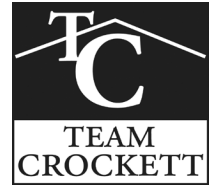


# BEVERLYWOOD AREA NEIGHBORHOOD NEWS



Beverlywood  
Castle Heights  
Cheviot Hills  
Crestview

La Cienega Heights  
Regent Square  
Reynier Village  
South Robertson



[www.DanMayRealEstate.com](http://www.DanMayRealEstate.com)

October 2008

[www.MyFreeBeverlywoodMLS.com](http://www.MyFreeBeverlywoodMLS.com)



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## PROTECT YOUR CASTLE WITH THESE HOME SECURITY TIPS

For many homeowners, security is an afterthought but this year one out of every six homes will be burglarized and burglars only need about sixty seconds to break into a home, that's according to crime reports from the FBI. In fact, every 15.4 seconds a home is targeted.

By definition, a burglary is a non-confrontational property crime that occurs when no one is in the home. But anyone who has ever dealt with type of crime knows that it can leave a family feeling vulnerable and violated.

The statistics are staggering, but there are ways to prevent such crime from happening to you and your family. Remember that most homes are targeted, so be sure that you make your home less appealing to burglars by following these tips:

Keep all doors and windows locked. It's important to use a high quality deadbolt locks on your doors and to use an additional blocking device on sliding glass doors. Windows are often much less attended to than doors, so check them throughout your home routinely.

Install drapes or blinds on all lower level windows and doors, including the

garage. Most burglaries actually occur during the middle of the day, so keeping your possessions and cars hidden from intruders is important.

Install flood lights or censor lights on the exterior of the home and keep lights on inside the home as well. Burglars are far less likely to enter a well-lit residence.

When traveling, make sure you have someone checking on the house collecting your mail and newspapers; a pile of papers on the driveway is a tell-tale sign that your family is away.

Install an alarm system. Make sure all household members are trained properly in working the alarm and use it daily; a top-notch security system is useless if it isn't used or is used improperly. Also, post stickers on the exterior of the home indicating your alarm service and that will often scare off possible intruders.

Of course no method is 100% effective against burglaries, but by following the above suggestions you can significantly reduce your chances of being targeted.

## Important Dates

- **Oct. 13 - Columbus Day**
- **Oct. 18 - 8:30am Harlow Clean-Up at Beverly Dr. & Harlow**
- **Oct. 18 - 9:00am Neighborhood Tree Planting at Castle Heights & Kincardine**
- **Oct. 19 - Friends of Castle Heights Fall Festival at Castle Hts. Elementary**
- **Oct. 31 - Halloween (Boo!)**
- **Nov. 5 - 7pm Castle Heights Neighborhood Assoc. Meeting at Castle Hts Elem**

## NEIGHBORHOOD NEWS

### Castle Heights Fall Festival - October 19th

Castle Heights Fall Festival is October 19<sup>th</sup> at Castle Heights Elementary School. This is a very important fundraiser for the school and will be happening from 11am to 5pm. It's a big party so don't miss out! There will be Food, Game Booths, a Pumpkin Patch, Rides, Prizes and lots more. So come out and share some fun with your neighbors and community members while supporting the school.

### Beverlywood Area Market Update:

According to the MLS there were 10 homes sold in the Beverlywood area during the month of September 2008. The homes that sold were on the market for an average of 47 days and sold for 98.7% of their asking price. The 3 bank owned properties that were for sale are all now in escrow. There is a 2 bedroom bank owned coming up for sale soon. For additional market data and your homes value contact Dan May at (310)739-8647 or email [dan@danmayrealestate.com](mailto:dan@danmayrealestate.com).

## HELPFUL PHONE NUMBERS

LA City Services - 311  
Illegal Dumping,  
Streetlight Repair,

Sidewalk / Pothole Repair  
(800) 996-2489

Bulky Item Pickup  
(800) 773-2489

24 Hr. Graffiti Removal Hotline  
(800) 611-CITY

Water and Power Emergencies  
(800) DIAL-DWP

Robertson Library  
(310) 840-2147

Councilman Herb Wesson's office  
10<sup>th</sup> District (213) 473-7010

Councilman Jack Weiss office  
5<sup>th</sup> District (213) 473-7005

Fire Department  
(310) 473-1155

Poison Control Center  
(800) 876-4766

Blake Cornish - Farmers Insurance  
Agent (310) 213-3329

Report Sidewalk Vendors  
(310) 451-5273

## RECENTLY LISTED IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
1944 Livonia Avenue	3 / 2.5	1,768	6,090	\$1,175,000
9030 Olin Street	3 / 1.5	1,640	5,000	\$867,000
3045 Bagley Avenue	3 / 2.75	1,548	7,230	\$859,000
9026 Beverlywood Street	3 / 2	1,440	4,860	\$799,000
8925 W. 24th Street	3 / 1	1,252	5,000	\$749,000
9119 Hargis Street	3 / 1.75	1,546	5,000	\$725,000
2006 Chariton Street	2 / 1	1,011	5,670	\$449,000

## RECENTLY SOLD IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price	Sold Price
2223 S. Canfield Avenue	4 / 3	2,400	7,640	\$1,415,000	\$1,345,000
1975 S. Durango Avenue	4 / 2.75	2,449	10,470	\$1,100,000	\$1,135,000
8950 Olin Street	4 / 1.5	1,492	5,880	\$699,000	\$685,000
9305 Kramerwood Place	3 / 2	1,418	5,724	\$669,000	\$640,000
1940 S. Bedford Street	2 / 1	1,157	6,300	\$559,000	\$521,000

## RECENTLY IN ESCROW IN THE NEIGHBORHOOD

Address	Beds/Baths	Square Feet	Lot Size	List Price
9139 W. 24th Street	4 / 1.75	2,291	5,724	\$1,199,000
2037 Hillsboro Avenue	3 / 1.75	1,652	6,180	\$995,000
2810 Bagley Avenue	3 / 2	1,318	6,250	\$850,000
3256 Provon Lane	2 / 2	1,595	6,090	\$725,000
**3042 Oakhurst Avenue	3 / 2	1,338	5,100	\$669,900
9135 Hargis Street	2 / 1	932	5,000	\$719,000
3029 S. Beverly Drive	2 / 1	1,059	5,000	\$649,000
2302 Holt Avenue	3 / 2.5	1,905	4,500	\$649,000
**8954 Helms Place	3 / 2	1,771	4,965	\$611,900
**3351 Cardiff Avenue	2 / 2	1,448	5,000	\$559,900

\*\* Bank Owned



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