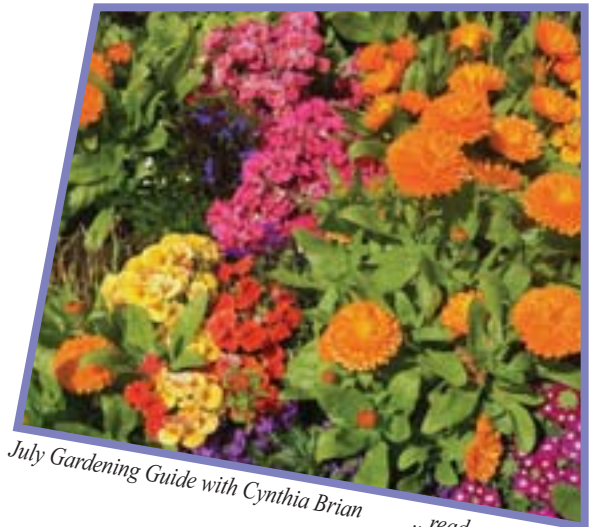


# Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 11 Wednesday, July 25, 2018



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

## Fire transforms homeowner

By Cathy Dausman



Joe and Betsy Magagna's home after the North Bay fire.

Photos provided

“If I were 10 years younger, I’d be rebuilding,” says former North Bay resident Betsy Magagna. It’s summer and Magagna, dressed in shorts and a tee, looks happy, relaxed and tan sitting on the deck of her rental home on a Lamorinda hillside.

Less than a year ago Magagna and her husband Joe were feeling “very settled” in the Santa Rosa home they had purchased 10 years previously, having retired from Chicago to be near family. With a strong network of friends and activities, the couple anticipated living in that house for another 10 years.

Magagna filled her home with books, a collection of artwork 50 years in the making and furnishings from grandparents and in-laws – an 18th century mantle clock, Limoges and Haviland china, a 1915 wedding photo and Magagna’s beloved grand piano. A photo taken several years ago shows 16 rose bushes in full bloom along the backyard fence and deer grazing on the golf course just beyond.

“We were very happy there,” Magagna says. “The last thing on our mind was fire.”

That all changed Oct. 8. Magagna called 911 that night to report smelling smoke; she was told it had drifted in from a fire to the south. But three hours later police were rushing house to house, frantically knocking on doors, compelling residents to leave – now.

Magagna grabbed her purse and iPad, asked her husband about his medications and the couple, dressed only in shoes, shorts and a T-shirt, drove away. ... continued on page D4



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## My Clients are Looking to Buy Homes

These are the clients;

1. Lafayette residents looking to buy a bigger home in the Reliez Valley area, Lafayette up to \$3.5M.
2. San Francisco client would love to live in either Orinda or Lafayette paying up to \$2M
3. Client from Montclair looking to downsize to Orinda or Lafayette up to \$1.5M
4. San Francisco family with two boys are looking for a home in Lamorinda up to \$1.4M

Please contact me if you or anybody you know is thinking of selling their home.

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	23	\$600,000	\$3,600,000
MORAGA	20	\$540,000	\$2,200,000
ORINDA	13	\$775,000	\$3,025,000

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

- 860 Broadmoor Court, \$2,409,000, 5 Bdrms, 3435 SqFt, 1950 YrBlt, 6-12-18;  
Previous Sale: \$1,900,000, 08-04-05
- 3716 Crestmont Place, \$2,938,500, 4 Bdrms, 4291 SqFt, 2000 YrBlt, 6-7-18;  
Previous Sale: \$2,875,000, 08-16-16
- 1281 Del Arroyo Court, \$1,380,000, 3 Bdrms, 1751 SqFt, 1954 YrBlt, 6-12-18;  
Previous Sale: \$350,000, 12-15-93
- 14 Diablo Circle, \$1,482,000, 3 Bdrms, 2208 SqFt, 1948 YrBlt, 6-13-18
- 592 Francis Drive, \$925,000, 3 Bdrms, 1836 SqFt, 1967 YrBlt, 6-7-18;  
Previous Sale: \$51,000, 02-08-74
- 3271 Hillview Lane, \$860,000, 2 Bdrms, 1111 SqFt, 1949 YrBlt, 6-5-18
- 129 Jordan Place, \$1,900,000, 4 Bdrms, 3288 SqFt, 2006 YrBlt, 6-5-18;  
Previous Sale: \$1,645,000, 11-01-13
- 1044 Lindsey Court, \$1,400,000, 3 Bdrms, 1807 SqFt, 1956 YrBlt, 6-14-18;  
Previous Sale: \$807,000, 08-29-03
- 3174 Lucas Drive, \$1,050,000, 3 Bdrms, 1195 SqFt, 1956 YrBlt, 6-5-18;  
Previous Sale: \$11,500, 02-04-72
- 865 Mountain View Drive, \$1,300,000, 3 Bdrms, 1779 SqFt, 1960 YrBlt, 6-14-18;  
Previous Sale: \$655,000, 08-24-01
- 3279 Mt. Diablo Court #13, \$880,000, 3 Bdrms, 2420 SqFt, 1987 YrBlt, 6-12-18;  
Previous Sale: \$805,000, 07-28-15
- 1195 Pleasant Hill Circle, \$1,385,000, 4 Bdrms, 2089 SqFt, 1948 YrBlt, 6-11-18;  
Previous Sale: \$770,000, 09-16-10
- 2920 Rohrer Drive, \$3,350,000, 5 Bdrms, 7902 SqFt, 1990 YrBlt, 6-14-18;  
Previous Sale: \$2,900,000, 01-07-14
- 25 Samantha Drive, \$3,200,000, 5 Bdrms, 4427 SqFt, 2006 YrBlt, 6-14-18;  
Previous Sale: \$2,625,000, 08-24-06
- 14 Shreve Lane, \$1,009,091, 4 Bdrms, 2035 SqFt, 2013 YrBlt, 6-13-18
- 521 Silverado Drive, \$1,750,000, 4 Bdrms, 3591 SqFt, 1963 YrBlt, 6-1-18;  
Previous Sale: \$1,425,000, 03-29-13
- 3497 South Silver Springs Road, \$1,748,500, 4 Bdrms, 2249 SqFt, 1958 YrBlt,  
6-12-18; Previous Sale: \$113,000, 08-16-763350 Springhill Road,  
\$3,600,000, 7 Bdrms, 3239 SqFt, 1941 YrBlt, 6-6-18;  
Previous Sale: \$1,600,000, 07-31-17
- 825 Topper Lane, \$2,135,000, 3 Bdrms, 1998 SqFt, 1950 YrBlt, 6-8-18
- 847 Topper Lane, \$1,990,000, 3 Bdrms, 1980 SqFt, 1951 YrBlt, 6-1-18;  
Previous Sale: \$1,350,000, 06-21-07
- 3 Wallabi Court, \$1,550,000, 5 Bdrms, 2688 SqFt, 1974 YrBlt, 5-31-18;  
Previous Sale: \$990,000, 08-25-11
- 3701 West Road, \$600,000, 1 Bdrms, 832 SqFt, 1977 YrBlt, 6-4-18;  
Previous Sale: \$525,000, 04-26-16
- 3412 Woodview Drive, \$1,300,000, 3 Bdrms, 2004 SqFt, 1970 YrBlt, 6-1-18;  
Previous Sale: \$699,000, 05-15-03

### MORAGA

- 830 Augusta Drive, \$875,000, 2 Bdrms, 1743 SqFt, 1978 YrBlt, 6-5-18;  
Previous Sale: \$580,000, 07-02-02
- 29 Sullivan Drive, \$935,000, 3 Bdrms, 1745 SqFt, 1962 YrBlt, 6-1-18
- 56 Sullivan Drive, \$1,750,000, 4 Bdrms, 2855 SqFt, 1964 YrBlt, 6-1-18;  
Previous Sale: \$1,355,000, 09-12-08

... continued on page D13



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HOLLY SIBLEY: 925.451.3105  
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JULIE DEL SANTO  
BROKER/OWNER



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925.765.9095  
DRE# 01426129

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# Fire transforms homeowner

... continued from page D1

“We had every intention of coming back” the next morning, Magagna said, but that didn’t happen.

Nearly 3,000 Santa Rosa homes burned to the ground. The grand piano Magagna’s parents gave her as a gift 60 years ago was reduced to ash.

“You don’t appreciate what you have until you lose it,” she said. The couple spent the remainder of the night at a Red Cross shelter, before driving to the East Bay to stay first with their daughter, then their son, and finally moving into a San Francisco condo for three months.

“We needed space to separate ourselves from the disaster,” Magagna said, adding that events at first left them amazed, overwhelmed, exhausted and numb. The aftermath brought out both the best and the worst in people, Magagna said, but she counts herself lucky. The couple had family to live with and their home was insured. They found a beautifully updated single-story rental in Orinda whose owner Magagna calls “the nicest of ladies.”

The owner offered some of her own furniture and the rest—knives, forks, plates, pots, pans, bedding and more— the Magagnas rented. “The last thing I wanted was to go shopping,” Magagna admitted.

With the four plastic bins and file folders their daughter provided, the couple began reorganizing their lives. They spent hours with a claims adjustor and months just remembering what was in the house, down to collectible LEGOs they kept from their son’s childhood. Magagna kept paper and pencil bedside, often waking up to record something else to include on their household inventory. They needed new birth and marriage certificates, passports and social security cards. Magagna had some household photos on her iPad but wishes she’d grabbed her computer

flash drive.

Magagna says the experience has turned her into a minimalist, saying she buys something now only if she needs it. She owns two pairs of jeans and shorts and two T-shirts. That minimalist vision also drives their search to buy a Lamorinda home.

“A lot of us are on the fence” about whether to rebuild, Magagna says of her Santa Rosa neighbors and friends, and the couple has retained ownership of their lot, but watching her husband “come alive” at Christmas with their four little grandsons has left them strongly focused on buying a Lamorinda home and settling into this community.

The couple is searching for a good quality, single story home offering three-bedrooms, two baths and an open kitchen floor plan in about 2,000 square feet of living space. Magagna hopes some eye-catching picture window views will serve as a replacement for the artwork now lost to fire. A view of Mt. Diablo, Magagna says, would nearly seal the deal.

The couple has refrained from buying furniture before they buy a house in order to simplify their move and insure the furniture suits the home and its surroundings. “I want to keep things as simple as I can,” she says. Now sensitive to smoke, they also want a neighborhood with easy escape routes.

Twice the couple has presented offers on a home and twice they lost out in bidding wars. Another listing was under contract just 15 minutes into its first open house, Magagna said. She hopes their third offer will prove the charm. Betsy and Joe Magagna know they must be patient in their search.

“Be thankful for what you’ve got,” Magagna said, and know that family “is most important.”



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Opportunity knocks! Charming 4 bedroom, 2 bathroom ranch style home nestled on a serene street in a great neighborhood, near 12 years of excellent Orinda schools. Large living area, 2,163± square feet of living space on .29± acre lot, flat front and rear yards with lawn and mature trees, just minutes to Del Rey Elementary School (check availability) via pathway. Very livable cosmetic fixer with great possibilities and upside potential. Reports available.

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925.765.8081  
claudia@paddykehoeteam.com  
DRE 01995498



**Dave Schurhoff**  
925.997.9569  
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The real estate market is hotter than ever.

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Charming modern cottage close to town with backyard oasis.

*Represented buyer*



**Moraga**  
218 Alderbrook Place  
Listed for \$1,495,000  
Sold for \$1,550,000

Rheem Manor contemporary with atrium pool and walls of glass.

*Represented seller*



**Moraga**  
125 Natalie Drive  
Sold for \$1,100,000

Three bedroom with pool close to Campolindo High School.

*Represented seller*

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[patti.camras@camoves.com](mailto:patti.camras@camoves.com)  
5 Moraga Way, Orinda

[www.patticamras.com](http://www.patticamras.com)



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## Lamorinda Market Activity



### New Off Market Listing

30 Dias Dorados | Orinda  
Offered at \$2,750,000  
Representing Seller

5 BR | 4 BA | 3,761± SQ. FT.

Mid-century modern perfection and privacy in Orinda Country Club with high end finishes, an open floor plan, light filled rooms, and a tranquil, flat backyard.



### Sold with 13 Offers, 33% Over List Price!

65 Sleepy Hollow Lane | Orinda  
Offered at \$899,000  
Represented Seller

4 BR | 2 BA | 1,784± SQ. FT.

Not on the market in 50+ years! This wonderful mid-century single-story home is a blank slate for the new homeowner's creativity. Sunny, 2/3± acre lot offers a large, level yard space, fruit tree orchards, mature plantings and terraced gardens.



### Sold

59 Corte del Caballo | Moraga  
Offered at \$1,428,000  
Represented Buyer

5 BR | 3 BA | 2,632± SQ. FT.

Monterey Colonial with fabulous floorplan and updated kitchen and baths on almost an acre. Special cul-de-sac location with great proximity to Campolindo High School.



### Terri Bates Walker

Broker  
J.D.

510 282 4420

terri@terribateswalker.com

terribateswalker.com | Follow me on:    

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## More About Compass

Several months ago, we wrote about becoming founding members of Compass Lamorinda. Compass is building the first modern real estate platform, pairing the industry's top talent with technology to make the search and sell experience intelligent and seamless. Compass is unique in that they are the only technology-based real estate brokerage that is not geared to removing human beings from the process. Compass embraces a culture of collaborativeness, kindness and professionalism.

Just last week three incredibly well known and respected real estate groups joined Compass Lamorinda. We recently opened a temporary office at 261 Lafayette Circle until we establish our permanent space in the near future. If you are in the neighborhood, please come by and say hello.

You may have already read or heard that Compass recently acquired Paragon Real Estate Group, a well-known and respected San Francisco brokerage. According to a recent press release, "With the addition of Paragon, Compass' Bay Area team has grown to more than 500 agents representing more than \$4.5 billion in sales volume last year. Compass is now the number one real estate company in San Francisco by sales volume and market share." Compass founder Ori Allon stated, "as we began to look for ways to expand in San Francisco, the opportunity to pair Paragon and their agents' expertise and close community ties across the entire Bay Area with the technology, marketing and support we provide to our agents at Compass, was an ideal one."

One example of how Compass is changing real estate is their plan to introduce a new modernized real estate house sign. The new sign will be illuminated so that it is visible at night, customized for each home and embedded with Bluetooth technology that pops up home details and sales information on buyers' phones as they approach. Compass aims to make the real estate sales process more efficient and effective by "Helping everyone find their place in the world".



Don't miss our recently released 2018 Q2 Lamorinda Market Update on our website. We look forward to hearing from you.

For a more comprehensive discussion see the Insight section of our website at [MartinHomesTeam.com](http://MartinHomesTeam.com).

### ERIN & DARRICK MARTIN

Direct: 925-951-3817

[Erin@MartinHomesTeam.com](mailto:Erin@MartinHomesTeam.com)

[Darrick@MartinHomesTeam.com](mailto:Darrick@MartinHomesTeam.com)

[www.MartinHomesTeam.com](http://www.MartinHomesTeam.com)

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MARTIN  
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# COMPASS

## The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The second quarter of 2018 was again seasonally strong with an increase in year over year closed sale activity on the residential side of Lamorinda real estate. Supply continued to be low, pending sales up, and with the average sales price remaining high in Lafayette, Moraga and Orinda.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 97 single family homes closed in Lafayette. This was a decrease from the 114 single family homes closed in the same period one year ago. Sales prices ranged from \$910,000 to \$4.35 million and the average number of days on market was 19, versus 17 days in the year ago second quarter. The average sales price was \$1,818,687 up from a year ago when it was \$1,684,206 and in 2016 when it was \$1,548,262 ... in 2Q2015 it was \$1,670,209. In 2Q2014 it was \$1,396,941.

In Moraga the number of single-family closings was 47, an increase of five from the year ago period. Prices ranged from \$828,000 to \$2.8 million. The average sale price was \$1,508,591 which was a solid increase from the \$1,401,392 in 2Q17 – an increase from \$1,316,655 in 2Q2016. The average marketing time was down significantly to 14 days from 27 days a year ago.

In Orinda, the number of single-family closings was at 97, an increase from 2Q17 when it was 84. Sales prices ranged from \$706,500 to \$4.25 million with an average price of \$1,705,473. A year ago it was \$1,723,552. It took an average of 24 days to have a house go pending, a slight increase from the 18 days in the same period a year ago.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$693.66 per square foot versus \$660 per square foot a year ago. It was \$598 per square foot in 2016 and was \$594 in 2015. Moraga homes sold for \$577.39 per square foot, a slight drop from a year ago when it was \$588 per square foot. Orinda was at \$672.90, up a lot from the \$626.18 in 2Q2017.

In Lafayette, the average sales price was 102.3 percent of the final asking price ... the same as last spring. In Moraga it was 102.1 percent and in Orinda it was 104.1 percent.

In the condominium/town home category, Lafayette had four resale closings between \$600,000 and \$1.03 million, Moraga had 34 (twice the 17 in the same quarter a year ago) ranging from \$407,000 to \$1.24 million and Orinda had two – \$1.245 million and \$1.295 million.

As of July 7, 2017, there were 72 homes under contract in the MLS in the three communities combined with asking prices of \$695,000 to \$1.65 million. A year ago there were 97 homes under contract per the MLS in the three communities combined with asking prices of \$419,000 to \$4.995 million. It should be pointed out that there is only one "Potential Short Sale" that is currently pending and subject to lender approval. At this same time a year ago there was also none. There are two pending bank owned sales.

This is due to property values continuing to increase versus the low point and many of those sellers are no longer "under water" or have been able to refinance their homes and are no longer at the point of foreclosure.

Inventory, however, remains low. There are 100 properties on the market and a year ago there were 118 available properties in the three communities combined.

There are only 45 properties on the market in Lafayette – about the same as the 50 at this same time a year ago. Asking prices in Lafayette currently range from \$995,000 to \$5.695 million. In Moraga, buyers have their choice of only 14 homes or condominiums listed between \$399,000 and \$3.05 million. A year ago at this time there were 27. So supply is way down in Moraga.

In Orinda there are 43, nearly the same as the 41 on the market at the same time a year ago. The list prices range from \$789,000 to \$4.7 million.

There are two bank-owned or short sales currently in the MLS available in the three communities.

At the high end, 62 homes sold above \$2 million in the three communities combined. A year ago there were 54. There are also 54 currently available above this amount in Lamorinda.

Interest rates continue to be at very reasonable levels and many corporations have expanded their businesses and continue to relocate families both into and out of the area.

We are also seeing an influx of buyers from San Francisco and even the Silicon Valley who find the local prices reasonable versus those areas and they are willing to make the commutes.

... continued on page D13





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## Cynthia Brian's Gardening Guide for August

# The sting

By Cynthia Brian

*"Float like a butterfly, sting like a bee." – Muhammed Ali*



Add depth and color to your shade garden with hardy geraniums, ferns, and more.

Photos Cynthia Brian

Every morning I walk through my garden in my flip-flops with a cup of coffee in hand to appreciate nature and to investigate what has transpired in the past 20 hours. On this occasion I saw a small dead limb had fallen near one of my prized David Austin roses. Naturally, I reached down to pick it up. Immediately my left hand felt on fire, as if I had fallen into thorny brambles. Instinctively I shook it and to my horror realized that my hand was covered with at least a dozen yellow jackets.

The stings were painful and I thought quickly, immediately removing my rings and running to the medicine cabinet to swallow two antihistamine tablets. The swelling began within minutes. I then poured vinegar over my hand and forearm and made a poultice from baking soda mixed with water that I slathered over the entire area and placed my hand in a bag of ice to reduce the inflammation. After an hour, hydrocortisone cream was applied, and re-

plied as needed.

Yellow jackets are wasps and are not related to bees. Bees live in hives while yellow jackets create nests. Yellow jacket workers typically have black and yellow stripes one-half-inch long body. They have the ability to sting several times, injecting poisonous venom that causes intense pain, while bees can only sting once because their stinger becomes stuck in the skin of its victim. In early spring, these carnivores hunt for insects keeping caterpillars and other garden pests away. But during warm weather, yellow jackets are out in force scavenging for sugar and food. You'll find them prowling around trash cans, summer picnics, barbecues and outdoor diners. A colony of yellow jackets, sometimes numbering in the thousands, builds nests underground, often using a gopher or rodent burrow as their home. They also create nests in house eaves, in walls, or under decks or porches. If you see a multitude of

flying insects darting in and out, you probably have a nest of yellow jackets. They are aggressive and if provoked, will attack relentlessly, even chasing a person or an animal for great distances. Wasp venom contains an alarm secretion that will alert other yellow jackets to assault the target in an effort to protect the colony. Yellow jackets stings are painful and sometimes can be fatal.

What can you do?

In the event of stinging, be aware of symptoms that may warrant immediate medical attention due to an allergic reaction called anaphylaxis. Besides the localized swelling, pain, and redness from the sting, systemic symptoms include problems breathing or swallowing, dizziness, vomiting, diarrhea, coughing, and wheezing. Call 911. Always seek medical assistance if stung in the mouth or neck. For those who know they are allergic to bees or yellow jackets, it's advised to carry an EpiPen.

When emergency medical intervention is not warranted, try these treatments to reduce the painful effects:

1. Take an antihistamine immediately.
2. Remove rings or jewelry.
3. Pour vinegar on the affected area to act as an astringent.
4. Make a paste of baking soda and water to neutralize the venom.
5. Sprinkle meat tenderizer to reduce swelling and pain. Papain, a papaya enzyme, will break down the venom.
6. Wrap the wound in a cold pack or ice.
7. Apply hydrocortisone cream to reduce swelling and itching.

... continued on page D15



A yellow jacket nest in a burrow by the azalea.



## The Real Estate Quarter in Review

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices, and they do not sell, but in the second quarter of this year many homes have had multiple offers and have sold at or above the list price.

We are also seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraised or even having the home inspected. Many sellers are now opting to obtain pre-sale inspections in

... continued from page D10

order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.

Of the 97 single-family sales that closed in Lafayette in the second quarter of 2018, 59 sold at or above the final list price.

In Moraga, 32 of the 47 sales were at or above the asking price and in Orinda, 76 of the 97 sold at or above the final listing price.

## Lamorinda Home Sales recorded

... continued from page D2

### MORAGA ... continued

- 1431 Camino Peral, \$790,000, 3 Bdrms, 1360 SqFt, 1972 YrBlt, 6-11-18;  
Previous Sale: \$385,000, 05-24-02
- 5 Carey Court, \$1,290,000, 3 Bdrms, 1922 SqFt, 1987 YrBlt, 6-12-18;  
Previous Sale: \$802,500, 04-27-12
- 82 David Drive, \$1,888,000, 4 Bdrms, 2819 SqFt, 1974 YrBlt, 6-13-18;  
Previous Sale: \$930,000, 05-12-04
- 2133 Donald Drive #10, \$540,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 6-4-18;  
Previous Sale: \$375,000, 06-27-14
- 18 Fleuti Drive, \$1,475,000, 5 Bdrms, 2638 SqFt, 1970 YrBlt, 6-4-18;  
Previous Sale: \$1,050,000, 12-13-17
- 1110 Larch Avenue, \$1,000,000, 4 Bdrms, 1560 SqFt, 1961 YrBlt, 6-11-18
- 8 Magee Court, \$1,725,000, 4 Bdrms, 3696 SqFt, 1987 YrBlt, 6-11-18
- 108 Miramonte Drive, \$620,000, 2 Bdrms, 1134 SqFt, 1965 YrBlt, 6-14-18;  
Previous Sale: \$392,000, 05-17-10
- 182 Miramonte Drive, \$800,000, 2 Bdrms, 1772 SqFt, 1965 YrBlt, 6-13-18;  
Previous Sale: \$232,000, 09-17-97
- 3986 Paseo Grande, \$1,380,000, 3 Bdrms, 2091 SqFt, 1969 YrBlt, 6-8-18;  
Previous Sale: \$635,000, 10-24-00
- 1324 Rimer Drive, \$1,260,000, 3 Bdrms, 1840 SqFt, 1963 YrBlt, 6-1-18;  
Previous Sale: \$1,150,000, 05-31-17
- 68 Sanders Ranch Road, \$1,825,000, 4 Bdrms, 3129 SqFt, 1989 YrBlt, 6-12-18;  
Previous Sale: \$160,000, 06-27-88
- 1743 Spyglass Lane, \$1,310,000, 3 Bdrms, 2828 SqFt, 1985 YrBlt, 6-7-18;  
Previous Sale: \$915,000, 01-16-14
- 224 Tharp Drive, \$1,300,000, 4 Bdrms, 1911 SqFt, 1965 YrBlt, 5-31-18;  
Previous Sale: \$822,000, 04-23-04
- 481 Tharp Drive, \$1,660,000, 4 Bdrms, 3073 SqFt, 1965 YrBlt, 6-1-18;  
Previous Sale: \$1,085,000, 07-01-11
- 124 Via Joaquin, \$750,000, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 6-8-18;  
Previous Sale: \$500,000, 06-26-12
- 152 Willowbrook Lane, \$2,200,000, 4 Bdrms, 3174 SqFt, 2015 YrBlt, 5-31-18

### ORINDA

- 24 Camino Sobrante, \$1,489,000, 4 Bdrms, 2394 SqFt, 1973 YrBlt, 6-5-18;  
Previous Sale: \$1,028,000, 09-15-10
- 2 Crown Court, \$1,365,000, 3 Bdrms, 1453 SqFt, 1957 YrBlt, 6-12-18;  
Previous Sale: \$827,500, 05-24-13
- 467 Dalewood Drive, \$2,250,000, 3 Bdrms, 3362 SqFt, 1971 YrBlt, 6-6-18
- 576 Dalewood Drive, \$3,025,000, 4 Bdrms, 5184 SqFt, 1987 YrBlt, 6-8-18;  
Previous Sale: \$1,475,000, 08-21-98
- 16 Donald Drive, \$1,705,000, 3 Bdrms, 2406 SqFt, 1959 YrBlt, 6-8-18
- 1 Idyll Court, \$1,575,000, 3 Bdrms, 2642 SqFt, 1956 YrBlt, 6-7-18;  
Previous Sale: \$115,000, 02-01-77

- 55 La Cuesta Road, \$1,615,000, 3 Bdrms, 2325 SqFt, 1936 YrBlt, 6-8-18;  
Previous Sale: \$1,205,000, 05-20-11
- 8 La Plaza Drive, \$1,850,000, 4 Bdrms, 2789 SqFt, 1939 YrBlt, 6-8-18;  
Previous Sale: \$1,590,000, 06-06-16
- 5 Madrone Place, \$775,000, 3 Bdrms, 1631 SqFt, 1970 YrBlt, 6-14-18;  
Previous Sale: \$50,000, 05-02-78
- 27 Moraga Via, \$2,020,000, 4 Bdrms, 2980 SqFt, 1969 YrBlt, 6-1-18;  
Previous Sale: \$328,000, 11-05-80
- 7 Overhill Road, \$1,750,000, 4 Bdrms, 3227 SqFt, 1945 YrBlt, 6-8-18;  
Previous Sale: \$110,000, 07-25-96
- 100 Van Ripper Lane, \$1,408,500, 3 Bdrms, 2085 SqFt, 1948 YrBlt, 6-8-18
- 14 Via Floreado, \$850,000, 3 Bdrms, 2000 SqFt, 1951 YrBlt, 6-7-18;  
Previous Sale: \$172,000, 06-22-84

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## Cynthia Brian's Gardening Guide for August

- **CONTROL** allergies by eating local honey. Researchers have found that by ingesting the honey from local bees, many allergy sufferers find relief.
- **CHECK** the level of water for your lawn by putting a coffee cup on your grass then running your sprinklers. To stay green, lawns require about one inch of water.
- **SOW** seeds for cool season Brassicas crops this month. Broccoli, cabbage, Brussels sprouts, kale, turnips, collards, and mustard will get a head start for fall and winter harvests.
- **PROVIDE** water for birds, bees and butterflies with a gurgling fountain in your garden.
- **WATCH** for broken irrigation pipes. If you turn on your sprinkler and you find the pressure is low, investigate the cause. It usually is an underground pipe that is leaking or has broken.
- **PLANT** colorful gazania, lobelia, primrose and petunias for instant garden pizzazz.
- **DEADHEAD** roses weekly. Your plant will stop blooming if you allow the rose hips to form.
- **ADD** fragrance and bring beneficial pollinators to your landscape with black-eyed Susan, milkweed, Echinacea, aster, lavender and bee balm.
- **WATER** deeply and less frequently to train your garden to be water thrifty.
- **PROTECT** your trees as they keep our environment cooler in summer, reduce wind, provide shade to unwind, and clean the air we breathe.
- **ADD** depth and brightness to shade gardens by including astilbe, hosta, phlox, bleeding heart, trillium, helleborus, hardy geranium, and ferns to your landscape.
- **TURN** kitchen and yard waste into high quality compost by either creating a compost pile, buying a bin or tumbler.
- **READ** my newest garden guide, "Growing with the Goddess Gardener," while swinging in the shade in your hammock. Order copies at <http://www.CynthiaBrian.com/online-store> today.
- **HARVEST** tomatoes, peaches, peppers, zucchini, and cucumbers.
- **ACT** quickly when stung by a bee or yellow jacket. Seek medical attention immediately if emergency symptoms emerge.
- **WEAR** sunscreen, sunglasses, a hat, gloves, and boots while gardening. This is sage advice that I haven't always followed but know I must. (Hence the flip-flops and the yellow jacket swarm!)

Have fun in the sun and savor summer sunsets.

Happy Gardening. Happy Growing.

Cynthia Brian



*Dahlias, zinnias, and asters speak summer.*



*Felipe, from Vector Control, exterminates the yellow jacket nest.*



*A fountain provides a water source for birds and pollinators.*



## Cynthia Brian's Gardening Guide for August

# The sting

... continued from page D12



*A double hammock doubles the summer relaxation.*

Other popular home remedies include application of toothpaste, a wet tea bag, Preparation H, or a slice of onion. Be aware that it may take a week or longer for the pain, swelling, and itching to subside. Again, if in doubt about the severity of the sting, contact your physician.

Although my hand and forearm were swollen, red, and inflamed for three days, followed by several days of severe itching, fortunately for me I was not allergic to the multiple stings. I was prepared to call for medical help if needed and I did contact Vector Control who arrived promptly to eradicate the invaders. Felipe, the Vector Control technician, discovered two yellow jacket nests in a hole near my azalea bush. He informed me that yellow jackets will fly great distances to feed, therefore a nest in a neighborhood can negatively affect the entire block. Keep food sealed when outdoors and garbage cans closed so as not to attract these active aggressors.

If you find a nest of yellow jackets, don't try to eradicate them yourself, call Vector Control. A trained technician wearing beekeeper attire will come to your home at no charge, examine the nest, and if it is a yellow jacket colony, the technician will exterminate it. You can also call a professional pest control company who will charge you a fee for removal. Make sure to positively identify flying insects as you don't want to harm bees, honeybees, and bumblebees or other gentle ecosystem pollinators.

Bees are non-hostile and must sacrifice their lives when they sting, while yellow jackets are violent aggressors who sting numerous times. My version of Muhammed Ali's quote may be more accurate as "Float like a butterfly, sting like a yellow jacket."

Enjoy dining al fresco in these glorious warm days while being alert to keep the sting out of summer.



*Sunglasses for summer! Cynthia Brian in the hydrangea garden.*

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 Are1® 501 c3.

Tune into Cynthia's Radio show and order her books at [www.StarStyleRadio.com](http://www.StarStyleRadio.com).

Buy a copy of the new book, *Growing with the Goddess Gardener*, at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store).

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*Read Growing with the Goddess Gardener this summer!*



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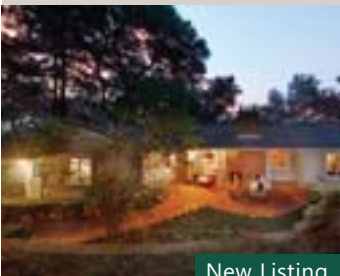


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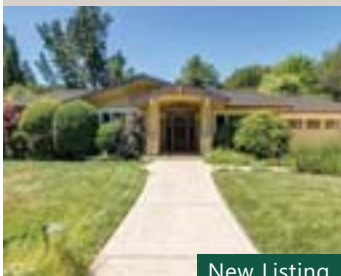


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17 Valley View Lane  
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188 Ivy Drive  
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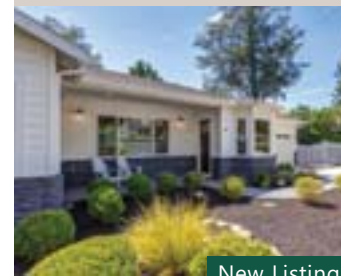
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Authentic old Orinda Spanish on truly special OCC view knoll. 3223 sq.ft. of charming living spaces.

## ORINDA

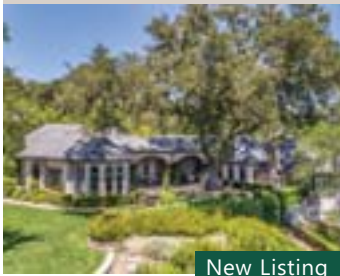


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