at \$1,799,000

SOLD!



3062 Earlmor Dr. –
Offered at \$2,295,000

SOLD OVER ASKING!



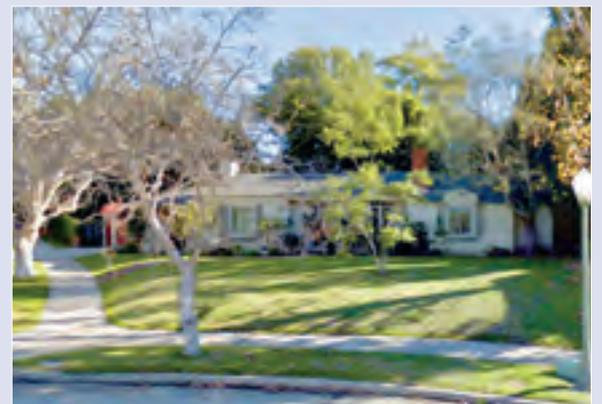
2700 Anchor Ave. –
Offered at \$1,799,000

SOLD!



2417 Canfield Ave. –
Offered at \$1,099,000

SOLD OVER ASKING!



2780 Club Dr. –
Offered at \$1,899,000

Cheviot Hills happenings



Block party was a hit

The Cheviot Hills Block party was an enormous success this year thanks in large part to the tireless organizers who made it all possible. The sun was shining and kids from all over Cheviot Hills enjoyed the bouncy houses, craft area and playing with friends. It's always fun for families to meet their neighbors and the block party provides the perfect atmosphere for doing that. I'm always honored to sponsor this idyllic neighborhood tradition and look forward to providing Dandy Don's ice cream next year, too! If you would like to learn more about getting involved with this fun event, please e-mail Hillari Vari at: ccchablockparty@gmail.com.

— Ben Lee



Got a book to share?

Did you know Cheviot Hills offers an honor system book swap?

Lovelane resident Doris Spivack started the program by building a quaint book house structure on her front lawn. She has encouraged neighbors to leave a book and then take a book and has made the service available to everyone who would like to use it. Any book suitable for any age is accepted and it's the perfect solution for any avid reader who doesn't want to keep books around cluttering up valuable shelf real estate. You never know what you may find so visit the little book-house at 10108 Lovelane and trade in any used book and discover your next literary treasure!

— Ben Lee

Fine friends, fine wine

Did you know there's a Ladies of Cheviot Hills wine night and any neighbor can attend? It was started years ago at my home as a casual way for busy women to get together, have a glass of wine and enjoy a visit that lasts longer than the quick wave from across the street or while driving down the block.

We get together at a different house every other month. October's gathering was hosted at the home of Lilli and Ben Lee. If you are interested in meeting other ladies from the neighborhood, feel free to contact me and I will add your name to the list: patton@amgen.com. I look forward to seeing you at our next gathering.

— Cynthia Law-Patton

Lights, camera, Cheviot

If you happen to live or drive through Cheviot Hills, you'll likely witness filming or movie making in action.

While some residents find it a hassle to navigate through the jungle of oversized trailers, lights, actors and crew members, filming here in Cheviot Hills has been going on since the origins of Cheviot Hills itself.

When this neighborhood was formed in the early 1920s, it was really a merging of three separate tracts: Country Club Highlands, Cheviot Hills and Monte-Mar Vista in 1924. In 1938, a fourth tract was added (Cheviot Knolls) and in 1952 the California Country Club Estates opened.

Due to its close proximity to the various movie studios, location shooting has always been part of the region's history. Some say one of the first shoots in the area occurred in 1928 and featured Cheviot Hills resident Stan Laurel (he lived on Glenbarr Avenue) and his comedy partner Oliver Hardy. They made their movie, "The Finishing Touch," here and actually used developer

W.R. McConnell's home (located at 2728 McConnell Drive). His massive estate doubled as the hospital next to which the stars built and then destroyed a house all to great comedic effect.

One year later, Laurel and Hardy made "Bacon Grabbers," in which the two funnymen play debt collectors. Again, they shot in Cheviot Hills however this time used the house located at 10340 Bannockburn Drive.

Today, hit television shows such as "Modern Family" and "The Goldbergs" as well as countless commercials and movies are following in the esteemed tradition of Hollywood's golden era by using Cheviot Hills in location shoots.

So, the next time you get a knock on the door, it just may be a scout interested in using your home in the next big blockbuster.

Tips on property taxes and reassessments

Here is a thumbnail account of property taxes and when reassessments might or might not be expected.

Under Proposition 13, the values of real property are not to be increased to market value until there is a "change of ownership." A change of ownership does not occur and there is not to be a reassessment when the transfer is made:

- As a result of the death of the Trustor, if the surviving spouse remains a beneficiary of the Trust;
- Any transfers from parent to child of a residence and, with limits, other forms of real property transfers from parent to child;
- Transfers between spouses;
- Transfers between registered domestic partners;
- Grandparent to grandchild transfers if the parents of the grandchild are both deceased;
- Improvement costs when you obtain a building permit.

Further, if a homeowner is older than 55 and sells his home, then the homeowner may maintain the first home's Proposition 13 value on the replacement home provided that the new home is acquired within two years and its value is less than the original home.

— Michael Harris, Esquire