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Should you remodel before selling your home?

PROJECT TYPE	JOB COST	RESALE VALUE	COST RECOUPED
Bathroom Remodel	\$23,730	\$24,206	102.0%
Minor Kitchen Remodel	\$25,455	\$34,571	135.8%

Contact Frank for a full report of cost vs. value for a wide range of projects. I can advise you on which projects provide the greatest return on your investment.

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City of Orinda Measure L: Five Questions Answered

By Victor Ryerson

Measure L, Orinda's latest request for voter approval of funds to continue its work of repairing the city's roads and storm drains, appears on the June 7 Presidential Primary Election Ballot. It reached the ballot at breakneck speed after the City Council established the need for additional funding, considered various funding options, and surveyed voters to find the one that would be most acceptable. The result is a bond measure that will raise \$25 million to pay for continued work toward completion of the project after the current funding is exhausted.

The measure took form so quickly that an extensive public information effort could not be accomplished before the election. The ballots have already been delivered, and many voters are already

voting by mail. In an effort to dispel any misconceptions about what the measure would do if it passes, Lamorinda Weekly has compiled the following list of questions and answers that have commonly been raised by its readers.

Q: How much will it cost me if Measure L passes?

A: Principal and interest on the bonds will be paid by levying an additional ad valorem property tax on all taxable property within the city. Once the bonds are repaid, this annual tax will terminate. The city estimates that the annual tax requirement will vary from \$20.41 per \$100,000 of assessed valuation after the sale of the last series of bonds, to a high of \$21.47 per \$100,000 of assessed valuation during other periods. These rates are estimates, and they would not

be applied to the market value of properties that are taxed.

Q: Will the funds raised by this measure be sufficient to complete Orinda's road repair project?

A: No. The council debated whether to seek all of the remaining funding necessary to complete the work by proposing a single measure, and decided that such an approach would not likely be acceptable to voters. Passage of another measure will be necessary to complete the job, and funding sources for ongoing maintenance of the completed work will have to be identified as well.

Q: Could some of the Measure L money be devoted to repairing or maintaining Orinda's troubled private roads, which comprise about 30 percent of the city's total?

A: No. All of the money would

have to be used for repair of Orinda's public roads and drains. Quite simply, public money cannot lawfully be used to repair private roads. Unless a privately owned road has been dedicated to public use, and the dedication has been accepted by the city or its predecessor (the county), the responsibility for repairing and maintaining the private road is that of the owner(s).

Q: Can any of the funds be diverted to other public uses?

A: No. There will be accountability safeguards to insure that the bond funds are used for their intended purpose. These include review of expenditures by the Orinda Citizens' Infrastructure Oversight Commission, which will report to the public on the use; depositing the bond proceeds in a special fund or account; and annual public re-

porting of expenditures by the city manager to the City Council.

Q: Can the necessary road repairs and maintenance be completed with existing funds and funding sources?

A: No. No matter how far they are stretched, existing resources are simply inadequate to do the job. Based upon public demand, the Orinda City Council has determined that all of Orinda's roads must be improved to a level considered good to excellent, and that they should be kept that way. Existing funding is insufficient to make all of the necessary improvements, and repaired roads would deteriorate at a faster rate than they could be maintained without ongoing funding, eventually resulting in the same problems that have required development of Orinda's current program.

Proposed Half-Cent Sales Tax Increase Would Benefit Local Transportation

By Sora O'Doherty

Chief deputy director of the Contra Costa Transportation Authority Ross Chittenden outlined the benefits of CCTA's proposed Transportation Expenditure Plan

(TEP) at the May 3 Orinda City Council meeting, stating that 40 to 42 percent of a proposed half-cent sales tax hike would be dedicated to local transportation programs

administered by Contra Costa's cities, such as improving eastbound access to Highway 24 from Orinda. This is a higher level than was devoted to local programs by earlier

transportation Measures C and J.

As a result of extensive community outreach efforts, CCTA determined that Contra Costa residents have six transportation priorities:

extend and improve BART; repair roads; protect the environment; encourage transportation alternatives; relieve and smooth traffic flow; and improve bus service. ... continued A8

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ORINDA \$4,250,000
6/5.5 8+ acres w/potential for subdivision. Recently updated with many features. One of a kind!!
Laura Abrams CalBRE #01272382



LAFAYETTE \$2,950,000
4/4 Stunning home, 4311 sqft on mostly level 1 acre lot with breathtaking gardens & pool.
Elena Hood CalBRE #01221247



ORINDA \$2,798,000
5/4 BEAUTIFULLY remodeled mid-century modern style home on 1.28 mostly flat acres.
The Beaubelle Group CalBRE #00678426



ORINDA \$2,499,000
5/4.5 Spectacular Gated Estate. Peaceful Setting. Views! Close to Town/BART. Top Schools.
Rick & Nancy Booth CalBRE #01388020



ORINDA \$2,395,000
5/4.5 Gorgeous Gated Stunning Single Level Glorietta Estate Totally Remodeled and Expanded
Maureen Wilbur CalBRE #01268536



LAFAYETTE \$1,935,000
4/3.5 Elegant home w/stunning views! Gated community with club house, pool & tennis courts.
McAtee|Wilson CalBRE #01349169



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ORINDA \$1,895,000
4/4 Impeccable single level, 3181 sqft, completely updated, gourmet kitchen, resort like yard.
Elena Hood CalBRE #01221247



MORAGA \$1,588,000
4/2.5 Moraga CC immaculate & impeccable Sequoyah model floor plan w/3424 approx. SF on private ct
Scott Winburne CalBRE #00466182



LAFAYETTE \$1,398,000
4/2.5 Charming spacious home in the heart of Burton Valley. Light/bright w/lg beautiful yrd
Susan Schlicher CalBRE #01395579



ORINDA \$1,275,000
4/3 Stunning sun filled contemporary remodeled Orinda home with panoramic views.
Laura Abrams CalBRE #01272382



ORINDA \$1,098,000
4/2 Light-filled home with flexible floor plan, views, updated baths, flat yard and privacy.
Suzi O'Brien CalBRE #01482496



MORAGA \$995,000
3/2 Totally remodeled single story house with views and workshop. Near top schools and shops.
Peter Liu CalBRE #01460749



MORAGA \$799,000
3/3 Super sharp Town Home close to town, with a chic design for the long "haute" spring
Patti Camras CalBRE #01156248

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