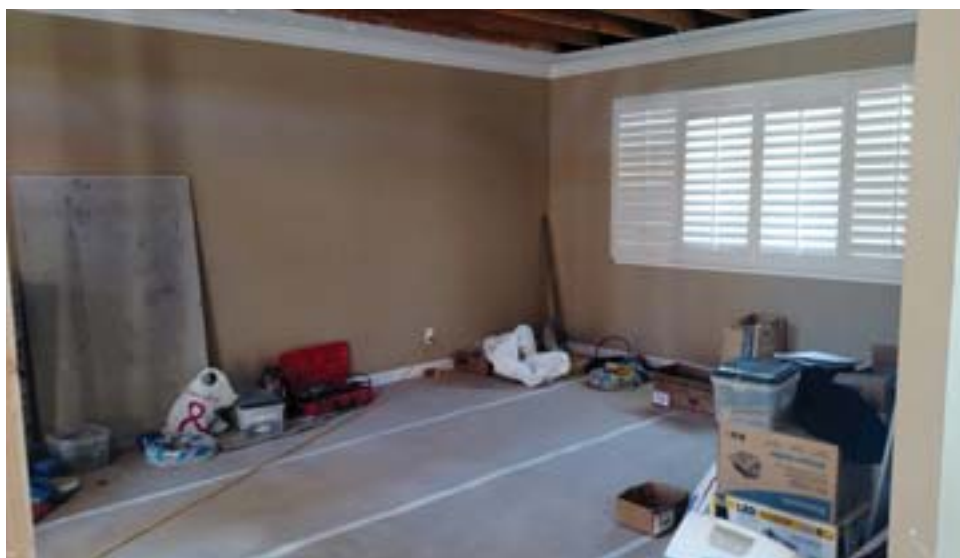




Digging Deep with Cynthia Brian

... read on Page D16

## Home remodel planning during a pandemic



Before

By Amanda Eck

Now more than ever we are seeing that our homes have become a place of not just comfort, but an office, a classroom, and even a vacation substitute. Homeowners are embarking on remodels now more than ever. I thought I'd share some tips on what to expect during a remodel if you are choosing to stay in your home during construction. And how to make the best of upending your life to hammers, drills and dust.

Did I mention the dust?

1) The dust gets everywhere (I mean *everywhere*). Especially when things are being torn out. Even when areas are taped off in plastic, those little particles have an amazing ability to sneak into other parts of the home. You might want to consider moving pieces into storage if you are concerned with dust, especially if you suffer allergies.

2) Sleeping in is no longer an option. You will have people in your home day in and



After

Photos provided

day out. Most crews like to start as early as possible. If you need your beauty sleep, like I do, consider an earlier bedtime.

3) Set up a separate living space. You will need a place to sit, work, cook, eat and wash up. Try and make this space as clean and organized as possible. You will want a space that feels "put together" as the rest of your home is in chaos.

4) Consider installing a portable sink in your laundry room to make clean up easy. Set up a microwave in the garage or extra room you are not using. Purchase an electric tea kettle for hot water for tea, hot coco for the kids, or instant oatmeal for an easy breakfast. An outdoor grill or camping stove are a must.

5) This is not the time to worry about the environment. Yes, I said it. Paper plates, bowls, cups, towels and plastic utensils are your best friend.

6) Stay organized. If you are not working with a designer, keep a binder with all the info for your project. Designers keep a selections binder with all the pertinent

information for your project like paint selections, hard surface selections (flooring, countertops, tile), elevation sketches, carpentry details, tile layout patterns, etc. Have divider tabs for each room you are remodeling. Keep all the phone numbers, emails, etc. of all the trades that are working in your home. Print out any email or text exchanges you have with your GC or other trades. There is nothing worse than a trade saying, "You didn't tell me that." Guard this binder with your life. A clear plastic sleeve to keep all your receipts and invoices in one place is also helpful. You can also add a sleeve for takeout menus because, hello, takeout is your new best friend. And it helps support our local restaurants – it's a win-win.

7) Your contractor and their trades will be your new family. Having a good professional relationship with your GC is gold. Ask friends and neighbors for referrals. Specifically ask how they treated the home while onsite.

... continued on Page D4

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City	Last reported	Lowest amount	Highest amount
LAFAYETTE	22	\$815,000	\$4,000,000
MORAGA	11	\$1,150,000	\$2,700,000
ORINDA	18	\$946,000	\$2,865,000

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 Candlelight Lane, \$2,079,500, 4 Bdrms, 3262 SqFt, 2013 YrBlt, 06-29-20, Previous Sale: \$1,860,000, 01-16-14
- 14 Candlelight Lane, \$2,300,000, 5 Bdrms, 3355 SqFt, 2004 YrBlt, 07-09-20
- 206 Colt Court, \$1,979,500, 3 Bdrms, 3275 SqFt, 1984 YrBlt, 06-30-20, Previous Sale: \$1,885,000, 11-10-18
- 8 Crest Road, \$1,775,000, 3 Bdrms, 2271 SqFt, 1941 YrBlt, 07-07-20, Previous Sale: \$1,250,000, 10-25-12
- 3286 Fairholm Court, \$1,865,000, 5 Bdrms, 2502 SqFt, 1951 YrBlt, 07-01-20
- 3629 Happy Valley Lane, \$1,640,500, 3 Bdrms, 1645 SqFt, 1947 YrBlt, 07-08-20, Previous Sale: \$1,325,000, 09-21-15
- 3652 Happy Valley Road, \$1,777,500, 3 Bdrms, 2372 SqFt, 1946 YrBlt, 07-02-20
- 4015 Happy Valley Road, \$4,495,000, 5 Bdrms, 6011 SqFt, 2004 YrBlt, 07-01-20, Previous Sale: \$4,240,000, 08-13-18
- 2199 Hidden Pond Road, \$1,750,000, 4 Bdrms, 3352 SqFt, 1996 YrBlt, 07-09-20, Previous Sale: \$1,355,000, 04-29-14
- 4145 Hidden Valley Road, \$1,250,500, 3 Bdrms, 1572 SqFt, 1963 YrBlt, 07-10-20, Previous Sale: \$660,000, 03-05-13
- 850 Las Trampas Road, \$1,760,000, 3 Bdrms, 2117 SqFt, 1941 YrBlt, 06-30-20
- 1045 Los Arabis Lane, \$1,800,000, 3 Bdrms, 2043 SqFt, 1954 YrBlt, 07-08-20, Previous Sale: \$426,000, 08-27-99
- 790 Los Palos Mnrx, \$3,795,000, 6 Bdrms, 5685 SqFt, 1950 YrBlt, 07-09-20, Previous Sale: \$2,150,000, 03-28-12
- 3793 Mosswood Drive, \$1,250,000, 3 Bdrms, 1300 SqFt, 1951 YrBlt, 07-02-20, Previous Sale: \$915,000, 01-20-06
- 856 Mountain View Drive, \$1,955,000, 5 Bdrms, 4004 SqFt, 1979 YrBlt, 07-02-20, Previous Sale: \$494,000, 04-01-88
- 3279 Mt Diablo Court #19, \$815,000, 3 Bdrms, 1842 SqFt, 1987 YrBlt, 07-01-20, Previous Sale: \$680,000, 05-05-15
- 3137 Old Tunnel Road, \$1,267,000, 3 Bdrms, 1563 SqFt, 1959 YrBlt, 07-02-20, Previous Sale: \$885,000, 04-07-14
- 3390 Orchard Valley Lane, \$1,150,000, 3 Bdrms, 912 SqFt, 1953 YrBlt, 06-30-20, Previous Sale: \$710,000, 08-14-14
- 3936 Quail Ridge Road, \$1,100,000, 6-30-20, Previous Sale: \$1,210,000, 04-23-20
- 1 Rimrock Road, \$1,950,000, 4 Bdrms, 2962 SqFt, 1979 YrBlt, 06-29-20, Previous Sale: \$1,325,000, 10-03-12
- 30 Sanford Lane, \$4,000,000, 5 Bdrms, 4906 SqFt, 2006 YrBlt, 07-01-20, Previous Sale: \$2,725,000, 05-04-12
- 1092 Sierra Vista Way, \$1,950,000, 4 Bdrms, 2419 SqFt, 1961 YrBlt, 07-07-20, Previous Sale: \$270,000, 11-01-88
- 3357 Springhill Road, \$2,000,000, 4 Bdrms, 2707 SqFt, 1949 YrBlt, 07-10-20, Previous Sale: \$970,000, 03-29-04
- 3441 St Marys Road, \$1,235,000, 4 Bdrms, 1816 SqFt, 1969 YrBlt, 07-02-20, Previous Sale: \$900,000, 03-29-15
- 3362 Stage Coach Drive, \$2,235,000, 4 Bdrms, 3289 SqFt, 1989 YrBlt, 07-07-20, Previous Sale: \$1,855,000, 08-18-15

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... continued on Page D6

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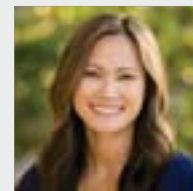
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1727 RELIEZ VALLEY ROAD, LAFAYETTE \$1,850,000



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472 KINGSFORD DRIVE, MORAGA \$1,449,000



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3526 EAGLE POINT ROAD, LAFAYETTE \$2,200,000



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116 ALTA MESA COURT, MORAGA \$940,000



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# Home remodel planning during a pandemic



... continued from Page D1

Did they leave trash everywhere at the end of the day? Are they careful with your outdoor landscape? But keep in mind renovation is a messy job, things will get damaged, this is not the time to plant \$2,000 of perennials only to get them trampled on.

8) Make sure you get your contractors schedule on what he needs and when he needs it. There is nothing worse than a job getting held up because you didn't know he needed the faucet before the countertops are selected and fabricated. Having all your selections ahead of time and ready before he needs them will make for a very happy GC. Also keep in mind we are in the middle of a global pandemic; things take twice as long to come in.

9) Have a budget buffer. Things will always cost more than what you expected. Let me say that again, *things will always cost more than what you expected*. Surprise expenses always pop up. That wall they just tore down revealed a leaky pipe or mold or crappy electrical wiring. I like to suggest have at least 15% and closer to 25% more than your estimated budget to save you from these unexpected "gifts."

10) Take a deep breath and remind yourself this is only temporary; patience and a sense of humor go a long way. Also, don't forget to take photos throughout the project. Having before and after photos are always fun to look back on and help create a history of the project.

I hope these tips help ease some of the stress and chaos of home renovation. I have yet to have a client come back and say, "I regret doing this." It's always, "I wish we had done this sooner."

Until next time, friends!

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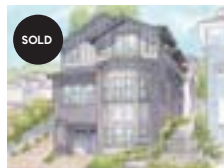
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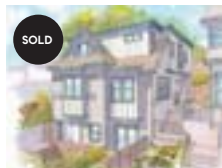
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## Lamorinda home sales recorded

... continued from Page D2

### LAFAYETTE ... continued

3145 Stanley Boulevard, \$1,283,000, 4 Bdrms, 1898 SqFt, 1951 YrBlt, 06-30-20, Previous Sale: \$715,000, 08-08-08  
 3305 Sweet Drive, \$1,420,000, 3 Bdrms, 1842 SqFt, 1952 YrBlt, 07-02-20, Previous Sale: \$1,260,000, 05-19-16  
 1024 Timothy Lane, \$2,050,000, 5 Bdrms, 3334 SqFt, 1974 YrBlt, 07-02-20, Previous Sale: \$158,000, 01-01-79  
 3177 Teigland Road, \$1,050,000, 3 Bdrms, 2620 SqFt, 1957 YrBlt, 07-06-20  
 757 Tofflemire Drive, \$1,180,000, 3 Bdrms, 1592 SqFt, 1957 YrBlt, 07-01-20, Previous Sale: \$812,000, 05-07-08  
 1201 Upper Happy Valley Road, \$3,750,000, 5 Bdrms, 4956 SqFt, 2006 YrBlt, 07-07-20, Previous Sale: \$3,830,000, 05-17-17  
 4022 Woodside Court, \$1,380,000, 3 Bdrms, 1896 SqFt, 1963 YrBlt, 07-10-20, Previous Sale: \$740,000, 01-23-04

### MORAGA

651 Augusta Drive, \$1,375,000, 2 Bdrms, 1552 SqFt, 1977 YrBlt, 07-09-20, Previous Sale: \$950,000, 03-21-18  
 1 Barnes Court, \$2,700,000, 4 Bdrms, 3907 SqFt, 2017 YrBlt, 07-02-20  
 409 Birchwood Drive, \$1,580,000, 5 Bdrms, 2562 SqFt, 1969 YrBlt, 07-01-20  
 106 Brookline Street, \$1,200,000, 2 Bdrms, 1905 SqFt, 1984 YrBlt, 06-29-20, Previous Sale: \$1,170,000, 07-03-18  
 188 Calle La Montana, \$1,885,000, 4 Bdrms, 2415 SqFt, 1973 YrBlt, 07-08-20, Previous Sale: \$1,150,000, 03-04-20  
 217 Corliss Drive, \$1,570,000, 4 Bdrms, 2357 SqFt, 1966 YrBlt, 07-08-20, Previous Sale: \$1,357,500, 08-22-17  
 1750 Donald Drive, \$1,392,500, 3 Bdrms, 2800 SqFt, 1971 YrBlt, 07-07-20, Previous Sale: \$435,000, 09-01-88  
 1078 Larch Avenue, \$1,150,000, 4 Bdrms, 1885 SqFt, 1920 YrBlt, 07-10-20, Previous Sale: \$1,030,000, 10-17-06  
 217 Rheem Boulevard, \$1,690,000, 3 Bdrms, 2104 SqFt, 1955 YrBlt, 07-09-20, Previous Sale: \$1,098,000, 03-28-17  
 1092 Sanders Drive, \$1,410,000, 3 Bdrms, 1886 SqFt, 1960 YrBlt, 07-09-20, Previous Sale: \$772,000, 11-19-10  
 5 Whiting Court, \$1,795,000, 4 Bdrms, 2652 SqFt, 1999 YrBlt, 07-02-20, Previous Sale: \$1,450,000, 09-17-15

### ORINDA

52 Acacia Drive, \$1,658,000, 3 Bdrms, 2521 SqFt, 1949 YrBlt, 06-30-20, Previous Sale: \$1,150,000, 05-12-08  
 48 Bates Boulevard, \$1,820,000, 4 Bdrms, 2042 SqFt, 1959 YrBlt, 06-30-20  
 79 California Avenue, \$1,000,000, 2 Bdrms, 1421 SqFt, 1964 YrBlt, 07-01-20, Previous Sale: \$87,000, 09-01-77  
 7 Dias Dorados, \$2,098,000, 3 Bdrms, 2753 SqFt, 1937 YrBlt, 07-02-20  
 34 Dias Dorados, \$2,855,000, 3 Bdrms, 4787 SqFt, 1959 YrBlt, 07-10-20  
 257 Ivy Place, \$1,550,000, 4 Bdrms, 2556 SqFt, 1967 YrBlt, 06-29-20  
 328 Glorietta Boulevard, \$1,300,000, 3 Bdrms, 1679 SqFt, 1952 YrBlt, 07-08-20, Previous Sale: \$835,000, 12-12-14  
 21 Greenwood Court, \$1,800,000, 4 Bdrms, 2308 SqFt, 1973 YrBlt, 07-08-20, Previous Sale: \$1,145,000, 03-06-14  
 19 La Cintilla, \$2,865,000, 5 Bdrms, 4290 SqFt, 2003 YrBlt, 06-30-20, Previous Sale: \$2,650,000, 10-18-04  
 34 La Cuesta Road, \$1,500,000, 5 Bdrms, 2604 SqFt, 1962 YrBlt, 07-09-20, Previous Sale: \$1,021,000, 02-24-09  
 20 Monte Vista Road, \$946,000, 2 Bdrms, 1404 SqFt, 1950 YrBlt, 07-01-20, Previous Sale: \$946,000, 06-11-20  
 460 Moraga Way, \$1,052,000, 3 Bdrms, 1361 SqFt, 1959 YrBlt, 07-10-20, Previous Sale: \$680,000, 07-16-08  
 48 Oak Drive, \$2,487,000, 5 Bdrms, 3690 SqFt, 2018 YrBlt, 07-07-20, Previous Sale: \$410,000, 05-10-16  
 412 Ridge Gate Road, \$1,890,000, 3 Bdrms, 2950 SqFt, 1980 YrBlt, 06-30-20, Previous Sale: \$1,390,000, 10-12-12  
 14 Sleepy Hollow Lane, \$1,525,000, 3 Bdrms, 2120 SqFt, 1951 YrBlt, 07-08-20, Previous Sale: \$1,400,000, 04-18-08  
 528 Tahos Road, \$2,665,500, 5 Bdrms, 5050 SqFt, 1965 YrBlt, 07-10-20, Previous Sale: \$2,262,500, 07-01-14  
 33 Van Ripper Lane, \$1,460,000, 3 Bdrms, 2000 SqFt, 1951 YrBlt, 06-30-20, Previous Sale: \$953,000, 10-08-18  
 13 Washington Lane, \$1,641,000, 4 Bdrms, 2285 SqFt, 1951 YrBlt, 07-09-20, Previous Sale: \$995,000, 06-23-09

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## 3957 Rancho Road, Lafayette



6+ BD | 5+ BA | 5,450± SF | 0.81± AC | \$4,500,000  
Stunning 'like new' Happy Valley single story set on a flat lot at the end of a cul-de-sac. High end finishes, spa-like master retreat and a resort-like backyard featuring a pool, outdoor kitchen and a fire pit conversation area, make this the ideal home!

[3957rancho.com](http://3957rancho.com)

## 7 Carey Court, Moraga - Coming Soon



4 BD | 3 BA | 2,812± SF | 0.24± AC | \$1,535,000  
Picture perfect Sanders Ranch traditional with an ideal floorplan tucked away on a friendly cul-de-sac with a beautifully updated kitchen / family room and sunny level yard.

## 34 Ichabod Ln, Orinda - Coming Soon



5BD | 3 BA | 2,587± SF | 1.28± AC | \$1,595,000  
Incredible Sleepy Hollow custom set on an oak studded view lot showcasing walls of glass, a remodeled kitchen / family room, and a rear patio with a spacious hot tub.



Terri Bates Walker | DRE 01330081  
510.282.4420 | [terri@terribateswalker.com](mailto:terri@terribateswalker.com)  
[terribateswalker.com](http://terribateswalker.com)

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# 2020 Lamorinda Sales

**1024 Timothy Lane, Lafayette**



**SOLD for \$2,050,000** (seller)

**3357 Springhill Road, Lafayette**



**SOLD for \$2,000,000** (buyer)

**824 Solana Drive, Lafayette**



**SOLD for \$1,900,000** (buyer)

**14 Sleepy Hollow Lane, Orinda**



**SOLD for \$1,525,000** (seller)

**66 Sleepy Hollow Lane, Orinda**



**SOLD for \$1,505,000** (seller)

**4 Huff Court, Moraga**



**SOLD for \$1,325,000** (buyer)

**104 Brookline Street, Moraga**



**SOLD for \$1,200,000** (buyer)

**1435 Camino Peral, Moraga**



**SOLD for \$660,000** (seller)



Terri Bates Walker | DRE 01330081  
510.282.4420 | [terri@terribateswalker.com](mailto:terri@terribateswalker.com)  
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**COMPASS**





## JUST SOLD

72 Corte Yolanda, Moraga Sold for \$1,650,000



Beautiful Campolindo 2-story with pool and large flat lawn on desirable cul-de-sac. Represented sellers. Sold with multiple offers.

1069 Via Alta, Lafayette Sold for \$2,130,000



Striking mid-century modern near downtown with breathtaking views and updates to match. Represented buyers in competitive multiple offer situation.

Let's come up with a strategy to buy or sell (or both) in this hot market. Contact me to get started.

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

**Michelle Holcenberg**

Coldwell Banker Top 100 SF Bay Area

[michelle@holcenberg.com](mailto:michelle@holcenberg.com)

925-324-0405

BRE #01373412



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**Kress & Larry**  
PRESENT

113 Fiesta Circle, Orinda



### It's Always a Fiesta Here...

Popular Ivy Drive - Single level California Ranch style home with classic details and beautiful timeless updates. Big level backyard. Conveniently located to 12 years of top-rated schools.

3 BR | 2 BA  
1,764 SF | 10,455 SF Lot  
Offered at \$1,295,000  
[www.113Fiesta.com](http://www.113Fiesta.com)

1810 Central Ave, Alameda

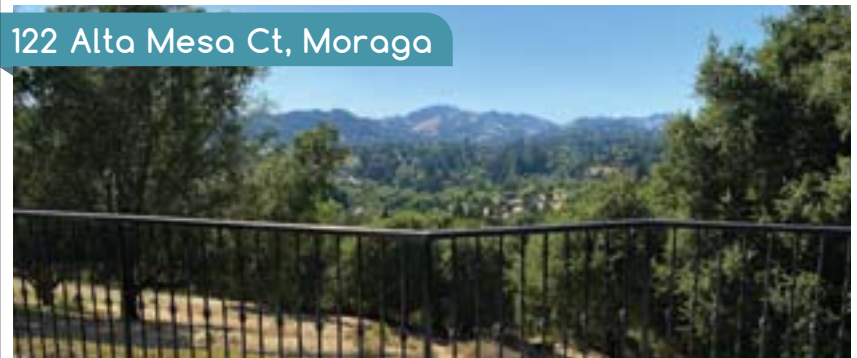


### The Island Life is Calling...

Check your stress of the day at the door ... you've arrived Home! Top-floor unit with oversized living room, large windows & cozy alcove. Close to all Alameda has to offer and an 85 Walkscore!

Unit #307  
2 BR | 2 BA | 1,250 SF  
Offered at \$675,000  
[www.1810Central.com](http://www.1810Central.com)

122 Alta Mesa Ct, Moraga



### Top of the World Feeling ...

Views...Views...Views... Beautiful inside and out. Stylishly updated single level townhouse in Moraga Ridge. Wonderful outdoor space to unwind. HOA sparkling pool & tennis court. Close to schools & shopping.

3 BR | 2 BA  
1,954 SF | 3,600 SF Lot  
Townhouse  
Call for details



**Larry Jacobs & Kress Hauri**

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[KressandLarry.com](http://KressandLarry.com)



# LISTINGS FROM THE OLSEN TEAM

The Olsen Team continues to help people buy and sell homes in a way that is smart and safe. We have dramatically changed our business to reduce in-person showings and interaction, while still creating a safe path to success for buyers, sellers and renters. Virtual showings for every property through Matterport 3D scans are listed below.

## ACTIVE LISTINGS



51 Laird Drive, Moraga  
Offered at \$3,195,000

4 Bed | 3.5 Bath | 3,847 Sq. ft. / 1.02 Acres  
3D tour at [www.51Laird.com](http://www.51Laird.com)



5 Berrybrook Hollow, Orinda  
Offered at \$2,395,000

4 Bed | 3.5 Bath | 3,332 Sq. ft. / 1.32 Acres  
3D tour at [www.5BerrybrookHollow.com](http://www.5BerrybrookHollow.com)



440 Deerfield Drive, Moraga  
Offered at \$1,695,000

5 Bed | 2.5 Bath | 2,969 Sq. ft. / .24 Acres  
3D tour at [www.440DeerfieldDr.com](http://www.440DeerfieldDr.com)

## PENDING

## SOLD



3 Roberts Court, Moraga  
Offered at \$1,425,000

3D tour at [www.3RobertsCt.com](http://www.3RobertsCt.com)



703 Las Trampas, Lafayette  
Buyer Rep \$1,875,000



265 Sandringham Drive, Moraga  
Buyer Rep \$1,635,000



28 Honey Hill Road, Orinda  
Buyer Rep \$1,730,692



BEN OLSEN



SUE OLSEN



LORI TRUE



ERIN KELLY



**The Olsen Team**  
925.200.6000  
Mail@TheOlsenTeam.com

DRE #01409268



# ARRIVING SOON IN LAMORINDA



## VANGUARD PROPERTIES

For more information, contact  
REGIONAL DIRECTOR RON MINTZ

e: [ron@vanguardproperties.com](mailto:ron@vanguardproperties.com)

p: 925.872.0968 DRE# 01095341

DRE#01486075

[VANGUARDPROPERTIES.COM](http://VANGUARDPROPERTIES.COM)



## COMING SOON

### RESORT-STYLE LIVING IN LAFAYETTE



730 MORAGA ROAD, LAFAYETTE

4 BEDS, 3.5 BATHS, 4,046± SF, 1.52± ACRE LOT  
OFFERED AT \$2,595,000

This stunning and stylish contemporary was completely rebuilt in 2010 using only high end finishes and construction. Situated on 1.52 acre parcel offering privacy and stunning views. Outdoor spaces include pool, spa, Palapa lounge and wrap-around decks.

Contact Ruth Eddy for more information.



**RUTH EDDY**

REALTOR®

925.788.5449

[ruth@dudum.com](mailto:ruth@dudum.com)

DRE# 01313819

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**DUDUM**  
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 VAL COOK- WATKINS  
 JERRY WENDT  
 SCOTT WINBURNE  
 FRANK WOODWARD  
 JUNE YOUNG  
 ANA ZIMMANK

**LAMORINDA EXPERTS - GLOBAL CONNECTIONS**

<p style="text-align: center;"><b>Orinda</b></p> 	<p style="text-align: center;"><b>Orinda</b></p>  	<p style="text-align: center;"><b>Orinda</b></p> 
<p style="text-align: center;"><b>20 Hacienda Circle \$4,250,000</b></p> <p>Stunning state of the art Orinda estate designed by Orinda architect Richard Bartlett includes 8000+ sq. ft. comfortably situated on a flat 1.3-acre site adjacent to the Orinda Country Club's 13th hole. <a href="http://www.20haciendacircle.com">www.20haciendacircle.com</a></p> <p>Melanie Snow 925-360-0344; Laura Abrams 510-697-3225</p>	<p style="text-align: right;">Lic#00878893, #01272382</p>	<p style="text-align: center;"><b>53 Tappan Lane \$2,995,000</b></p> <p>Modern exterior, renovated pool, wine cellar, breathtaking views</p> <p>Melanie Snow 925-360-0344 53tappanlane.com Lic #00878893</p>
<p style="text-align: center;"><b>Orinda</b></p> 	<p style="text-align: center;"><b>Orinda</b></p> 	<p style="text-align: center;"><b>Orinda</b></p> 
<p style="text-align: center;"><b>3 Valley View Ln. \$3,195,000</b></p> <p>Prestigious Luxury Estate</p> <p>Vlatka Bathgate 925-597-1573  <a href="mailto:Vlatka@BestLamorindahomes.com">Vlatka@BestLamorindahomes.com</a>  <a href="http://www.3ValleyViewLn.com">www.3ValleyViewLn.com</a> Lic #01390784</p>	<p style="text-align: center;"><b>10 Rheem Blvd. \$1,899,999</b></p> <p>Quintessential Masterpiece</p> <p>Vlatka Bathgate 925-597-1573  <a href="mailto:Vlatka@BestLamorindahomes.com">Vlatka@BestLamorindahomes.com</a>  <a href="http://www.10Rheem.com">www.10Rheem.com</a> Lic #01390784</p>	<p style="text-align: center;"><b>212 El Toyonal \$1,760,000</b></p> <p>Sold for over asking on the lovely El Toyonal Hill! Stunning remodeled rancher with Beautiful gardens!</p> <p>Laura Abrams 510-697-3225  <a href="mailto:laura@lauraabrams.com">laura@lauraabrams.com</a> Lic#01272382</p>
<p style="text-align: center;"><b>Lafayette</b></p> 	<p style="text-align: center;"><b>Orinda</b></p> 	<p style="text-align: center;"><b>Danville</b></p> 
<p style="text-align: center;"><b>91 Silverwood Dr. \$1,600,000</b></p> <p>Just sold off market four months after previous sale! Lovely mid century delight in stunning setting!</p> <p>Laura Abrams 510-697-3225  <a href="http://www.212eltoyonal.com">www.212eltoyonal.com</a> Lic#01272382</p>	<p style="text-align: center;"><b>112 Spring Road \$1,149,000</b></p> <p>Mid Century Modern</p> <p>Vlatka Bathgate 925-597-1573  <a href="mailto:Vlatka@BestLamorindahomes.com">Vlatka@BestLamorindahomes.com</a> Lic #01390784</p>	<p style="text-align: center;"><b>103 Blossom Ct \$975,000</b></p> <p>Move-in ready &amp; beautifully updated 4 brd-rooms, 3 full baths in cul-de-sac.</p> <p>Peyman Moshref 925-878-9151          Lic #01441254</p>
<p style="text-align: center;"><b>Oakland</b></p> 	<p style="text-align: center;"><b>Moraga</b></p> 	<p style="text-align: center;"><b>Pleasant Hill</b></p> 
<p style="text-align: center;"><b>1175 66th Street \$949,000</b></p> <p>Modern Oakland Condo w/Private Elevator</p> <p>Christine Mason 925-900-5288  <a href="mailto:Christine@christineMason.me">Christine@christineMason.me</a> Lic #02050542</p>	<p style="text-align: center;"><b>503 Woodminster Dr. \$729,000</b></p> <p>Prime, private setting</p> <p>Vlatka Bathgate 925-597-1573  <a href="mailto:Vlatka@BestLamorindahomes.com">Vlatka@BestLamorindahomes.com</a>  <a href="http://503WoodminsterDr.com">503WoodminsterDr.com</a> Lic #01390784</p>	<p style="text-align: center;"><b>344 Grapevine Cir. \$575,000</b></p> <p>Incredible opportunity on updated townhome. Serene location yet close to downtown Pleasant Hill.</p> <p>Peyman Moshref 925-878-9151          Lic #01441254</p>



## Digging Deep with Cynthia Brian, the Goddess Gardener, for August

# The Dog Days of Summer



Photos Cynthia Brian

Lacy silk tree and oleanders add color to the landscape.

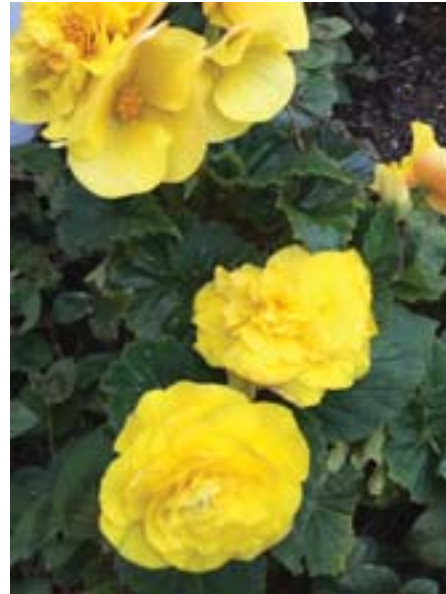
### By Cynthia Brian

*“Dog Days bright and clear, indicate a happy year!”~ The Old Farmer’s Almanac, 1817*

Sirius, the Dog Star, rises in summer in the Northern Hemisphere with the “dog days” traditionally beginning on July 3 and ending on Aug. 11. The ancient Egyptians welcomed Sirius as a forecaster of the floods of the Nile River. They could prepare for the river’s overflow delivering much needed rich soil to their deserts or destruction to their lands. The Greeks and Romans did not appreciate the sweltering weather believing Sirius, meaning “scorching” in Greek, brought drought, disease and disaster. The Roman poet, Virgil, described Sirius as the “bringer of drought and plague to frail mortals.”

Aug. 11 has come and gone, yet the month of August is notoriously hot, dry, and this year, permeated with a global pandemic. And although the historical meaning of “dog days” has nothing to do with our canine comrades, it is a fact that many house-bound families have decided to adopt a hound or two. What better time to romp in the yard with a new puppy than now as we shelter-in-place?

Although you need to keep yourself and your dog well-hydrated in this hot weather, if you planted a succulent garden earlier in the season, you don’t need to waste any water by running the irrigation



Poisonous to all pets, the genus *Begoniaceae* boasts over 1800 species of begonias.



Indoors, a spotted mauve *phalaenopsis* orchid will bloom for months.

system. Succulents and cactus thrive in the heat and offer texture, color, form and interest when planted with consideration. Silk trees and oleanders provide a long blooming season, but do not let your hound chew on any oleander leaves as they are poisonous. A sparkling clean gurgling fountain can be the watering hole for your pet, while placing a small saucer filled with marbles or stones that I call a “butterfly bowl” will be a lifesaver for butterflies, bees, lizards, and other insects.

While you are out playing with your pooches, glance through your garden to see what projects await attention. I find that these hazy days of August are a great time to assess the needs of my yard. If you have weeds anywhere, they need to be pulled or at least cut to the base before they seed and invade more of your landscape. If perennials have finished flowering, it’s time to deadhead to encourage a repeat bloom. Do your hedges need trimming? Are any sprinkler heads broken? Is your nightscaping working? If your clay soil is compacted, it requires mulch and compost to regenerate the nutrients. Composting is easy and your doggie will probably enjoy helping you to create a compost pile, although don’t let him do his business in it!

#### Making Compost

To make nutrient-rich compost, all you need is a combination of greens and browns. The greens are vegetable and fruit peelings, grass clippings, eggshells, coffee grinds, tea leaves and other organics. The brown is wood shavings, small branches, sawdust, cardboard and newspaper. Keep a lidded pail under your kitchen sink, in the garage, or at the back door for ease of use and just scrape the scraps into the pail.

... continued on Page D18





Pots of tomatoes with parsley and basil can be moved to follow the sun.



Humans love grapes, but grapes can mean death to dogs.



Freshly harvested beets are good for dogs. Don't feed them canned beets.



Armenian cucumbers are crunchy and low calorie, good for pooches,

*Digging Deep with Cynthia Brian, the Goddess Gardener, for August*

## The Dog Days of Summer



Photo Cynthia Brian

**Shine with succulents as they add texture and form to a garden.**

When the pile is full, pour into a 3 x 3 x 3-foot enclosure in an out-of-the-way area or buy a compost tumbler. If you have chickens or rabbits, add their manure to the batch. If you made a pile, with a pitchfork, turn the compost regularly. Keep the contents damp, and when the compost turns crumbly with a texture of a chocolate cake, it is ready. Add it to your flowerbeds as a fertilizer, moisture retainer, and soil enricher.

Although we want to discourage our furry friends from munching on our plants, if you want a beautiful flowering plant that is not harmful to indoor pets, look no further than orchids. My spotted

mauve phalaenopsis orchid has been blooming continuously for the past four years. Orchids are trouble-free and undemanding. Just leave them alone, put an ice cube once a week in their container, and let them beautify your home. Outdoors, begonias are now gorgeously in full bloom and they are toxic to all animals.

Our dogs watch us eat and they may be inclined to want to join the party. Use caution and knowledge when feeding your canine anything but dog food. Grapes will be ripening in the next few weeks but as delicious as they are for humans, don't be tempted to feed any to your dog. Grapes can be toxic to a dog, damaging the kidneys, and for some, even eating one grape could be fatal. Beets and cucumbers are ready to be harvested along with tomatoes, peppers, eggplants and numerous herbs. If you plant tomatoes in a large pot with parsley and basil, you can move the container to follow the sun. In small amounts, ripe tomatoes (not green, too much solanine), cucumbers, peppers (specifically red), and eggplants can contribute to a healthy immune system for your dog. Consult your veterinarian before dispensing any fruit or vegetable to your pet.

Summer is the time to pick and dry fresh herbs to be savored all year. Home-grown herbs have more flavor than store-bought varieties. If your dog has bad breath, a sprig of mint or parsley will remedy the odor.

It's easy to dry your own by following these simple steps.

### **Drying Herbs**

1. Harvest herbs in the morning after the dew has dried. Make sure to pick herbs before they begin to flower. Flowers can be used in all food preparations, but to save your herbs, it's best to have foliage, not flowers.
2. Make a clean cut using a sharp shear. Don't pull herbs or you may disturb the entire plant.
3. Rinse in cool water, pat with a towel.
4. Choose a hot, dark and dry spot where temperatures will be 80 degrees or higher without any humidity. A garage, shed, attic, porch, or even a closet can work. Light degrades the essential oils, thus, make sure the area will be dark.
5. For large leaf herbs such as basil and mint, the best drying method is to place the stems on a rack or screen to allow for air circulation. A window screen works great.
6. For small to medium-sized leaves such as parsley, sage, thyme, dill or cilantro, gather into bunches of a dozen stems and hang from the rafters. Don't hang herbs in the kitchen as steam and the brightness will destroy your craft.

Most herbs only take a week to three weeks to dry perfectly. They can then be put in airtight jars or canisters and stored for future use. Dried herbs make excellent gifts for a cook who is a non-gardener, too. Most herbs are a healthy additive for dogs, but, again, always consult with your vet first.

Although the dog days of summer are over, you still have time to romp with Rover and watch the twinkling Dog Star in the predawn darkness. Sirius will be the brightest star in the heavens for the next 210,000 years shining with glints of red and blue sparkles!

Happy gardening. Happy growing.



A butterfly bowl with marbles affords bees, butterflies, and lizards a drink without drowning.



Cynthia Brian suns with her dog.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your spring garden. Raised in the vineyards of Napa County, Cynthia 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 copies of her best-selling books, including, *Chicken Soup for the Gardener's Soul*, *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). Cynthia is available for virtual writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) [www.GoddessGardener.com](http://www.GoddessGardener.com)

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



### 14 Los Dedos Road

Santa Barbara style 4232 sqft 5+ bed custom beautifully designed by Mark Becker! Fabulous knoll site w/ pool & expansive lawns. **\$3,490,000**

## ORINDA

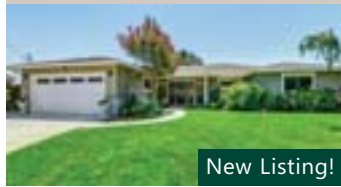


New Price!

### 220 Crestview Drive

Secluded 6 bed/ 5.5 bath home on expansive 1.4 acre lot, offering a unique indoor/outdoor park-like experience. **\$2,995,000**

## ORINDA



New Listing!

### 182 Ardith Court

Single level updated 3070 sqft 5 bed/ 4.5 bath w/ panoramic views, owned solar, & outdoor living on .46 acre lot. **\$2,550,000**

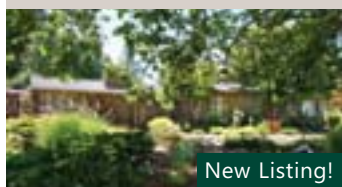
## ORINDA



### 737 Miner Road

Custom 5 bed/ 4 bath 4088 sqft Orinda Country Club home w/ easy indoor/outdoor living & breathtaking views. **\$2,295,000**

## ORINDA



New Listing!

### 8 Tappan Court

Custom 4 bed/ 4 bath 3424 sqft home set on a .82 acre knoll offering a huge level grassy yard, spectacular beauty, & views. **\$1,995,000**

## ORINDA



New Listing!

### 10 Washington Lane

Lovely 4 bed/ 3 bath 2986 sqft home on a .70 acre lot neighboring the sought-after Sleepy Hollow Elementary. **\$1,699,000**

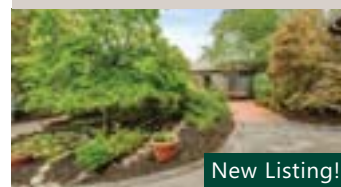
## ORINDA



### 21 Los Arboles

Large 3736 sqft 4 bed/ 3.5 bath home on private cul-de-sac w/ easy access to commute, top schools, & recreation. **\$1,689,000**

## ORINDA

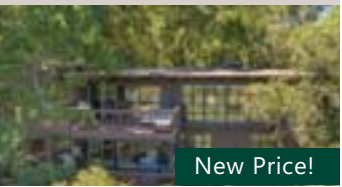


New Listing!

### 10 Bonita Lane

Charming 2995 sqft 4 bed/ 3 bath contemporary w/ a mid-century modern feel. Close to shopping, BART, & Hwy 24. **\$1,565,000**

## ORINDA

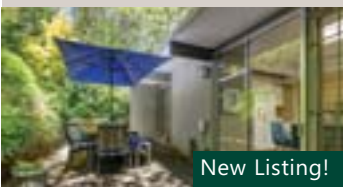


New Price!

### 15 Linda Vista

Beautifully maintained 4 bed/ 2 bath home w/ spectacular sunset views across the Orinda Country Club & beyond. **\$1,399,000**

## ORINDA



New Listing!

### 48 La Vuelta

Stunning 4 bed/ 3 bath mid-century contemporary in Orinda Country Club neighborhood. First time on market! **\$1,279,000**

## MORAGA



### 651 Moraga Road # 15

Peaceful upper end single level 3 bed/ 2 bath condo w/ updated kitchen & baths. Washer & dryer included. **\$640,000**

## LAFAYETTE



### 44 Prado Way

Private gated 3 bed/ 3.5 bath on 19.9 acres with 2 additional rooms in highly coveted neighborhood. **\$4,275,000**

## LAFAYETTE



### 3554 Springhill Road

Upgraded spacious 5 bed/ 4.5 bath contemporary of 5983 sqft at end of Springhill. Includes private office. **\$3,988,000**

## LAFAYETTE



### 3971 Canyon Road

Private gated 6 Bed/ 4 Bath/ 2 Half bath estate including two-story guest house located in desirable Happy Valley. **\$3,175,000**

## LAFAYETTE



### 3696 Happy Valley Road

Private gated 6 bed/ 6.5 bath 5500 sqft custom home including chef's kitchen, guest house, & pool on flat .85 acres. **\$2,795,000**

## ALAMO



New Listing!

### 180 Alamo Square

Updated 2 bed/ 2.5 bath 1757 sqft townhome in gated complex. Gorgeous creekside setting w/ wooded views. **\$829,000**

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Village

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It's Village. Of Course.

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