

# Drainage Systems

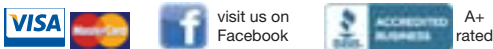
- Standing Water Problems Eliminated
- Sump Pump Service, Repairs & Replacement
- Drainage Inspections & Reports
- Retaining Walls
- Grading



**925-944-5263**  
drainagepros.com

The first and only Company in the Bay Area Offering a **5 Year No Standing Water Under the House Guarantee\***

\*Our 5 year guarantee is offered to qualified clients who follow our repair recommendations completely



## IT'S GREAT TO BE HOME!

Lafayette is where my heart is. It's where we've raised our children, it's where my friends are, and it's where I've worked for 25 years. Coming SOON, a Pacific Union office in Lafayette!



PAMELA HALLORAN  
Real Estate Broker

Have YOU been thinking about a move? Bigger, better, smaller, closer? I am HERE to help!

**Call Pamela TODAY**  
925.323.4100

Explore the possibilities



Pamela@PamelaHalloran.com | PamelaHalloran.com | DRE #00936191

A Member Of Real Living

# Hacienda Foundation Considers a Conference Center

By Sophie Braccini

On June 27 board members of the Hacienda Foundation presented their plan to continue to improve, and develop the use of, the Hacienda de las Flores—a historic facility often called the “Jewel of Moraga”—to the Moraga Town Council.

The latest idea is to reinvent the Hacienda as a conference center and retreat for local businesses. Also on the Foundation’s agenda this year: the renovation of the Pavilion.

“The events we initiated and organized at the Hacienda, such as Cinco de Mayo, Oktober Fest, and the Art and Wine evenings, have had a very significant impact on the community’s awareness and use of the property,” said Foundation president Graig Crossley. “We are now looking into further improvements of the premises to accommodate hosting more events, including conferences.”

Since its inception six years ago the Foundation has conducted renovation projects to improve the look and feel of the ground floor of the Hacienda, while the Town invested in a new HVAC system and insulation. Today the Hacienda hosts most of the Parks and Recreation classes and derives additional revenue from weddings.

According to Moraga Parks and Recreation Director Jay Ingram, wedding activity has declined significantly this year. “We hope to expand more into the fall wedding

season,” said Ingram, adding, “The weather seems to be more predictable then.” The Hacienda is not equipped to host rainy weddings, so Ingram is also in favor of a conference center to boost revenue.

“This is one of the uses that was proposed in the marketing plan that was developed for the Hacienda in 2007-2008,” said Ingram. “For East Bay businesses, it offers a closer facility (than Napa) where they can conduct their conferences and retreats without the added cost of a hotel.”

Crossley warned that regulations should be taken into account before starting the marketing study. “We need to make sure that our facility is ADA compliant and, if not, what type of investment we need,” he said. The Foundation’s Sharon Metcalf is looking into the regulations and expects to have some answers in about a month.

The other big piece of work on the Foundation’s agenda is the renovation of the Pavilion, which used to be a pool and a pool house—it’s full of charm and is often used for wedding ceremonies. “It needs updates,” said Metcalf. “This year we will make it ADA compliant, renovating the bathrooms and completely redoing the concrete patio.” While they’re at it, a storm drain will be installed. “The building is not in the flood plain, but with heavy rains it has flooded, the drain should fix that problem,” she added.



Photo provided

The bar area and the kitchen floor will also be updated.

The project will be financed in part by Measure WW funds (the East Bay Regional Park District bond) and a large donation made by local property owner Joan Bruzzone. “I did it in memory of my husband because I think the Hacienda is a wonderful area for the Moraga community center, and represents the very best heritage that Moraga has,” said Bruzzone. “I am especially inter-

ested in preserving a beautiful area for generations of Moragans to share and enjoy and I especially value the dedication of such a fine group of volunteers who have contributed so much of their valuable time toward making a wonderful community center for all to enjoy.”

The Hacienda Foundation is a 501c3 organization that meets the second Monday of the month at the Hacienda. For more information, visit haciendafoundation.org.

apr.com



## APR On the Go



Download the Alain Pinel Realtors app to access the most accurate and up to date real estate information directly on your mobile device.



Scan the QR Code to be directed to your device’s app store, or text “apr” to 87778 for more instructions.



### 251 Monte Vista Ridge Road, Orinda

Nestled on Monte Vista Ridge, 1.65+/-acres at end of an exclusive cul-de-sac, 5 bedroom, 4 bath, manor house with spectacular views of Briones Reservoir, Mount Diablo and the Orinda Country Club.

**\$1,995,000**

**Erin McCain & Rochelle Williams**



### 112 Canon Drive, Orinda

**Coming Soon!** Beautiful, custom, Mediterranean-style home on a beautifully landscaped .5+/-acre in Orinda. 6 bedrooms plus private entrance office, 3 full bathrooms and 2 powder rooms. Soaring ceilings, open floor plan, upgrades galore in over 4000sf.

**\$1,749,000**

**Alan Marks**



### 1 Snowberry Lane, Orinda

Custom, 4 bedroom, 3.5 bath, prairie-style home on a serene .75+/-acre creekside lot. Versatile, 3400+/-sf floor plan with walls of glass to bring in natural light. Gorgeous patio & gardens. Many charming features.

**\$1,295,000**

**Alan Marks**



### 0 Monticello Road, Lafayette

Estate lot at the end of Monticello Road with a level pad, amazing views and a trail to Briones. Fully approved lot, over 7.5 acres, awaiting a custom home. Can be gated. Perfect for horses or vineyard.

**\$995,000**

**Alan Marks**

Square footage, acreage, and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by Alain Pinel Realtors. If important to buyers, buyers should conduct their own investigation.