

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 7 Wednesday, May 26, 2021



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Wildfire protection through landscaping



Photo Cynthia Brian

Drought-resistant Pride of Madeira grows well on hillsides but is considered flammable.

By Cynthia Brian

“Fire is never a gentle master.”~ Proverb

This past year most of our conversations have revolved around the pandemic, mask wearing, and questions about recovery and normalcy. With the impending drought, an urgent topic that is on the minds of Californians is the potential for wildfires. With increasing climate changes and the trend of global warming, it is not a matter of if we'll be faced with fires, it is when.

We can do our part to protect our property as best as possible through firescaping, a landscape design that reduces house and property vulnerability to wildfire. While enhancing the



A river rock canal provides some protection near structures.

beauty of the property and creating a defensible space, we surround the house with plants that are less likely to ignite. Fires respect no boundaries and fires don't honor property lines. With enough heat, almost everything burns.

Our neck of the woods is rural and wooded. We have minimal escape routes and must be extra vigilant. Many of the plants and trees growing throughout our area are highly flammable including pines, cypress, cedar, fir, bamboo, acacia, juniper, Pampas grass, rosemary, ivy, arborvitae, miscanthus, and eucalyptus. Coyote brush, although moderately fire-resistant when it is young and green, is highly combustible as it grows. It depends on fires to regenerate and

grows everywhere in our hills. These plants need to be removed or carefully supervised. Since heat moves up, fire speed and severity are stronger on slopes where vegetation management is crucial.

A defensible space is an area around a structure that has been cleared of ignitable debris and botanicals that may cause a public safety hazard. A watered, green lawn can be considered a defensible space. A large brick, stone, or gravel area could be part of a defensible space.

No plant is fireproof.

Under the right conditions, every plant will burn, especially those that are drought-stressed or not maintained. Pruning of all plants makes them less flammable. A “fire-safe” plant means that it tends not to be a significant fuel source with a chemical composition that resists heat and combustion. It is critical to keep plants around our homes well-tended and pruned as a fire protection tool. The closer plants are to the house, the more care is needed.

Every homeowner is responsible for managing their vegetation to meet fire district requirements. For Moraga-Orinda Fire District requirements, combustible materials must be two feet away from a structure and plantings no taller than two feet high. Low-growing ground coverings and green grass are suitable as well as river rock, gravel, or crushed granite. Trees that are within six feet of the structure need to be removed, specifically eucalyptus, pine, bamboo, and junipers.

Neighborhoods are encouraged to form a committee to receive advice from local fire professionals on how to be Firewise. Being Firewise is dependent on the diligence of everyone in a neighborhood to keep a property fire safe. All properties become indefensible when one neighbor has overgrown bushes, brush, or low hanging trees. Neighbors must protect neighbors by making certain their properties are maintained. Again, fires do not honor property lines. ... continued on Page D12

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	25	\$840,000	\$8,000,000
MORAGA	18	\$531,000	\$2,315,000
ORINDA	23	\$581,000	\$8,000,000

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

- 1201 Cambridge Drive, \$2,950,000, 4 Bdrms, 4179 SqFt, 1977 YrBlt, 04-05-21,
Previous Sale: \$715,000, 04-01-91
- 6 Diablo Oaks Way, \$2,625,000, 4 Bdrms, 3879 SqFt, 1997 YrBlt, 04-06-21,
Previous Sale: \$1,160,000, 05-15-99
- 1009 Dyer Drive, \$1,450,000, 3 Bdrms, 1713 SqFt, 1953 YrBlt, 04-08-21
- 3339 Dyer Drive, \$1,335,000, 4 Bdrms, 1732 SqFt, 1950 YrBlt, 04-12-21,
Previous Sale: \$992,000, 04-16-18
- 1012 El Curtola Boulevard, \$2,458,000, 6 Bdrms, 2612 SqFt, 1946 YrBlt, 04-15-21
- 3247 Elvia Street, \$2,200,000, 5 Bdrms, 3644 SqFt, 1989 YrBlt, 04-13-21,
Previous Sale: \$1,500,000, 06-17-05
- 15 Lombard Lane, \$2,650,000, 4 Bdrms, 4176 SqFt, 1992 YrBlt, 04-13-21,
Previous Sale: \$1,775,000, 03-09-04
- 320 Lowell Lane, \$2,750,000, 5 Bdrms, 2960 SqFt, 1968 YrBlt, 04-14-21,
Previous Sale: \$2,000,000, 04-06-18
- 625 Lucas Drive, \$2,912,500, 4 Bdrms, 3095 SqFt, 1958 YrBlt, 04-08-21,
Previous Sale: \$780,000, 06-16-99
- 11 Lucas Ranch Court, \$5,350,000, 5 Bdrms, 5639 SqFt, 2019 YrBlt, 04-15-21,
Previous Sale: \$1,200,000, 02-14-19
- 3279 Mt Diablo Court #16, \$840,000, 2 Bdrms, 1386 SqFt, 1986 YrBlt, 04-09-21,
Previous Sale: \$630,000, 01-28-19
- 20 Newell Court, \$1,330,000, 3 Bdrms, 1233 SqFt, 1949 YrBlt, 04-07-21,
Previous Sale: \$1,000,000, 04-18-18
- 2672 West Newell Avenue, \$1,715,000, 4 Bdrms, 2227 SqFt, 1949 YrBlt, 04-07-21
- 851 Paradise Court, \$1,620,000, 3 Bdrms, 1646 SqFt, 1955 YrBlt, 04-13-21,
Previous Sale: \$1,175,000, 08-09-14
- 3936 South Peardale Drive, \$3,150,000, 4 Bdrms, 3050 SqFt, 1950 YrBlt, 04-08-21,
Previous Sale: \$1,783,000, 10-26-12
- 120 Promintory Lane, \$8,000,000, 6660 SqFt, 2010 YrBlt, 04-08-21,
Previous Sale: \$1,060,000, 11-01-02
- 848 Santa Maria Way, \$3,350,000, 5 Bdrms, 3174 SqFt, 1955 YrBlt, 04-05-21,
Previous Sale: \$1,100,000, 08-24-00
- 373 Shire Oaks Court, \$1,525,000, 4 Bdrms, 1578 SqFt, 1962 YrBlt, 04-14-21,
Previous Sale: \$1,025,000, 10-09-20
- 3551 South Silver Springs Road, \$2,900,000, 4 Bdrms, 2959 SqFt, 1955 YrBlt, 04-14-21,
Previous Sale: \$1,545,000, 06-03-02
- 3439 St Marys Road, \$1,721,000, 3 Bdrms, 1958 SqFt, 1969 YrBlt, 04-15-21
- 3342 Sweet Drive, \$1,750,000, 4 Bdrms, 2219 SqFt, 1952 YrBlt, 04-13-21,
Previous Sale: \$555,000, 07-07-98
- 3 Wallabi Court, \$2,150,000, 5 Bdrms, 2688 SqFt, 1974 YrBlt, 04-05-21,
Previous Sale: \$1,550,000, 05-24-18
- 3368 Walnut Lane, \$1,530,000, 3 Bdrms, 2346 SqFt, 1978 YrBlt, 04-15-21
- 1004 Woodbury Road #301, \$2,345,000, 3 Bdrms, 2931 SqFt, 2015 YrBlt, 04-05-21,
Previous Sale: \$2,022,500, 05-04-16
- 3265 Wooded Creek Lane, \$1,749,000, 4 Bdrms, 2031 SqFt, 1961 YrBlt, 04-12-21,
Previous Sale: \$1,225,000, 11-03-20
- ### MORAGA
- 1964 Ascot Drive, \$580,000, 2 Bdrms, 1234 SqFt, 1973 YrBlt, 04-14-21,
Previous Sale: \$430,000, 07-10-06
- 1965 Ascot Drive #3, \$540,000, 2 Bdrms, 1130 SqFt, 1966 YrBlt, 04-06-21
- 1988 Ascot Drive #A, \$735,000, 3 Bdrms, 1472 SqFt, 1970 YrBlt, 04-06-21,
Previous Sale: \$695,000, 07-23-19
- 2016 Ascot Drive #B4, \$802,000, 3 Bdrms, 1682 SqFt, 1972 YrBlt, 04-06-21
- 754 Augusta Drive, \$1,515,000, 2 Bdrms, 1556 SqFt, 1974 YrBlt, 04-06-21,
Previous Sale: \$950,000, 08-11-17

... continued on Page D10

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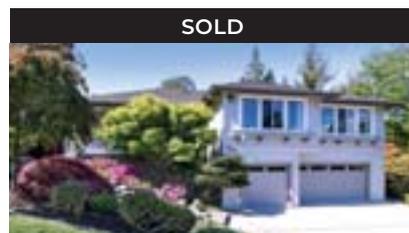
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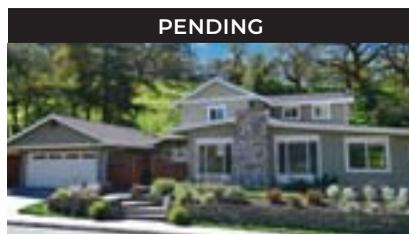
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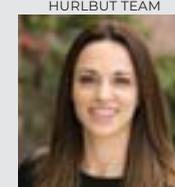
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The shocking truth about GFCI outlets

By Jim Hurley

In the third season of “Goliath” (a somewhat noir series, but worth watching if you haven’t), Diana and Wade Blackwood, portrayed by Amy Brenneman and Dennis Quaid, play an intense game where one of them sits in the bathtub full of water and the other throws in a toaster. Apparently, the thrill is in not knowing if the toaster is plugged in when it hits the water. Of course, I have a little trouble suspending disbelief because I know that building codes require GFCI outlets in any bathroom, kitchen, and outdoor area where water may be accessible. The submerged toaster would trip the GFCI outlet in the blink of an eye, cutting off power to the outlet, and no one gets electrocuted.

The Ground Fault Circuit Interrupter (GFCI) outlet is designed to save lives by preventing electrical shock. The GFCI device monitors the current passing through the outlet and automatically shuts off, when it detects an unrestricted flow.

By GFCI Device, I mean that odd outlet you see in homes with the buttons that say “TEST” and “RESET.” A GFCI outlet can also be installed to protect additional outlets connected in series further down the wire. But wait, there’s more! A GFCI Circuit Breaker could be installed in your electrical panel to protect every outlet on that circuit.

Hard to believe? Here is how it works: Your house outlets are wired as sets of circuits. Each circuit is attached to a breaker in your electrical panel. The wire goes through the wall to the first outlet in the circuit and on to the next like a daisy chain. By installing a GFCI breaker in the panel, all the outlets are under the super sensitive protection of that breaker. If one outlet pops the breaker, all the other outlets are shut off until you reset the breaker. This is great protection from shocks, but the downside is a trip to the electrical panel if it pops.

Some people install a GFCI outlet at every receptacle near water, but one outlet can actually protect other outlets on the same circuit. The outlet has two sets of screws for connecting wires, one is marked Load, where the power comes in, and the other is Line, where the wire and power continue to the next outlet. If additional outlets are added on the Line side of the GFCI outlet, the outlet will pop when any of those outlets sense an overload. In this case, you need to find the GFCI outlet that triggered to reset the rest of the outlets.

Here is where it can get tricky. One client called to say their garage door had stopped working. It turns out the outlet in the ceiling was protected by a GFCI outlet on a wall that was concealed by storage boxes. It took a while to find that. Another client had GFCI protection in her upstairs master bath, as required by code, but the GFCI outlet was located downstairs in the garage. That took a very long search to find.

The protection offered by the Ground Fault Circuit Interrupter is wonderful, until you find yourself searching for the place to restore power when it has popped. If an outlet has stopped working and none of your breakers have tripped, you need to find and reset the GFCI outlet somewhere in the middle. Though I do recommend to my clients that they put additional outlets on one GFCI if the protected outlets are in the same room. Or possibly, two bathrooms if they are near each other. The bottom line is, I never recommend you make toast while soaking in a tub.



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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.





63 La Cuesta, Orinda - \$2,900,000



10 El Sueno, Orinda - \$3,707,000



17 Camino Don Miguel, Orinda
Pending \$2,450,000



519 Miner Road, Orinda - \$8,000,000

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65 Hillcrest Drive, Orinda \$2,200,000



48 Rheem Blvd, Orinda - \$3,000,000



3423 Freeman Rd, WC - \$1,450,000



21 El Patio, Orinda - \$3,950,000



18 Woodside Glen Ct., Oakland- \$1,149,000



20 Jia Place, Moraga - \$1,751,000

In 2021, I'm helping with a lot of new address cards.

The market in the East Bay is booming! If you're thinking of buying or selling in Lafayette, Moraga, or in my hometown of Orinda, look no further. Let me help you find the right fit.

Buying luxury

63 La Cuesta, Orinda \$2,900,000
78 Greenfield Drive, Moraga \$1,435,000
754 Augusta Drive, Moraga \$1,515,000
146 Camino Sobrante, Orinda \$2,750,000
52 Evergreen, Orinda \$2,200,000
46 El Gavilan, Orinda \$1,825,000
17 Camino Don Miguel, Orinda \$2,450,000 (pending)

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DRE# 01301392





Lafayette ~ 918 Raintree Place ~ New Construction
4BD | 4.5BA | 3,672 SF | 1.27 Flat Acres | \$3,795,000



New construction by Matt Payne of Springhill Homes showcases a fresh and light-drenched contemporary farmhouse sprawling over 1.27 level acres near the former Kaiser Estate. The gorgeous creek-side

property offers an ultra-private mecca for outdoor entertaining and living under gorgeous towering oak trees. Additional features include a neutral palette of colors, smooth textured walls, dual pane windows, shiplap accent walls, high ceilings, and gorgeous crown molding. Bocce ball court and large pool/pool house site not pictured above.



Glenn and Kellie Beaubelle

925.200.5011

For more information:
TheBeaubelleGroup.com
Glenn@TheBeaubelleGroup.com
CABRE# 00678426, 01165322



Lamorinda home sales recorded

... continued from Page D2

MORAGA ... continued

- 44 Corliss Drive, \$1,600,000, 4 Bdrms, 2663 SqFt, 1964 YrBlt, 04-15-21
- 804 Country Club Drive, \$1,160,000, 3 Bdrms, 1743 SqFt, 1973 YrBlt, 04-16-21,
Previous Sale: \$742,500, 05-09-16
- 738 Crossbrook Drive, \$1,861,000, 4 Bdrms, 2261 SqFt, 1968 YrBlt, 04-05-21,
Previous Sale: \$131,500, 01-01-78
- 131 Donald Drive, \$1,725,000, 4 Bdrms, 2453 SqFt, 1957 YrBlt, 04-16-21
- 2145 Donald Drive #4, \$531,000, 2 Bdrms, 1190 SqFt, 1964 YrBlt, 04-05-21,
Previous Sale: \$280,000, 06-14-02
- 141 Greenbriar, \$1,575,000, 3 Bdrms, 2388 SqFt, 1985 YrBlt, 04-16-21,
Previous Sale: \$644,000, 12-04-00
- 5 Hansen Court, \$1,002,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 04-09-21,
Previous Sale: \$554,500, 06-22-04
- 7 Natividad Lane, \$1,015,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 04-16-21,
Previous Sale: \$860,000, 09-04-19
- 5 Newberry Place, \$2,315,000, 5 Bdrms, 2795 SqFt, 1970 YrBlt, 04-05-21,
Previous Sale: \$1,655,000, 04-17-15
- 1744 Saint Andrews Drive, \$925,000, 2 Bdrms, 1464 SqFt, 1974 YrBlt, 04-13-21,
Previous Sale: \$120,000, 09-01-77
- 1818 School Street, \$1,735,000, 4 Bdrms, 2417 SqFt, 1966 YrBlt, 04-06-21
- 115 Wallace Circle, \$1,213,000, 4 Bdrms, 2309 SqFt, 2019 YrBlt, 04-09-21
- 118 Wallace Circle, \$1,213,500, 4 Bdrms, 2309 SqFt, 2019 YrBlt, 04-08-21

ORINDA

- 55 Berkeley Avenue, \$1,975,000, 4 Bdrms, 2995 SqFt, 1961 YrBlt, 04-15-21,
Previous Sale: \$885,000, 08-05-19
- 73 Brookwood Road #35, \$581,000, 2 Bdrms, 882 SqFt, 1962 YrBlt, 04-07-21
- 21 Camino Del Diablo, \$1,765,000, 4 Bdrms, 3457 SqFt, 1946 YrBlt, 04-05-21,
Previous Sale: \$1,250,000, 06-07-13
- 146 Camino Sobrante, \$2,750,000, 3 Bdrms, 2535 SqFt, 1936 YrBlt, 04-06-21,
Previous Sale: \$2,095,100, 12-15-16
- 32 Claremont Avenue, \$1,100,000, 3 Bdrms, 1095 SqFt, 1957 YrBlt, 04-06-21,
Previous Sale: \$759,000, 06-24-13
- 5 Dale Court, \$1,375,000, 3 Bdrms, 1928 SqFt, 1950 YrBlt, 04-13-21
- 33 Dias Dorados, \$4,250,000, 6 Bdrms, 6244 SqFt, 1937 YrBlt, 04-06-21,
Previous Sale: \$3,500,000, 08-21-13
- 56 Dolores Way, \$1,750,000, 3 Bdrms, 2105 SqFt, 1951 YrBlt, 04-12-21,
Previous Sale: \$1,080,000, 07-29-14
- 17 Donald Drive, \$1,815,000, 4 Bdrms, 2433 SqFt, 1963 YrBlt, 04-06-21
- 34 Donna Maria Way, \$1,757,000, 3 Bdrms, 1969 SqFt, 1951 YrBlt, 04-08-21
- 47 Estabueno Drive, \$1,779,500, 4 Bdrms, 2147 SqFt, 1954 YrBlt, 04-08-21
- 52 Evergreen Drive, \$2,200,000, 3 Bdrms, 2744 SqFt, 1964 YrBlt, 04-09-21
- 9 Fleetwood Court, \$2,100,000, 5 Bdrms, 3075 SqFt, 1962 YrBlt, 04-05-21,
Previous Sale: \$1,327,500, 08-05-16
- 22 Greenwood Court, \$2,655,000, 5 Bdrms, 3319 SqFt, 1952 YrBlt, 04-15-21,
Previous Sale: \$750,000, 07-21-99
- 31 Honey Hill Road, \$2,200,000, 4 Bdrms, 2330 SqFt, 1955 YrBlt, 04-14-21,
Previous Sale: \$140,000, 06-15-05
- 129 Lombardy Lane, \$2,750,000, 4 Bdrms, 2550 SqFt, 1948 YrBlt, 04-15-21,
Previous Sale: \$2,045,000, 06-03-15
- 519 Miner Road, \$8,000,000, 5 Bdrms, 6400 SqFt, 2015 YrBlt, 04-05-21,
Previous Sale: \$3,000,000, 05-03-13
- 177 Moraga Way, \$1,925,000, 3 Bdrms, 2514 SqFt, 1940 YrBlt, 04-07-21,
Previous Sale: \$945,000, 07-07-14
- 116 Ravenhill Road, \$1,454,000, 2 Bdrms, 2141 SqFt, 1974 YrBlt, 04-15-21,
Previous Sale: \$970,000, 09-18-18
- 28 Tara Road, \$1,330,000, 3 Bdrms, 2112 SqFt, 1965 YrBlt, 04-12-21,
Previous Sale: \$925,000, 04-11-07
- 32 Via Farallon, \$1,555,000, 4 Bdrms, 1757 SqFt, 1952 YrBlt, 04-09-21
- 328 Village View Court, \$1,900,000, 3 Bdrms, 2080 SqFt, 1989 YrBlt, 04-09-21,
Previous Sale: \$1,800,000, 04-20-19
- 24 Watchwood Court, \$1,715,000, 3 Bdrms, 2541 SqFt, 1986 YrBlt, 04-09-21,
Previous Sale: \$1,275,000, 04-15-04

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Orinda

83 Tiger Tail Court \$3,595,000

5 BD / 4 BA. Beautiful Mark Becker Spanish Hacienda style charm yet modern vibe.

Melanie Snow 925-360-0344
 83tigertail.com Lic #0878893



Orinda

69 Windy Creek Way \$2,595,000

4 BD / 4.5 BA. Stylish and pristine w/views! Enjoy the Wilder amenities. pool, clubhouse, gym and more!

Soraya Golesorkhi 925-808-8390
 69windycreek.com Lic #01771736



Orinda

10 La Madronal \$1,899,000

4BD/3.5 BA plus versatile room. Stunning Views, outdoor kitchen, fireplace and firepit.

Vlatka Bathgate 925-597-1573
 www.10LaMadronal.com Lic#01390784



Orinda

PENDING 8 OFFERS

3 Totterdell Court \$1,775,000

4 BD / 3 BA. Stunning home in premium location with VIEWS!

Mary Beth MacLennan 925-324-6246
 Tony Conte 925-708-1396
 3totterdelct.com Lic#01480008 / 00959101



Orinda

SOLD

40 Camino Del Diablo \$1,730,000

First time on the market! Move right in. Fabulous Views.

Laura Abrams 510-697-3225
 40caminodeldiabo.com Lic#01272382



Orinda

SOLD

85 Orchard Road \$1,705,000

3 BD / 2.5 BA
 Sun filled single story Glorietta home

Laura Abrams 510-697-3225
 85Orchard.com Lic#01272382



Lafayette

PENDING 9 OFFERS

3776 Mosswood Drive \$1,395,000

4 BD / 2 BA / +- 1961 sq. ft. Single level on roughly .25 acre sparkling pool and stately oaks. Updates throughout.

Tom Stack 925-878-9964
 Tomstack.com Lic#01501769



Lafayette

SOLD

921 Dewing Avenue \$1,075,000

2 BD / 2.5 BA / +1,300 sq. ft. Sun-filled beautiful 2nd story, lovely views, vaulted ceilings, prime location.

Laura Abrams 510-697-3225
 921Dewing.com Lic#01272382



Lafayette

1061 Orchard Rd. \$1,075,000

Carmel Cottage walk to town and Bart, plus a detached studio.

Kelly Crawford 925-998-5599
 Bev Arnold 925-788-8516
 Lic#01327015 / 01154860



Moraga

SOLD

1009 Larch Ave \$1,249,000

3 BD / 2 BA
 Represented Buyers

Tom Stack 925-878-9964
 Tomstack.com Lic#01501769



Concord

SOLD 4 OFFERS

1816 Camino Estrada \$789,000

Represented Buyer

Tom Stack 925-878-9964
 Tomstack.com Lic#01501769



Walnut Creek

SOLD

3266 Ptarmigan Dr., #4A \$1,055,000

2 BD / 2 BA / 1,521 sq. ft. Stunning level-in condo in Rossmoor with Mt. Diablo view!

Mary Beth MacLennan 925-324-6246
 Tony Conte 925-708-1396
 Lic#01480008 / 00959101

ARRIVING SUMMER 2021



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Digging Deep with Goddess Gardener, Cynthia Brian

Wildfire protection through landscaping



Photo Cynthia Brian
Add gravel near a wooden porch to reduce flammability.



Agave is drought tolerant. All parts are toxic, except the flowers.

... continued from Page D1

Characteristics of highly flammable flora

- o Dry and dead leaves, twigs, branches
- o Abundant, dense foliage
- o Needles
- o Low moisture foliage
- o Peeling, loose bark
- o Gummy sap
- o Leathery, dry, or aromatic leaves
- o Content of terpene, oils, or resin
- o Dry uncut grasses

Characteristics of reasonably fire-resistant plants?

- o Hardy, slow-growing plants that don't produce litter or thatch.
- o Drought tolerant natives with internal high-water content.
Generally, but not always, California natives are more tolerant of fire and deer.
- o Trees with thick bark that restrict the growth of invasive shrub species and hardwood trees such as walnut, cherry, maple, and poplar are less flammable. Deciduous trees and shrubs are more fire-resistant because they have higher moisture content when in leaf, lower fuel volume when dormant, and usually do not contain flammable oils.
- o Supple, moist leaves with little to no sap or resin residue.
- o Low growing ground covers.
- o Bulbs with dried leaves cut to the ground.

... continued on Page D14

SOLD OFF MARKET

Miller & Schroeder | millerandschroeder.com



Traci Miller
DRE 01038042
925.255.4370
traci.miller@compass.com



Erin Schroeder
DRE 02025712
925.282.9993
erin.schroeder@compass.com

Thinking about selling your home?
Give us a call.



114 Meadow Lane, Orinda
5 BD | 3.5 BA | \$2,500,000



887 Amberwood Lane, Walnut Creek
4 BD | 3.5 BA | \$2,100,000

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COMPASS

Tom Stack
REAL ESTATE



PENDING
9 OFFERS



3776 Mosswood Dr, Lafayette
Offered at \$1,395,000



SOLD
3 OFFERS

1009 Larch Ave, Moraga
Represented Buyers

"I'll treat you like a Rock Star"

SOLD
9% OVER ASK



826 Skywood Rd, Lafayette
Offered at \$2,495,000

COLDWELL
BANKER
REALTY
BRE #01501769

925.878.9964
TomStack.com
Tom.Stack@cbnorcal.com



Digging Deep with Goddess Gardener, Cynthia Brian

Wildfire protection through landscaping



Photos Cynthia Brian

Angel Face Roses surrounded by flagstone and gravel for fire-resistance.

... continued from Page D12

What can you do now to create a more fire-resistant landscape?

- o Include pavers, bricks, pavement, gravel, rocks, dry creek beds, fountains, ponds, pools, and lawns.
- o Select high moisture plants that grow close to the ground with a low sap and resin content.
- o Plant the right plant in the correct location. Leave space between plants.
- o Minimize the inclusion of evergreen trees within 30 feet of structures. Clear the understory. Keep trees 20 feet away from chimneys.
- o Remove invasive species or swaths of flammable plants including ivy, rosemary, broom, coyote brush, chamise and juniper.
- o Keep mulch moist. Create zones of rock, brick or gravel. Bark and leaves are not mulches recommended near structures.
- o Prune trees 6-10 feet above the ground to hinder fire laddering.
- o Keep appropriate clearance to reduce the threat of burning embers from decorative features such as gazebos, fences, sheds, porches and junk areas.
- o Irrigate and maintain all flora, lawns and hillsides. Clover, groundcovers, and grasses that are kept low and green are excellent alternatives.
- o Due to soil erosion, bare ground is not recommended.



Strawberries planted as a low ground cover would reduce ignition.

Prone to Ignite Plants

If you have these specimens in your garden, prune and maintain appropriately or eliminate them.

Acacia	Ivy	Palm
Arborvitae or Thuya	Cypress	Pine
Bamboo	Eucalyptus	Rosemary
Greasewood or	Juniper	Cedar
Chamise	Burning Bush or	Douglas Fir
French, Spanish,	Gas plant	Coyote Bush
and Scotch Broom	Pampas Grass	Pride of Madeira

General Rules of Fire Safety

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

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

Weed abatement must be completed by June 1. Get out there and get your landscape more fire-resistant. We all have a responsibility to one another to help keep our community from experiencing a wildfire.

Happy Gardening. Happy Growing. Be fire safe.



Rose cuttings from February are now sprouting and ready to be planted.



Cynthia Brian in the spring garden with yellow freesias and blue woodland hyacinths.

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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ORINDA



New Listing!

16 Fallen Leaf Terrace
Traditional 5 bed/ 4.5 bath home w/ on .55 acres in Orinda Downs, one of Orinda's favorite neighborhoods. **\$2,795,000**

ORINDA



48 Oak Road
Custom 3+ bed/ 3 bath 3594 sqft home on .82 acre lot. Master suite includes fireplace, reading area, & private deck. **\$2,395,000**

ORINDA



43 Camino Don Miguel
Luxuriously developed 4 bed + office/ 3 bath home w/ spectacular views across the Orinda Country Club valley. **\$1,975,000**

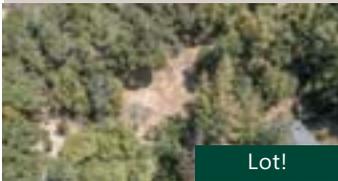
ORINDA



New Listing!

1 Crane Court
Charming 4 bed/ 3 bath mostly-single-level traditional home nestled in the heart of desirable Sleepy Hollow. **\$1,950,000**

ORINDA



Lot!

23 Kittiwake Road
Private residential .43 acre lot in one of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown. **\$725,000**

ORINDA



67 Brookwood Road # 3
Rarely available 2 bed/ 1 bath first floor condo in charming Orinda Oaks, close to BART, shops, theater & restaurants. **\$525,000**

LAFAYETTE



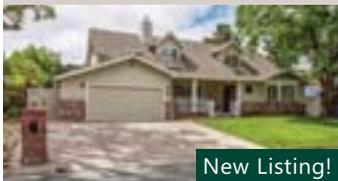
9 Mountain View Lane
Custom 4 bed/ 3.5 bath home on 9.93 private acres w/ views of the Lafayette Reservoir, pool, & surrounding hills. **\$7,990,000**

LAFAYETTE



1207 Upper Happy Valley Road
Contemporary 5 bed/ 3.5 bath home on park-like setting w/ views from every room. Minutes to downtown, Hwy 24, & schools. **\$2,849,000**

LAFAYETTE



New Listing!

3175 Cordova Way
Expanded 4 bed/ 3.5 bath home offers a generous 3234 sqft & is set on a quiet street of mature trees & white picket fences. **\$1,899,000**

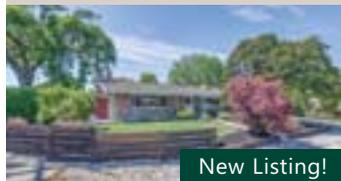
LAFAYETTE



New Listing!

1039 Buchan Drive
Single level updated 4 bed + office/ 2 bath Ranch home w/ spacious, flowing floor plan & plenty of natural light. **\$1,595,000**

LAFAYETTE



New Listing!

851 Avalon Court
Adorable 3 bed/ 2 bath home w/ bonus room, putting green & large bbq patio. Steps from award-winning schools! **\$1,395,000**

LAFAYETTE



New Listing!

3364 Mildred Lane
Single level 3 bed/ 2 bath Rancher w/ detached bonus room in desirable Lafayette Valley Estates neighborhood. **\$1,295,000**

WALNUT CREEK



26 Alder Avenue
Single level 5 bed/ 2 bath 2157 sqft home on stunning .46 acre parcel w/ majestic redwoods & oversized front yard. **\$1,495,000**

OAKLAND



3576 Brunell Drive
Renovated 4 bed/ 3.5 bath home in Oakland's popular Woodminister w/ views of the Bay & Downtown Oakland. **\$1,349,000**

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**

LIVERMORE



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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