



## EXPERIENCE MATTERS

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# FREE FAMILY MOVIE!

## THE LEGO MOVIE, Friday, May 29

### MORAGA COMMONS PARK



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## Champagne Design Named Moraga's 2015 Small Business of the Year

By Sophie Braccini



From left: East Bay Leadership Council CEO Kristin Connelly, Kathe Nelson and Lynn McAuliffe. Photo provided

Champagne Design is Moraga “mompreneur” Lynn McAuliffe’s company, creating everything graphic for other businesses, from marketing materials to print media and websites. The mother of two Campolindo High School students created the business 17 years ago after her first child was born and the daycare center she arranged to take care of her baby dropped the ball. Since then, the creative, artistic and tech-oriented businesswoman has made Champagne Design her livelihood. Since she moved to Moraga in 2007, the business has grown organically thanks to the Lamorinda business com-

munity. The Chamber of Commerce named her the 2015 Moraga Small Business of the Year.

McAuliffe started her career in the printing industry, working for a promotion agency. “I’ve always been interested in the technical side of design,” she said. “I know what is needed to make materials print-ready, and this is a knowledge I continue to use.” After the birth of her first child she intended to go back to work, but when the daycare faulted, her husband recommended she start her own business. “That’s what you’ve always wanted to do,” he said.

...continued on page A11

## Targeted Study For Recreation Use on MOSO Land

By Sophie Braccini

One rule in the Moraga Open Space Ordinance – stipulating that recreation on MOSO land be managed by nonprofit, not for-profit, entities – could kill the recreation project proposed by Adventure Day Camp on the site of the former Moraga Tennis and Swim Club before it’s even submitted. At its May 13 meeting the Moraga Town Council recommended a limited change to the rules to allow recreation activities managed by for-profit entities as long as they would operate facilities that preexisted MOSO’s adoption, and would not change the footprint of that former business.

In her presentation to the council, Planning Director Ellen Clark indicated that staff did not find in the MOSO any conflict to a change of the rules to authorize for-profit recreation uses. “MOSO treats recreation uses generally, and only talks about land use in term of residential density,” said Clark. She also noted that it is unusual for land use zoning to make the distinction between nonprofit and for-profit use. “This does not connote a land use, but is more a business model,” she said. She cited activities that could be nonprofit and yet not very desirable in Moraga open space, such as off-road vehicle clubs. She recommended that this section of the MOSO rules be revisited, but from the perspective of the type of activity rather than the way it is operated.

Residents neighboring the site expressed

their concerns over modifying MOSO rules, fearing that it would invite more applications and more development than originally intended. They also listed their concerns about increased traffic on a neighborhood street traveled by many school children, as well as parking issues.

Vice Mayor Mike Metcalf reminded them that all the impacts would be studied if Adventure Day Camp submits an application, and that the topic of the night was only to make recommendations regarding the MOSO rule.

Councilmember Dave Trotter proposed a short-cut to the long process that would be needed to revise a part of MOSO, suggesting adding a sub-paragraph that would authorize a for-profit recreational use of recreational facilities that were constructed prior to the adoption of MOSO, provided that this new use on MOSO land would not result in any increase or change in the development footprint that existed at the time of MOSO’s adoption.

Other council members supported the idea, as did Susan Jones, representing Lamorinda Open Space – the group formed to support MOSO.

The final direction given by the council to staff was to study, in the short term, the possibility of the customized addition to MOSO, and also, for the long term, to look at how to better define the types of desirable recreation activities permitted on MOSO land.



MASON-McDUFFIE

# Real Estate...Simplified!

**2943 Otis, Berkeley**

COMING SOON



Adorable Spanish style 2 BR, 1 bath home with beautiful variegated oak floors, new paint and upgrades. Large bonus room and quaint back yard. Great commute location with schools, shops, restaurants and UC Berkeley nearby. **For more information, call Call Maureen Caldwell-Meurer, 510.915.0092.**

CalBRE#01908929

**710 St Marys Rd, Lafayette**

COMING SOON



Located across the street from Buckeye Fields, this spectacular single-level home features 3BR/2BA and 1431 sq.ft.. The spacious backyard is perfect for entertaining and the landscape features a variety of fruit trees and roses. **Offered at \$1,195,000.00 by Jim Colhoun 925.200.2795.**

CalBRE#xxxx

**2582 Fox Circle, Walnut Creek**

COMING SOON



Top-rated Alamo schools in this immaculate south Walnut Creek neighborhood. 4BR/2.5BA with 2507 sq.ft. Enjoy the beautiful swimming pool in the backyard and upgrades made throughout the home! **Call Jim Colhoun at 925.200.2795 for further information.**

CalBRE#01029160

**857 Mountain View Dr, Lafayette**

COMING SOON



Dramatic contemporary home with panoramic views overlooks downtown Lafayette and hills. Over 3300 SF with four bedrooms and three and one half baths. Built in 1989, this home features soaring ceilings and a superb location. Coming June 10. **Call Jim Colhoun at 925.200.2795 for further information.**

CalBRE#01029160

**121 Warfield, Moraga**

NEW LISTING




Fantastic 5 br/3 full bath family home with outstanding views on .38 acre. Its 2560 sq. ft. spacious living spaces include a family room with fireplace and recently updated kitchen and baths. It also features an au pair with separate entrance and large 2-car garage. **Offered at \$1,300,000 by Ruth Eddy, 925.788.5449.**

CalBRE#01313819

**3108 Keith Drive, El Sobrante**

NEW LISTING



Cute, woodsy 3 bedroom home on a gently sloped lot with back patio and valley views, near schools, shopping and restaurants. Recently updated kitchen and 2 bathrooms as well as 50 yr. roof. Inviting living room with fireplace. **Offered at \$425,000 by Tania DeGroot, 510.367.1422.**

CalBRE # 01094898


## NEWS OF THE WEEK

The market is still hot, with multiple offers on many homes! If you’re thinking of buying a home, do so now, before interest rates rise!! Here is a sampling of some recent buyer-represented sales:

653 Miner Road, Orinda, \$1,825,000 Julie Georgiou  
 3310 S. Lucille Lane, Lafayette, \$1,100,000 Jim Colhoun  
 31 La Cuesta, Orinda, \$1,000,000 Ruth Eddy  
 2222 Gladwin Court, Walnut Creek, \$889,000 Jim Colhoun  
 3279 Mt. Diablo Court, Lafayette, \$701,000 Julie Georgiou  
 2001 Ptarmigan Dr., Walnut Creek, \$459,000 Larry Jacobs and Kress Hauri

## Meet our Featured Agents ...

 Janine Hunt 510.409.6266 janine.hunt@bhghome.com CalBRE#01909766	 Julie Georgiou 925.200.8246 salesbyjulie@gmail.com CalBRE#01043977	 Adam Hamalian/Dana Fillinger 925.708.5630/925.588.6409 adam.hamalian@bhghome.com dana.fillinger@bhghome.com CalBRE#01917597/ 01731662	 Jim Colhoun 925.200.2795 jim.colhoun@bhghome.com CalBRE#01029160	 Tania DeGroot 510.367.1422 tania.degroot@bhghome.com CalBRE # 01094898	 Regina Englehart, Broker-Manager 925.876.9076 regina.englehart@bhghome.com CalBRE# 01308462
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