



HANDLING IS WHAT WE DO BEST.
 BMW Concord
 11677 Marine Dr. Concord, CA 94521 949-707-3000
 www.bmw.com

The Woodward Jones Team - Two Masters of Real Estate Joined to Provide World Class Service!

Strong Fall Market for Home Sellers

Thinking of selling this year? It's not too late!
 We have many well qualified buyers still trying to purchase a home.
 With the right marketing, many homes are getting multiple offers.
 Now more than ever, you need our expert representation to sell your home for more money.
We will make it happen for you!

Call Frank and Tina today for a free marketing consultation!

Frank Woodward Tina Jones
 925.330.2620
 Team@WoodwardJonesTeam.com

WoodwardJonesTeam.com
 Luxury Property Specialists

CalBRE# 01335916/0885925 ©2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

Orinda Council Candidates Discuss Fiscal Management

By Laurie Snyder

The candidates for the Orinda City Council shared their views recently on one of the most important aspects of governing a small city – fiscal management. Here are their thoughts.

“We have high expectations for our government, but limited resources,” said Amy Worth. “Roughly 10 percent of our budget depends on sales taxes; 50 percent comes from property taxes. Fiscal prudence is important. Fortunately, we’re one of a small number of cities without pension liability. It all begins with strategic planning – why we’re here, where we want to go. We must ensure not only that we’re able to deliver the services we need today, but that we’re able to sustain these services. Our budget is a living document. A few years ago, we engaged in very conservative budgeting when the economy dipped, even looking at Comcast franchise fees to give us a real handle on revenues. Moving forward, we must be responsive when the state imposes additional unfunded mandates. We must fight those vigorously,”

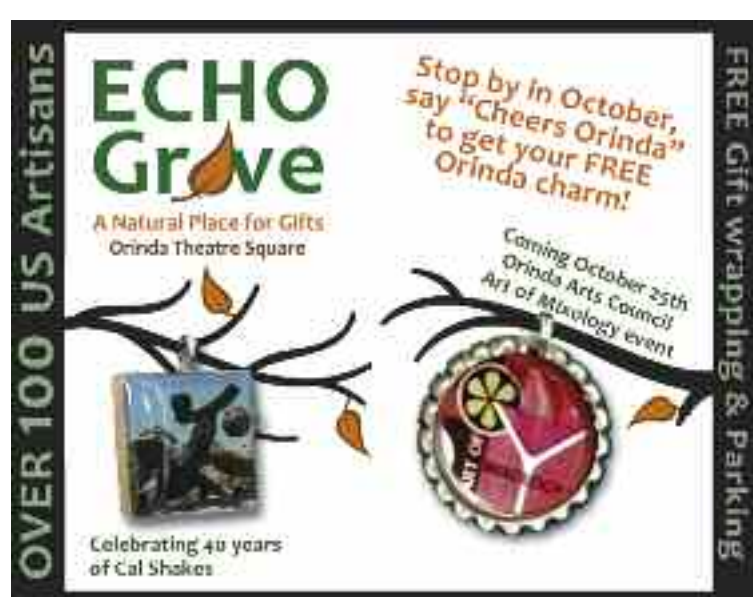
Worth stressed. “If you don’t get your finances right, you can forget everything else,” said Bob Thompson. “One thing the people who formed the city did brilliantly was to implement a retirement contribution rather than a defined benefit plan for staff. We pay as we go with no future obligations.” Thompson said there will be three things future councils need to watch: the potential for employee health insurance to escalate into a “platinum plan,” growing public safety costs, and inadequate budget reserves. “We have a \$5 million emergency fund for disasters but over the last three years, we’ve spent \$4 million in reserves.” The biggest “gorilla,” though, is the Contra Costa County Sheriff’s Department contract. “We can’t really negotiate, and are paying for past pension promises made at the county level. It’s starting to squeeze out services and our ability to replenish reserves,” said Thompson. “The budget is reasonably balanced, which is great. It’s one of the things residents find most positive,”

said Eve Philipps. “But we’ve chronically underfunded our roads, and that’s why we’re in the situation we are. My business has had to be fiscally responsible. We’re not taking in outside capital – so we’ve had to budget carefully. I’ve done a fair amount of financial analysis and budget projection. In Orinda, we need to figure out how to handle maintenance. We should be spending roughly \$3 million a year, but it’s been closer to \$2 million.” Police and fire may offer savings, she said, but she wants more analysis. “Our rainy day fund is probably about right, but I want to ensure that we’re within the range of what is fiscally responsible compared to comparable cities,” Philipps added. “There’s no extra fluff in Orinda’s budget – our extremely clean audits each year point to that, but neither budget cycle was easy my first term,” said Dean Orr. “The assessor was reducing property tax values across the county; homes were selling for less. We also had staff contract negotiations, and then Tarabrook happened. Councilmember Smith got us going

on a storm drain master plan, and we made great strides reshaping Parks and Rec positions – a sustainable model. But we also had to make lay-off choices. When you work in a city as small as Orinda, you don’t look at

staff as a budget element. It’s incredibly difficult, but it’s up to council and staff to make ends meet. When you look at all Orinda has done with its small budget, it’s phenomenal,” stated Orr. ... continued on page A14

More Orinda Civic News on Page A11 and A14



ECHO Grove
 A Natural Place for Gifts
 Orinda Theatre Square

Stop by in October, say "Cheers Orinda" to get your FREE Orinda charm!

Coming October 25th
 Orinda Arts Council
 Art of Botanyology event

OVER 100 US ARTISANS

FREE Gift Wrapping & Parking

Celebrating 40 years of Cal Shakes

COLDWELL BANKER
Orinda

The Lamorinda Real Estate Firm people trust

 <p>MORAGA \$1,225,000 5/3. Campolindo Traditional! Two story Campolindo traditional w/great floorplan, sunny kitchen, and spacious backyard. O'Brien/Fellner CalBRE# 01482496/01428834</p>	 <p>MORAGA \$1,075,000 5/2.5. Close to K-8 top rated Moraga schools. Great floor plan. Lovely backyard w/ patio & gardens. Elena Hood CalBRE#01221247</p>	 <p>MORAGA \$1,125,000 4/2.5. Gorgeous contemporary. Spacious rooms. Back yard oasis with pool. Valley view. Rick & Nancy Booth CalBRE#01388020/01341390</p>	 <p>ORINDA \$3,550,000 4/3. By Appt. Only. Serene contemporary villa built in 1990 on 1.3 ac with amazing gardens, vistas & privacy. The Hattersley's CalBRE# 01181995/00445794</p>	 <p>MORAGA \$1,049,000 3/2. Lovely Ranch Campo, Cul-De-Sac, Hardwood, Upgraded Bath, in Laundry, Grass Lawn, Pavers. Jason Evans CalBRE#01887768</p>
 <p>LAFAYETTE \$1,799,000 6/4. Spacious Custom Home! 5112 sqft on .31 acre lot on a cul-de-sac, large bonus room, gourmet kitchen. Elena Hood CalBRE#01221247</p>	 <p>ORINDA \$1,195,000 4/2.5. Nestled among the oaks in OCC. Vaulted ceilings, hdw floors, walls of windows. Views! Bo Sullivan CalBRE#00954395</p>	 <p>LAFAYETTE \$1,775,000 5/3.1. Spectacular in Lafayette! Beautiful custom built home located in the coveted Greenhill's neighborhood. Van Drent/McKay CalBRE# 01051129/01902466</p>	 <p>ORINDA \$3,900,000 4/4.2. Rare opportunity to buy newer estate plus two adjacent lots. Gated, wine cellar, gorgeous grounds w/pool & more! Elena Hood CalBRE#01221247</p>	 <p>LAFAYETTE \$1,399,000 4/2.5. Updated, Mt. D vu's, pvt/gated, ofc & bonus rm, lrg mstr suite, 3-car gar, light, xtra pkg. Tom Stack CalBRE#01501769</p>
 <p>ORINDA \$2,550,000 5/4.5. High end custom home w/wine cellar, gourmet kitchen, outdoor patio w/built in BBQ, putting green & more! The Beaubelle Group CalBRE#00678426</p>	 <p>MORAGA \$1,528,000 5/3. Beautifully appointed home in popular Moraga Place. Updates and attn to detail throughout. Vlatka Bathgate CalBRE#01390784</p>	 <p>MORAGA \$875,000 3/2.5. 3+ Master Retreat, 2.5 BA, Family Room w/fireplace, Fantastic Views, Appx 2486 sqft. Hank Hagman CalBRE#00771832</p>	 <p>ORINDA \$2,595,900 5/5.1. New Construction! Stunning custom home on 3.5 acre premium lot w/gourmet kit w/island. Visit OrindaOaks.com. The Beaubelle Group CalBRE#00678426</p>	 <p>ORINDA \$1,300,000 4/2.5. Fabulous half acre property is ideally located near downtown. Numerous upgrades throughout & open floor plan. Vlatka Bathgate CalBRE#01390784</p>
 <p>ORINDA \$1,950,000 4/4. New Construction, Lot 7! Visit OrindaOaks.com. Buyer may select finishes. Front landscaping and fencing included. The Beaubelle Group CalBRE#00678426</p>	 <p>LAFAYETTE \$989,000 3/2. Inspiring Views. Remodeled rancher with large flat yard and big open spaces perfect for entertaining. Woodward Jones Team CalBRE# 01335916/00885925</p>	 <p>ORINDA \$995,000 3/3. Pristine 1 Level Mid-Century Custom w/ a cool Art Deco vibe in the heart of Glorietta. Patti Camras CalBRE#01156248</p>	 <p>LAFAYETTE \$899,000 3/2. Situated on a quiet culdesac, this quintessential Lafayette rancher is convenient to BART and downtown. Bev Arnold CalBRE#01154860</p>	 <p>ORINDA \$850,000 3/2. Charming home amongst the trees. Large family room, enclosed yard. Newly painted. Must see. David Pierce CalBRE# 00964185</p>
 <p>PENDING ORINDA \$1,500,000 4/4. Fabulous remodel, steps from downtown Orinda & blocks from BART & freeway. Huge, fun yard! Soraya Golesorkhi CalBRE#01771736</p>	 <p>PENDING LAFAYETTE \$989,000 3/2. Inspiring Views. Remodeled rancher with large flat yard and big open spaces perfect for entertaining. Woodward Jones Team CalBRE# 01335916/00885925</p>	 <p>PENDING ORINDA \$995,000 3/3. Pristine 1 Level Mid-Century Custom w/ a cool Art Deco vibe in the heart of Glorietta. Patti Camras CalBRE#01156248</p>	 <p>PENDING LAFAYETTE \$899,000 3/2. Situated on a quiet culdesac, this quintessential Lafayette rancher is convenient to BART and downtown. Bev Arnold CalBRE#01154860</p>	 <p>PENDING ORINDA \$850,000 3/2. Charming home amongst the trees. Large family room, enclosed yard. Newly painted. Must see. David Pierce CalBRE# 00964185</p>

5 Moraga Way | Orinda | 925.253.4600
 2 Theatre Square, Suite 211 | Orinda | 925.253.6300

COLDWELL BANKER
 RESIDENTIAL BROKERAGE

PREVIEWS
 BY APPOINTMENT

californiamoves.com

©2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304