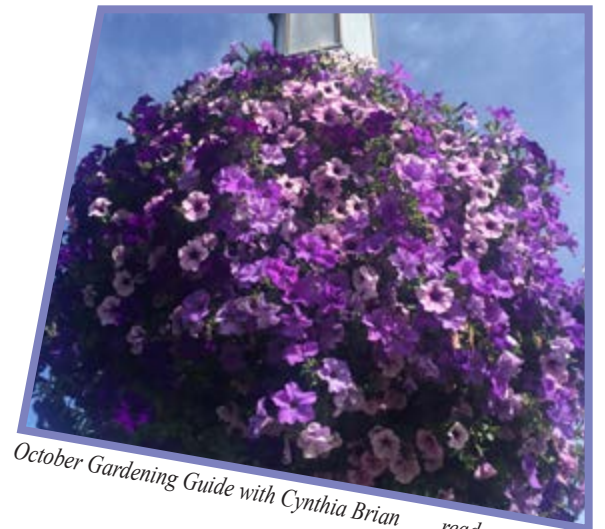


Lamorinda OUR HOMES

Lamorinda Weekly Volume 11 Issue 16 Wednesday, Oct. 4, 2017



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

Why D.I.Y.?

By Cathy Dausman



Seasonal plants and flowers by FrontDoor Treatment adorn this front entry area.

Photo courtesy Erica Bradley-Pacheco

When it comes to keeping up appearances outside their home, Lamorindans with limited free time and more discretionary income sometimes opt to employ someone else's elbow grease. Lawn services, window washing, gutter cleaning—these are the usual suspects when it comes to outsourcing exterior work, but here are two new companies to add to your “why D.I.Y.?” list.

Erica Bradley-Pacheco is betting that her “totally unique idea” of adding seasonal plants and décor to her customer's front doorstep will catch on. Her company, FrontDoor Treatment, launched in May, took in its first subscribers in June and already has an annual client base of 40 in the East Bay, the bulk of which (Bradley-Pacheco says “at least 30”) are in Lamorinda.

Obsessed with design, nature, plants and flowers, Bradley-Pacheco first consulted with a landscape architect, then used her marketing and public relations skills to bring her idea to life.

Joanne McKinlay of Orinda knew the entryway of her brand-new farm house needed a “not too shiny” planter box. Bradley-Pacheco found what McKinlay calls a “perfectly weathered” chest, which Bradley-Pacheco lined and planted with an olive tree and lavender plants. McKinlay, who admits to having spent “hundreds of dollars” on short-lived plants and decorations, is delighted to finally have a “thoughtful, well-picked” arrangement on her porch – especially one she only has to water to maintain.

FrontDoor Treatment refreshes its customers' front porch decorations quarterly, offering service sizes of small, medium, large and custom. Quarterly fees range from \$90 to \$200. Bradley-Pacheco offers her services to home stagers and realtors as well as individual residents.

... continued on page D4



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Ideal location, more than a quarter acre level lot with pool, 4-bdrms, 3-baths, main level guest suite/office. Offered at \$1,449,000



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	18	\$795,000	\$3,395,000
MORAGA	7	\$750,000	\$1,450,000
ORINDA	12	\$750,000	\$1,900,000

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

- 862 Birdhaven Court, \$1,600,000, 4 Bdrms, 1986 SqFt, 1954 YrBlt, 9-7-17;
Previous Sale: \$935,000, 04-27-04
- 1821 Del Rey Street, \$1,000,000, 3 Bdrms, 1654 SqFt, 1961 YrBlt, 8-25-17;
Previous Sale: \$300,000, 12-03-92
- 2 Foothill Park Terrace, \$1,085,000, 4 Bdrms, 2000 SqFt, 1959 YrBlt, 8-25-17
- 3310 Moraga Boulevard, \$1,230,000, 2 Bdrms, 1329 SqFt, 1949 YrBlt, 8-28-17
- 1115 Oak Hill Road, \$1,325,000, 4 Bdrms, 2086 SqFt, 1939 YrBlt, 8-31-17;
Previous Sale: \$769,000, 06-16-09
- 473 Peacock Boulevard, \$2,075,000, 3 Bdrms, 1154 SqFt, 1954 YrBlt, 9-7-17;
Previous Sale: \$829,000, 10-17-16
- 3144 Plymouth Road, \$1,200,000, 6 Bdrms, 1828 SqFt, 1952 YrBlt, 8-28-17
- 1608 Rancho View Road, \$1,840,000, 4 Bdrms, 4061 SqFt, 1986 YrBlt, 8-25-17
- 3211 Rohrer Drive, \$915,000, 3 Bdrms, 1184 SqFt, 1952 YrBlt, 8-29-17
- 3710 Rose Court, \$2,200,000, 4 Bdrms, 2445 SqFt, 1962 YrBlt, 8-31-17;
Previous Sale: \$1,920,000, 05-03-16
- 20 Shreve Lane, \$965,000, 4 Bdrms, 2002 SqFt, 2013 YrBlt, 8-31-17
- 3 Shreve Lane, \$964,000, 4 Bdrms, 2031 SqFt, 2013 YrBlt, 9-7-17;
Previous Sale: \$945,000, 11-18-15
- 3471 Sky Lane, \$3,395,000, 5 Bdrms, 6421 SqFt, 1977 YrBlt, 8-25-17;
Previous Sale: \$555,000, 02-10-87
- 8 Spruce Lane, \$1,550,000, 4 Bdrms, 2534 SqFt, 1966 YrBlt, 9-1-17;
Previous Sale: \$1,080,000, 09-14-11
- 3742 Sundale Road, \$795,000, 3 Bdrms, 933 SqFt, 1951 YrBlt, 8-24-17;
Previous Sale: \$540,000, 06-05-14
- 760 Tanglewood Lane, \$995,000, 3 Bdrms, 2893 SqFt, 1971 YrBlt, 8-25-17;
Previous Sale: \$210,000, 12-26-85
- 1045 Timothy Lane, \$1,650,000, 4 Bdrms, 2833 SqFt, 1973 YrBlt, 8-25-17
- 2 Wellesley Court, \$1,625,000, 3 Bdrms, 2136 SqFt, 1998 YrBlt, 8-31-17;
Previous Sale: \$1,327,500, 07-30-12

MORAGA

- 217 Corliss Drive, \$1,357,500, 4 Bdrms, 2357 SqFt, 1966 YrBlt, 8-30-17
- 121 Cypress Point Way, \$775,000, 2 Bdrms, 1464 SqFt, 1973 YrBlt, 9-1-17;
Previous Sale: \$640,000, 08-31-12
- 152 Danefield Place, \$1,440,000, 4 Bdrms, 2055 SqFt, 1964 YrBlt, 8-28-17
- 100 David Drive, \$1,450,000, 4 Bdrms, 2449 SqFt, 1972 YrBlt, 9-1-17;
Previous Sale: \$865,000, 11-01-01
- 125 Miramonte Drive, \$750,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 8-24-17;
Previous Sale: \$381,000, 03-02-01
- 138 Selborne Way, \$1,425,000, 5 Bdrms, 2462 SqFt, 1965 YrBlt, 8-30-17
- 473 Tharp Drive, \$1,400,000, 4 Bdrms, 2759 SqFt, 1965 YrBlt, 8-29-17;
Previous Sale: \$1,250,000, 07-09-14

... continued on page D6



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Orinda



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5Bedroom/2.2Bathroom, 3042± sq. ft.

Offered at \$1,539,000

Martinez



2017 Cromart Court

3Bedroom/2Bathroom, 1316± sq. ft.

Sold for \$597,500

Walnut Creek



85 Norman Court

3Bedroom/2Bathroom, 1560± sq. ft.

Sold for \$990,000

Concord



4293 Cedarwood Court

3Bedroom/2Bathroom, 1698± sq. ft.

Sold for \$646,000

Moraga



141 Westchester Street

3Bedroom/2Bathroom, 1867± sq. ft.

Sold for \$940,000

*KPG represented either the Buyer or Seller in the above properties



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Why D.I.Y.?

... continued from page D1



Curbside cleaning of stinky garbage cans is offered through Canology.



Photos courtesy Jason Proctor

At the back end – literally – of home ownership and perhaps a mite lower on the “to do” list is cleaning out the garbage cans. Yard debris and excess food scrap sediments can brew a stew no one wants to investigate. And although your household garbage can contents may have shrunk thanks to a more comprehensive recycling program, the remainder of what goes into the rolling cans could easily be called “untouchable.”

Canology cleans, sanitizes and deodorizes black, blue and green waste containers, at both residential and business sites, and does it curbside.

Owner operator Jason Proctor says garbage can cleaning is a popular service in Europe; he first noticed it in the United Kingdom. Canology is the only company of its kind currently operating in the Bay Area, and is brand new to the streets of Lamorinda.

Canology trucks are giant dishwashers on wheels that can dig out and de-grease the contaminated “goo” residing at the bottom of a waste can. The truck machinery power washes cans using high-pressure heated water (200-degrees sprayed at 3800 psi) and finishes the job with an application of a lemon fragrance, in as little as 10 minutes. The truck collects and filters the

dirty water and sediments.

Proctor’s current Lamorinda customer base is modest – he estimates he currently has 20 to 30 customers, and he says working his trucks on Lamorinda’s hilly terrain might present a challenge. So why not tackle the job yourself?

“Why would you want to?” he retorts; then adds, “I fought giving up cutting my own grass for a long time,” he says. Yet Proctor realized how relieved he was coming home the first time someone else had done that chore. “It’s one less thing I have to do,” he said, adding he considers it money well spent to hire someone to do the work for him.

A one-time Canology cleaning is \$25 for two cans and \$10 for each additional can. Monthly maintenance fees are \$10 for the first can, and \$6.50 for each additional can.

Living decorations on your doorstep and sparkling clean waste containers – how’s that for curb appeal?

For more information on FrontDoor Treatment or Canology, visit www.FrontDoorTreatment.com or www.trycanology.com.



A FrontDoor Treatment arrangement Photo courtesy Erica Bradley-Pacheco



BRINGING LAMORINDA HOME

PENDING



502 Miner Road, Orinda
Offered at \$2,995,000

PENDING



3646 Baker Lane, Lafayette
Offered at \$1,085,000

SOLD



731 Miner Road, Orinda
\$3,250,000

SOLD



34 Sanders Ranch Road, Moraga
\$1,510,000

SOLD



3915 S. Peardale Drive, Lafayette
\$1,410,000



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Lamorinda Home Sales recorded
... continued from page D2

ORINDA

- 5 Altamount Drive, \$750,000, 3 Bdrms, 1251 SqFt, 1950 YrBlt, 9-7-17
- 10 Bobolink Road, \$1,575,000, 5 Bdrms, 2530 SqFt, 1950 YrBlt, 8-28-17
- 62 Donna Maria Way, \$1,236,000, 4 Bdrms, 2917 SqFt, 1957 YrBlt, 8-25-17;
Previous Sale: \$390,000, 12-28-93
- 15 Estabueno Drive, \$1,340,000, 3 Bdrms, 2162 SqFt, 1953 YrBlt, 8-31-17
- 5 Estates Drive, \$1,315,000, 4 Bdrms, 2630 SqFt, 1948 YrBlt, 8-24-17;
Previous Sale: \$1,285,000, 11-06-14
- 173 Glorietta Boulevard, \$1,125,000, 3 Bdrms, 1296 SqFt, 2013 YrBlt, 8-24-17;
Previous Sale: \$912,000, 10-11-13
- 54 Heather Lane, \$1,500,000, 3 Bdrms, 2082 SqFt, 1967 YrBlt, 8-29-17;
Previous Sale: \$1,100,000, 09-30-14
- 19 Ivy Drive, \$1,439,000, 4 Bdrms, 2407 SqFt, 1954 YrBlt, 8-25-17;
Previous Sale: \$790,000, 04-24-14
- 111 Lombardy Lane, \$1,671,000, 3 Bdrms, 2722 SqFt, 1952 YrBlt, 9-6-17;
Previous Sale: \$335,000, 05-15-87
- 17 Richard Court, \$1,900,000, 7 Bdrms, 2988 SqFt, 1938 YrBlt, 9-1-17
- 26 Silverwood Court, \$1,500,000, 3 Bdrms, 3243 SqFt, 1979 YrBlt, 9-7-17
- 10 Vista Del Orinda, \$1,335,000, 3 Bdrms, 2596 SqFt, 1950 YrBlt, 9-1-17;
Previous Sale: \$1,335,000, 09-01-17

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Simple steps to usher in the season

By Amanda Eck



Adorn your front door with a vintage mirror and fall foliage.

Photos Amanda Eck

I must admit that autumn is hands-down one of my favorite times of the year. The crisp cool air, leaves changing colors and evenings with the family gathered around the fire with hot chocolate, telling stories. Oh, who am I kidding? That last part never happens in my crazy household of three kiddos. It's more like throwing together a pot of mac 'n' cheese and scrambling to get homework done before basketball practice. But regardless of the chaos that swirls through my house I always make an effort to add touches of fall to my home. And yes, I probably should also admit that I am one of "those" neigh-

bors who puts her fall wreath on the front door the first week that school starts. Today I thought I would share some of my DIY tips for adding some unique fall elements to your home.

The Front Door

Instead of going with the traditional fall wreath, why not hang a mirror with ribbon and some faux autumn branches or leaves? You could use a mirror at a thrift shop, like I did years ago, or you could even use an ornate picture frame without the mirror. Add some silk ribbon, tuck in a few sprigs of leaves and voila!

Other front door ideas: Instead of a round wreath why not opt for a square wreath covered in moss and wrapped in ribbon, or try adding a vintage tea cup or plate with an autumnal pattern.

... continued on page D10



Use pumpkins and moss as accents for interior decor.





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4 bedrooms, 2 bathrooms, 2091± sq. ft. home situated on a 15210± sq. ft. corner lot with a three-car garage. The family room adjacent to the kitchen opens to an extra-large patio and pool. The gracious living room and dining room were recently renovated with newer paint, crown molding, and a marble faced gas fireplace. Plantation shutters are featured in the living room, dining room, master bedroom and office. Hardwood floors seamlessly flow through most of the home, except for two bedrooms. There are ceiling fans in the master bedroom and the guest bedroom. Ample storage exists, and includes an oversize storage closet in the laundry room and an additional closet in the hallway. The master suite has a built in double dresser and closets designed and configured by California Closets.



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Simple steps to usher in the season



I used shed deer antlers and faux succulents for a pop of color in this arrangement.

Photo Amanda Eck

The Interior

If you have a chest or console table in your entrance bring in some store bought pumpkins in various colors and sizes. Trader Joe's always has some unique pumpkins and gourds this time of year. I used one of my garden urns and added a large moss ball

... continued from page D8

with faux bittersweet berries wrapped around the rim and a few grocery store pumpkins.

The Fireplace Mantel

Another spot you can add some fall touches is your fireplace mantel. Sometimes I like to keep it simple and just line my mantel with candles and tuck in a few white baby boo pumpkins. One year I decided to add a little glam. I purchased some ceramic white pumpkins and dipped the bottoms in gold paint. You can also do this with real pumpkins.

The Dining Table

My all time favorite place in the house to decorate is my dining room table. I enjoy entertaining and love coming up with creative table-scape ideas. Several years ago I was on a "paint all the things" kick, and decided to spray paint my pumpkins in the metallic colors of gold, and champagne. I took one of my plaid scarves and used it as a table runner. I then added a small tree limb I found in the back yard, scattered some leaves, and tucked in a few faux boxwood balls. You don't have to go out and buy things for your table. Just use what you have. Walk out to your backyard and cut down some twigs or branches.

One of my favorite table-scapes was when I lined up several shed deer antlers my brother had given me that he found in the woods on his acreage out in east Texas, and tucked in some Spanish moss and faux succulents I found at Hobby Lobby. I added some mini boo pumpkins and used my vintage glassware.

I hope these ideas inspired you to try and add a little touch of fall to your home. It does not need to be a lot, just a few touches here and there to usher in the season.

Until next time sweet friends!



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Paint pumpkins white and dip them in gold for a bit of glam.

Photo Amanda Eck

As the Owner and Principal Designer of Lamorinda-based Amanda Carol Interiors, Amanda Eck believes your home's interior should be both approachable and well-appointed. She often asserts, "Beauty is a necessity."

With a distinct sense of style that mixes contemporary and classic design she fashions spaces that are both elegant and inviting. Her design aesthetic is inspired by anything visual but especially fashion, architecture and art.

Visit <http://amandacarolinteriors.com> for more design ideas.



//NEW LISTING



1908 Nero Court, Walnut Creek

Charming 3 bedroom, 2 bath townhome with lovely updated kitchen, inviting back patio, and welcoming front entrance. Vaulted ceilings and skylights provide bright natural light and a spacious feel to the living and dining rooms. The spacious bedrooms all have new carpet and the master en-suite has a large walk-in closet.

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Cynthia Brian's Gardening Guide for October

Just hanging around

By Cynthia Brian

"Delicious autumn!" – George Eliot



A pole of pink and purple petunias shines brightly against the blue skyline.

Photos Cynthia Brian

The harvest of grapes, pears, figs and apples is in full swing. My ribier grape vine has twined its way into my crabapple tree and I now have a "grape tree" with succulent bunches hanging from branches. If we can keep the squirrels, rats, raccoons, rabbits and birds away, we will be picking pumpkins, winter squash, walnuts, olives, persimmons and pomegranates soon. The season of delicious and nutritious has arrived.

Besides the delectable edibles on the trees, vines, and in the garden, I find myself falling for hanging baskets of spectacular beauty. From the vineyards of Temecula in Southern California to the coastline towns on the Oregon coast, everywhere I travel I've witnessed glorious displays of cascading flowers. Hanging from pergolas, lampposts, balconies, porches and patios, these bloom-filled tubs trump the fern and spider plant baskets of bygone days. The prolific blooms of petunias, fuchsias, impatiens and verbena

extend the flowering season with a myriad of bright colors in purple, pink, white, blue and yellow. As long as the flowers are dead-headed when they are spent, the masses of blooms will continue to be stunning show stoppers until the first frost. Contrasting colors, bright foliage and appealing textures highlight these artistic, fashionable forms.

Even edibles work well in hanging baskets. Peas, strawberries, cherry tomatoes, nasturtiums and any herbs are great contributors. You can even mix and match with vegetables, flowers and herbs. Butterflies and hummingbirds will be constant visitors. For a no-care container, fill it with succulents. Hanging baskets are especially perfect for brightening small areas.

Creating a hanging masterpiece is quite simple and you can enjoy the beauty from spring until winter.

... continued on next page



Cascading pink petunias.

Suggested Bold Statements for Planting

- Verbena
- Calibrachoa
- Cascading petunia
- Fuchsia
- Impatiens
- Lobelia
- Cyclamen
- Geranium
- Ivy
- Marigold
- Asparagus fern
- Sweet potato vine
- Begonia
- Vinca
- Heliotrope
- Schizanthus
- Viola
- Dianthus
- Osteospermum
- Coleus
- Sweet alyssum
- Bacopa
- Snapdragon
- New Guinea impatiens

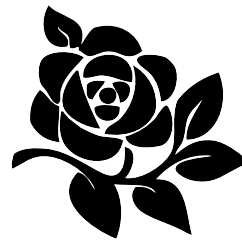


Japanese anemone x hybrida looks like black current.

How to Make a Hanging Basket

1. Any sturdy container that has a hole in the bottom can work including buckets, colanders, or old boots. Plastic planters are the least expensive, however they are also the least attractive. Once the plantings are mature, the container could be covered with greenery, but I prefer to use a wire basket. Line the wire basket with sphagnum moss, coco-fiber, burlap, or even discarded fabric and soak the liner overnight.
2. Add a lightweight potting soil to cover a few inches of the bottom. Don't use garden soil as it is too heavy. The goal is to have a lightweight soil that doesn't compact to promote proper drainage.
3. Plant the flowers, herbs or vegetables you wish and cover with soil.
4. Water thoroughly, making sure that the soil doesn't wash away.
5. Fill with more soil.
6. Water again.
7. Add a moss top layer to help with water retention.
8. If you are using a wire basket, poke holes in various places and plant your specimens to exhibit a full, rounded globe.
9. Anchor hooks securely to an area that receives ample sunlight. Keep in mind these baskets can become very heavy.
10. Water daily, or check if the basket needs water by inserting a stick into the soil. If it comes out dry, you need to water. Never let the soil get soggy or the roots will drown and the plants will die.
11. Feed monthly with a water-soluble fertilizer or use plant spikes or slow-release fertilizers.

Hanging baskets add the "wow" to any landscape and provide instant curb appeal. When edibles are included, you'll be able to have a meal from a wheel. Fill, spill and thrill. This is a delicious autumn!



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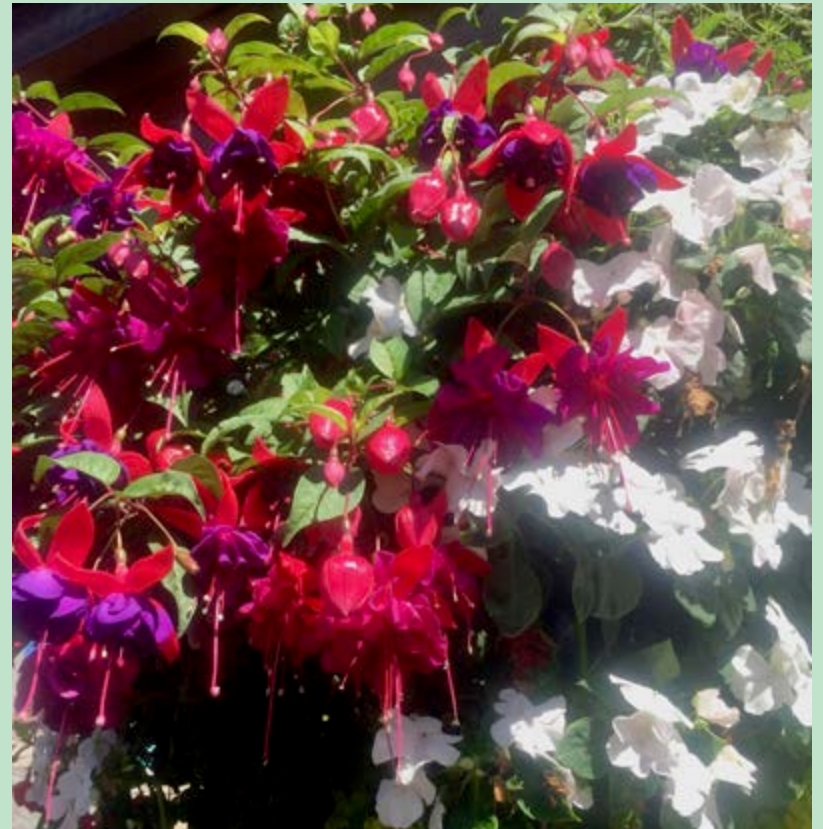
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Cynthia Brian's October Gardening Guide

- **CLEAR** brush, debris, wood and other flammables from around the perimeter of your house. Fire season is most dangerous in October as everything is so dry. For more information or assistance visit <http://www.fire.ca.gov/>.
- **PREPARE** soil for reseeded or sowing lawn or adding sod. Next issue I'll be discussing planting lawns in more detail.
- **DEADHEAD** annuals and perennials for continuous blooming until frost.
- **CUT** off spent rose blossoms to get another flush of blooms through Christmas.
- **TAKE** photos of your trees as they begin their autumn wardrobe change.
- **PLANT** garlic bulbs and cool season vegetables such as broccoli, cabbage, cauliflower and Swiss chard.
- **REFRIGERATE** spring blooming bulbs including crocus, hyacinth and tulip. Mark paper bags and keep cold until planting time in mid-November through January.
- **VISIT** your favorite nursery to find trees for fall planting. This next month is a prime time for planting trees and shrubs.
- **BEWARE** of the danger of creosote poisoning if railroad ties were used in your landscape. The EPA has stated that humans should not use creosote treated railroad ties where frequent or prolonged bare skin contact can occur.
- **EXPERIMENT** with designing hanging baskets for your landscape.
- **BE** vigilant deterring skunks, rats and other rodents from your property. As the weather turns inclement, they will be looking for shelter.
- **VISIT** a petting zoo of rescued and adopted animals. Zeus, the camel, became my buddy.
- **PLUNGE** into a swimming pool, then share a glass of local vino with a friend.
- **ENJOY** an Indian summer of warm days and cool nights. Get outside for a bit of forest bathing to savor the deliciousness of fall.



A gorgeous combination of multi-colored fuschias and white impatiens.

Photos Cynthia Breian

Just hang around! We are so blessed to live with four glorious seasons.

Happy Gardening and Happy Growing!



Cynthia's Ribier grapes hanging from her crabapple "grape tree."



A stunning basket of purple and red petunias.



A basket of beautiful begonias.



Cynthia and her friend, Zeus the camel.

Cynthia Brian, The Goddess Gardener, raised in the vineyards of Napa County, 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. Please make a donation to help with hurricane disaster relief at www.BetheStarYouAre.org. Tune into Cynthia's Radio show and order her books at www.StarStyleRadio.com. My new book, "Growing with the Goddess Gardener," will be available by mid month. HURRAY! Thanks for your patience. Available for hire for any gardening project. Cynthia@GoddessGardener.com www.GoddessGardener.com

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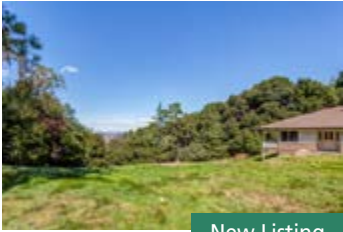
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110 Orchard Road

Mid-Century Contemporary diamond in the rough perched amongst the trees. Expansive decks, private and tranquil. Needs updating.

\$995,000

ORINDA



New Listing

151 Cañon Drive

A .67 acre estate knoll setting for a unique & classic home with architectural character & design. Bonus guest cottage.

\$1,725,000

ORINDA



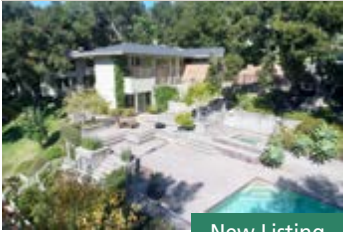
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40 Los Altos Road

This 4605sf handsome custom contemporary is the quintessential restorative retreat in OCC. Views/Pool/Tennis/Gardens – all on 2.27ac.

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Spacious 2560sqft home, hardwood floors, updated kitchen, .44 acres, sparkling pool. Close to schools & park.

\$1,550,000

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New Listing

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Completely remodeled 4 bed / 2.5 bath, 2,212 square feet home with a flat yard on 0.67 acres at the end of a cul-de-sac.

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LAFAYETTE



New Listing

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Beautiful New Construction (2016) Single Story Home in desirable cul-de-sac neighborhood. 4bd/3.5ba, den, chef's kitchen, great room, beautiful finishes & more.

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