

Lamorinda OUR HOMES

Lamorinda Weekly Volume 11 Issue 7 Wednesday, May 31, 2017



June Gardening Guide with Cynthia Brian ...read on page D12

Sit, stay: homes-away-from-home for pets

By Cathy Dausman



Walterrock Pet Ranch owner Candace Harper greets a dog play group at her kennel.

Photos Cathy Dausman

It's nearly summer, and time to plan vacations for you and your pets. Cats and dogs in particular have a variety of home-away-from-home options. The Lamorinda Weekly visited three area kennels and asked a veteri-

narian what to expect before boarding Fifi or Fido. Here's the scratch:

Canyonwyck Kennels is ramping up for the high season, which extends from Memorial weekend through Labor Day, says co-owner

Carol Beasley. "Then a couple calm months, and it starts over again at Thanksgiving." The kennel near Rossmoor first opened in 1947 and Beasley has worked there since high school when she learned to groom, then

manage, the kennel she now co-owns. She lives onsite and employs a niece and nephew. Beasley and her sister, co-owner Maureen Beasley, take in "large, rambunctious, very active dogs," and customers know to expect that. Their dog guests can swim, play and hike the property's back acreage, leaving them well exercised, dirty and tired.

If that's not enough, they offer daily dog-training sessions. Maureen says running the business has given her sister "invaluable" medical knowledge about the pets who board there, adding "we recognize you, but we know your dog!"

Kennel experiences vary greatly, Maureen says, and there is nothing other than a land use permit or business license required, so she tells potential clients "go ahead and look at everybody."

North Main Pet Lodge is a surprisingly large facility, given its downtown Walnut Creek location. It is a second-generation, family-run owned and operated for the last 25 years by Chris and Colleen Prouty. Chris Prouty's parents raised and showed standard poodles and cats; they travelled extensively before designing and building Pet Lodge.

... continued on page D4

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	22	\$740,000	\$3,325,000
MORAGA	13	\$715,000	\$1,810,000
ORINDA	14	\$1,150,000	\$2,800,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 973 4th Street, \$740,000, 1 Bdrms, 813 SqFt, 1946 YrBl, 4-14-17
- 910 Acalanes Road, \$1,175,000, 4 Bdrms, 2133 SqFt, 1970 YrBl, 4-26-17;
Previous Sale: \$369,000, 05-19-89
- 3268 Ameno Drive, \$1,375,000, 3 Bdrms, 1952 SqFt, 1961 YrBl, 4-14-17;
Previous Sale: \$835,000, 09-25-12
- 549 Arrowhead Drive, \$2,370,000, 5 Bdrms, 2970 SqFt, 1960 YrBl, 4-24-17;
Previous Sale: \$1,235,000, 11-10-10
- 3316 Betty Lane, \$1,225,000, 3 Bdrms, 2815 SqFt, 1952 YrBl, 4-21-17;
Previous Sale: \$925,000, 08-22-13
- 3341 Betty Lane, \$1,420,000, 3 Bdrms, 1671 SqFt, 1952 YrBl, 4-21-17;
Previous Sale: \$1,010,000, 08-04-15
- 944 Dewing Avenue #C, \$815,000, 2 Bdrms, 1278 SqFt, 1976 YrBl, 4-21-17;
Previous Sale: \$618,000, 06-01-06
- 934 Diablo Drive, \$1,390,000, 3 Bdrms, 1953 SqFt, 1957 YrBl, 4-18-17;
Previous Sale: \$418,000, 09-17-96
- 1168 Glen Road, \$1,887,500, 3 Bdrms, 2627 SqFt, 1952 YrBl, 4-17-17
- 3493 Hamlin Road, \$1,200,000, 3 Bdrms, 1549 SqFt, 1949 YrBl, 4-17-17;
Previous Sale: \$160,000, 10-07-97
- 26 Julie Highlands Court, \$1,582,000, 4 Bdrms, 3813 SqFt, 1997 YrBl,
4-14-17; Previous Sale: \$632,000, 04-17-98
- 3941 Los Arabis Drive, \$1,800,000, 4 Bdrms, 2712 SqFt, 1953 YrBl, 4-18-17
- 3222 Lucas Circle, \$956,500, 3 Bdrms, 1364 SqFt, 1963 YrBl, 4-20-17;
Previous Sale: \$1,480,000, 12-02-16
- 626 Lucas Drive, \$1,250,000, 4 Bdrms, 1911 SqFt, 1957 YrBl, 4-26-17
- 3470 Orchard Hill Court, \$1,380,000, 8 Bdrms, 2704 SqFt, 1955 YrBl,
4-18-17; Previous Sale: \$479,000, 03-31-99
- 1061 Orchard Road, \$795,000, 2 Bdrms, 829 SqFt, 1937 YrBl, 4-25-17;
Previous Sale: \$562,000, 10-11-06
- 3834 Palo Alto Drive, \$3,325,000, 5 Bdrms, 3620 SqFt, 1966 YrBl, 4-26-17
- 443 Ponderosa Court, \$1,875,000, 3 Bdrms, 3724 SqFt, 1984 YrBl, 4-21-17;
Previous Sale: \$428,500, 05-10-85
- 3728 St. Francis Drive, \$2,183,000, 4 Bdrms, 2803 SqFt, 1966 YrBl, 4-17-17
- 952 Stow Lane, \$1,965,000, 5 Bdrms, 3441 SqFt, 1965 YrBl, 4-27-17;
Previous Sale: \$1,250,000, 08-01-08
- 3289 Theresa Lane, \$1,325,000, 4 Bdrms, 2140 SqFt, 1960 YrBl, 4-25-17;
Previous Sale: \$700,000, 09-28-01
- 985 Victoria Court, \$1,200,000, 2 Bdrms, 1308 SqFt, 1938 YrBl, 4-20-17;
Previous Sale: \$520,000, 11-05-01

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... continued on page D10

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Sit, stay: homes-away-from-home for pets

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Colleen Prouty, North Main Pet Lodge owner, plays with Sophie the poodle and Jolie the lab at her facility's indoor play area. Photos Cathy Dausman



Dog lodgings have both an inside and an outside area, making “potty breaks self-regulated and easier and less stressful” on the pet, Colleen says. A swamp heater regulates the building temperature that allows doors to be open. The floors have radiant heating. Outside runs are shade-covered and misted when the temperatures climb, and there is an additional inside play area.

By intention the Proutys keep their canine play groups small, just two to five dogs. Prouty says she and Chris put their staff through a canine body language course so they can head off trouble before it starts. They also play specialized music to calm the dogs down.

Cats, too have a “pretty big” lodging space. Prouty’s mother-in-law designed its seven-foot-high ceilings to make changing litter boxes “a stand-up job.” Pet Lodge has 87 separate runs for dogs and 17 for cats, but Prouty says they intentionally book under capacity. A caretaker (the Prouty’s son) lives on the premises, and a pet grooming site (Four Paws Grooming) is immediately adjacent.

Waiterock Pet Ranch on Lafayette’s north side has been in business since 1942; Candace Harper has owned it for 30 years. Their canine capacity is more than 100, but Harper doesn’t like to fill it up, and she doesn’t take new clients over the holidays. Waiterock has a cattery too, but Harper’s business is “98 per cent dogs.”

“It’s a wonderful job,” Harper says, “but you have to love dogs and read their language.” She is animal first-aid trained and claims to know “every vet in two counties.” She is also well prepared for any emergency, stocking a month of supplies.

Waiterock opened its doors to over 300 dogs displaced by the 1991 Oakland Hills Firestorm and kept them at no charge (some for five months) until they were reunited with their owners.

Harper cautions dog owners to be thorough in their research before employing anyone as a pet checker or pet sitter, citing comments she’s heard from customers the last 30 years. “Pets suffer emotional stress when their owners leave whether they’re at home or in a boarding facility,” she says. “It’s how those providing care respond that makes the difference.

“Be an advocate for your dog,” Harper says, “and tour, tour, tour.”

... continued on page D6

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Sit, stay: homes-away-from-home for pets

... continued from page D4



Stella the Labrador enjoys pool time at Canyonwyck.



Canyonwyck owners, sisters Maureen Beasley (left) and Carol Beasley enjoy a moment in the sunshine with a bulldog puppy they are boarding.

Veterinarian Mona Miller recommends pet owners update vaccines — Bordetella vaccine, core Rabies and Distemper-Parvo for dogs and core Feline Distemper (FVRCP) for cats — provide extra food and medication, appoint local surrogates and specify financial spending limits and level of care before they board. “It is very difficult for the pet caregiver and the veterinarian to make emergency decisions without guidance,” Miller said.

The pet care industry has changed dramatically over the past 25 years, Colleen Prouty said. Today’s kennels offer doggy day care and nearly individualized service for each four-footed customer, knowing pet parents treat their animals like people. “We provide the service through (the animal’s) lifetime,” Chris Prouty said, adding “the hardest part is when they pass.”

Running a boarding facility is not for the faint of heart, either. It requires round-the-clock attention, 365 days a year. “Even when we’re closed,” Colleen Prouty says “we still have to feed and care for the pets.”

Get the most of your boarding experience

Before you leave, check:

- Is the kennel clean?
- Does anyone live on-site?
- How are pet emergencies handled?
- How’s Fido’s temperament? Carol Beasley says the best boarder is a “well socialized dog.” Colleen Prouty suggests starting with short visits when your dog is younger.
- Provide a comfort toy, regular food and meds, and ask how they’re fed.
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 - General information including pet’s name and breed, age, general health and medications, plus diet and restrictions. Designate local care providers (preferably more than one) and include their names and phone numbers.

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Patti Camras

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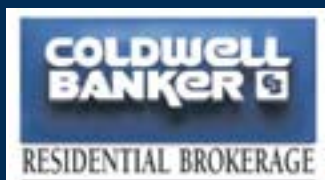
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... continued from page D2

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 1392 Camino Peral, \$720,000, 3 Bdrms, 1348 SqFt, 1971 YrBlt, 4-14-17; Previous Sale: \$555,000, 07-01-14
 67 Corte Yolanda, \$1,250,000, 3 Bdrms, 1894 SqFt, 1969 YrBlt, 4-25-17; Previous Sale: \$960,000, 11-13-14
 820 Country Club Drive, \$725,000, 2 Bdrms, 1262 SqFt, 1973 YrBlt, 4-19-17; Previous Sale: \$649,000, 10-29-14
 747 Crossbrook Drive, \$1,255,000, 4 Bdrms, 2323 SqFt, 1966 YrBlt, 4-25-17; Previous Sale: \$775,000, 10-10-02
 101 Fernwood Drive, \$1,299,000, 4 Bdrms, 2342 SqFt, 1971 YrBlt, 4-20-17; Previous Sale: \$75,000, 09-04-73
 107 Hodges Drive, \$1,140,000, 3 Bdrms, 1709 SqFt, 1963 YrBlt, 4-14-17; Previous Sale: \$960,000, 08-09-05
 42 Lambeth Square, \$1,810,000, 4 Bdrms, 2805 SqFt, 1972 YrBlt, 4-27-17; Previous Sale: \$800,000, 08-31-01
 1009 Larch Avenue, \$1,035,000, 3 Bdrms, 1418 SqFt, 1959 YrBlt, 4-19-17; Previous Sale: \$305,000, 09-23-93
 34 Miramonte Drive, \$715,000, 2 Bdrms, 1762 SqFt, 1964 YrBlt, 4-26-17; Previous Sale: \$234,500, 06-17-97
 263 Paseo Bernal, \$865,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 4-25-17; Previous Sale: \$625,000, 04-15-13
 392 Springfield Place, \$1,325,000, 4 Bdrms, 2374 SqFt, 1965 YrBlt, 4-18-17; Previous Sale: \$952,000, 04-14-10
 17 Tamarisk, \$1,355,000, 3 Bdrms, 2828 SqFt, 1985 YrBlt, 4-24-17; Previous Sale: \$1,060,100, 10-31-14

ORINDA

33 Bates Boulevard, \$2,320,000, 4 Bdrms, 2870 SqFt, 1959 YrBlt, 4-14-17; Previous Sale: \$1,525,000, 03-22-12
 23 Claremont Avenue, \$1,190,000, 3 Bdrms, 1203 SqFt, 1946 YrBlt, 4-27-17; Previous Sale: \$650,000, 10-17-03
 16 Del Mar Court, \$1,976,000, 4 Bdrms, 2870 SqFt, 1957 YrBlt, 4-14-17; Previous Sale: \$1,225,000, 03-24-00
 11 Descanso Drive, \$1,540,000, 4 Bdrms, 2037 SqFt, 1960 YrBlt, 4-18-17
 243 Ivy Place, \$1,515,000, 4 Bdrms, 2118 SqFt, 1967 YrBlt, 4-21-17
 6 Jack Tree Knoll, \$1,475,000, 5 Bdrms, 2666 SqFt, 2014 YrBlt, 4-26-17
 16 La Cintilla, \$1,747,500, 6 Bdrms, 4415 SqFt, 1948 YrBlt, 4-26-17; Previous Sale: \$1,590,000, 03-01-13
 35 Martha Road, \$2,000,000, 4 Bdrms, 2525 SqFt, 1962 YrBlt, 4-21-17; Previous Sale: \$395,000, 12-05-96
 5 Oak Arbor Road, \$2,650,000, 4 Bdrms, 4101 SqFt, 2000 YrBlt, 4-24-17; Previous Sale: \$2,574,000, 12-30-16
 4 Owl Hill Road, \$1,150,000, 3 Bdrms, 2372 SqFt, 1951 YrBlt, 4-26-17
 123 Spring Road, \$1,350,000, 4 Bdrms, 3406 SqFt, 1948 YrBlt, 4-25-17; Previous Sale: \$424,000, 09-19-97
 40 Sunnyside Lane, \$1,700,000, 4 Bdrms, 2612 SqFt, 1967 YrBlt, 4-27-17; Previous Sale: \$1,370,000, 10-07-05
 111 Van Ripper Lane, \$2,205,000, 4 Bdrms, 1996 SqFt, 1950 YrBlt, 4-27-17; Previous Sale: \$1,340,000, 06-10-15
 23 Via Hermosa, \$2,800,000, 4 Bdrms, 3472 SqFt, 1941 YrBlt, 4-18-17; Previous Sale: \$800,000, 05-20-02



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June Gardening Guide

Rooms of His Own

By Cynthia Brian

"The only limit to your garden is at the boundaries of your imagination." —Thomas D. Church



A bricked flowerbed filled with red carpet roses, Asian lilies, and a cast iron lantern.

Photos Cynthia Brian

From the street, the white Lamorinda ranch-style house of Michael Curtis belies the magnificence waiting to be discovered beyond the garden gates. A collector of all things cast off and cast iron, Curtis converts salvaged junk into artistic architecture that transforms his garden into an alluring adventure of discovery.

His grandfather founded L. N. Curtis and Sons Fire Protection and Emergency Response Equipment in 1929 and throughout Curtis' life he has accumulated firefighting memorabilia. Curtis' father introduced him to collecting rocks, minerals, glass and old bottles as they explored abandoned mines and ghost towns together. As a boy, one of Curtis' favorite jaunts was hiking the railroad tracks where he'd pick up discarded telegraph insulators. When he'd find anything that was made of cast iron, he was especially excited. All of these treasures were stored and as he traversed the globe as an adult, he added to his compilation. His heartfelt dream was to one day create a secret garden where all of his

unusual trinkets would dance with the most colorful flowers in perfect harmony.

With his love of the English countryside, his first home boasted an English cottage garden, complete with an authentic red phone booth. In 2001, he moved that phone booth along with his beloved remnants from his industrial revolution fascination to a small house on an acre of land filled with diseased and dying trees. After removing 55 eucalyptus trees, Curtis enriched the soil, and without any written plan or design schematic, began work on his inspired masterpiece using his vision and intuition as guides.

Smooth stones lead through a lush lawn to the iron arbor covered in the sunset oranges and reds of Joseph's coat and flanked by white Alba tree roses. Chimes, bells and hummingbird feeders dangle from the arch while a variety of birdhouses perch on poles, nesting birds darting in and out. Rows of telegraph insulators lining the path are accentuated by two hand painted manhole covers, gifts from a trip

to Japan. With the flip of a switch, the insulators illuminate like Christmas lights.

Color is a driving force in the garden and the combination of textures and forms is mesmerizing. Curtis built brick retaining walls and planters, filling them with an enormous diversity of rainbow flora including camellias, roses, impatiens, lilies, Daphne, birds of paradise, gerbera daisies, lobelia, salvia, pansies, violets, canna, petunias, daisies, lavender, foxglove, nasturtium and a variety of bushes, boxwoods, and shrubs. The tranquil sounds of cascading water emanate from the nine fountains scattered throughout the property. Whether one turns right or turns left, an eclectic wood or metal gate directs attention to a divergent garden room sectioned by a growing privet fence and festooned with artifacts from Curtis' escapades to estate sales, fairs, salvage yards, and years of walking the rails. He even built a tree house from reclaimed barn wood adding a ladder, an antique loggers saw and vintage signs discovered in the Gold Country. An abandoned test missile rests against the fence awaiting its proper placement.

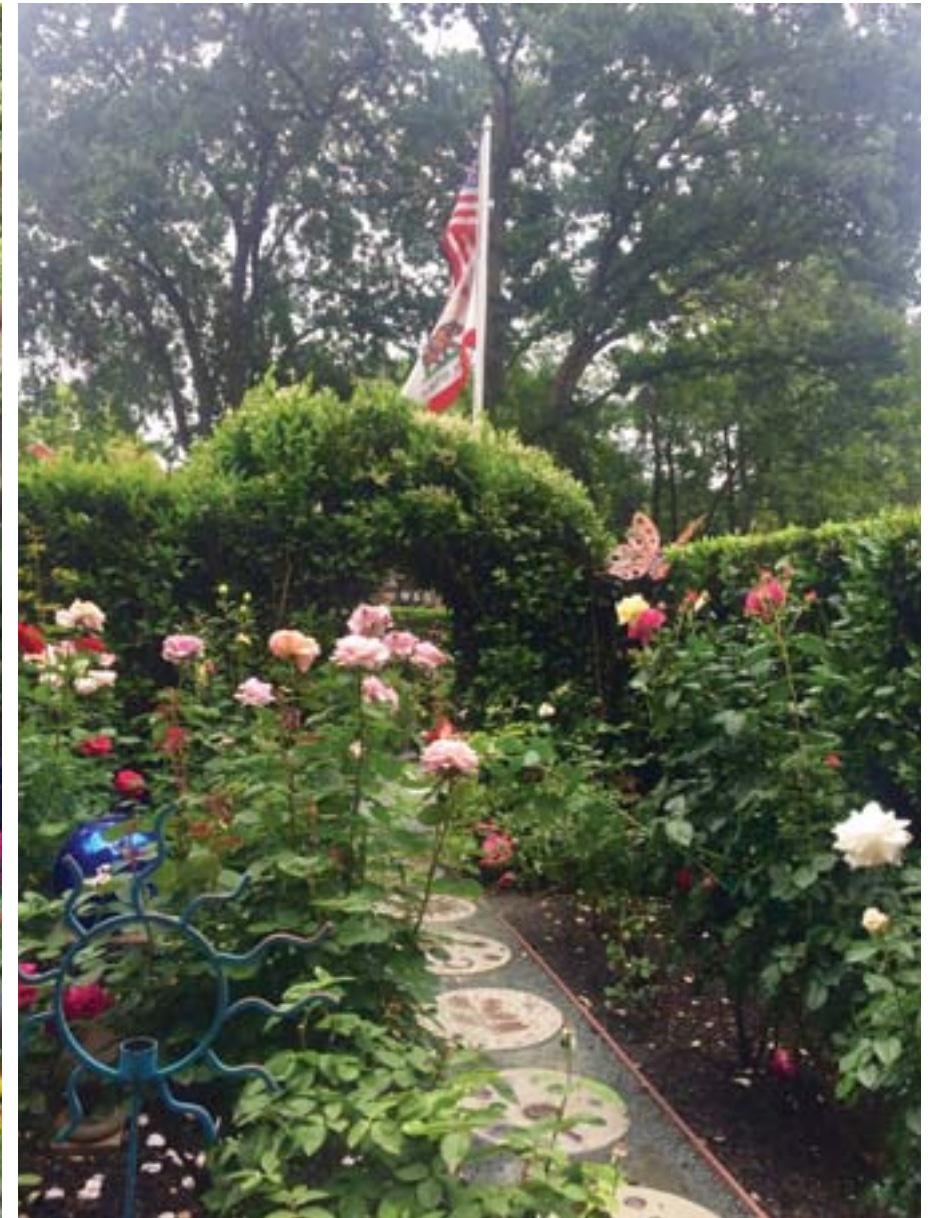
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A red and blue painted vintage fire hydrant set among the impatiens and plantings.



One of nine fountains in the lush landscape.



Handmade stepping stones anchor the rose garden and flag pole.

Gazing balls and a rusted butterfly grace the formal rose garden with the pièce de résistance being the round stepping stones Curtis crafted using a wine barrel ring, concrete, colored glass, rusted tools, horseshoes, and other discarded items that captured his fancy. Fire hydrants, water pumps, street placards, and railroad warning signs dot the landscape as well as inspirational messages.

The result is whimsical, magical, playful and most of all, timeless.

Although his garden is uniquely his refuge, what Curtis adores more than anything

is sharing his garden rooms with friends. With a glass of wine in hand, he graciously guides while explaining the stories behind every artifact and every plant. Of course, if one wants to meander alone, he encourages the exploration. There is no worry about getting lost in this maze as every gate has a unique bell so that he can tell where anyone is at any given moment.

I attempted to glean a bit of gardening advice and came away with these tips:

... continued on page D14



Welcome friends to Michael Curtis's Garden Rooms.



Michael Curtis greets Cynthia Brian at the arbor. Notice the red English phone booth at the end of the path.



The kids-only tree house built from reclaimed barn wood and vintage signs.



Densely planted pots, a birdhouse, the swimming pool and outdoor kitchen offer relaxation.



Cactus hang on the lattice while purple petunias and lavender flank the bird bath.

1. Let your unique vision and your imagination be the driving force of a garden design. There are no limits.
2. Anything is art. Display your collections in an appealing manner to evoke conversations and questions. What may be trash to someone else could be a treasure to you.
3. Let color be king. Don't be afraid to razzle dazzle and mix it up.
4. Add grace and relaxation with water elements. Fountains are fabulous.
5. Do the unexpected. (Who would think about showcasing an English telephone booth, a manhole cover in the garden or adding lights to telegraph insulators?)
6. Offer shelter and food for the birds. You can never have too many birdhouses.
7. Don't be afraid to try new plants. If you like it, plant it. If it grows, great. If not, move on. Planting is pure pleasure.
8. Create garden rooms, not just garden beds.
9. Welcome your loved ones to share your oasis with a glass of wine for walking.

Before I left this enchanted setting, I asked Curtis what his plans for the future entailed. Since his right hand helper, Tony, will be retiring next year, he said he is contemplating selling this personal paradise. "Won't you be sad to leave all this beauty behind?" I queried. "Yes, but it's time for me to be off on a new world quest," he said.

At that moment, I could imagine him dashing to the end of the arbor pathway, entering his red English phone booth and, like other super heroes, flying off to rescue another forlorn and forgotten garden.

Happy Gardening and Happy Growing!



Cynthia Brian enjoyed Curtis' magical garden.

Cynthia Brian, The Goddess Gardener, is a New York Times best selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3. Tune into Cynthia's Radio show at www.StarStyleRadio.com

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224 The Knoll Sought after end unit in prestigious Orindawoods. Beautifully appointed throughout, exquisitely renovated gourmet kitchen, soaring ceilings, expansive priv. patio + decks. Enjoy pools, tennis, BART shuttle.

\$998,000



ORINDA

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11 Cresta Blanca Walk to town & BART from this adorable 3+ bdrm, 2 bath home in apx. 1926 sq.ft. on an apx. 9990 sq.ft. lot. Spacious living & dining area with open beam ceilings, beautiful hardwood floors & fireplace.

\$1,025,000



ORINDA

51 Valencia Road Magical home & setting w/stylish updates, spacious floor-plan & wonderful in/out living. Wood floors, updated kitchen & baths, walls of glass & numerous upgrades. Convenient to town, schools, BART.

\$1,398,000



ORINDA

429 El Toyonal Located in the Orinda hills amongst the trees, this private home is near trails, open space & a short distance to Tilden Park. Updated kitchen, French doors to balconies, hrwd flrs thruout, built-ins, 92 acre.

\$1,585,000



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10 Albo Court Pristine single-story home featuring classic farmhouse charm & character mixed w/ exceptional modern-day materials & outstanding design. Completely remodeled kitchen. Level lot, secluded pastoral setting.

\$1,595,000



ORINDA

New Listing

452 Tahos Road Private .96 acre setting, panoramic views! Beautifully updated, traditional style, level yards with pool. Great floor plan, hardwood floors, crown mouldings & more. Glorietta school district.

\$1,645,000



ORINDA

411 Camino Sobrante One of Orinda's most charming & distinctive homes set on Premier parcel at El Sueno corner lot. Incredible "Old World" charm in every rm. Easy access to patios, yards for entertaining, family fun.

\$1,750,000



ORINDA

New Price

176 Camino Don Miguel Magnificent custom built classic traditional 3 bedroom, 3.5 bath home viewing the 5th fairway of Orinda Country Club. Beautiful lawns, gardens, terraces.

\$1,990,000



ORINDA

3 Gardiner Court Stunning family home combining breathtaking views, pool, beautiful gardens & 5100+ sq ft of graciously proportioned, sun flooded living space. High ceilings, gourmet kitchen, fabulous master suite.

\$2,695,000



ORINDA

22 Van Tassel Lane Quality crafted Mediterranean style with ideal inside/ outside living spaces. Oversized rooms offer great light & elegant spaces to entertain. Atrium, guest cottage, sauna, wine cellar, pool & spa. Views!

\$2,795,000



ORINDA

160 Camino Don Miguel One of a kind estate overlooking OCC. Rebuilt from the ground up in 1996 by the finest craftsmen to preserve the original elements of the home. Resort quality pool & spa, gardens, views & guest house.

\$4,950,000



MORAGA

New Listing

102 Brookline Street Modern elegance, vaulted ceilings, custom finishes & abundant light are some of the wonderful features of this detached 3 bedroom, 2 bath, apx. 2098 sq. ft. renovated Moraga Country Club home.

\$1,165,000



MORAGA

New Listing

161 Walford Drive Light and bright 4 bedroom, 2.5 bath, apx. 2,271 sq. ft. updated rancher on a level .229 acre lot. Open kitchen/family/dining room. Great street, close to award winning K-8 schools!

\$1,275,000



LAFAYETTE

New Listing

3313 Vaughn Road Amazing 2800+ sq ft, 4 bdrm, 3.5 ba + office & sunroom on 1 full acre in Reliez Valley. Room for pool, vineyard, horses! Soaring ceilings, expansive decks, perfect in-law setup. Laf. schools, close to Briones trails!

\$1,388,000



LAFAYETTE

New Listing

3705 Highland Court Seeking distinction? Serene retreat captures views from 2+ acres. Attractive single story 4 bedroom home plus fabulous outdoor living area with kitchen, pool & park-like yard.

\$1,550,000



LAFAYETTE

New Listing

1253 Panorama Drive Exquisite 5 bedroom home in heart of Happy Valley! Eat-in updated kitchen/ great room, 2 master suites. Expansive views.

\$2,150,000

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