

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 13 Issue 5 Wednesday, May 1, 2019



Digging Deep with Cynthia Brian

... read on Page D6

Upscale design and finishes featured in Lafayette Juniors Kitchen Tour



Moss Beach served as inspiration for this Lafayette kitchen remodel.

Photo provided

By Jennifer Wake

The 20th Annual Lafayette Juniors Kitchen Tour from 10 a.m. to 3 p.m. this Saturday, May 4 features six beautiful and distinctive kitchens located in various neighborhoods throughout Lafayette, with proceeds from the event benefiting MISSEY, Family Harvest Farm, An Elderly Wish Foundation, Community Violence Solutions/Children's Interview Center, Family Support Services, and Family Violence Law Center.

One of the kitchens featured on the tour is in the Happy Valley neighborhood, lovingly

and meticulously remodeled by a savvy designer-homeowner over the course of the past two years.

"The home began as a modest and traditional wood paneled rancher, and has been transformed into a spacious, open and peaceful entertaining spot," according to Lafayette Juniors public relations coordinator Karen Evans. "The family wanted a modern, clean aesthetic but one that is functional and practical with kids and dogs, and comfortable for living and entertaining. The homeowner has an eye for details and was adamant that the kitchen reflect a clean and calm atmos-

phere. This is why there is not a single wall outlet in sight. Even their kitchen appliances are hidden ... tucked away nicely in a pull handle cabinet garage." The unique lighting over the vast kitchen island (used extensively for baking projects by their younger daughter) adds a touch of whimsy to offset the modern kitchen and adds warmth so it isn't too stark, said Evans. The kitchen features a Sub-Zero refrigerator, WOLF range, Bosch dishwasher and Bosch microwave drawer.

Another home on the tour got a vibrant, beachy kitchen redesign as part of the homeowners' larger home remodel. "The homeowners have undergone a major expansion, converting an outdoor patio to a family room, updating the interior features throughout the home including adding large, custom barn doors, a beautiful wood tile fireplace and a functional mudroom," said Evans. "Their time living in Moss Beach was an inspiration throughout the redesigned kitchen, which is light filled and bright, with beautiful pops of color and clean, timeless cabinetry and counters."

The space facilitates an indoor-outdoor lifestyle that incorporated their recently renovated yard, including a gorgeous new deck and refinished pool. Upon entry, Evans says you are struck by the wonderful flow between the home and backyard, with large windows and glass doors providing ample natural light.

Tour tickets are \$50 (\$45 of which is tax deductible). Tickets are available online through May 3 (<http://lafayettejuniors.org/fundraisers>) and at Premier Kitchens in Lafayette on the morning of May 4.

...continued on Page D4

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	16	\$719,000	\$3,225,000
MORAGA	7	\$655,000	\$1,875,000
ORINDA	12	\$570,000	\$2,137,500

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

- 859 Birdhaven Court, \$1,450,000, 4 Bdrms, 2233 SqFt, 1948 YrBlt, 03-22-19
141 Castle Court, \$1,478,000, 4 Bdrms, 2056 SqFt, 1968 YrBlt, 03-15-19,
Previous Sale: \$660,000, 08-29-01
2 Hartwood Court, \$2,215,000, 4 Bdrms, 2418 SqFt, 1960 YrBlt, 03-11-19,
Previous Sale: \$1,325,000, 04-04-14
1594 Huston Road, \$1,525,000, 3 Bdrms, 1996 SqFt, 1944 YrBlt, 03-13-19
1776 Ivanhoe Avenue, \$2,525,000, 4 Bdrms, 4596 SqFt, 1975 YrBlt, 03-18-19
3360 Johnson Road, \$1,300,000, 4 Bdrms, 2156 SqFt, 1937 YrBlt, 03-22-19,
Previous Sale: \$139,000, 08-01-78
3954 Los Arabis Drive, \$1,990,000, 4 Bdrms, 4083 SqFt, 1954 YrBlt, 03-14-19
1352 Martino Road, \$1,900,000, 5 Bdrms, 2503 SqFt, 1958 YrBlt, 03-20-19
1085 Martino Road, \$1,994,000, 5 Bdrms, 3464 SqFt, 1971 YrBlt, 03-21-19
3279 Mt Diablo Court #4, \$719,000, 2 Bdrms, 1697 SqFt, 1987 YrBlt, 03-12-19,
Previous Sale: \$625,000, 12-09-16
3541 Oconner Drive, \$2,490,000, 4 Bdrms, 3214 SqFt, 2017 YrBlt, 03-15-19
3570 Oconner Drive, \$1,860,000, 4 Bdrms, 2477 SqFt, 1949 YrBlt, 03-22-19,
Previous Sale: \$1,420,000, 05-25-06
1493 Rancho View Drive, \$2,285,000, 4 Bdrms, 2413 SqFt, 1963 YrBlt, 03-14-19,
Previous Sale: \$1,755,000, 09-22-15
3435 Silver Springs Court, \$3,225,000, 4 Bdrms, 3032 SqFt, 1982 YrBlt, 03-11-19,
Previous Sale: \$2,125,000, 05-26-04
1084 Upper Happy Valley Road, \$1,600,000, 3 Bdrms, 1964 SqFt, 1949 YrBlt, 03-22-19
3288 Withers Avenue, \$1,775,000, 4 Bdrms, 2509 SqFt, 1954 YrBlt, 03-18-19,
Previous Sale: \$1,325,000, 04-08-15

MORAGA

- 2135 Ascot Drive #16, \$665,000, 3 Bdrms, 1600 SqFt, 1969 YrBlt, 03-22-19
9 Fieldbrook Place, \$1,500,000, 4 Bdrms, 2063 SqFt, 1961 YrBlt, 03-12-19
32 Kent Court, \$1,840,000, 5 Bdrms, 3152 SqFt, 1974 YrBlt, 03-19-19
1186 Moraga Road, \$1,050,000, 4 Bdrms, 1802 SqFt, 1971 YrBlt, 03-22-19,
Previous Sale: \$810,000, 11-04-16
271 Paseo Bernal, \$880,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 03-20-19
54 Sanders Ranch Road, \$1,875,000, 4 Bdrms, 2998 SqFt, 1989 YrBlt, 03-18-19,
Previous Sale: \$889,000, 04-13-99
15 Via Barcelona, \$995,000, 4 Bdrms, 2577 SqFt, 1989 YrBlt, 03-15-19,
Previous Sale: \$615,000, 10-11-11

ORINDA

- 2 Austin Court, \$1,395,000, 4 Bdrms, 1870 SqFt, 1962 YrBlt, 03-11-19
60 Citron Knolls, \$1,455,000, 4 Bdrms, 2385 SqFt, 2013 YrBlt, 03-21-19
26 Dias Dorados, \$1,421,000, 3 Bdrms, 2655 SqFt, 1959 YrBlt, 03-12-19
41 Dos Posos, \$2,137,500, 4 Bdrms, 3629 SqFt, 1966 YrBlt, 03-22-19,
Previous Sale: \$1,925,000, 12-11-07
8 Evergreen Drive, \$1,750,000, 4 Bdrms, 2437 SqFt, 1964 YrBlt, 03-22-19,
Previous Sale: \$259,000, 07-01-85
21 Ichabod Lane, \$925,000, 4 Bdrms, 2034 SqFt, 1966 YrBlt, 03-22-19
14 Jewel Court, \$1,920,000, 4 Bdrms, 2463 SqFt, 2009 YrBlt, 03-22-19,
Previous Sale: \$640,000, 05-16-02
54 La Encinal, \$570,000, 2 Bdrms, 1707 SqFt, 1951 YrBlt, 03-13-19
22 Las Palomas, \$1,230,000, 3 Bdrms, 2087 SqFt, 1941 YrBlt, 03-15-19
4 Muth Drive, \$1,350,000, 3 Bdrms, 1479 SqFt, 1956 YrBlt, 03-20-19,
Previous Sale: \$841,000, 06-01-05
12 Spring Road, \$808,000, 3 Bdrms, 1181 SqFt, 1952 YrBlt, 03-15-19,
Previous Sale: \$520,000, 12-07-12
17 Valley View Lane, \$1,500,000, 3 Bdrms, 2435 SqFt, 1938 YrBlt, 03-13-19,
Previous Sale: \$1,595,000, 04-27-04



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100 RAILROAD AVE., #A
DANVILLE, CA 94523
O: 925.800.3510 F: 925.800.3520

BRENTWOOD
60 EAGLE ROCK WAY, #B
BRENTWOOD, CA 94513
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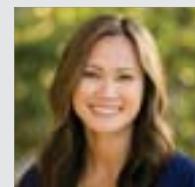
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This Happy Valley home features a modern, clean kitchen perfect for living and entertaining.

Photo provided

Upscale design and finishes featured in Lafayette Juniors Kitchen Tour

... continued from Page D1

In order to manage the number of guests at each home, tour goers are asked to select one house from which to start the tour. Upon entry at the starter home, visitors will receive a program with a detailed map and driving directions to each home. Tour goers may then tour the remaining homes in any order they choose. When a home reaches capacity it will show as "sold out," but that simply means tour goers need to start the tour at a different home.



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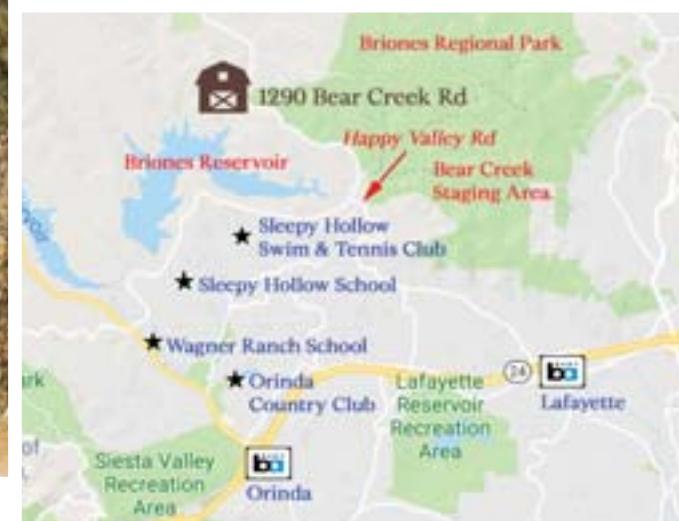
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• •
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Highlights

- Small farm on the edge of town
- Separate 3 stable barn with a tack room
- Nearly 6 acres
- Close to Briones Regional Park
- Private gated driveway
- Wrap around deck with panoramic views
- View of Briones Reservoir
- In-law unit

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Digging Deep with Cynthia Brian for May

FireScaping

“Some say the world will end in fire.” – Robert Frost

By Cynthia Brian

A running crown fire came rolling down the hillside toward our Lake County mountain cabin, moving faster than any human could run. All exits were blocked. Trees vaporized. Sixteen civilians trapped in the valley were being gathered in the meadow around our house. This acre of lush green grass would be the safety zone, everyone’s last hope of survival. Ninety firefighters had been spread out along the roads, trails, and hill-sides in the fire’s path. Their orders were to stay put until the fire was upon them, then to light a backfire and escape to our meadow.

The energy released was a hundred times that of a normal forest fire, with an explosive force nearing the intensity of a small atomic bomb. Everyone prayed. My sister and her husband said their goodbyes. Death seemed seconds away. Besides being a farmer, our dad had been captain of our volunteer fire department for 46 years. Dad built the safety zone. “Daddy,” my sister prayed, “please don’t let us die like this.”

Then, almost imperceptibly, the roar began to diminish. The fire continued to rage for 14 days in nearby canyons, ultimately burning over 82,000 acres. At the time, it was the second-worst firestorm in United States history, the subject of national training videos for firefighters and showcased on an episode of the TV series, “20/20.”

I chronicled this epic true story in my book, “Be the Star You Are!® 99



Photo Cynthia Brian

A dry creek riverbed with hosts and appropriates is helpful.

Gifts for Living, Loving, Laughing, and Learning to Make a Difference.” The chapter is appropriately titled The Gift of Survival. (First Editions available from <http://www.CynthiaBrian.com/online-store>).

When a town called Paradise is transformed into burning hell incinerating everything in its path within 24 hours and becoming the deadliest and most destructive wildfire in California and United States history, it is prudent for Lamorindans to make fire safety a priority.

A few months ago an Orinda resident reached out to me asking if I would write an article on how to landscape with fire prevention in mind. Melanie and Ken Light had contacted Moraga-Orinda Fire District Chief Dave Winnacker to find out how to become a Firewise neighborhood. Being fire wise is dependent on everyone in a neighborhood being diligent about keeping their property fire safe because fires do not honor property lines. If one home’s landscape is pristine and the neighbor next door has overgrown bushes, brush, or low hanging trees, all of the properties become indefensible.

Lamorinda is rural, wooded, and has minimal escape routes. Many of the plants and trees growing throughout our area are highly flammable including pines, cypress, cedar, fir, bamboo, acacia, juniper, Pampas grass, rosemary, ivy, arborvitae, miscanthus and eucalyptus. Heat moves up and many homes are on hills. Fire speed and severity is stronger on slopes where vegetation management is crucial.

Just as there is no such thing as a deer-proof plant, a fire-proof plant is a myth. Under the right conditions, every plant will burn. Referring to a plant as “fire safe” means that it tends not to be a significant fuel source by itself. Some plants chemical compositions resist heat and combustion.

... continued on Page D16

Welcome They say you are known by the company you keep.

We are fortunate to be known for our extraordinary agents that distinguish us throughout the Bay Area and in communities all over the world.

Please join us in welcoming the newest member of our Lamorinda office.



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Being Neighborly

We hope everyone is enjoying the warm sunshine and much needed break from the rain. We recently listed a home and naturally during the first open house many neighbors come to check it out. They are curious about the floor plan, updates and how their home compares. We love it when neighbors come to visit homes we hold open. Neighbors show potential buyers that this is a neighborhood where people take pride in ownership and care about their real estate investment.

Neighbors are invested in the sale as it provides a data point for how much their home is worth. For some, it is important because it provides a basis to determine the equity they have in their home or if it is a good time to sell. The condition, fixtures, square footage, lot size of recent sold homes helps realtors, appraisers and buyers determine a home's value.

Buyers are investing in a neighborhood and not just a home so there are some important things you can do to help your neighbor in selling their home and ultimately yourself. The most important thing you can do is help ensure your neighborhood shines as bright as possible. Keep your yard tidy and pull garbage bins off the street. If you have animals be conscious of open house times and schedules and keep animals inside. Sellers have an obligation to disclose a loud barking dog or a failing fence. Neighbors just need to seem well, neighborly. It might even provide you with a good excuse to trim back your hedge or tidy your yard up a bit. The bottom line is a successful sale benefits everyone and lifts all neighborhood home values.



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COMPASS



MARTIN
HOMES

Top design picks from Kitchen and Bath Industry Show



By Johanne Poulin

Described as the place to see the latest designs and products from over 600 leading brands, the Kitchen and Bath Industry Show is North America's largest trade show dedicated to all aspects of kitchen and bath design. It's a must for designers who want to offer their clients the latest in kitchen and bath design, and a great way to get behind the scenes with some of our favorite vendors.

While it's always a challenge to narrow down to a few favorites, here are our top

picks for this year:

Smart efficiency. We've seen a huge increase in 'touchless' and 'connected' products in the home, and that trend is continuing. Many of us already have 'smart' thermostats and home monitoring devices, but a growing number of kitchen appliances and bathroom fixtures are also starting to get smarter. We're seeing app-enabled ovens, refrigerators, washers, bathtubs trashcans and even kitchen scales, doing everything from simply turning remotely to monitoring and re-ordering your groceries. Smart sensor integration in faucets, showers, lighting and showers offer not just convenience, but also California building code compliant energy and water efficiency, ease of use for anyone with limited mobility.

Bold colors and patterns. Our love affair with the crisp white kitchen shows no signs of fading, but the white subway tile is giving way to a resurgence of bold patterned tile in showers, floors and backsplashes. There were stunning options on display – everything from handcrafted glass and ceramic in bold colors and textures and traditional large scale patterns that draw the eye, to intricate mosaics in every shape, material and combination.

It wasn't just the tile that was bringing out the color – cabinet manufacturers are offering some bold color options that work wonderfully in California kitchens and bathrooms. Navy and gray featured in many displays, often in combination with white or wood, their more dramatic tones drawing the eye and providing a warmth and drama to every space.

Johanne Poulin is a former OB/Gyn who has grown Project Guru Design from its early days offering interior decor and staging services to an award winning full service design firm offering detailed 3D renders and walk through technology. She combines a lifetime's passion for creative work with the precision and attention to detail developed from over 20 years in medicine. She strives to understand the client's unique style and present them with personalized design 'prescription', helping them to achieve thoughtful, livable and functional spaces that will serve them for years to come.

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Coming Soon in Campolindo

Make Your Dream House Come True



Coming to MLS May 10, this 4 bedroom, 2 bath, single-story home has a great layout and private yard. Located in the sought-after Campolindo neighborhood close to the Cabana Club and top-rated high school, you couldn't ask for a better location.

The living and family rooms have vaulted ceilings. There is a kitchen/dinette and a formal dining room. The yard has a flat area and then, up a small slope, another usable area with no rear neighbors.

Call for pricing and address information

www.holcenberg.com

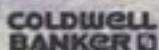
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Matt Knows MORAGA



JUST LISTED!



312 Rheem Blvd., Moraga • \$1,275,000

3 Bedrooms + Den, 2 Bathrooms, 2,096 sf, .84 acre flat lot

Tucked in the heart of Moraga, in a super convenient location, sits this wonderful single-level ranch home that offers gracious living indoors and out! The neighborhood is desirable not only for its scenic setting, close proximity to commuter routes, and sits just down the street from the Rheem Valley Shopping Center. This charming home offers the perfect blend of formal and casual living space, large bedrooms, and the seamless indoor/outdoor living makes it a true entertainer's delight. This home exudes California Living!

SOLD! OVER ASKING!



795 Camino Ricardo, Moraga • \$1,375,000

3 Bedrooms, 2 Bathrooms, 1,870 sf, .28 acre flat lot

Perfectly positioned on a corner lot in one of Moraga's most loved neighborhoods, this charming single-story home is coveted for its location... just steps away from Los Perales Elementary School. This location desired for its flat streets, large sidewalks, and central Moraga location which offers easy access to commute routes, the Moraga-Lafayette Trail, Moraga Country Club, Moraga Shopping Center, and the Sunday Farmer's market.

Matt McLeod, REALTOR®

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\$1,750,000



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107 La Quinta Street, Moraga

3 Br | 2 Ba | 4032 sqft lot | 2 Car garage
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www.107LaQuintaSt.com
\$995,000



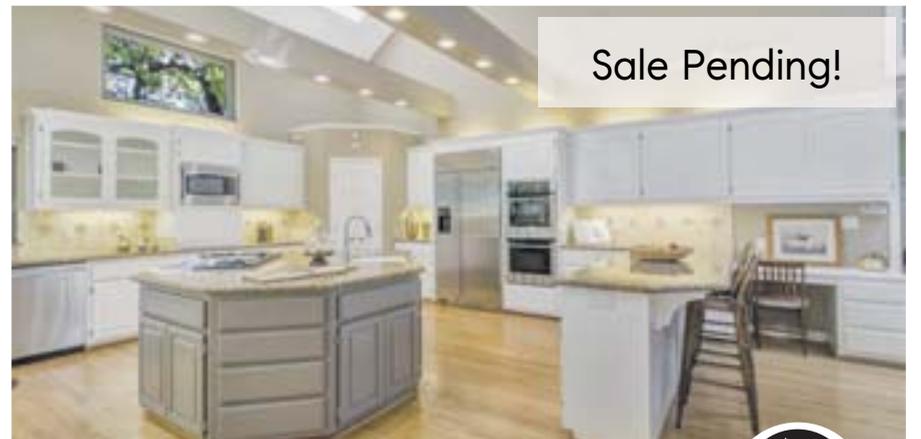
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4 Leeward Glen, Lafayette

3945 sqft | 4 Br | 2.5 Ba | 2.22+/- Ac Lot

Unique property on a very private view lot. Great value!

www.4LeewardGlenRd.com
\$1,599,000



Sale Pending!

4 Shannon Court, Moraga

5155 sqft | 5 Br | 4.5 Ba | 2.22+/- Ac Lot

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www.Orinda.com

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NEW TO MARKET !!

38 IVY DRIVE, ORINDA | 3 BD | 2 BA | 1896 SQFT | \$1,125,000



NEW PRICE !!

424 CAMINO SOBRANTE , ORINDA | \$1,849,000



121 OAK ROAD, ORINDA | \$1,850,000



15 EASTON COURT , ORINDA | \$1,495,000



11 GARDINER COURT, ORINDA | \$2,450,000



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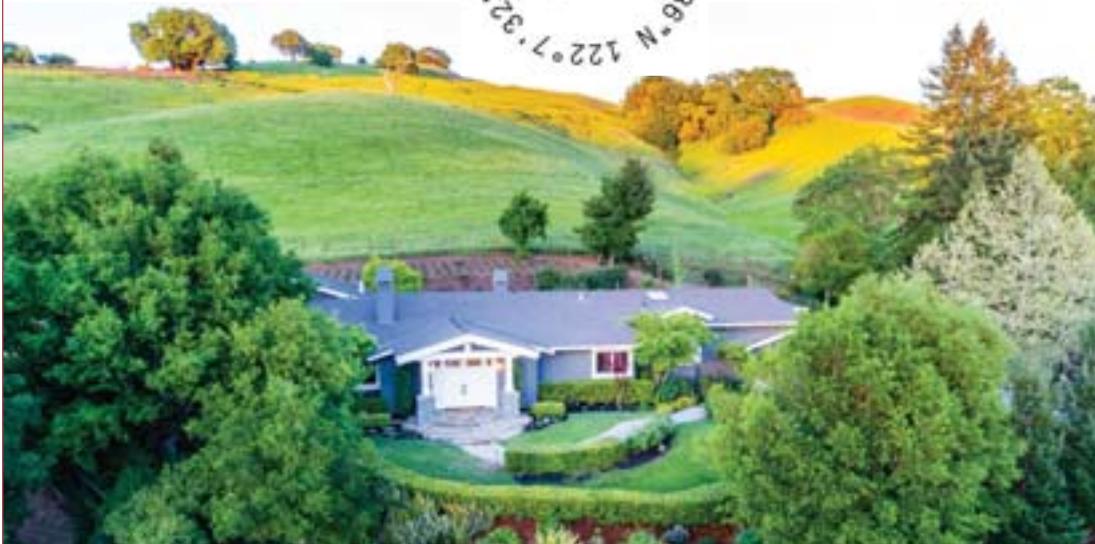
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Offered at \$3,150,000 | 620MichaelLane.com

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649 Sky Ranch Court, Lafayette



649SkyRanchCourt.com \$1,845,000
5 Beds | 4.5 Baths | 3015± Sq. Ft. | .71± Acre Lot

556 Arrowhead Drive, Lafayette



556ArrowheadDrive.com \$1,795,000
4 Beds | 3 Baths | 2584± Sq. Ft. | .24± Acre Lot

207 Paseo Bernal, Moraga



207PaseoBernal.com \$895,000
3 Beds | 2 Baths | 2044± Sq. Ft.



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Orinda



1 Sycamore Road \$3,495,000
5 Bed 4.5 Bath 3,977± Sq Ft 1.24± Acres
1sycamore.com

Lafayette



1140 Camino Vallecito \$3,495,000
4+ Bed 4.5 Bath 3,716± Sq Ft 0.50± Acres
1140caminovallecito.com

Lafayette



959 Sunnyhill Road \$3,195,000
5+ Bed 4.5 Bath 5,100± Sq Ft 1.21± Acres
959sunnyhill.com

Lafayette



3651 Boyer Circle \$2,700,000
5 Bed 4F/3H Bath 4,600± Sq Ft 0.96± Acres
3651boyer.com

Orinda



4 Oak Flat Road \$1,995,000
4 Bed 3.5 Bath 3,007± Sq Ft 0.66± Acres
4oakflat.com

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SLOWING MARKET? *I beg to differ.*

Sold!

3 Charles Hill Place
Orinda \$1,440,000

Sold!

10 Lost Valley Drive
Orinda \$1,355,000

Sold!

3875 Quail Ridge Road
Lafayette \$2,225,000

Sold!

5 Williams Court
Orinda \$1,606,000

Sold!

3 Lost Valley Court
Orinda \$2,250,000

Sold!

30 Miramonte Drive
Orinda \$665,000

Pending!

13 Estates Drive
Orinda

Pending!

Off-Market Sleepy Hollow
Orinda

Pending!

1087 Upper Happy Valley
Lafayette

Pending!

45 Tara Road
Orinda

Pending!

22 Oak Ridge Lane
Orinda

Pending!

224 Seclusion Valley Way
Lafayette

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Digging Deep with Cynthia Brian for May

Firescaping



Mock orange is fragrant in bloom but a recommended fire-resistant species.

... continued from Page D6

It is critical to keep plants around our homes well maintained and pruned as a fire protection tool. The closer plants are to the house, the more care is needed.

Firescaping is simply a landscape design that reduces house and property vulnerability to wildfire. While enhancing the beauty of the property, we surround the house with plants that are less likely to ignite and create a defensible space.

Characteristics of Highly Flammable Flora

- Dry and dead leaves, twigs, branches
- Abundant, dense foliage
- Needles
- Low moisture foliage
- Peeling, loose bark
- Gummy sap
- Leathery or aromatic leaves
- High resin, terpene, or oil content
- High, uncut or dry grasses

Characteristics of Fire-Resistant Flora

- Hardy, slow growing plants that don't produce litter or thatch
- Native plants that are drought tolerant with internal high water content.

Generally, California natives are more tolerant of deer and fire.

(see Nature's Natives: April 17, 2019, <https://www.lamorindaweekly.com/archive/issue1304/Digging-Deep-with-Cynthia-Brian-for-April-Natures-Natives.html>)

- Trees with thick bark that restrict the growth of invasive shrub species and hardwood trees such as walnut, cherry, maple, and poplar are less flammable. Deciduous trees and shrubs are generally more fire resistant because they have a higher moisture content when in leaf, lower fuel vol-



Lilacs are beautiful and less flammable than other plants. Photos Cynthia Brian

ume when dormant, and usually do not contain flammable oils.

- Supple, moist leaves with little to no sap or resin residue.
- Low growing ground covers.
- Bulbs.

How to Create a Fire-Resistant Landscape:

- Include fire-resistant features such as pavers, bricks, pavement, gravel, rocks, mulch, dry creek beds, fountains, ponds, pools, and lawns. Water features including ponds, streams, and pools can be helpful fuel breaks.
- Select high moisture plants that grow close to the ground with a low sap and resin content. (See an included list of plants, shrubs and trees)
- Maintain all plants and lawns. Clover, groundcovers and grasses that are kept low and green through irrigation are excellent alternatives. Mow, prune, water and space appropriately.
- Leave space between plants.
- Minimize the inclusion of evergreen trees within 30 feet of structures. Clear debris and understory. Have clearance of all trees within 20 feet of chimneys.
- Remove invasive species or swaths of flammable plants including ivy, rosemary, broom and juniper.
- Moist mulch, rocks or gravel can be used for firescaping. (Bark and leaf mulch can ignite unless sufficiently wet. Usage not recommended near structures.)
- When planting trees, identify the tree size at maturity.
- Prune trees carefully to remove the possibility of fire laddering.
- Arrange plantings in clusters and islands, with those near structures being smaller.
- Consider the combustibility of decorative features such as gazebos, fences, sheds, porches, and junk areas. Keep appropriate clearance to reduce the threat of burning embers.
- Bare ground is not recommended due to soil erosion.

... continued on Page D17

... continued from Page D16

General Rules of Fire Safety

Heed the checklist from our local fire departments to create a defensible space around your home. To reiterate fire district recommendations:

- Prevent embers from igniting your home by clearing leaves, needles, and debris from gutters, eaves, porches and decks.
- Mow grasses and weeds.
- Keep your garden watered.
- Prune tree limbs to keep the lowest branches 6-10 feet from the ground.
- Reduce “fire fuel laddering” by not allowing bushes or trees to touch one another.
- Keep combustible materials 15-30 feet away from structures.
- Maintain your property and be alert for any fire danger.

For further safety tips visit www.mofd.org/fire-prevention/abatement.

Through proper plant selection, placement and maintenance, we are able to diminish the possibility of ignition, lower fire intensity, and reduce the spread, helping our homes to survive the blaze. A fire-resistant landscape reduces the risk to our homes while enabling firefighters a place to defend our structures.



An Orinda home BEFORE photos with fire-prone plantings.



The Orinda home AFTER clean-up of branches, shrubs, and debris.

... continued on Page D18



1173 BROWN AVENUE, LAFAYETTE

5 BEDROOMS | 3.5 BATHROOMS | 4,466 SQ.FT. | 0.77 ACRES

Lovely custom home situated in a serene setting in central Lafayette, minutes to BART, freeway and shopping. Built in 1990 with vaulted ceilings, crown moldings, recessed lighting, hardwood floors, bright open floor plan, kitchen/family room combination, large formal living and dining rooms and huge master suite with sitting room and luxurious bath. One other bedroom and bath on main level, then 3 bedrooms and 1 bathroom downstairs with 2nd family room/bonus room. 3-car garage, wrap-around decking with filtered views and flat lawn area. Original owners. **Call for More Information!**

Offered at \$2,399,000 | 1173brownavenue.com



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Photos Cynthia Brian

A cherry tree in bloom with sedum and bulbs underneath is "fire-safe"

... continued from Page D16

Helpful Websites:

National Fire Protection Association: www.nfpa.org
 Moraga-Orinda Fire District: www.mofd.org
 Fire Safe Marin (We are not in Marin, but this is a great resource): www.firesafemarin.org
 Pacific Northwest Fire Resistant



Spacing is imperative and Columbine is fire resistant.

Plants: www.firefree.org/wp-content/uploads/2016/02/Fire-Resistant-Plants.pdf
 University of California Cooperative Extension: https://ucanr.edu/sites/fire/Prepare/Landscaping/Plant_choice/
 Las Pilitas Nursery (although this nursery is in Santa Margarita it has the best website that gives burn times for various plants. Plus it also has deer resistant information as well.) www.laspilitas.com/easy/deerfire.htm

Sign Up for Alerts:

Contra Costa County Community Warning System: <https://cwsalerts.com>
 Alerts for Your Specific Area: www.nixle.com

Sample Listing of Plants that are Fire-Resistant

(I reiterate, no plant is fire-proof. Maintenance, pruning, watering, spacing, location are all extremely important elements for fire safety.)

Bulbs (tulips, daffodils, iris, hyacinth, freesia, etc. Cut stalks to the ground when leaves are dry)

California redbud	Sedum	Dogwood
Sage	Succulents	Mock orange
Penstemon	Veronica	Azalea
Heather	Armeria	Current
Fuchsia	Agapanthus	Viburnum
Columbine	Trumpet Vine	Horse chestnut
Thyme	Daylily	Liquid Amber
Poppy	Heuchera	Honey locust
Wild strawberry	Hosta	Crabapple
Common yarrow	Red hot poker	Purple robe locust
French lavender	Lupine	Fruit trees (varieties of cherry, plum, pear, peach, apricot)
Lilac	Delphinium	Black oak
Coreopsis	Echinacea	Hawthorne
Ajuga	Lamb's ear	Birch
California lilac	Yucca	Aspen
Society garlic	Roses	Poplar
Alliums	Salvia	Maple
Dianthus	Evening primrose	Manzanita (prune without dead wood)
Yellow or Purple ice plant	Daphne	Walnut
Creeping phlox	Boxwood	
Lamium	Rhododendron	
	Spiraea	



Alliums, society garlic, onions have high water content.



Dogwoods are beautiful in bloom and less flammable.

Harry Houdini wrote, "Fire has always been and seemingly, will always remain, the most terrible of the elements." Use your common sense. If you need additional help, consult a professional. Contact your fire department for a Fire Wise walk. Invite neighbors to a meeting. Come talk to me at the Be the Star You Are!® charity booth at the Moraga Community Faire from 11 a.m. to 3 p.m. on Saturday, May 11. Buy garden gifts for Mother's Day. ([Http://www.BetheStarYouAre.org/events](http://www.BetheStarYouAre.org/events))

Fires are in our future. Hopefully, we won't require a green meadow safety zone for survival, yet we need to be prepared. Make firescaping an ongoing conversation.

In the meantime, get out to weed, water, prune and maintain. Do what you can to be fire safe.
Happy Gardening.
Happy Growing. Happy Mother's Day!



Crabapple trees are a good specimen choice for fire resistance.



Cynthia Brian amidst wisteria wearing her fire garden hat gifted to her from her firefighter son-in-law.

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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New Listing

38 Ivy Drive
Super location, delightful 3 bed/ 2 bath home with style and ease of living.
\$1,125,000

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New Listing

33 Camino del Diablo
Ideal wooded sanctuary in the hills, 3 bed/2 bath with eat in kitchen.
\$1,165,000

ORINDA



New Listing

170 Ravenhill Road
Level entry home, master suite on main floor with vaulted ceilings, an updated kitchen.
\$1,175,000

ORINDA



76 La Cuesta Road
Ease of one-level living. Abundance of windows, ideal location! Close to BART & shopping.
\$1,265,000

ORINDA



New Listing

15 Easton Court
Delightful home of creative design & quality craftsmanship on a beautiful lush lot.
\$1,495,000

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New Listing

9 Valley View Drive
Exquisitely remodeled craftsman home, reflects the charm & elegant details of classic architecture.
\$1,795,000

ORINDA



424 Camino Sobrante
Delightful family home of exceptional charm. Formal living & dining with a modern kitchen.
\$1,849,000

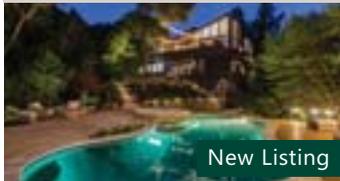
ORINDA



New Listing

121 Oak Road
Minutes from town, this custom home has dramatic living spaces, & openness that flows throughout.
\$1,850,000

ORINDA



New Listing

22 Oak Ridge Lane
Cooler than cool! A contemporary gem in the hills with walls of windows and views of Mt Diablo.
\$1,295,000

LAFAYETTE



New Listing

2 Juniper Drive
1.25 acre lot. Lovely family home with great character & charm. Conveniently near fwy & shopping.
\$1,295,000

MORAGA



Coming Soon

60 Wandel Drive
New listing! Beautifully remodeled 4 bed / 2 bath home at end of cul de sac.
\$1,495,000

ROSSMOOR



Pending

1621 Ptarmigan Drive
Level-in Villa Cordova condo with overlooking the Rossmoor Buckeye from balcony.
\$375,000

MARTINEZ



New Listing

42 Millthwait Drive
Located in a delightful neighborhood, close to trails.
\$848,000

MARTINEZ



New Listing

914 Morello Hills Drive
Lovely home, great location, formal living & dining, a kitchen/ family room combo, backs to open space.
\$875,000

MARTINEZ



New Listing

114 Stonehurst Court
Stunning Alhambra Valley home with 360 degree unobstructed views with Mt. Diablo.
\$2,895,000

CLAYTON



5679 Pine Hollow Road
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