

Lamorinda OUR HOMES

Lamorinda Weekly Volume 14 Issue 26 Wednesday, February 17, 2021



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Let the sun shine in!



A variety of daffodils bloom along with Chinese fringe.

By Cynthia Brian

*"When the moon is in the Seventh House
And Jupiter aligns with Mars
Then peace will guide the planets
And love will steer the stars.*

This is the dawning of the Age of Aquarius."

~ Lyrics to Age of Aquarius by The 5th Dimension

Astrologers don't agree that it is the dawning of the Age of Aquarius, but one thing is certain, until Feb. 18, we are living under the sign of Aquarius. It has not felt like winter as the sun has been shining daily with only sporadic bouts of drizzle. In the past two weeks, gardens have burst into bloom as the days are warmer and brighter.



Fragrant flowering pear attracts bees.

Photos Cynthia Brian

Here in my yard, spring has sprung a full month ahead of schedule. The peach tree buds display their glorious magenta hues, the daffodils stretch their necks to the heavens, and camellias didn't take a bloom break. Throughout our neighborhoods, evergreen pear trees are in full flower. Birds are feathering their nests, the frogs have begun their mating croaks, and worms are busy loosening the soil.

Our reservoirs are not yet at capacity and we desperately need more rain. Since the groundhog went back into her hole, I'm hopeful that we will still get much-needed precipitation.



Lafayette ~ 29 Sanford Lane ~ Pending

SF 5,150 | BD 5 | BA 4.5 | AC .57 | CAR GAR 3 | \$3,695,000

Multiple offers! This is another good example of how strong the market is.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	13	\$1,008,000	\$4,395,000
MORAGA	11	\$387,500	\$2,250,000
ORINDA	8	\$280,000	\$3,000,000

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

- 875 Birdhaven Court, \$1,347,000, 4 Bdrms, 1749 SqFt, 1950 YrBlt, 12-28-20,
Previous Sale: \$1,300,000, 04-22-19
- 1149 Brown Avenue, \$1,685,000, 3 Bdrms, 1870 SqFt, 1955 YrBlt, 12-30-20
- 3396 East Terrace, \$2,120,000, 3 Bdrms, 2230 SqFt, 1955 YrBlt, 12-31-20,
Previous Sale: \$950,000, 05-20-13
- 3696 Happy Valley Road, \$2,400,000, 5 Bdrms, 4764 SqFt, 2000 YrBlt, 12-31-20,
Previous Sale: \$2,210,000, 11-30-05
- 393 Hermosa Court, \$2,395,000, 4 Bdrms, 2853 SqFt, 1953 YrBlt, 01-06-21,
Previous Sale: \$701,000, 09-22-00
- 3699 Highland Road, \$1,225,000, 4 Bdrms, 1727 SqFt, 1949 YrBlt, 01-06-21,
Previous Sale: \$450,500, 07-26-11
- 3350 Hillside Terrace, \$1,975,000, 5 Bdrms, 4019 SqFt, 1973 YrBlt, 01-06-21
- 3963 Los Arabis Drive, \$2,155,000, 3 Bdrms, 2185 SqFt, 1950 YrBlt, 12-30-20,
Previous Sale: \$1,900,000, 04-29-16
- 3235 Mt Diablo Court #205, \$1,950,000, 2 Bdrms, 2211 SqFt, 2019 YrBlt, 12-29-20
- 3560 Old Mountain View Drive, \$1,008,000, 3 Bdrms, 1662 SqFt, 1949 YrBlt, 12-30-20,
Previous Sale: \$472,000, 04-15-02
- 141 Peaceful Lane, \$1,650,000, 5 Bdrms, 3918 SqFt, 1977 YrBlt, 01-04-21,
Previous Sale: \$1,165,000, 12-17-10
- 513 Silverado Drive, \$1,875,000, 5 Bdrms, 2724 SqFt, 1964 YrBlt, 12-28-20,
Previous Sale: \$1,400,000, 02-26-14
- 3428 Woodview Drive, \$4,395,000, 5 Bdrms, 5824 SqFt, 1990 YrBlt, 01-08-21,
Previous Sale: \$805,000, 04-01-91

MORAGA

- 35 Arroyo Drive, \$1,535,000, 4 Bdrms, 2419 SqFt, 1961 YrBlt, 01-06-21
- 142 Ascot Court #3, \$490,000, 2 Bdrms, 945 SqFt, 1971 YrBlt, 01-06-21,
Previous Sale: \$410,000, 04-23-07
- 1501 Camino Peral, \$800,000, 3 Bdrms, 1440 SqFt, 1973 YrBlt, 12-29-20
- 33 Laird Drive, \$1,215,000, 4 Bdrms, 1576 SqFt, 1960 YrBlt, 12-29-20
- 140 Miramonte Drive, \$387,500, 2 Bdrms, 1742 SqFt, 1965 YrBlt, 12-28-20,
Previous Sale: \$57,500, 03-16-15
- 148 Miramonte Drive, \$799,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 12-29-20,
Previous Sale: \$187,000, 04-01-89
- 1325 Rimer Drive, \$1,041,000, 3 Bdrms, 1667 SqFt, 1963 YrBlt, 12-28-20
- 224 Sandringham Drive, \$2,250,000, 4 Bdrms, 2577 SqFt, 1974 YrBlt, 01-05-21,
Previous Sale: \$1,500,000, 07-19-13
- 8 Via Barcelona, \$940,000, 3 Bdrms, 2417 SqFt, 1985 YrBlt, 12-28-20,
Previous Sale: \$629,000, 04-13-12
- 811 Villa Lane #2, \$508,500, 2 Bdrms, 952 SqFt, 1968 YrBlt, 01-08-21,
Previous Sale: \$150,000, 06-23-99
- 11 Williams Drive, \$1,825,000, 4 Bdrms, 2552 SqFt, 1985 YrBlt, 01-07-21,
Previous Sale: \$1,460,000, 06-09-16

ORINDA

- 10 Bates Boulevard, \$1,415,000, 4 Bdrms, 2030 SqFt, 1956 YrBlt, 12-28-20,
Previous Sale: \$1,415,000, 10-28-20
- 15 Briones Vwx, \$280,000, 4 Bdrms, 3146 SqFt, 1967 YrBlt, 12-31-20
- 138 Fiesta Circle, \$975,000, 3 Bdrms, 1450 SqFt, 1956 YrBlt, 12-30-20,
Previous Sale: \$422,500, 03-01-98
- 11 Ivy Drive, \$825,000, 3 Bdrms, 1572 SqFt, 1952 YrBlt, 01-06-21
- 9 Loma Vista Drive, \$1,050,000, 4 Bdrms, 2327 SqFt, 1940 YrBlt, 12-29-20,
Previous Sale: \$920,000, 09-30-20
- 11 Rae Drive, \$1,685,000, 4 Bdrms, 1812 SqFt, 1962 YrBlt, 01-04-21,
Previous Sale: \$1,065,000, 07-13-07
- 48 Rheem Boulevard, \$3,000,000, 5 Bdrms, 3688 SqFt, 1953 YrBlt, 01-05-21,
Previous Sale: \$2,425,000, 06-03-16
- 6 Valencia Road, \$1,975,000, 5 Bdrms, 2796 SqFt, 1954 YrBlt, 01-04-21,
Previous Sale: \$1,625,000, 10-02-14

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Care, feeding and fixing your garbage disposal



Photo provided

The bottom of garbage disposals have a circuit breaker button than can be pushed when the breaker trips.

By Jim Hurley

Remember Fred Flintstone's disposal? (Or am I just really old?) The little dinosaur would sleep under the sink, and they would poke it with a stick to wake it up to eat their scraps. We have evolved, but in principle your disposal is the same, right down to the growling, slurping noises it makes.

Of all the appliances in your kitchen, the garbage disposal works the least. This lazy machine sits idly by for hours on end while your refrigerator keeps things cold, the dishwasher keeps things clean, and your oven and stove make things hot for prolonged periods of time. The disposal waits under the sink for someone to turn it on and feed it.

Now consider that last sentence: the phrase, "turn it on and feed it," in that order, is all you ever need to know about keeping your disposal

running smoothly for its lifetime. The process is to start running water, turn on the disposal, and then push your scraps down past the rubber stopper. Starting running water before you start your disposal washes the debris down as the grinder works, instead of having to push a mass of pre-ground waste through the drain line.

Your disposal could run for a very long time if you simply turn it on before you put stuff in it. The empty disposal motor can get up to speed and then take on whatever you throw at it except, of course, for silverware, bottle caps, and fibrous food waste like corn husks and banana peels.

It might be a little intimidating to think of turning on the disposal before feeding it. There are those scenes in horror films where the disposal reaches up and grabs someone's hand and pulls them down the drain. Trust me, the disposal blades are four inches below the rubber stoppers at the opening and they stay there on the bottom. It is perfectly safe to put things in the top while it is running, just keep your fingers on the topside of that little rubber strainer.

But what can you do when you flip the switch for the garbage disposal and – nothing? Do not despair; the following steps can have you back in the grind quickly. First, turn the switch back off, make sure it is off because the next step is to put your hand down the drain and pull out the material you were trying to

grind away. You can always unplug the disposal under the sink if you're not sure the switch is off. Confirm that you did not drop a measuring spoon or bottle cap down there along with the food scraps. If the sink is holding water, the drain is plugged so keep removing the junk in the disposal until the water can run out.

Next, test to see if the disposal has power. This requires a quiet room. Turn on the switch and listen for signs of life from the motor, any clicking noise or hum is good. Quickly shut off the switch once you have listened. Did it hum? Good, you have power, but something is still stuck in the grinder. We'll get to that.

If it didn't hum, get a flashlight and look under the sink. Built into the bottom of the disposal, there is a little circuit breaker. The breaker has a button that pops out when it trips. Push it with your finger; it should go up and stay up in the housing. If it does, turn on the switch above and see if the disposal works. If the disposal doesn't try to work or even make a hum, check the circuit breaker switch in the electrical panel. If the circuit breaker is on, and you don't get any signs of life from the disposal, it's time for a new one.

When you have power and it still won't grind, make sure the

switch is off and reach in to feel around for any objects that should not be in there. If you can't find anything, or if it is wedged too tight to remove, the next step is to find a 1/4-inch hex wrench (typically one comes with the disposal).

Once you have that, look for the socket in the center of the bottom of the disposal, insert the hex wrench and twist one direction. If it doesn't move, try the other direction. If it is not moving either way, try jiggling back and forth a little. What you're doing is trying to turn the motor of the grinder to unstick whatever is lodged in there. If you can get the wrench to turn in a complete circle, you've got it! (Be sure to remove the wrench from the socket before turning the disposal on again.)

Make sure the disposal is off and reach back in to see if you can remove whatever you have dislodged. Then turn on the water and turn on the disposal. You should be back in business.

Jim Hurley is an independent handyman with over 25 years of experience in residential repairs. Hopefully this free advice is helpful to someone attempting Do-It-Yourself home repairs. The information presented is intended for informational purposes and for use by persons having appropriate technical skill, at their own discretion and risk.



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Cynthia Brian's Garden Chores for February

Roses

Pruning: Roses need to be pruned to allow for them to thrive. You'll need pruning shears, loppers, a pruning saw, and gloves. Cut out dead or woody stems as well as any diseased or damaged stems. If you have rambling roses, allow them to ramble unless you need them contained. With climbers, cut the previous year's flowering shoots. For hybrid teas and floribundas, prune the stems by 2/3. With shrub roses, cutting back to a 1/3 for single flowering and 1/3 to 2/3 for repeat flowering. Pruning will ensure a beautiful, long-lasting blooming season. Keep in mind if you want smaller plants, you may prune harder. Make sure to nicely shape your bushes. If you have the room, select canes to plant elsewhere or give to a friend. You can plant the canes directly in the ground or in pots to root. Dip canes in a rooting powder before planting.

Bare-Root Planting: Through early spring you can plant bare-root roses.

- Make sure the soil isn't frozen or water-logged.
- Choose an area that receives a minimum of four hours of sunlight daily. The more sun, the better your bush will grow.
- Rehydrate your bare-root in a bucket of water overnight.
- Remove weeds and rocks from the area where you will dig the hole and loosen the soil with a garden fork.
- Dig a hole with a spade approximately 16" x 20" or whatever is necessary for the roots to spread.
- Add a few handfuls of compost or rose soil to the hole.
- Remove the rose from the bucket and place in the hole. The bottom of the stems need to be 2-3" below the top of the hole.
- Replace the original soil, the tap down with your foot.
- Water.

Other Goddess Gardener Tips

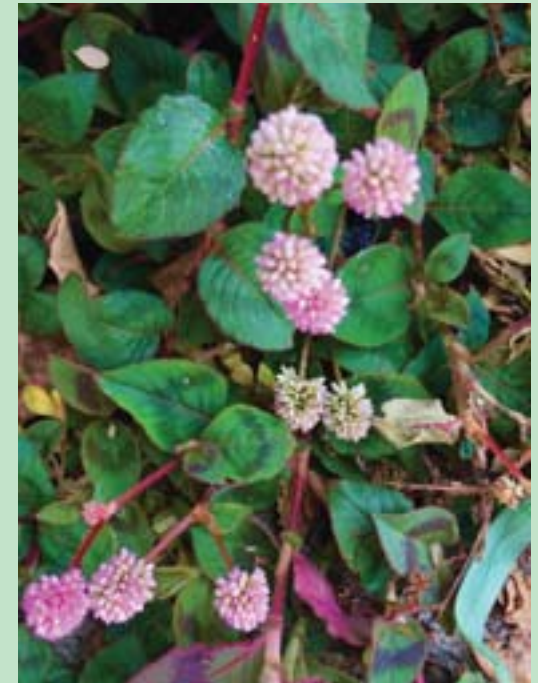
- FERTILIZE your trees, shrubs, and ground covers.
- SCATTER snail bait around your garden.
- APPLY a systemic insecticide to roses to prevent the first flush of aphids in the spring.
- SPRAY roses, citrus trees, fruit trees, evergreen pear trees, and crape myrtles with a dormant oil.
- PICK UP and discard fallen camellia blooms.
- CUT a branch from a budding peach tree to watch the flowers unfurl.
- PLANT a few of my favorite specimens:
- To attract hummingbirds: Fringe-love lies bleeding (*Amaranthus caudatus*) boasts striking red hanging plumage. Columbine (*Aquilegia*) is a perennial with clouds of bell-shaped flowers in several colors. A loquat tree offers flowers that hummingbirds crave.
- Drought-resistant, no maintenance ground cover: Pink Knotweed
- Shade plant with distinctive colors: Hellebores
- For Borders: Bergenia
- Shrub that cascades: Purple potato plant

As we leave the sign of Aquarius and enter the horoscope of Pisces, let's pray that the lyrics from the Age of Aquarius ring true throughout 2021.

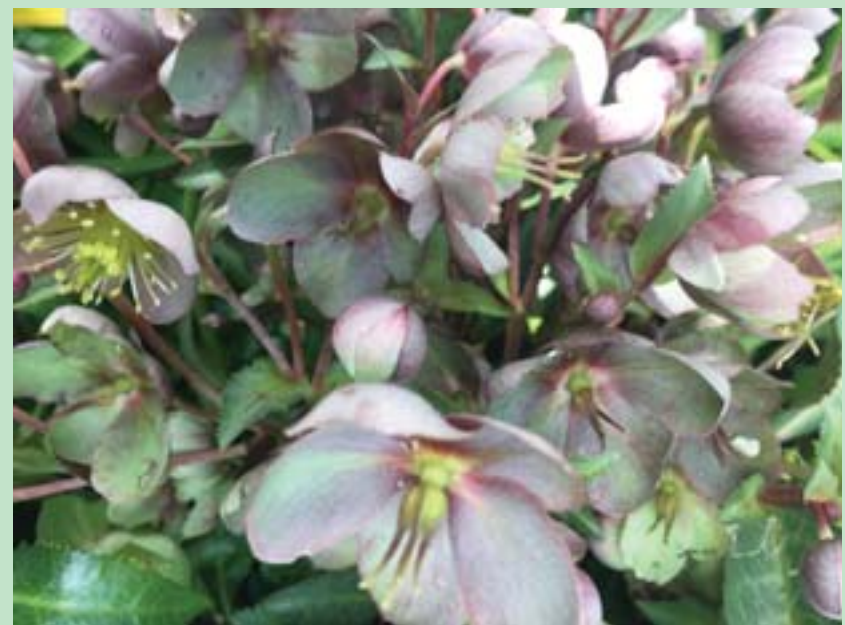
"Harmony and understanding
Sympathy and trust abounding
No more falsehoods or derisions
Golden living dreams of visions
Mystic crystal revelation
And the minds true liberation"

Let the sun shine, let the sun shine in! And, please let it rain this next month.

Happy Gardening! Happy Growing!



Pink knotweed (*Persicaria capitata*) is a perennial ground cover with non-stop pink pom pom blooms



Hellebores common name is Lenten Rose as they begin blooming around the first days of Lent.

Photos Cynthia Brian



Bergenia is tolerant of wet soil and can be grown around ponds and fountains.



Cynthia Brian in the Age of Aquarius.

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.

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. Receive a FREE inspirational music DVD.

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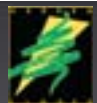
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ORINDA



33 Dias Dorados

Lovingly restored Spanish-Mediterranean 6 bed/ 6 bath/ 2 half bath home w/ guesthouse on 1.67 gated acres.

\$4,350,000

ORINDA



20 Oak Court

One of Orinda's last near-acre VIEW properties that is ready to build on & is in a mature neighborhood. Great views!

\$875,000

ORINDA

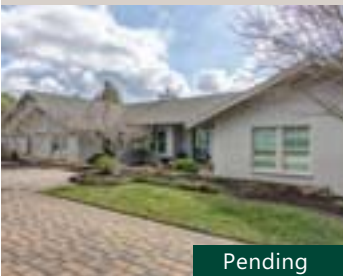


67 Brookwood Road # 3

Rarely available 2 bed/ 1 bath first floor condo in charming Orinda Oaks, close to BART, shops, theater & restaurants.

\$550,000

LAFAYETTE

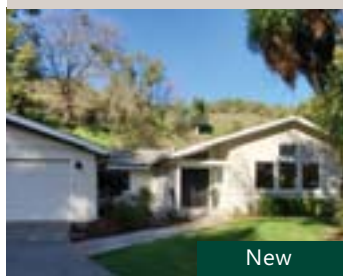


3295 Phillips Road

Majestic .60 acre estate setting, 5 bed/ 3.5 bath home offering approx. 4200 sqft of stylish living spaces in the coveted trail

\$2,650,000

LAFAYETTE



120 Marsha Place

Lovely 4 bed/ 2.5 bath w/ deck, patio, planting beds, & play area on popular cul-de-sac in Burton Valley.

\$1,850,000

LAFAYETTE



1084 Brown Avenue

Single story 3 bed/ 2.5 bath remodel w/ built-in BBQ & patio area off kitchen + grass play area & large patio. Mt Diablo views!

\$1,649,000

LAFAYETTE



1000 Dewing Avenue #307

Single level 3 bed/ 2 bath 1568 sqft condo close to vibrant downtown Lafayette w/ private patio & in-closet laundry.

\$1,185,000

WALNUT CREEK



15 Beisheim Lane

Newer two story 5 bed/ 4 bath w/ patio, large grass play area, built-in BBQ island, hot tub, & views of Mt. Diablo.

\$1,995,000

WALNUT CREEK



2729 Ptarmigan Drive # 1

Much-desired level-in condo w/ 2 bed/ 2 bath + den. Washer & dryer included. Great location overlooking lawn & redwoods.

\$800,000

BERKELEY



751 Spruce Street

Updated 4 bed/ 3 bath Mediterranean style home w/ charming vintage details & view of the bay.

\$1,640,000

ALAMO



10 Serenity Lane

Majestic gated 12 bed/ 13 bath/ 3 half bath chateau w/ vineyard, 20 showcase car barn, & trophy club room.

\$19,500,000

The Village Associates:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore

Linda Ehrich
Joan Evans

Linda Friedman
Claudia Gohler

Dexter Honens II
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
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Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392