

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 1 Wednesday, March 3, 2021



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Looking out



Plum tree with white blossoms.

By Cynthia Brian

"The heart is like a garden. What seeds will you plant there?" ~ Buddha

The first vista I witness every morning as I traipse downstairs in my pink fluffy slippers to grab a cup of java invigorates my day. Outside my stairwell window, a tall crimson camellia tree sways in the breeze flanked by a shimmering evergreen flowering pear. Rounding the corner, I look to my right. Through the handmade stained-glass arch, winter and spring commingle. The bright cerise flowers of the peach tree frame the hillside carpeted by sprouting ranunculus, anemones, and hundreds of daffodils in a myriad of colors and textures: yellow on yellow, white and yellow, peach and white, white with white, orange and yellow. Frilly, singles, doubles, clusters ... all with throats singing to the sky. Bare branches of



Columbine blooms alongside the wild strawberry. Photos Cynthia Brian

pistache trees hug the redwoods. Butter-hued Meyer lemons hang like well-placed ornaments. I never fail to be awed by the majesty and beauty regardless of the season.

Looking out to my colorful panoramas was carefully planned many years ago when I planted the first seeds and bulbs. Bringing the outdoors in has always been a priority for me. For over two decades I practiced interior design as a professional member of the American Society of Interior Designers. I believe that our landscape is an extension of our homes and as such must reflect our moods, tastes, personalities, and preferential palettes. For me, color is an essential element to my happiness. When I look through a window, I want to see my internal penchants reflected by nature. Looking out is looking in.

... continued on Page D12

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	9	\$1,005,000	\$2,895,000
MORAGA	7	\$595,000	\$1,825,000
ORINDA	6	\$630,000	\$2,660,500

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

3399 Angelo Street, \$1,650,000, 4 Bdrms, 2055 SqFt, 1947 YrBl, 01-13-21,
Previous Sale: \$1,220,000, 03-27-15

8 Cherry Hills Court, \$1,005,000, 4 Bdrms, 1707 SqFt, 1963 YrBl, 01-13-21

725 Los Palos Drive, \$2,050,000, 3 Bdrms, 1917 SqFt, 1941 YrBl, 01-19-21,
Previous Sale: \$265,000, 05-01-87

946 Oak View Circle, \$2,000,000, 4 Bdrms, 3136 SqFt, 1948 YrBl, 01-15-21,
Previous Sale: \$1,032,500, 11-13-18

1698 Reliez Valley Road, \$2,895,000, 4 Bdrms, 4021 SqFt, 2018 YrBl, 01-14-21,
Previous Sale: \$1,237,500, 07-21-16

30 Southampton Place, \$1,650,000, 3 Bdrms, 2424 SqFt, 1972 YrBl, 01-15-21

3370 Stage Coach Drive, \$2,100,000, 4 Bdrms, 4069 SqFt, 1989 YrBl, 01-08-21,
Previous Sale: \$1,975,000, 08-06-15

1207 Woodborough Road, \$1,600,000, 5 Bdrms, 2934 SqFt, 1975 YrBl, 01-08-21,
Previous Sale: \$1,305,100, 04-09-15

3342 Woodview Court, \$1,225,000, 4 Bdrms, 2168 SqFt, 1976 YrBl, 01-11-21,
Previous Sale: \$290,000, 04-01-88

MORAGA

315 Constance Place, \$1,815,000, 4 Bdrms, 2705 SqFt, 1974 YrBl, 01-15-21,
Previous Sale: \$1,625,000, 08-25-18

789 Country Club Drive, \$1,166,500, 3 Bdrms, 1953 SqFt, 2019 YrBl, 01-11-21

78 Greenfield Drive, \$1,435,000, 4 Bdrms, 2244 SqFt, 1974 YrBl, 01-22-21,
Previous Sale: \$864,000, 06-07-04

2 Magee Court, \$1,825,000, 3 Bdrms, 2920 SqFt, 1984 YrBl, 01-08-21,
Previous Sale: \$1,625,000, 05-21-14

651 Moraga Road #10, \$595,000, 3 Bdrms, 1418 SqFt, 1962 YrBl, 01-08-21,
Previous Sale: \$500,000, 09-19-18

1900 School Street, \$1,450,000, 4 Bdrms, 2160 SqFt, 1971 YrBl, 01-11-21,
Previous Sale: \$369,000, 09-01-88

37 Sullivan Drive, \$1,500,000, 3 Bdrms, 2013 SqFt, 1964 YrBl, 01-13-21

ORINDA

108 Casa Vieja Place, \$1,765,000, 5 Bdrms, 3085 SqFt, 1966 YrBl, 01-15-21

8 Frogs Leap Way, \$2,450,000, 4 Bdrms, 3316 SqFt, 2014 YrBl, 01-19-21,
Previous Sale: \$1,900,000, 09-18-15

245 Ivy Place, \$1,350,000, 4 Bdrms, 1759 SqFt, 1968 YrBl, 01-08-21

12 Paintbrush Lane, \$2,660,500, 5 Bdrms, 4109 SqFt, 2019 YrBl, 01-13-21,
Previous Sale: \$640,000, 02-09-18

120 Spring Road, \$1,320,000, 4 Bdrms, 2009 SqFt, 1973 YrBl, 01-07-21,
Previous Sale: \$740,000, 06-19-07

8 Wildwood Road, \$630,000, 4 Bdrms, 2790 SqFt, 1963 YrBl, 01-07-21,
Previous Sale: \$300,000, 12-01-91

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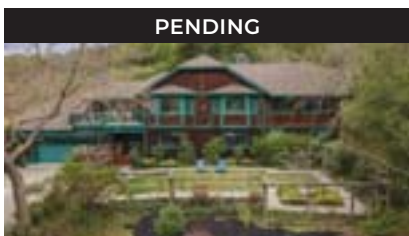


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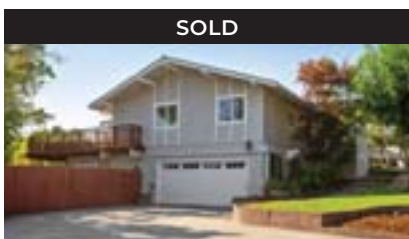
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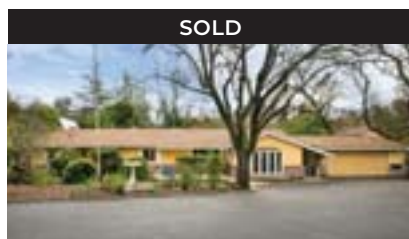
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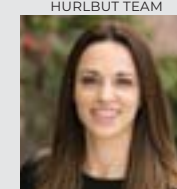
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Mending fences



Large postholes are needed for sturdy fence post installation.



Photos Jim Hurley

By Jim Hurley

To paraphrase Johnny Cash, “Because you’re mine, I fence the line.” If you are building a new fence or replacing an old one on a property shared with a neighbor it would be wise to have a surveyor come and mark the property line from corner to corner. Your neighbor should be willing to share the expense of the new fence. Talk to your neighbor before you start and decide on the style of fence you want and how to split the cost. If you and your neighbor strongly disagree, California has laws regarding fences between properties, but let us hope it does not come to that.

After building several miles of fence in my time, I have come to this conclusion: Hire a fencing company for long lengths of fence. They will give you a fixed bid (get two or three bids, if you like to negotiate). They can bid low because they hire cheaper labor, get their materials at bulk rates, and are motivated to get the job done quickly. If you have a small repair or a short span to replace, then call a handyman service. The fencing contractors will bid high on little jobs to cover their overhead and a handyman might charge by the hour. If you are feeling

vigorous and enjoy digging postholes, the DIY route is your option.

Use stakes and a sturdy string line to mark a straight fence line. The fence posts should be at equal intervals whenever possible.

Make your design decisions before you start. Your first option is to copy the fence nearest the one you are building for continuity, considering cost, availability, design esthetic, and your neighbors. If you do not care for that style, Google “fence images” to find a style you like. There are a large variety of fence materials.

Digging postholes can be a challenge. I just spent four hours pounding out four postholes for my new replacement fence. The original fence was built in 1974 and from the look of things, it was never replaced. Instead, whenever the old posts rotted out, the owners would attach another post next to it, called “sistering,” which is like putting a splint on a broken limb. At this point, our fence is no longer a candidate for patching and replacing a few posts. So, I was digging out lots of old concrete to put in new posts.

The first tool you need to dig a posthole is a clamshell digger. But the most valuable tool for digging a posthole is a digging bar. A steel digging bar is like an eight-pound pick in a

straight line. My favorite (yes, I have several) has a point on one end and a chisel wedge on the other. The clamshells are excellent for pulling dirt out of the posthole, but they are not strong enough to break concrete. The digging bar is your best friend for loosening hardpan soil and breaking up old fence post concrete.

The digging bar technique takes a little practice; you lift the bar just slightly over the hole and pitch it down, then give the bar a wiggle from side to side. Let the weight of the bar do the work. Use the bar to loosen soil in the hole and then use the clamshells to clean the loose soil out.

To remove old concrete, use your digging bar to attack the corners of the square opening the rotted post left behind. If you are lucky the block will split at the corners and you can break up whole sections to pull out in big chunks.

There are several schools of thought on setting the perfect fence post. I have tried them all with varied results. Pick a method that you are comfortable with and do not spend too much time worrying about it. Just make sure it is in line with the other posts and level.

If you have the luxury to choose a time, the best time of year for digging is in spring. The ground should be soft but not too wet and the air will be cool. There are some who recommend soaking the area with water prior to digging, but I prefer to avoid slogging through the resulting mud. Also, the Lamorinda area soil has a high clay content and sticks to the clamshells when wet. You will find yourself fighting to get wet, sticky mud off the diggers with every scoop.

With the right tools and favorable weather, building your own fence can be satisfying exercise with a visible reward. With perseverance and perspiration, your new fence will provide a solid line on your property for years to come.

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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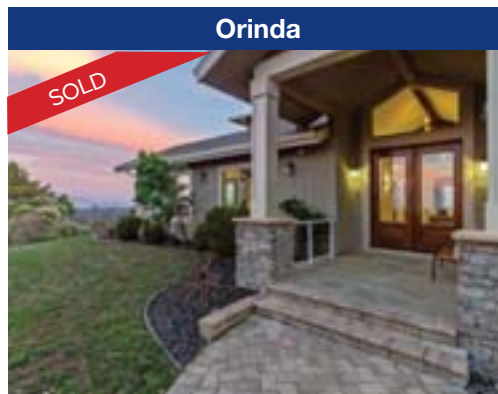
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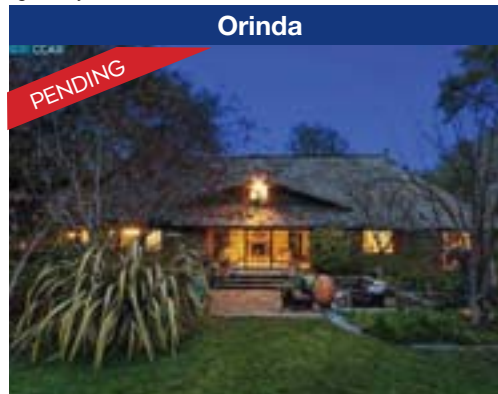
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Lafayette

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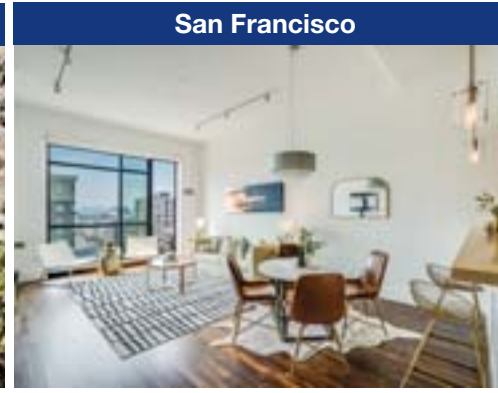
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SOLD \$1,665,000



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Looking out the window to flowering pear and camellia tree.



Perennial chartreuse Lenten rose (hellebore) is deer-resistant and water-wise.

Digging Deep with Goddess Gardener, Cynthia Brian

Looking out

... continued from Page D1

With less than three weeks to go before the vernal equinox, this is an auspicious time to contemplate how we want to orient our window views for the future. When you look out your windows, what do you want to see? Do you want flowering or fruiting trees? Do you want a monochromatic design? Are you like me and want to luxuriate in color? Are bulbs the surprise you anticipate yearly, or do you prefer planting annuals and perennials?

My garden is abloom with pear, peach, and plum trees. Orange, tangerine, tangelo, lemon and lime trees are filled with ripening fruit. Daffodils blanket the landscape, tulips are beginning to pop, columbine, wild strawberry, and vinca minor are flush with flowers. I couldn't finish pruning all my rose bushes because so many were still budding. Nature orchestrates a steady stream of amazement.

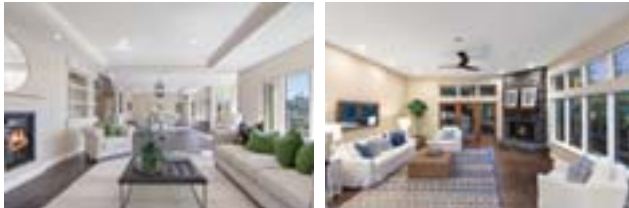
Although the nights are still cool, the days are warming allowing the soil temperatures to rise. Weeds are rapidly sprouting, and the ground can be worked in preparation for seeding and planting. Read garden catalogs or books for ideas on how to design spaces that will offer you years of enjoyment. I'm preparing beds in full sun where I'll scatter seeds of Lauren's dark grape poppies. Poppies can handle frost and bloom best when started in early spring. These seedlings will emerge within 14 days. The flowers will boast four-to-five inch chalice-shaped flowers in a showy port wine hue and they will self-sow for future enjoyment.

Another favorite perennial plant that I'm adding to my garden is the Lenten rose, or hellebore. These plants that feature chartreuse, white, pink, and purple flowers with evergreen foliage are hummingbird friendly, deer-resistant and water-wise. They thrive in part sun to full shade and are hardy to minus 30 degrees Fahrenheit.

What will you plant in your spring garden as you look out?



SORAYA GOLESORKHI
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NEW LISTING

550 ORINDAWOODS DRIVE, ORINDA

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VANGUARD PROPERTIES

EAST BAY TOP PRODUCER 2020



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GET TO KNOW OUR GROWING EAST BAY TEAM!

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Cynthia Brian's March Gardening Guide

- **RESTORE** your mental and physical healthy by planting a beautiful vista outside your windows.
 - **FILTER** your indoor air with houseplants. According to NASA, 87% of volatile organic compounds are removed by live plants naturally. Now that is nothing to sneeze over!
 - **RETHINK** the design of your landscape to coincide with your interior spaces.
 - **PULL** weeds as they sprout.
 - **PERUSE** garden catalogs to plan a 2021 victory garden of healthy vegetables and herbs.
 - **FERTILIZE** lawns.
 - **SCATTER** slug and snail bait.
 - **REACH** horticultural heights with a selection of flowering trees and shrubs.
 - **SUPPORT** the Moraga Garden Club's project, Moraga for Monarchs, by helping to install a Monarch Butterfly Habitat and Education Garden at Rancho Laguna Park. Visit www.moragagardenclub.com.
 - **FORCE** branches of crabapple, quince, forsythia, and red bud by placing your tree prunings in a bucket of water in a dark place until the buds swell. Move the branches to a beautiful vase filled with warm water and enjoy the show. Change the water daily and add a few drops of bleach to ward off bacteria.
 - **TRIM** dead foliage from your ornamental grasses using sharp hedge clippers.
 - **PICK** up camellias blossoms that have fallen to the ground. Decaying blooms harbor petal blight.
 - **AERATE** your lawn. The soil is compacted from winter rains and foot traffic. Leave the plugs to add nutrients back into the grass.
 - **SPRINKLE** poppy seeds as spring advances.
- Happy Gardening. Happy Growing!



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



Daffodils at sunset. Photos Cynthia Brian



A glorious David Austin rose, Lady Hamilton, that has bloomed all year.



A favorite morning view of a plethora of daffodils and flowers.



A LAFAYETTE FAMILY OASIS

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Cynthia Brian under her tangerine tree.

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.

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

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10 La Punta

Gated estate on secluded cul-de-sac w/ views of San Pablo reservoir, San Francisco Bay, & the mountains of Marin. **\$6,250,000**

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Lovingly restored Spanish-Mediterranean 6 bed/ 6 bath/ 2 half bath home w/ guesthouse on 1.67 gated acres. **\$4,350,000**

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New Listing!

7 Calvin Court

Charming two story 5 bed/ 2.5 bath w/ oversized bedrooms, big grassy area & brick patio. Close to town yet totally peaceful! **\$1,995,000**

ORINDA



New Listing!

65 Hillcrest Drive

Fabulously rebuilt 4 bed/ 2.5 bath California Rancher in heart of Glorietta in close proximity to 12 years of top schools. **\$1,795,000**

ORINDA



New Listing!

10 Valencia Road

Located in Del Rey neighborhood, this 4 bed + office/ 2.5 bath home has fenced vegetable garden, fire pit & sprawling lawn. **\$1,595,000**

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



New Listing!

6 Diablo Oaks Way

Stunning 5 bed/ 4.5 bath on .9 acre knoll w/ panoramic vistas, private park like yard, & easy proximity to the Trail! **\$2,195,000**

LAFAYETTE



1084 Brown Avenue

Single story 3 bed/ 2.5 bath remodel w/ built-in BBQ & patio + grass play area & large patio. Mt Diablo views! **\$1,649,000**

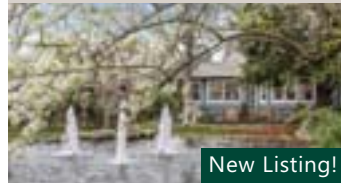
LAFAYETTE



1000 Dewing Avenue #307

Single level 3 bed/ 2 bath 1568 sqft condo close to downtown Lafayette w/ private patio & in-closet laundry. **\$1,649,000**

WALNUT CREEK



New Listing!

1918 Lakeshire Drive

Beautifully renovated 2 bed/ 2.5 bath overlooking lake w/ easy access to pool, gym, clubhouse, & golf course! **\$2,235,000**

WALNUT CREEK



2672 West Newell Avenue

Single story 4 bed/ 3 bath home in desirable West Newell enclave of Saranap w/ detached storage garage. **\$1,595,000**

WALNUT CREEK



1771 Poplar Drive

Updated single level 3 bed/ 1 bath home w/ deck, level lawn & gardens near top rated schools. Views of Mt. Diablo! **\$1,050,000**

WALNUT CREEK



New Price!

2729 Ptarmigan Drive # 1

Rossmoor level-in condo w/ 2 bed/ 2 bath + den. Washer & dryer included. Great location overlooking lawn & redwoods. **\$769,000**

WALNUT CREEK



150 Sharene Lane # 114

Well maintained first floor 1 bed/ 1 bath condo close to Iron Horse Trail, Walnut Creek Library & public transport. **\$330,000**

LIVERMORE



New Lot!

10 Storybook Lane

Perfect opportunity to build in amazing setting near Mt. Diablo on 8 acre gated parcel w/ room for horses & stable. **\$895,000**

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Village

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