

Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 18 Wednesday, October 31, 2018



November Gardening Guide with Cynthia Brian. ...read on Page D12

Button up your home for fall

By Cathy Dausman



Photo Cathy Dausman

As the enticing tang of fall hits the air, leaves change color and temperatures drop. Even in Lamorinda, where winter temperatures rarely remain below freezing, residents reach for sweaters and scarves. When you button up outside, it's time to button up your home as well.

While we may be saying goodbye to pool time, don't forget about pool care. Cris Pacheco of Pacheco Landscape and Pool Construction says true pool winterizing is done only in areas where the climate changes drastically and temperatures remain below 56 degrees.

That said, he strongly recommends continuous chemical testing (at least every other week) plus surface brushing and filtration work. Homeowners using an older single speed pump can reduce their filter pump run time during winter to about four hours per day, he says, but newer variable speed pumps need to run longer "in order to turn over the water properly through the filters" and to keep the pool water clear. ... continued on Page D4

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$740,000	\$4,970,000
MORAGA	10	\$500,000	\$1,575,000
ORINDA	12	\$965,000	\$3,225,000

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

- 1026 Hampton Road, \$1,401,000, 3 Bdrms, 1884 SqFt, 1963 YrBlt, 9-28-18;
Previous Sale: \$910,000, 10-25-13
- 3177 Lucas Drive, \$1,320,000, 3 Bdrms, 1574 SqFt, 1961 YrBlt, 9-18-18;
Previous Sale: \$670,000, 06-14-11
- 845 McEllen Way, \$740,000, 4 Bdrms, 2100 SqFt, 1954 YrBlt, 9-18-18;
Previous Sale: \$1,480,000, 08-24-18
- 613 Murray Lane, \$2,295,000, 5 Bdrms, 3342 SqFt, 1990 YrBlt, 9-21-18;
Previous Sale: \$735,000, 06-29-90
- 3410 Silver Springs Court, \$2,700,000, 6 Bdrms, 4208 SqFt, 1983 YrBlt, 9-19-18;
Previous Sale: \$1,160,000, 05-24-99
- 3958 South Peardale Drive, \$4,970,000, 4 Bdrms, 5270 SqFt, 1947 YrBlt, 9-21-18;
Previous Sale: \$1,550,000, 09-20-12
- 1649 Springbrook Road, \$776,000, 3 Bdrms, 1299 SqFt, 1953 YrBlt, 9-27-18
- 839 Topper Lane, \$1,744,000, 3 Bdrms, 2131 SqFt, 1950 YrBlt, 9-19-18;
Previous Sale: \$1,100,000, 12-15-06
- 1217 Upper Happy Valley Road, \$1,457,000, 3 Bdrms, 2385 SqFt, 1967 YrBlt, 9-20-18

MORAGA

- 1166 Alta Mesa Drive, \$1,127,000, 3 Bdrms, 1954 SqFt, 1974 YrBlt, 9-21-18;
Previous Sale: \$765,000, 11-30-04
- 591 Augusta Drive, \$1,575,000, 4 Bdrms, 2945 SqFt, 1984 YrBlt, 9-19-18;
Previous Sale: \$316,000, 01-11-17
- 1445 Camino Peral, \$685,000, 3 Bdrms, 1584 SqFt, 1973 YrBlt, 9-28-18
- 475 Chalda Way, \$654,000, 2 Bdrms, 1170 SqFt, 1974 YrBlt, 9-19-18;
Previous Sale: \$342,000, 12-10-10
- 1019 Del Rio Way, \$1,150,000, 3 Bdrms, 1821 SqFt, 1967 YrBlt, 9-18-18
- 139 Donald Drive, \$800,000, 3 Bdrms, 1822 SqFt, 1960 YrBlt, 9-26-18
- 491 Fernwood Drive, \$1,287,000, 4 Bdrms, 2184 SqFt, 1972 YrBlt, 9-21-18;
Previous Sale: \$1,043,000, 04-24-18
- 651 Moraga Road #10, \$500,000, 3 Bdrms, 1418 SqFt, 1962 YrBlt, 9-21-18;
Previous Sale: \$180,000, 10-21-98
- 128 Walford Drive, \$1,500,000, 5 Bdrms, 2461 SqFt, 1963 YrBlt, 9-18-18;
Previous Sale: \$275,000, 09-28-01
- 105 Westchester Street, \$1,068,000, 3 Bdrms, 2222 SqFt, 1979 YrBlt, 9-26-18;
Previous Sale: \$810,000, 05-24-05

ORINDA

- 4 Berrybrook Hollow, \$2,440,000, 4 Bdrms, 4211 SqFt, 1995 YrBlt, 9-20-18;
Previous Sale: \$54,500, 12-01-95
- 3 Dos Encinas, \$1,215,000, 5 Bdrms, 2250 SqFt, 1955 YrBlt, 9-28-18

...continued on Page D8





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Button up your home for fall

... continued from Page D1



A Lamorinda resident cleans his roof and gutters

Photo Cathy Dausman

“I can’t tell you how many pools turn green over winter and the costs of a ‘green clean’ is far more than keeping your pool service company over the winter months,” Pacheco says. He adds that “a green pool will cause damage to your plaster and when you shock it to clear the algae it causes even more damage.”

Turning on the furnace? Fall once was the time to replace furnace filters. Eric Schaefer of Ariston Heating and Cooling agrees it’s all about indoor air quality: “Filtration is your best winterization,” he says. But Schaefer adds that many Lamorinda houses (he calls 1970s construction “the freon era”) were just not built with modern heating systems. In-wall electric room heaters, for example, are just a big short circuit.

“Nobody notices (the heating system) until

something breaks,” he says. He suggests that HVAC systems less than five years old can be repaired; otherwise it’s time to consider a “heart and lung” replacement. New heating and cooling systems require less than half the energy of older systems, Schaefer says, and are designed to circulate air at a constant lower speed through electrostatic filters – filters which remove not only dust, dirt or soot but also smoke. The U.S. Department of Energy says in moderate climates (including the San Francisco Bay Area) heat pumps offer an energy-efficient alternative to furnaces and air conditioners.

Keep areas around the furnace and water heater free from obstructions and flammable items too, Moraga-Orinda Fire District Fire Marshal Kathy Leonard

says. Inspect dryer vents and clean out excess lint. And turn off portable heaters before leaving a room or going to bed, Leonard says. She also reminds homeowners to change out batteries in smoke alarms and carbon monoxide detectors when reverting to Standard Time.

Are outdoor decorations part of your holiday plan? Before you set up, check pathway lights to ensure they are in good working order. Clear walkways and driveways of fallen leaves, which turn to mush with just a bit of rain. Rob Omo of Omo’s Electric recommends inspecting extension cords before use. Don’t run them in the open over lawns, bushes and yards, and don’t plug them in unprotected either, Omo says. “When it rains, the open plug ends can be dangerous,” even posing risk of shock. Check for open splices or broken fixtures; any loose or exposed wires are hazardous and should be repaired, Omo says.

If setting out decorations requires a trip up a ladder, Leonard says residents should be extra cautious. “Shoes or boots may be wet causing you to slip as you climb the ladder,” she says.

Still plan to cozy up to a wood-burning fire? Indoors, Leonard says homeowners should ensure their chimney is in good condition, and its damper is open before lighting up the logs. If the weather is dry enough for another round of s’mores outdoors, remember October wildland fires burn fiercely. Be sure to cover your outdoor fire pit with a spark arrestor lid.

In summary, safety first, both indoors and out. Check everything off your “honey do” list, then do something safe for yourself and your family, Leonard says, like buying a NOAA all-hazard weather radio, enrolling in emergency preparedness classes (<https://lamorindacert.org/>), signing up for Nixle (www.nixle.com) and countywide sheriff warnings (www.cococws.us), and putting out flashlights with fresh batteries. Then button up your sweater and pass the apple cider.

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COMPASS

Feng Shui

Tips to ease into the harvest season

By Michele Duffy

Like many ancient philosophies, Feng Shui observes different aspects of the phases of the Five Elements – water, wood, fire, earth and metal – to inform the changing patterns in our lives, homes and bodies. Simply take a look outside and use nature's canvas to adjust your home for the season.

The metal element of fall conceptually symbolizes in Feng Shui refinement or precision, beauty, completion and finishing up. Take a look at your home office workspace. Do you have a project that has been dragging on and on and needs to wrap up? Use the precision and completion of the metal element to push your project goal toward the finish line. Stand in the doorway and look into the home office room. Divide the space into nine equal squares and ask what is presenting in the middle right area of completion (metal/harvest). Placing a symbol or reminder of the project

you want to complete in that area will send out your wishes for the energetic of completion.

Do you have relationship attachments you feel ready to release or find closure on? The middle right area (completion/harvest) of your master bedroom would be an ideal spot to place something that symbolizes the relationship you want to release.

Adding more warmth (fire) and glow into your home environment with warmer hues and truly yang colors like tangerine, sunshine yellow and earthy browns can be an intuitive way to balance out the metal element associated with fall. Bring back the cozy carpets under your feet or light a fire in the fireplace. Surround yourself with cozy red, orange or brown throws that will bring the necessary balance into your space by adjusting the missing elements of fire and earth.

... continued on Page D10



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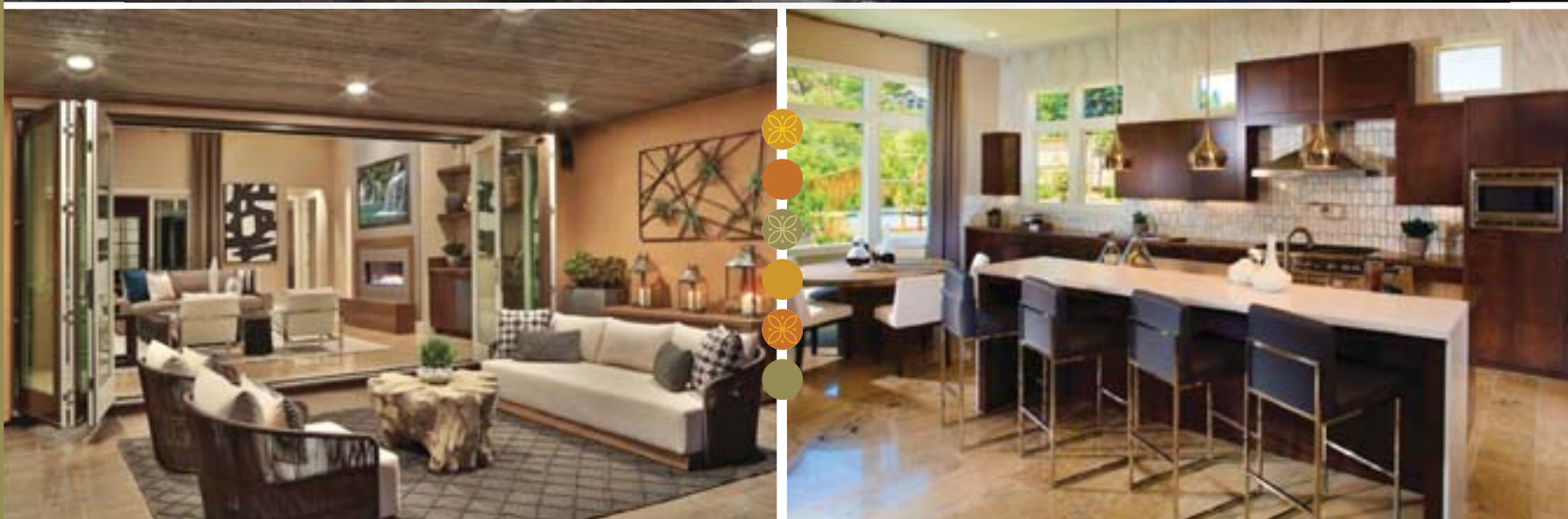
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8 DUARTE CT, MORAGA	\$1,770,000
163 PASEO DEL RIO, MORAGA	\$1,430,000
854 SOLANA DRIVE, LAFAYETTE	\$2,100,000
218 ALDERBROOK PLACE, MORAGA	\$1,550,000
125 NATALIE DRIVE, MORAGA	\$1,100,000

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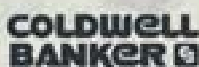
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Lamorinda Home Sales recorded

... continued from Page D2

ORINDA ... continued

- 79 Estates Drive, \$1,837,500, 3 Bdrms, 2610 SqFt, 1974 YrBlt, 9-20-18;
Previous Sale: \$685,000, 10-08-97
- 214 Glorietta Boulevard, \$1,350,000, 2 Bdrms, 1561 SqFt, 1947 YrBlt, 9-28-18;
Previous Sale: \$900,000, 01-23-17
- 42 La Encinal, \$965,000, 2 Bdrms, 1544 SqFt, 1925 YrBlt, 9-21-18;
Previous Sale: \$760,000, 08-23-13
- 190 Moraga Way, \$1,085,000, 3 Bdrms, 1598 SqFt, 1950 YrBlt, 9-28-18
- 52 Persimmon Walk, \$1,470,000, 3 Bdrms, 2385 SqFt, 2013 YrBlt, 9-28-18
- 22 Rabble Road, \$1,699,000, 3 Bdrms, 2427 SqFt, 2010 YrBlt, 9-28-18;
Previous Sale: \$1,225,000, 07-16-12
- 116 Ravenhill Road, \$970,000, 2 Bdrms, 2141 SqFt, 1974 YrBlt, 9-27-18;
Previous Sale: \$945,000, 10-28-05
- 70 Rheem Boulevard, \$1,525,000, 3 Bdrms, 1909 SqFt, 1954 YrBlt, 9-24-18;
Previous Sale: \$958,000, 11-09-12
- 49 Singingwood Lane, \$3,225,000, 4 Bdrms, 2955 SqFt, 1973 YrBlt, 9-18-18;
Previous Sale: \$1,775,000, 11-15-17
- 2 Tumbling Brook Road, \$1,362,500, 4 Bdrms, 1669 SqFt, 1958 YrBlt, 9-28-18;
Previous Sale: \$525,000, 09-22-00



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93 Moraga Way, Orinda, CA



Feng Shui

Tips to ease into the harvest season

... continued from Page D6



Photos provided

Consciously celebrate the bounty of fall with a visual display of the fruits of the harvest season. For example, be inspired by all of the reminders of fall's cornucopia with sumptuous pumpkins, red or orange berries, acorns, uniquely shaped gourds, pinecones, yellow, orange or purple mums and fragrant apples to welcome the abundant joy of the harvest to your home. Arranging the auspicious symbols of fall that you love at your front entrance sets a tone and welcomes the joy of the harvest season to your home.

Symbols of fall's harvest create a welcoming centerpiece for your dining room, too. Apples are symbolic of peace, pinecones conjure longevity and good health, pumpkins are believed to fend off negativity, and mums are a sign of wealth and abundance. Infuse your home with the energy of the harvest and gratitude for all that you have personally accomplished so far this year.

Fall is also a great time to remind ourselves to brighten up our spaces. Make sure the path to your front door is well lit, add full spectrum lighting inside your home and place candles in all the areas people gather to introduce the necessary warmth to your home.

It's also important to be personally grounded (metal depletes grounding earth) through healthy self-care, creating healthy boundaries, and saying yes to what really nourishes our souls this time of year. Reconnecting, cooking in your kitchen, hosting gatherings, spending time with friends and family are part of the joy of the season. It isn't unusual to feel like going to bed early or rising later, if possible, and generally it's wise Feng Shui to go with the flow.

... continued on next Page





Photo provided

Try this easy fall space clearing technique to refresh your space for the beauty of the fall season. You will need bells or a gong and positive intention.

1) If you can, first open all doors and windows of your home, letting the crisp fall air in.

2) Start at your front entrance door and slowly walk clockwise around your home. As you ring the bells with precision, so the sound reverberates in your space, simultaneously and mindfully chant a prayer that symbolizes good luck and good fortune to you. In Feng Shui we often use “Om Ma Ni Pad Me Hum,” which symbolizes good fortune, health and happiness.

3) End up back where you began at the front door and visualize everything is cleansed and released from your home that no longer serves your higher purpose.

4) Express gratitude for all of your blessings, accomplishments, successes, and the harvest you observe in your own life and home.

5) Wish for all sentient beings to also receive the blessings of the fall season of harvest.

Personal wellness will also be refreshed and realigned with the cooler autumn temps by adapting and cooking up those root vegetables like carrots and beets in stews and soups and choosing warmer foods and drinks in general, incorporating warmer spices like ginger, turmeric and cinnamon as we go. This also nourishes our stomachs and digestive systems (earth element is depleted by metal) and helps us to personally stay healthy and grounded and aligned with the changing energy of the season.

WEALTH & PROSPERITY XUN Wood Southeast Purple	FAME & REPUTATION Li Fire South Red Summer	RELATIONSHIPS Kun Earth Southwest Pink
FAMILY ZHEN Wood East Green Spring	HEALTH TAI JI Earth Center Orange, Yellow Brown	JOY & COMPLETION DUI Metal West White Autumn
KNOWLEDGE & SELF-CULTIVATION GEN Earth Northeast Blue	CAREER & OPPORTUNITIES KAN Water North Black & Dark Blue Winter	HELPFUL PEOPLE & TRAVEL QIAN Metal Northeast Grey

The Bagua Map: Front Door

Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating “Space as Medicine” Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2018 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



Cynthia Brian's Gardening Guide

Ghouls, gourds, and grass

By Cynthia Brian

"Sitting quietly, doing nothing, and the grass grows by itself." – Zen saying



A variety of gourds on display at a Bergerac market.

Photos Cynthia Brian

As we drive around neighborhoods we witness the spirit of the holidays in the landscape décor. Fall themes flow into Halloween then metamorphose into Thanksgiving. Christmas tree lots are already sprouting. It's obvious that the season of festivities is here.

The weather has been warmer this year and the changing of the leaves is appearing slowly. Boston Ivy has reddened climbing on walls, pumpkins and gourds are ready for picking and placing in spaces of prominence to be used as décor for the next month or two. Gargoyles and ghouls haunt our houses until Halloween. When I was a kid, freshly harvested apples and walnuts were always part of the trick-or-treat bag, but today these fruits will be featured only in lunches or in our autumnal meals.

Reseeding lawns and installing new turf is the primary horticultural chore this month if you seek a lush, green grass environment. As mentioned many times in my articles, I am a fan of Pearl's Premium (www.PearlsPremium.com) as I have found their testimonials to be factual. Through Oct. 31, you can get a 20 percent discount with my code STAR20 at the website at checkout. I have not been able to find Pearl's Premium seed for sale in any local store. The thin white coating on the seed holds 400 times the water around the seed, helping the seed to stay moist longer. The white coloring also helps you see where you may have missed a spot. Birds don't seem attracted to the coating. The seed grows down to a depth of 20 inches or more and will not invade your flowerbeds. You can spread the seed over your existing lawn and this slow-growing, non-GMO seed will outcompete them, providing you with an emerald green lawn within about six weeks. I also like both red and white clover in my lawn because of the nitrogen that clover provides to keep lawns green year-round. If you like a mosaic feel, this is an interesting grass addition.

Instructions for Reseeding a lawn

- Mow the lawn as short as possible.
- Rake away all clippings and leaves.
- Get soil pH between 6.0-7.0 pH. To lower the pH use sulfur, to increase the pH use lime.
- Core aerate once a year, leaving the plugs on the lawn.
- Spread seeds at a rate of seven to 10 pounds per 1,000 square feet.
- Add organic fertilizer and top dress with ¼ inch organic compost.
- Water twice a day in the morning and evening or until it begins raining. Once the lawn is established you will water less frequently.
- Sharpen the blades on your mower and cut your lawn high ideally to 3.5 inches tall. Leave grass clippings on the lawn to provide nutrients.

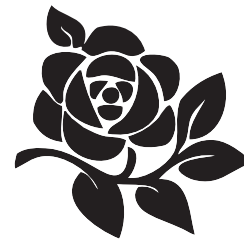
For the first year, you may experience a few weeds. Remove them and throw more grass seed. The lawn will become thick, lush, and healthy. You can then sit back, do nothing, and watch your grass grow.



After clearing the ground, pumpkins decorate the bare soil alongside artichokes.



Final days of basil as it flowers and goes to seed. Every part of the plant is edible.



MORAGA GARDEN CENTER

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Did you invite a skeleton to your Halloween dinner?



Boston Ivy turns red and cherry in autumn.



Cynthia Brian's Garden Guide for November



Dahlias augment any garden.

Photos Cynthia Brian



Red sunflowers.

SEED or reseed lawns. If you prefer to install sod, autumn is the best time. Make sure you have prepared the bare soil with plenty of rich, organic matter before sodding.

FILL bare spots with a mixture of seed, compost and potting soil. Make sure to water thoroughly and keep moist until the grass sprouts.

RAKE leaves, especially off lawns, as grass needs as much sunlight as possible. You can also use your mower to chop the leaves.

MOW lawns shorter in fall until the grass stops growing to prevent matting.

WINTERIZE your grass by fertilizing heavily before the first rain. By feeding your lawn you'll give it the tools it needs to develop strong roots to survive winter.

PLANT spring blooming bulbs anytime through January. These include daffodils, tulips, crocus, Dutch iris, and hyacinths.

SCATTER wildflower seeds for a spring butterfly garden.

CLIP florets of basil and continue consuming as the herb will die completely back during winter. Any extra leaves can be frozen or dried.

SAVE seeds from your favorite sunflowers to sow next spring and if you carve pumpkins, dry these seeds for later planting or roast them as a healthy snack.

PLANT perennials that will reward you with blooms throughout the year including chrysanthemums, dahlias, statice, and hibiscus.

DEADHEAD roses for a final flush of flowers.

ENJOY the plethora of shapes, sizes, and textures of gourds and pumpkins. You can use them to decorate for Halloween, Thanksgiving, and spray paint them in our favorite holiday colors for Christmas and Chanukah displays.

FIX leaky faucets and pipes to deter thirsty ants.

FERTILIZE your entire landscape in preparation for the forthcoming cooler climate.

ADD a thick layer of mulch (three to four inches) to deprive weeds of light and to insulate plants from varying temperatures. Leaves, compost, shredded newspaper, cardboard, and straw add organic matter to the soil. Because organic matter deteriorates over time, you will need to replace as needed.

GOAD your ghouls and rocks All Hallowed Eve, All Saints and All Souls Day with cheer and gratitude.



Perennial chrysanthemums brighten the fall landscape.

Happy Gardening. Happy Growing.
Cynthia Brian





Statice can be dried for winter arrangements.



Cynthia Brian, touched by a ghoul.

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. Tune into Cynthia's Radio show and order her books at www.StarStyleRadio.com. Buy a copy of her new books, *Growing with the Goddess Gardener* and *Be the Star You Are! Millennials to Boomers* at www.cynthiabrian.com/ online-store.

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ORINDA



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ORINDA



1 La Senda

Extremely well maintained & updated 4 Bed/4 Bath OCC classic set on gorgeous grounds.

\$2,425,000

LAFAYETTE



New Price

3140 Maryola Court

Authentic old Orinda Spanish on truly special OCC view knoll. 3223 sq.ft. of charming living spaces.

\$1,395,000

LAFAYETTE



2 Juniper Drive

Classic 4 Bed/4 Bath wood-crafted open-living designed home on private knoll with Mt. Diablo Views!

\$1,570,000

LAFAYETTE



New Listing

3940 S. Peardale Drive

Super 3 Bed/1.5 Bath home in top neighborhood full of charm & style! Ideal setting w/ potential to expand.

\$1,599,000

LAFAYETTE



4030 Happy Valley Road

Fab New Look! Elegant Country Living! Beautifully appointed +/-4128 sq.ft. home with gorgeous grounds.

\$2,849,000

MORAGA



30 Miramonte Drive

Beautifully remodeled townhouse in Miramonte Gardens. The one you've been waiting for!

\$649,000

MORAGA

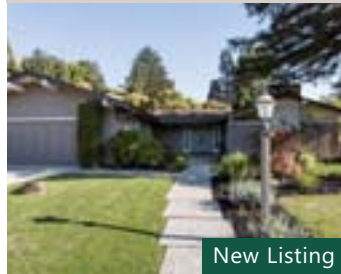


117 Goodfellow Drive

Exceptional design appeal on a gorgeous 1.07 acre lot with incredible views, sun light, & privacy.

\$1,250,000

MORAGA



New Listing

1858 Joseph Drive

Beautifully maintained 4 Bed/2.5 Bath single story home on flat lot in sought after Bluffs neighborhood.

\$1,375,000

WALNUT CREEK



1072 W. Holly Drive

Walnut Creek Charm! 3 Bed/2 Bath single story home on fabulous corner lot. Lots of natural light!

\$895,000

The Village Associates:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

Dexter Honens II

Anne Knight

Susan Layng

Charles Levine

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Steve Stahle

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Jenny Lyons Wilhite

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