

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 12 Issue 25 Wednesday, February 6, 2019



Cynthia Brian's Gardening Guide for February ... read on Page D12

Questions to consider when deciding on design



Living room remodel

Photos provided

By Amanda Eck

During the beginning of the new year I always have a surge of clients reaching out to make changes in their home. Whether it be a single room design, whole house update, kitchen or bath remodel. Many times clients know they want to make changes but do not know where to start. Today I wanted to share some tips and questions to ask yourself to help with that process.

Room Designs

For single room or multi-room designs, ask yourself:

- How do we live in this space?
- Does the layout of the furniture work for us?

- Do we need more storage?
- Does this room have adequate lighting?
- Do you want/need window coverings?
- What do I love about this space?
- What do I wish I could change in this space?
- Are there furniture items or family heirlooms I need/have to keep?
- What colors, patterns, and textures are you drawn to?
- Do you have small children and/or pets and the furnishings need to take this into account?

Next, spend some time on Pinterest or Houzz.com looking for spaces that you are drawn to. Take notes on what it is about that space that appeals to you. Is it the

color? The layout? The feeling of the space – comfortable, sophisticated, clean, casual, etc.

Then decide on a budget. How much are you willing to invest in your space? A good gauge on what to expect to spend on fully furnishing a space is to take the square footage of your room and multiply it by:

- \$60 – Low
- \$80 – Medium
- \$100 – High
- \$200 & up – Luxurious

... continued on Page D4



Living room before

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City	Last reported	Lowest amount	Highest amount
LAFAYETTE	7	\$760,000	\$3,350,000
MORAGA	3	\$425,000	\$1,365,000
ORINDA	6	\$1,075,000	\$1,495,000

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

- 1003 Almanor Lane, \$760,000, 3 Bdrms, 1196 SqFt, 1953 YrBl, 12-24-18
- 18 Beaumont Court, \$990,000, 3 Bdrms, 1308 SqFt, 1965 YrBl, 12-28-18
- 3767 Happy Valley Road, \$1,750,000, 4 Bdrms, 2973 SqFt, 1989 YrBl, 12-28-18, Previous Sale: \$1,365,000, 05-28-13
- 132 Haslemere Court, \$799,000, 3 Bdrms, 1638 SqFt, 1988 YrBl, 12-18-18, Previous Sale: \$219,500, 05-01-88
- 3532 Herman Drive, \$2,180,000, 3 Bdrms, 2900 SqFt, 2012 YrBl, 12-26-18, Previous Sale: \$1,565,000, 07-09-13
- 1700 Reliez Valley Road, \$3,350,000, 6 Bdrms, 5963 SqFt, 2015 YrBl, 12-28-18, Previous Sale: \$1,500,000, 01-15-15
- 3174 Teigland Road, \$900,000, 3 Bdrms, 1781 SqFt, 1951 YrBl, 12-18-18

MORAGA

- 1969 Ascot Drive #A, \$425,000, 2 Bdrms, 938 SqFt, 1971 YrBl, 12-26-18, Previous Sale: \$405,000, 05-30-17
- 1373 Camino Peral #A, \$1,130,000, 12-20-18, Previous Sale: \$925,000, 06-07-18
- 1921 Saint Andrews Drive, \$1,365,000, 3 Bdrms, 2430 SqFt, 1978 YrBl, 12-28-18, Previous Sale: \$166,000, 03-01-78

ORINDA

- 9 Easton Court, \$1,175,000, 4 Bdrms, 1482 SqFt, 1958 YrBl, 12-17-18, Previous Sale: \$875,000, 07-02-18
- 7 Ivy Drive, \$1,181,000, 4 Bdrms, 2525 SqFt, 1952 YrBl, 12-18-18, Previous Sale: \$217,000, 12-01-86
- 10 Las Cascadas Road, \$1,075,000, 5 Bdrms, 2902 SqFt, 1966 YrBl, 12-17-18, Previous Sale: \$1,019,000, 10-04-06
- 740 Miner Road, \$1,495,000, 4 Bdrms, 3420 SqFt, 1955 YrBl, 12-28-18, Previous Sale: \$1,675,000, 06-12-06
- 136 Moraga Way, \$1,228,000, 3 Bdrms, 2128 SqFt, 1971 YrBl, 12-18-18, Previous Sale: \$850,000, 09-10-15
- 257 Overhill Road, \$1,200,000, 3 Bdrms, 2357 SqFt, 1946 YrBl, 12-19-18, Previous Sale: \$390,000, 01-01-90



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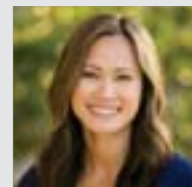
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General House Keeping Items

Over the holiday break a large oak tree fell and hit our garage during a windy night. Fortunately no one was hurt but we were reminded how important it is to stay on top of general property maintenance issues. It is important to check on the overall health of any trees in your yard - even if they look healthy. Keep tree limbs trimmed back that are close to your home to avoid pest issues. It is also essential to have a pest inspector come regularly to identify any issues that could lead to expensive repairs over time. With winter here and critters looking for warm dry places to hide we have received a couple calls requesting vendors who can help with ongoing rodent issues. Unfortunately keeping rats and mice from sneaking into the attic or under the house is an ongoing challenge. If you are struggling with this issue the first step is to call Contra Costa County Vector Control and an inspector will come out at no cost to survey your home and find access points. Once these areas are identified a contractor or handyman can seal problematic areas.

Finally make sure your gutters are clear, drainage is intact and functioning properly, and the crawl space below your home remains dry, and windows and doors are sealed to prevent dry-rot and leaks. Also, if you have not done so already now is a good time check on an aged roof that might have leaked during the last several rains. Keeping up with regular maintenance is the best way to avoid expensive repairs or challenging disclosures when it comes time to sell your home.



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Questions to consider when deciding on design



Kitchen remodel

Photo provided

... continued from Page D1

Kitchen

Here are some general questions to get you started for the kitchen; I have a more exhaustive list that I send to clients.

- Do you want to do a full remodel (i.e. relocate it? Switch up the layout?)
- Do you want just cosmetic updates (new countertops, backsplash, flooring, cabinet color, etc.)?
- Do you like the function of your kitchen?
- Do you like the flow from your kitchen/dining table to the kitchen?
- Do you like the location of the sink? Can you see out a window?
- How is the existing lighting?
- Do you like the color/stain?
- Do you have enough outlets?
- How big is the space? Do you want it bigger? Wider? Smaller?
- Do you like your island/peninsula? Do you want one bigger or smaller?
- How is the countertop? Does it hold up the way you want it to?
- Do you like your backsplash?
- Do you like your sink? Do you like having the single/double bowl?
- Do you have enough storage space?
- Do you like your pantry space? Cabinet space?
- Do you like the height of your cabinets?
- Do you like your faucet? The finish? The style?
- Do you like the size of your existing fridge/freezer/wine storage?

... continued on Page D14

Coming Soon

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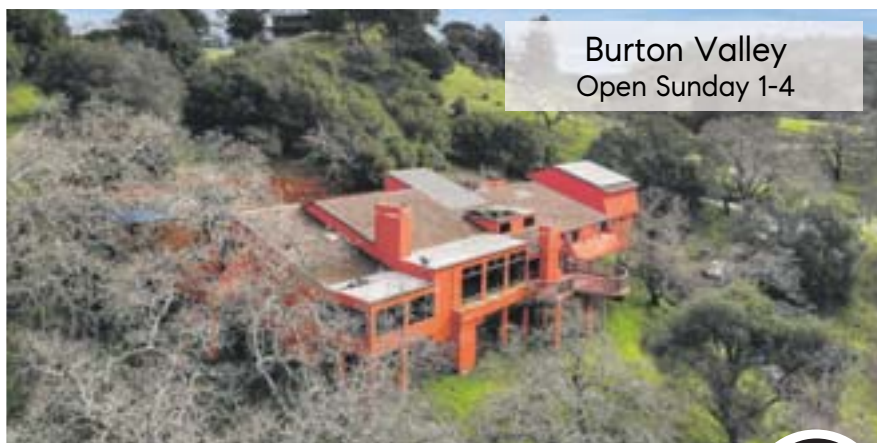


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Questions to consider when deciding on design



Bathroom remodel

... continued from Page D4

Now head to Pinterest or Houzz.com for some kitchen inspiration. Decide on a budget. This can be a harder number to nail down depending on if this is a full gut remodel, remodel using existing floor plan, or cosmetic. This can range from \$20,000 to well over \$200,000.

Bathrooms

(Again, these are some general questions to get you started, I have a more exhaustive list that I send our clients.)

- Do you like the function of your bathroom?
- Do you have a place for everything you want in the space?
- Do you like the flow from your bathroom to the bedroom?
- Do you like the location of the sink?
- Do you prefer to take baths or shower or both?
- Do you have natural light from a window?
- How is the existing lighting? Do you have existing task lighting?
- Do you have enough outlets?
- How big is the space? Do you want it bigger? Wider? Smaller?
- How is the countertop? Does it hold up the way you want it to?
- Do you like your backsplash?
- Do you like your sink? Do you like having the round, oval or square bowl?
- Do you have enough room for your makeup?
- Do you like your mirror/s?
- Do you like your faucet? The finish? The Style?
- Do you have enough cabinets for towels and sheets?

Head to Pinterest or Houzz.com for bathroom inspiration. Decide on a budget. Similar to kitchens, this number can be difficult to nail down.

Hopefully these tips will help jumpstart you on your home project(s). How you use your space and what you want in your space is important and it is worth the time and effort to discover these. Until next time friends!



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.

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SIX

BY LENOX

Cynthia Brian's Gardening Guide for February

Love is a rose

"Everything is coming up roses!" – Ethel Merman



A beautiful bush of old roses.

Photos Cynthia Brian

By Cynthia Brian

When Cupid shoots his arrow of amour on Feb. 14, more than 51 percent of the flowers bestowed upon the lovers will be roses. The allure of roses dates back more than 5,000 years when rose cultivation began in China. Evidence in fossils indicates that the wild rose

is as ancient as 35 million years. No wonder the rose has symbolized beauty, love, politics and war for the past five centuries in our modern world.

Roses possess a classic beauty with an unrivaled diversity of shapes, sizes, colors and fragrances. Blooms may be solitary and delicate, semi-double, open cupped, rosette, pompon, peony-like, buttoned and ruffled.

They may be single stemmed or present a bouquet of several blossoms on a stalk. Newer disease-resistant varieties brag continuous flowering from the first bud in spring to the final pruning in winter.

Best of all, with a little know-how, roses are one of the easiest plants to grow in our gardens, offering perennial joy. Plant them in a formal garden bordered by boxwoods, or add varying heights of roses to a casual mixed backyard bed. Pop them in containers to add elegance to a porch, patio, or balcony. Train climbers and ramblers to grow on arches, gates, trellises, fences and walls, adding vertical appeal.

In our hardiness zone, February is an excellent month to plant bare root roses.

How to plant bare root roses

1. Decide where you want to plant roses. Although some varieties will tolerate a reasonable amount of shade, most roses require at least four hours of daily sunshine.
2. Once you know the "where," you can decide the "which." Peruse rose catalogs and visit your nursery. You want to purchase the right rose for the right purpose. Make sure that the bare-root roses you select are healthy and sturdy. If planting more than one, it is best to purchase the same color and type of rose in uneven numbers. For example, buy three or five of the same rose for preferable impact.
3. Soak your roses overnight in a bucket of water to rehydrate them.
4. Dig a hole large enough to allow the roots to spread.
5. Spade the soil well and add compost.
6. After removing each rose from the bucket, place the bare roots of each rose in a separate hole. The bottom of the stems needs to be two to three inches below the top of the hole.
7. Replace the soil and tap around the rose with your foot until the ground is firm.
8. Water slowly and deeply.
9. Mulch with bark, shredded wood, or pine needles to three inches of thickness. This prevents erosion, controls temperature variations, suppresses weeds, and makes for a prettier presentation.



A favorite coupling for Valentine's Day, red roses and baby's breath.

Maintenance of your rose garden

1. Watering properly is key to healthy roses. Water deeply without flooding and be cognizant of your sprinkler system to assure that your roses are not over or under irrigated.
2. Fertilize in March, then approximately eight weeks apart starting in May through September. For my first feeding, I like to use alfalfa pellets mixed with diatomaceous earth.
3. Although the new varieties of roses are more disease resistant, black spot, rust, and powdery mildew remain the culprits to control. Destroy any diseased, fallen leaves.
4. If you have a plethora of other flowers, your garden will have developed a more natural eco-system, keeping most pests away. Aphids can be sprayed with soapy water, or introduce ladybugs.
5. Deadhead as flowers wilt and prune

stems back one and a half feet after flushes of flowers to shape your plant. 6. Once a year, usually toward the end of January, heavy prune roses removing any dead, diseased or damaged stems. Old wood can be cut from older roses to encourage fresh growth. Shrub roses can be pruned one-third to two-thirds. Hybrid teas and floribundas should be pruned to three-quarters. Leave ramblers alone or shape them according to your wishes. Remove the dead wood on climbers and cut the year's flowering stems back to three-quarters.

Whether you decide to cultivate shrub roses, old roses, rambling roses, climbing roses, hybrid teas, tree roses or floribundas, you will be rewarded with beauty, fragrance, and the ability to create sweet scented arrangements throughout the year.

For Valentine's Day, consider giving your loved one a bouquet of roses and a bare root plant. Double the pleasure. Everything is coming up roses!



A warm apricot colored rose. Brandy.

Cynthia Brian's Gardening Guide for February

- **IDENTIFY:** With the rains, fungi are at their edible best. If you don't know how to identify mushrooms that grow in your garden, do not eat them. Buy from a reputable source and enjoy the impressive nutritional benefits of this humble fungus. Whether you eat shitake white, oyster, hen-of-the-woods, Portobello, or others, mushrooms are brimming with phytochemicals, antioxidants, and fiber, all which are packed with anti-inflammatory properties that can protect you from numerous diseases.
- **APPRECIATE:** Daffodils and narcissi have unfurled their blooms suggesting the promise of printemps.
- **BUY:** "Growing with the Goddess Gardener" is a gift that will give perennially. Order copies with extra freebies at <http://www.CynthiaBrian.com/online-store>.
- **PERUSE** catalogs to create your plan for spring planting.
- **FIND** a rose with the same name of your partner. If you have the dollars, there are companies that will allow you to name a rose.
- **ENJOY** this final month of garden rest before the busy spring season arrives.

Happy Gardening. Happy Growing. Happy Love Day!



Don't eat the mushrooms growing in your garden unless you know they are edible.



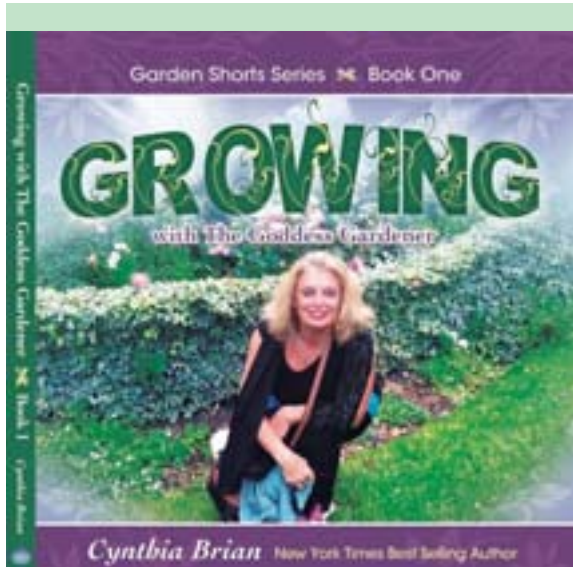
Hills of narcissi and early daffodils light up the winter landscape.



A trellis of rambling white roses.



The fragrant ruffled lilac rose, Angel Face.



"Growing with the Goddess Gardener" makes an enduring gift for any garden lover.



Cynthia Brian with her namesake rose, "Cynthia"

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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Exceptional floor plan featuring 6 Beds/4 Baths. Lovely spaces for family enjoyment inside and out.

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LAFAYETTE

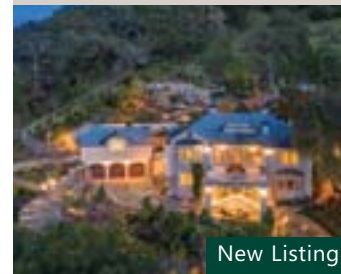


4030 Happy Valley Road

Elegant country living in Happy Valley. Exceptional detail, indoor/outdoor living, private grounds.

\$2,849,000

LAFAYETTE



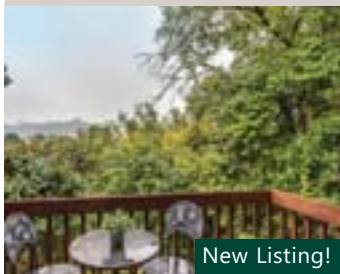
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MORAGA



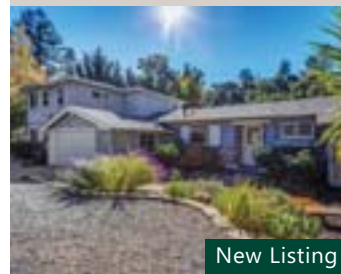
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MORAGA



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