



*Digging Deep with Cynthia Brian*

... read on Page D12

## Does your home truly reflect you?



Photos provided

**By Amanda Eck**

In today's world we are constantly bombarded with images of beautiful spaces, from Instagram, Pinterest, magazines, home décor TV shows and don't get me started on the inundation of local home décor retail catalogs (some weighing more than my first born). We live in a world of information and visual overload and that can feel overwhelming. There is no faster way to make a mistake with interiors than to start ordering furniture inspired by a recent trend or some pretty pictures you just saw in a catalog.

Your home is your sanctuary, your private retreat from the world's ills. Your home should be a place of restoration, not anxiety. To decorate

like you and create a home that will make you happy, you need to first turn the outside world off.

**1) Get quiet.** Before you do anything, turn off the phone and get off social media. Remember that comparison is the thief of joy. I notice a pattern when I am feeling down or not quite enough; it is because I have spent too much time looking at others' lives and not living my own. Find a quiet spot in your home or get out in nature. Take some time to just be still. Have a pen and paper on hand to jot your thoughts. Ask yourself these questions:

- What do you really love? What inspires you? What makes you feel happy?
- Where have you visited (hotels, cities,

restaurants, shops, spas, etc.) that inspired you or made you feel welcomed?

- What hobbies or traditions do you and your family love?
- How do you want to feel when you are in the room? It can be a different feeling for each room in the house. The more detail the better.
- Suspend disbelief for a moment. If you had unlimited funds and time, where would you live and why?

Write it all down, even if it's silly or doesn't make sense, just get your thoughts on paper.

**2) Put it into words.** Now look through your list and find three to four words that represent how you'd like your home to feel (i.e. cozy, casual, sophisticated, bright, fun, relaxing, etc.).

**3) Ask a friend or two.** Now here is where you have to get a little vulnerable. Take some photos of your current space and show them to a friend. Ask them if the words and feelings you wrote down represent your home's current state. Ask your friends to show it to someone who doesn't know you, and describe the person they think lives there. Does it match who you are?

**4) Shop the house.** Now before you torch the whole space, take a moment to see what's in the room that you do love and that lines up with your top four words. The best interiors have every aspect of you in them, and that includes your history. Don't run out and buy all new things (yet). Grab a pen and paper and the list you wrote down and walk through every room in your home and see what matches your notes. Decide what pieces and items you are going to keep, sell or donate. Look to see if you can repurpose some pieces. Maybe move that table from the living room to the bedroom, or switch out the artwork from the dining room to the living room. Do you have quality pieces of furniture that could use reupholstering? Adding some of your history in your interiors not only helps the budget, it will add character that is uniquely you. Every day that piece will remind you of something in your life story.

... continued on Page D13

**VLATKA BATHGATE****GLOBAL  
LUXURY****IF I HAD A BUYER FOR YOUR  
HOME WOULD YOU SELL IT?**

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784

**For Sale****1 Aghalee Rd., Orinda****Nearly 6 Acre Private Gated Estate.**

The opportunity of a lifetime! A hidden sanctuary awaits you behind the stately gates of this captivating Glorietta estate on 0.81 acre sold together with approx 5,24 acre residential lot. [www.1AghaleeRd.com](http://www.1AghaleeRd.com)

**Offered at \$2,700,000**

**VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.  
WWW.BESTLAMORINDAHOMES.COM**

©2019 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	12	\$925,000	\$2,163,000
MORAGA	4	\$580,000	\$1,276,000
ORINDA	5	\$1,400,000	\$4,850,000

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

- 11 Amber Lane, \$1,876,000, 4 Bdrms, 4739 SqFt, 1952 YrBlt, 08-28-19,  
Previous Sale: \$1,550,000, 02-12-15
- 3328 Betty Lane, \$1,515,000, 4 Bdrms, 2519 SqFt, 1952 YrBlt, 09-03-19,  
Previous Sale: \$970,000, 09-25-14
- 3651 Boyer Circle, \$2,163,000, 5 Bdrms, 3996 SqFt, 1946 YrBlt, 09-03-19
- 1000 Dewing Avenue #301, \$925,000, 1 Bdrms, 1220 SqFt, 2017 YrBlt, 08-28-19,  
Previous Sale: \$864,000, 06-07-18
- 953 Hawthorne Drive, \$1,470,000, 3 Bdrms, 2390 SqFt, 1975 YrBlt, 08-27-19
- 46 Knox Drive, \$1,300,000, 3 Bdrms, 1926 SqFt, 1968 YrBlt, 08-30-19,  
Previous Sale: \$910,000, 07-25-13
- 3170 Lucas Drive, \$1,350,000, 4 Bdrms, 1995 SqFt, 1963 YrBlt, 08-29-19
- 20 Northridge Lane, \$1,979,000, 5 Bdrms, 4075 SqFt, 1988 YrBlt, 08-30-19,  
Previous Sale: \$1,080,000, 08-25-02
- 2466 Pebble Beach Loop, \$1,250,000, 4 Bdrms, 2714 SqFt, 1963 YrBlt, 08-30-19,  
Previous Sale: \$1,149,000, 07-24-06
- 3163 Plymouth Road, \$1,010,000, 3 Bdrms, 1540 SqFt, 1952 YrBlt, 08-30-19,  
Previous Sale: \$970,000, 03-30-15
- 24 Prado Way, \$1,871,500, 3 Bdrms, 2722 SqFt, 1964 YrBlt, 08-30-19
- 1242 Sunrise Ridge Drive, \$1,550,000, 4 Bdrms, 3615 SqFt, 1999 YrBlt, 08-30-19,  
Previous Sale: \$1,495,000, 01-12-06

### MORAGA

- 2129 Ascot Drive #9, \$585,000, 2 Bdrms, 1332 SqFt, 1970 YrBlt, 08-30-19,  
Previous Sale: \$445,000, 09-15-04
- 1476 Camino Peral #C, \$580,000, 2 Bdrms, 1279 SqFt, 1970 YrBlt, 08-30-19,  
Previous Sale: \$405,000, 06-10-13
- 15 Fieldbrook Place, \$1,276,000, 4 Bdrms, 2279 SqFt, 1961 YrBlt, 09-03-19
- 1724 Saint Andrews Drive, \$853,000, 2 Bdrms, 1464 SqFt, 1974 YrBlt, 09-03-19,  
Previous Sale: \$775,000, 04-26-16

### ORINDA

- 14 Albo Court, \$1,400,000, 3 Bdrms, 2208 SqFt, 1973 YrBlt, 08-27-19,  
Previous Sale: \$1,145,000, 07-20-05
- 19 Brookbank Road, \$4,850,000, 7 Bdrms, 5430 SqFt, 1947 YrBlt, 09-03-19,  
Previous Sale: \$3,020,000, 06-29-18
- 8 South Point Road, \$1,445,000, 5 Bdrms, 2800 SqFt, 1975 YrBlt, 08-30-19
- 59 Tomcat Way, \$2,367,500, 4 Bdrms, 2020 SqFt, 2018 YrBlt, 08-29-19,  
Previous Sale: \$24,440,000, 12-23-15
- 71 Windy Creek Way, \$2,319,000, 3 Bdrms, 3643 SqFt, 2018 YrBlt, 08-28-19,  
Previous Sale: \$23,750,000, 03-06-15



**LAMORINDA**

999 OAK HILL RD., #100  
LAFAYETTE, CA 94549  
925.284.1400

**WALNUT CREEK**

1910 OLYMPIC BLVD., #100  
WALNUT CREEK, CA 94596  
925.937.4000

**DANVILLE**

100 RAILROAD AVE., #A  
DANVILLE, CA 94523  
925.800.3510

**BRENTWOOD**

60 EAGLE ROCK WAY, #B  
BRENTWOOD, CA 94513  
925.420.5717

ADAM HAMALIAN



925.708.5630  
DRE# 01917597

CHRISTINA LINEZO



415.425.3085  
DRE# 01964989

JOHN FONDAZIO



925.817.9053  
DRE# 01938194

JULIE DEL SANTO  
BROKER/OWNER



925.818.5500  
DRE# 01290985

LISA TICHENOR



925.285.1093  
DRE# 01478540

MATT McLEOD



925.464.6500  
DRE# 01310057

905 DEWING AVE., LAFAYETTE **CALL FOR PRICE**



MARY PISCITELLI/PETER GILLIS 925.765.9095

2 ASHBROOK PLACE, MORAGA **\$1,595,000**



MATT McLEOD 925.464.6500

10 DORAL DRIVE, MORAGA **\$979,000**



HURLBUT TEAM 925.383.5500

3384 MILDRED LANE, LAFAYETTE **\$1,349,000**



JANE SMITH 925.998.1914

PAT AMES



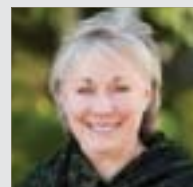
925.330.5849  
DRE# 01134641

RACHEL DREYER



415.990.1672  
DRE# 01994561

SHERRY HUTCHENS



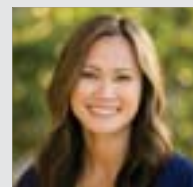
925.212.7617  
DRE# 01320608

TERESA ZOCCHI



925.360.8662  
DRE# 01907345

TINA FRECHMAN



925.915.0851  
DRE# 01970768

BRYAN HURLBUT



925.383.5500  
DRE# 01347508

JANE SMITH



925.998.1914  
DRE# 01476506

JOY WIEHN



415.377.1884  
DRE# 02047712

LAUREN DEAL  
HURLBUT TEAM



925.876.4671  
DRE#02060294

MARY PISCITELLI



925.765.9095  
DRE# 01426129

VALERIE DURANTINI



415.999.6116  
DRE# 01376796

22 TOLEDO COURT, LAFAYETTE **\$5,795,000**



BRYAN HURLBUT/JULIE DEL SANTO 925.383.5500

319 VERONA AVENUE, DANVILLE **\$1,300,000**



SHERRY HUTCHENS/ADAM HAMALIAN 925.212.7617

1837 CHAPARRO CT., WALNUT CREEK **\$1,695,000**



HURLBUT TEAM 925.383.5500

951 JANET LANE, LAFAYETTE **\$1,170,000**



TINA FRECHMAN 925.915.0851

5 HEATHER LANE, ORINDA **\$3,998,000**



MARY PISCITELLI/PETER GILLIS 925.765.9095

4 DALE COURT, ORINDA **\$1,185,000**



DUDUM REAL ESTATE GROUP 925.284.1400

143 BIRCHBARK PLACE, DANVILLE **\$1,599,000**



MATT McLEOD 925.464.6500

125 HAZELWOOD PLACE, MORAGA **\$1,270,000**



MATT McLEOD 925.464.6500

# Compass Bridge Loan Program

In many instances our clients selling their home are faced with the challenge of being able to purchase their new home before they sell their existing home. Often Sellers need the equity out of their existing home as down payment on their new purchase or lenders will count both mortgages against their income making qualifying for a new loan challenging before they close on the sale of their existing home. While too often the case, Sellers would prefer not to hassle with finding a short-term rental while searching for their dream home. Contingent offers are a potential solution to this problem but are challenging and often unsuccessful in competitive situations. Very few commercial lenders offer bridge loan financing and for the private lenders that do it is often cost prohibitive. Compass understands the difficult situation that Sellers are often faced with and will soon introduce a short-term loan program to bridge the time period of your new purchase and the sale of your existing home. Similar to how the Compass Concierge program removed the constraint of financing pre-sale home improvements, Compass's new bridge loan program will once again transform the real estate industry. Compass will be the first real estate brokerage firm to offer this product to their clients. Martin Homes Team was selected to participate in the beta testing for the new program and we are excited to continue to share details as this program rolls out in the coming months. We

look forward to hearing from you with your real estate questions.



**ERIN & DARRICK MARTIN**

Direct: 925-951-3817

Erin@MartinHomesTeam.com

Darrick@MartinHomesTeam.com

www.MartinHomesTeam.com

CalBRE# 01922810, CalBRE# 02006564



# COMPASS

## The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The third quarter of 2019 showed solid activity on the residential side of Lamorinda real estate versus the year ago quarter. This activity continues to be based more upon a short supply of available properties than on a significant change in the market.

Per Contra Costa Association of Realtors statistics reported from July 1 through Sept. 30, 73 single-family homes closed in Lafayette which was a small decrease from the 76 that closed in the third quarter of 2018. Sales prices ranged from \$818,000 to \$4.475 million. The average number of days on market was 30 versus 22 for the same period in 2018. The average sales price was \$1,716,517. In the same period a year ago it was \$1,696,918. In 2017 it was \$1,713,249, in 2016 it was \$1,565,394 and in 2015 it was \$1,462,872.

In Moraga, there were 38 single-family closings, slightly above the 31 in 3Q 2018. Prices ranged from \$1.04 million to \$1.969 million. The average sales price was \$1,443,253 – down from one year ago when it was \$1,509,248. In 2017 it was \$1,386,634, and in 3Q 2016 it was \$1,245,605, which was actually below the \$1,281,936 in the third quarter of 2015. The average marketing time was 25 days, up from 16 days a year ago.

In Orinda, the number of single-family closings was 74, a slight decrease from the same period a year ago of 83. Sales prices ranged from \$715,000 to \$4.85 million with an average price of \$1,651,117 – a decrease from \$1,777,666 in the year ago third quarter. In 2017 it was \$1,601,869 and in 2016 it was \$1,558,244. It took an average of 37 days to expose a home to the market this last quarter. A year ago it was 33.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$607.09. A year ago it was \$638.11. Moraga homes sold for \$607.47. In Orinda it was \$617.98 – about the same as \$622.76 a year ago.

In Lafayette, the average sales price was right at 101.1% of the final asking price. In Moraga, it was just under 101% of asking and in Orinda it was just over 100%. In many cases, there were still multiple offers on homes and the result was a closing price above the asking price.

In Lafayette, 42 of the 73 closings sold at the list price or above. In Moraga, 23 of the 38 sold at or above asking and in Orinda it was 38 of 74.

In the condominium/town home category, Lafayette had five resale closings. They were priced from \$719,000 to \$925,000; Moraga had 17, down from 25 a year ago and from 19 in the

same period two years ago. Sales prices ranged from \$512,000 to \$1.035 million. Moraga Country Club had five attached home sales from \$845,000 to \$1.035 million. Orinda had one townhome sell at \$1.1 million in Orindawoods and one BMR (Below Market Rate) property sell on Citron Knoll for \$459,941.

As of October 10, 2018, there were 69 pending sales in the three communities combined. A year ago there were 78 pending sales per the MLS. The asking prices for the pending single-family detached homes range from \$780,000 to \$3.495 million. It should be pointed out that there are no "Potential Short Sales" that are currently pending and subject to lender approval. There is one pending foreclosure.

It is interesting to point out that of the 69 pending sales in the area, 12 received acceptable offers in the first week of October. That is an average of nearly two per day. Usually many of the sales are completed prior to the start of school. Depending upon how many of the homes are being purchased by families with children who are new to Lamorinda, it may impact certain grades at the elementary level.

Inventory, however, continues to remain low when looking at the available homes in Lafayette where there were 53 on the market as of Oct. 7 and there were 61 at this time one year ago.

In Moraga buyers have their choice of only 24 properties, up from 21 properties a year ago.

Orinda inventory has increased to 56 currently available from 48 one year ago.

Current asking prices range from \$398,000 for a condominium in Moraga to \$18 million for a Lafayette property.

At the high end, 36 homes closed above \$2 million in the three communities combined during the quarter. In the year ago period there were 31.

There are 56 currently available above this amount – 21 in Lafayette, 31 in Orinda, and four in Moraga – and these four are new construction.

Interest rates have crept up a little but for those who can afford Lamorinda, it does not seem to have been much of a deterrent. Going forward through the end of the year, activity will likely remain strong. Continued office building in the East Bay and a low supply and high demand should continue to push the market higher.

One other factor will be to see how well the two new developments in Moraga sell and how that affects values. There are the 36 townhomes on Moraga Way that start at just over \$1.2 million and the others on Rheem Boulevard that are for the most part over \$2 million.

## Coming Soon



### 2 Roxanne Lane, Lafayette

Call for Price and Details  
5 Bed | 3.5 Bath | 3,615 Sq Ft

Stunning custom home with spectacular views of Mt Diablo and the surrounding valley. This 5 bedroom 3.5 bath home includes an in-law unit on the lower level, 3-car garage and elevator. Large master suite with fireplace 2 walk-in closets and hot tub on a private deck. High ceilings and sliding glass doors in the family and dining rooms lead onto a large deck perfect for entertaining. Conveniently located close to trail and downtown Lafayette.



## Pending



### 10 Van Ripper Lane Orinda

Offered at \$1,395,000  
3 Bed | 3 Bath | 1,928 Sq Ft

## Sold



### 1198 Pleasant Hill Circle Lafayette

Offered at \$2,495,000  
5 Bed | 3.5 Bath | 3-Car Garage | 3,230 Sq Ft

# COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented here on is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, or availability without notice. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### Paddy Kehoe

925.878.5869  
paddy@paddykehoeteam.com  
DRE 01894345



### Claudia Gohler

925.765.8081  
claudia.gohler@compass.com  
DRE 01995498



### Mary Staten

925.890.6875  
mary.staten@compass.com  
DRE 01947354



### Dave Schurhoff

925.997.9569  
dave.schurhoff@compass.com  
DRE 01834201



### Leslie Lomond

650.799.2110  
leslie.lomond@compass.com  
DRE 01968517



# //JUST LISTED



## Mid-century magnificence!

163 Moraga Way, Orinda

3 Bedrooms	2 Baths	Walking distance to downtown, BART
1,610 Sq. Ft	Large, level front area	.53 Acre

//OFFERED AT \$890,000 // Open Sunday 10/13 from 1:00 – 4:00

This wonderful home was built in 1948 and possesses all the charm of that memorable era while having been updated with today's conveniences. Situated on a .53 acre lot with lovely creek side setting in the back yard which offers privacy and tranquil views from your lovely deck plus a large level area for a great basketball court, bike riding, hopscotch, and tons of other fun. The home is set back from Moraga Way and provides a large level front yard.

*Sue Layng*  
REALTOR®

925.963.7189  
sue@suelayng.com  
www.suelayng.com  
BRE# 000970956



villageassociates.com | @villageassociates | 925.254.0505 | **It's Village. Of Course.**

Village

ASSOCIATES

DRE# 01301392





# SOPHISTICATED AND SWANKY - *A home totally transformed*



*257 Overhill Road, Orinda*

**± 2400 Sq. Ft. 4 bed + office, 2.5 bath .31 acres**

Welcome to the home you have been dreaming of finding in Orinda! Completely renovated throughout with the highest attention to detail and design. The expansive living spaces open to a luxurious California room with outdoor built-in gas fireplace and fabulous yard. You won't ever want to leave!

**OPEN SAT AND SUN 1-4PM | CALL FOR PRICING | [www.257overhillroad.com](http://www.257overhillroad.com)**



Emily Estrada  
Village Associates  
925.708.8116  
emily@amyrosesmith.com  
www.amyrosesmith.com  
CalBRE# 01942438

**FINDING THE *Right* FIT**



**AMYROSESMITH**

Amy Rose Smith  
Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
CalBRE: #01855959



[villageassociates.com](http://villageassociates.com) | @villageassociates



925.254.0505 | **It's Village. Of Course.**





## LOVING LAS TRAMPAS - *Updated trails home*



*871 Las Trampas Road, Lafayette*

**± 2201 sq. ft, 4 beds + office, 3 baths, .81 acres**

Welcome to this Sea Ranch inspired custom contemporary home near the coveted "trails" neighborhood of Lafayette. With just over 2200 square feet of indoor living space, it feels like SO MUCH more as the main living area opens to a new expansive deck with sweeping and unobstructed views of Mt. Diablo welcoming the outdoors in and offering convenient indoor/outdoor living.

**OPEN SAT AND SUN 1-4PM | CALL FOR PRICING | [www.871LasTrampasRd.com](http://www.871LasTrampasRd.com)**



Emily Estrada  
Village Associates  
925.708.8116  
[emily@amyrosesmith.com](mailto:emily@amyrosesmith.com)  
[www.amyrosesmith.com](http://www.amyrosesmith.com)  
CalBRE# 01942438

FINDING THE *Right* FIT



AMYROSESMITH

Amy Rose Smith  
Village Associates  
925.212.3897  
[amy@amyrosesmith.com](mailto:amy@amyrosesmith.com)  
[www.amyrosesmith.com](http://www.amyrosesmith.com)  
CalBRE: #01855959



[villageassociates.com](http://villageassociates.com) | [@villageassociates](https://www.instagram.com/villageassociates)



925.254.0505 | **It's Village. Of Course.**





New This Week - Open Sunday 1-4pm



9 Kittiwake Road, Orinda



3 bd | 2 ba | 1564 sqft | .46 ac  
A peaceful retreat situated within minutes of the Orinda Village, BART, commute and the top-rated elementary school, Wagner Ranch nearby. Don't miss the bonus workshop!



**CLARK THOMPSON**  
REAL ESTATE BROKER  
VILLAGE ASSOCIATES  
CALBRE# 00903367

Office: 925-254-8585 | [ct@clarkthompson.com](mailto:ct@clarkthompson.com)  
[www.clarkthompson.com](http://www.clarkthompson.com)



# LISTINGS FROM THE OLSEN TEAM

## 1 Peralta Court, Moraga



Gorgeous Sander's Ranch home is updated throughout and offers 2,800+ sq. ft. of living space with 4 bedrooms and a loft/office.

Unwind into the quiet and the views from the top of the hill. A great option for those moving up, down or over. Owner is willing to consider contingent offers.

Offered at \$1,350,000



Virtual Tour

## 1003 Woodbury Rd. No. 207, Lafayette



Urban living in Lafayette. Close to downtown Lafayette, restaurants, shopping and Bart. Built in 2015 with upgrades including Thermador, Bosch, Kohler, Andersen and more. Two-car parking in garage. Great quality and great feel. A must see!

Offered at \$995,000



Photos/Info

## 147 Donald Drive, Moraga



Wow! 2.23 acres on a quiet cul-de-sac with privacy, and space for a vineyard. Vaulted ceilings add to this home's spacious feel. This centrally located property is move-in ready with an updated open kitchen and baths. Close to Rheem shopping and Moraga Commons Park.

Offered at \$1,595,000



Virtual Tour

## 105 Devin Drive, Moraga



Charming single-level 4 bedroom home in sunny Moraga. A great floor plan, lots of hardwood and room to expand. The beautiful flat and grassy yard is great for BBQs, volleyball or outdoor dining.

Super close to The Hacienda Park, transit, local eateries and the Donald Rheem Elementary School.

Offered at \$1,195,000



Virtual Tour



BEN OLSEN

SUE OLSEN

LORI TRUE

ERIN KELLY

BEN ROJAS

**VANGUARD**  
PROPERTIES



**The Olsen Team**  
925.200.6000

Mail@TheOlsenTeam.com | DRE #01409268





**Finola Fellner**

Realtor®

925.890.7807

finola.fellner@compass.com

DRE 01428834



# Private & Serene, Chic & Cool

**9 Vida Decansada, Orinda**

4 Bed | 3 Bath | 3272 SqFt | 0.98 Acre

\$2,235,000



**Call me for details and a private showing**

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



## Digging Deep with Goddess Gardener, Cynthia Brian

# Back to work!



Marigolds, sweet potato plant, coleus, and verbena are perfect in the autumn yard.

Photos Cynthia Brian



Bring the tropics to your landscape with New Guinea impatiens, red-hot poker, and palms.

### By Cynthia Brian

*"Life starts all over again when it gets crisp in the fall."* – F. Scott Fitzgerald

The recent Pacific Gas and Electric Company Public Safety Power Shutoff due to high gusty winds and dry conditions didn't make me happy because if there is no electricity, there is no internet connection on my computer. Without an internet connection, I can't submit my articles and photographs to the newspaper. I'm not one to use my cell phone for my writing or photography assignments, thus, this announcement meant that I had to stop my autumnal garden cleanup to write and publish.

The silver lining to potential future shutoffs is that you, my dear readers, will get a jumpstart on your fall chores. Yes, it is time to get back to work in your yard.

The next 30 days are the optimal time to get your landscape prepared for the winter sleep and the spring awakening. Before the rains come, harvest your grapes, take away the trash, tidy up the vegetable patch, clear away the dead stems. Over-wintering pests and diseases will take refuge in the hideouts of debris left in the garden. Corn

stalks must be cut (use them for Halloween decorations). Pick the ripe apples, figs and Asian pears. Leaves from deciduous and evergreen trees may be raked into the compost pile. Or, if you have space, stack leaves separately to create a rich leaf mold that can be used next season as a valuable ingredient in your potting soil.

Most garden projects are best begun in autumn when the soil is still warm with cooler evenings. Create new paths, add a rock garden, terrace a hillside, plant a fern grotto, sow a new lawn. If you have a greenhouse, start bringing frost tender potted plants into the structure. If you don't have a greenhouse, identify plants that need protection and if they are in containers, move them closer to the house, preferably under an awning. For plants growing in your garden that will be susceptible to winter's chill, wrap them in burlap. I am currently covering my bougainvillea and blue flowering Birds of Paradise.

With the change of seasons, our houseplants require a bit of TLC. For all of the smaller, movable plants, bring them outdoors for a final refreshing shower to remove built-up dust. Give

them a deep drink on a warm, but not a hot day, and let them dry in the shade before returning them to the house. For large plants such as fiddle leaf fig or philodendron, take a damp cloth and wipe each leaf, top and bottom, as well as the stems. With shorter days, less intense light, and a different indoor atmosphere, our houseplants may suffer. Make sure to keep the soil evenly moist without being soggy. If you want your Christmas cactus to bloom for the holidays, keep it in a cool room without watering so that it can rest.

Red flag days will be more common through November as winds kick up and the heat of fall keeps the thermometers rising. If you pruned your begonias and roses in the last few weeks, you'll enjoy bountiful flowers until the downpours begin. I am truly enamored with begonias, both the tuberous and the wax leaf or fibrous. In some areas, the wax leaf begonia is an annual but in our warmer Mediterranean climate, they are perennial like their sisters, the tuberous begonias. Don't make the mistake of pulling them out when they die back. Just cut them to the ground to allow them to overwinter and you'll be rewarded with even a fuller plant next blooming season.

## Does your home truly reflect you?

... continued from Page D1

**5) Step out of your comfort zone.** Everything you surround yourself with in your home has an effect on you. Every piece of furniture, art or textile in your home can make you feel a certain way. To find the interiors and style that is the true you, you have to step outside of your comfort zone. It's time to take chances and do what you haven't done before. Paint the walls that bold color that terrifies you. If it's wrong, you can just paint it again. But if it's right, it just might be what you needed. Life is too short to play it safe, let down your hair and have fun with it. Don't worry if it doesn't fit what you see on social media or what is showing up in every home décor catalog (i.e. all things gray). Think outside the box. The goal is to have a space that screams "you live here," "this is what our family is about." And maybe you start small with a small corner or an extra bedroom that doesn't get used often. The point is to not only "live" in your home but "LOVE" living in it.

I hope these tips encourage you to take some time to decorate your home in a way that is a true reflection of those who live in it. Until next time dear 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.

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





# 10% OFF

ALL MERCHANDISE  
FOR THE MONTH OF OCTOBER  
GOOD THROUGH 10/1/19-10/31/19



Give us a review, we're happy to hear from you, appreciated! Check our website & on Facebook to find out about upcoming events



455 Moraga Rd. Ste. F  
**(925) 643-2026**  
[www.5Aspace.com](http://www.5Aspace.com)

We move you in FREE when you rent a unit!





## PREMIER KITCHENS

Though we specialize in **kitchens**, our team is able to tackle **any room** you need with **custom** and **quality cabinetry** tailored for your space.

Schedule a meeting or give us a call!

**(925) 283-6500**

3373 Mt. Diablo Blvd.

Lafayette, CA 94549

[info@premierkitchens.net](mailto:info@premierkitchens.net)

[www.premierkitchens.net](http://www.premierkitchens.net)



## Cynthia Brian's 'Back to Work' Gardening Guide for October

The chores already discussed need doing before inclement weather begins. Once we have a deep soaking of life-giving rain, October is one of the best months for planting, seeding and digging.

- **CREATE** meandering borders filled with perennials and shrubs.
- **PLANT** trees and bushes as the temperature cools.
- **SCATTER** wildflower seeds, especially California poppies and lupines.
- **START** a new lawn or reseed an existing lawn.
- **DEADHEAD** annuals.
- **ROOT** out any remaining weeds.
- **DIG** a pond and add a water feature.
- **CHOOSE** fall planting bulbs that will have different bloom times from early to late spring. Don't forget muscari (grape hyacinth). This fragrant bulb will multiply, growing in sun or shade.
- **REFRIGERATE** hyacinth, crocus, and tulip for six weeks before planting.
- **SOW** cool-season vegetables including turnips, peas, lettuce, rutabagas, kohlrabi, carrots, kale, spinach, cabbage, broccoli and Brussels sprouts.
- **ADD** a tropical ambiance with New Guinea impatiens, red-hot poker and palms.

• **PROVIDE** long-lasting beauty for sunny areas with ornamental grasses, geraniums and elephant ear.

• **FIX** nitrogen and increase biomass with a cover crop such as mustard, alfalfa or crimson clover.

• **ENJOY** your begonias. Once they start dying back, do not pull them out. They will return more robust next fall.

• **TAKE** pleasure in photos of beautiful gardens, such as those from Butchart Gardens in Canada. See [www.lamorindaweekly.com/archive/issue1316/Cynthia-Brians-Gardening-Guide-for-October-Benvenuto-to-Butchart-Gardens.html](http://www.lamorindaweekly.com/archive/issue1316/Cynthia-Brians-Gardening-Guide-for-October-Benvenuto-to-Butchart-Gardens.html)

Our gardens are winding down and so too will we. Get to work finishing your tasks this autumn in anticipation of a restful winter. Life begins again! Happy Gardening. Happy Growing.



Create meandering borders filled with perennials and shrubs.



Feathergrass, geraniums, and elephant ear add beauty to the garden.



Sweet, delicious Mission figs are ready to harvest.



This fern grotto is reminiscent of Jurassic Park.



Colorful, perennial tuberous begonias should be left in the garden after their leaves die.



Cynthia Brian in the vineyard by the vintage Chevy.

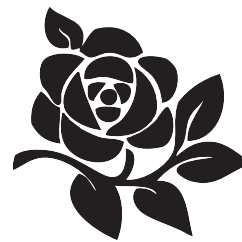
Cynthia Brian, The Goddess Gardener, raised in the vineyards of Napa County, is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3.

Tune into Cynthia's StarStyle® Radio Broadcast at [www.StarStyleRadio.com](http://www.StarStyleRadio.com).

Buy a copy of her books, Growing with the Goddess Gardener and Be the Star You Are! Millennials to Boomers at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store).

Hire Cynthia for writing projects, garden consults, and inspirational lectures.

[Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com)  
[www.GoddessGardener.com](http://www.GoddessGardener.com)



# MORAGA GARDEN CENTER

## Annual Fall Sale Through October 31<sup>st</sup>

*Free Plants with Purchase*

**Moraga Garden Center**  
 located at the Moraga Shopping Center  
 925-376-1810

9am-5pm  
7 days a week

# McDonnell Nursery

## October Sale!

family owned since 1933

**25% off Perennials, Trees and Shrubs**  
 Also find special pricing on  
 select garden decor.



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

196 Moraga Way • Orinda • (925) 254-3713 • Open Daily

# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



New Listing

**163 Moraga Way**  
Charming 3 bed/ 2 bath on .53 acre. Lovely creek side setting w/ walk to town & BART.

\$890,000

## ORINDA



New Price

**271 Orchard Road**  
Updated & expanded rancher in the heart of Orinda. Large lawn, patio, sports court & rooftop deck.

\$1,645,000

## ORINDA



**19 Donald Drive**  
Serene 3460 sqft garden oasis with panoramic views, luxurious interiors & numerous meditative retreats.

\$1,795,000

## ORINDA



**2 El Caminito**  
4 bed/ 3 baths, 2861 sqft home in a coveted Orinda Country Club neighborhood with views of Lake Cascade.

\$1,840,000

## ORINDA



**11 Crestview**  
Bold modern Mediterranean inspired villa. Ideal for privacy & luxury. Open floor plan & panoramic views.

\$1,899,000

## ORINDA



**161 Holly Lane**  
Custom contemporary 5 bed/ 4.5 bath home on .58 acres with panoramic views of Mt. Diablo.

\$1,975,000

## ORINDA



**383 Miner Road**  
East Coast meets West Coast! Orinda Country Club Cape Cod home on 1.32 acres, updated.

\$2,550,000

## ORINDA



**48 Oak Drive**  
Elegant 4 bed/ 3.5 bath two level new construction home with remarkable views from terrace decks.

\$2,599,000

## ORINDA



**19 La Cintilla**  
Elegant 5 bed/ 3.5 bath with chef's kitchen, hardwood floors & patio. Minutes to commute & top schools.

\$3,198,000

## ORINDA



**57 Charles Hill Road**  
A new SpringHill Homes masterpiece! 5 bed/ 5 baths +2 half baths with an open floor plan on a .75 acre lot.

\$4,395,000

## LAFAYETTE



New Listing

**3396 Angelo Street**  
Located on premium .4+ level acre at end of a small court. Close to excellent schools, BART & freeway.

\$1,175,000

## WALNUT CREEK



**1670 San Miguel**  
Spacious 2 bed/ 2.5 condo w/ remodeled kitchen, hardwood floors, & oversized master w/ large closet.

\$735,000

## ROSSMOOR



New Listing

**1341 Leisure Lane #4**  
Beautifully updated, sought after level-in Yosemite model, 2 bed/ 1.5 bath. Perfect for privacy. Views!

\$585,000

## ROSSMOOR



New Listing

**2642 Saklan Indian Dr #3**  
Updated 1546 sqft 2 bed/ 2 bath upper unit condo. Includes office, washer & dryer, & 1 car garage.

\$829,000

## MARTINEZ



**114 Stonehurt Ct**  
Understated elegance, Alhambra valley home with 360 degree unobstructed views of Mt. Diablo.

\$2,795,000

## DANVILLE



**807 Waingarh Way**  
Traditional 4 bed/ 3 bath remodeled 3,439 sqft home featuring private .23 acre yard located near top K-12 Danville schools.

\$1,549,000

## 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  
Margaret Zucker



facebook.com/VillageAssociates

twitter.com/villageassoc

instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit [www.villageassociates.com](http://www.villageassociates.com) Click on **Sunday Open Homes**

Village  
ASSOCIATES

It's Village. Of Course.

DRE#01301392