

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 12 Wednesday, August 4, 2021



Home repair advice read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Water matters



Daylilies bloom for a single day and are drought resistant.

By Cynthia Brian

"When the well is dry, we know the worth of water." ~ Benjamin Franklin

We turned on the spigot. A trickle. Seconds later, nothing.

For over 100 years the deep well had served three houses, several barns, and all the gardens on our Napa county ranch without a problem. This summer, the well is empty. The bucolic lake built by my Dad and brothers in the former horse pasture served as a family playground, fishing area, and



Crocosmia, the firecracker plant is not a water hog.

Photos Cynthia Brian

farm irrigation reservoir for decades. In 2021, it is a big basin of cracked clay. There is no water.

In the San Joaquin Valley, an area known to be the breadbasket of fruit and nuts for America, the aquifers and canals are depleted. It is projected that by 2040, 535,000 acres of agricultural production will be lost. If the drought persists and water is not available, double that amount of land will not be planted resulting in food shortages around the country.

Seventy-one percent of the earth is

covered in water. Over 96% of that water is saline, represented by our oceans and seas. The human body consists of 60% water. H₂O is a vital nutrient to the life of every cell. People can survive without food for several days, but without water, organ failure commences around the third day of dehydration.

Water matters and water is scarce. Climate change is resulting in rising temperatures and when the soil gets warmer, heat waves worsen. Fifty-five percent of the West is experiencing extreme drought conditions. Some scientists have declared the summer of 2021 the worst drought in over 1,200 years.

What is a gardener to do?

Because of the efforts to reduce water usage as well as the higher costs of water, many people have asked me if it would be best to "let their landscape go." My rapid reaction is a decisive "NO!" Besides the financial burden of re-landscaping, maintaining a garden during a drought is essential not only for the aesthetics and beauty a garden provides but for keeping your home cooler and contributing to a fire safety zone. If you let your plants and trees die, your parched landscape could become a fire hazard.

Here are ways to minimize watering while keeping your plants alive.

1. Weed your garden thoroughly as weeds are huge drinkers.
2. Mulch to conserve water. Add three inches of good quality mulch to your entire landscape to suffocate weed growth, conserve water, prevent evaporation, and reduce the heat to the soil.

... continued on Page D10

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	15	\$960,000	\$2,600,000
MORAGA	5	\$411,000	\$1,775,000
ORINDA	9	\$1,425,000	\$5,200,000

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

- 1084 Brown Avenue, \$1,578,500, 3 Bdrms, 2180 SqFt, 1941 YrBlt, 06-16-21,
Previous Sale: \$1,495,000, 09-06-19
- 3175 Cordova Way, \$2,430,000, 4 Bdrms, 3197 SqFt, 1953 YrBlt, 06-15-21
- 3275 Gloria Terrace, \$1,500,000, 4 Bdrms, 2393 SqFt, 1954 YrBlt, 06-17-21
- 3909 Happy Valley Road, \$2,335,000, 4 Bdrms, 3681 SqFt, 1974 YrBlt, 06-15-21,
Previous Sale: \$800,000, 07-26-01
- 9 Harper Court, \$1,900,000, 5 Bdrms, 3298 SqFt, 1974 YrBlt, 06-17-21,
Previous Sale: \$550,000, 08-12-04
- 956 Janet Lane, \$1,295,000, 3 Bdrms, 1755 SqFt, 1950 YrBlt, 06-16-21,
Previous Sale: \$780,000, 12-19-06
- 3611 Lincoln Way, \$1,625,000, 3 Bdrms, 1634 SqFt, 1948 YrBlt, 06-14-21,
Previous Sale: \$1,050,000, 01-15-21
- 1032 Lindsey Court, \$2,600,000, 4 Bdrms, 3734 SqFt, 1956 YrBlt, 06-14-21
- 812 Mountain View Drive, \$2,240,000, 6 Bdrms, 4175 SqFt, 1977 YrBlt, 06-16-21,
Previous Sale: \$1,755,000, 09-25-15
- 1555 Rancho View Drive, \$2,430,000, 3 Bdrms, 5308 SqFt, 1947 YrBlt, 06-16-21
- 6 Shreve Lane, \$1,175,000, 4 Bdrms, 2002 SqFt, 2013 YrBlt, 06-17-21
- 1570 Silver Dell Road, \$2,110,000, 4 Bdrms, 2421 SqFt, 1963 YrBlt, 06-14-21
- 562 Silverado Drive, \$2,400,000, 4 Bdrms, 2132 SqFt, 1958 YrBlt, 06-14-21,
Previous Sale: \$1,325,000, 10-06-15
- 1072 Via Roble, \$1,850,000, 3 Bdrms, 1998 SqFt, 1956 YrBlt, 06-17-21,
Previous Sale: \$452,500, 11-29-16
- 1003 Woodbury Road #207, \$960,000, 2 Bdrms, 1110 SqFt, 2015 YrBlt, 06-15-21,
Previous Sale: \$890,500, 09-01-16

MORAGA

- 2067 Ascot Drive #243, \$411,000, 1 Bdrms, 790 SqFt, 1971 YrBlt, 06-14-21,
Previous Sale: \$280,000, 03-02-15
- 2135 Ascot Drive #9, \$760,000, 2 Bdrms, 1643 SqFt, 1969 YrBlt, 06-16-21
- 140 Derby Lane, \$1,775,000, 5 Bdrms, 3055 SqFt, 1972 YrBlt, 06-14-21,
Previous Sale: \$650,000, 06-15-99
- 28 Hansen Court, \$1,065,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 06-17-21,
Previous Sale: \$765,000, 08-15-08
- 245 Rheem Boulevard, \$1,600,000, 4 Bdrms, 2445 SqFt, 1958 YrBlt, 06-18-21

ORINDA

- 46 East Altarinda Drive, \$2,635,000, 4 Bdrms, 3764 SqFt, 1978 YrBlt, 06-15-21,
Previous Sale: \$1,325,000, 08-05-20
- 23 Crestview Drive, \$1,425,000, 3 Bdrms, 1830 SqFt, 1950 YrBlt, 06-15-21,
Previous Sale: \$1,125,000, 10-18-19
- 244 El Toyonal, \$1,975,000, 5 Bdrms, 2538 SqFt, 1950 YrBlt, 06-18-21,
Previous Sale: \$1,126,000, 12-06-16
- 14 Francisco Court, \$1,740,000, 3 Bdrms, 2232 SqFt, 1948 YrBlt, 06-17-21,
Previous Sale: \$1,050,000, 06-04-07
- 11 Ivy Drive, \$1,818,000, 3 Bdrms, 1572 SqFt, 1952 YrBlt, 06-16-21,
Previous Sale: \$825,000, 12-30-20
- 37 La Campana Road, \$1,750,000, 3 Bdrms, 2325 SqFt, 1955 YrBlt, 06-14-21,
Previous Sale: \$910,000, 06-02-07
- 20 La Campana Road, \$2,514,500, 4 Bdrms, 2512 SqFt, 1957 YrBlt, 06-17-21,
Previous Sale: \$1,295,000, 09-03-02
- 513 Miner Road, \$5,200,000, 3 Bdrms, 3825 SqFt, 1962 YrBlt, 06-14-21,
Previous Sale: \$3,008,000, 06-10-20
- 36 Owl Hill Road, \$2,050,000, 5 Bdrms, 2456 SqFt, 1955 YrBlt, 06-14-21,
Previous Sale: \$1,277,500, 04-28-14



24 Loma Linda Court | Orinda | \$2,398,000

Comprised of two separate lots, this remarkable property offers a total of approx. 6.25 private acres.

Lot 1: Appx. 2.37 acres with a light filled home featuring 3BD, 2BA, office, and ~ 3,394 SF of living space. The home is drenched with natural light through walls of windows and numerous french doors. An open floor plan with gorgeous, newly refinished hardwood floors, new carpet and interior paint, and lovely mill work are some of its highlights. A vaulted beamed ceiling in the living room and high pitch ceiling in the grand dining room and oversized great room make for a magical entertaining experience as they all open onto the outdoor patio and spa.

Lot 2: This approximately 3.88 acre lot offers gorgeous views and loads of potential. Both properties are being sold together and are close to K-12 Schools, Highway, Bart, Reservoir, and Downtown



Glenn & Kellie Beaubelle

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Choosing the best disposal

By Jim Hurley

A call to look at a “drip under the sink” took a nightmarish turn for me one time. Typically, the leak under the sink is a loose pipe, or a damaged dishwasher drain line. This time, the entire drain assembly had been in place for over 40 years. The drain lines had eroded to the point that there was nothing left but a thin veneer of chrome on the P-trap and pipes. Everywhere I touched, the pipe crumbled in my hand. When I went to disconnect the disposal, the whole bottom fell off. It was time for a new one.

People will ask me, “What disposal should I get?” The answer starts with another question: How much room do you have under the sink? Disposals have two basic features, noise level and motor power. The more quiet and power you purchase, the more space it takes under your sink. (Also, the more they cost.)

First, consider the noise factor. The whisper quiet disposal is more expensive than its lower-cost, louder cousin. Think of how often you use the disposal: How critical is it for you that a noisy disposal not interrupt your conversation for 15 to 30 seconds? Then consider the size of the unit. The super quiet disposal is surrounded with more insulation. This means it can be twice as large in diameter as the noisier one. If your under-sink space is needed for cleaning supplies or wastebaskets, you



Photo A. Scheck

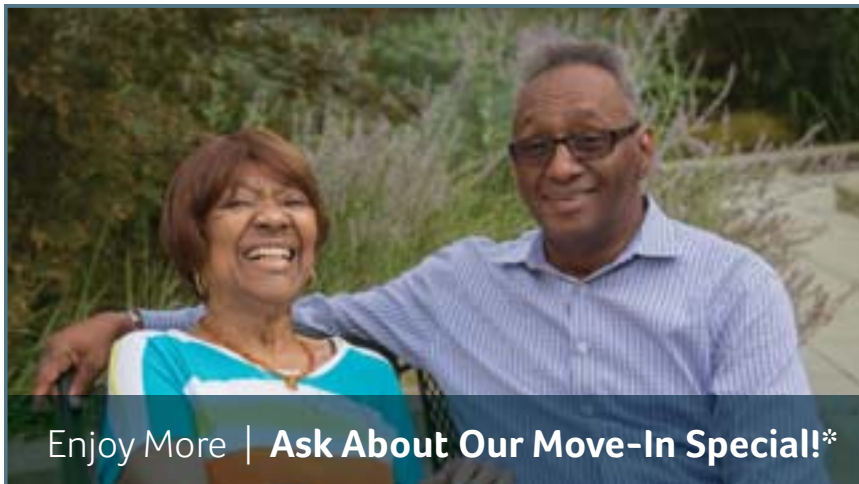
simply might not have room for the quieter model.

The second consideration is power. Disposals are rated by Horsepower (HP). When shopping for the unit, you can choose between a 1/3, 1/2, or 3/4 HP motor. Again, the size (and cost) increases with the HP factor, so if maximizing space below is a requirement, your best option is small and noisy. Motor power becomes important, depending on the amount of use. If you are constantly cooking and running the disposal for a few minutes a couple times a day, the smaller motor might wear out sooner. If you have not adopted my advice from an earlier column, and still stuff the disposal full before you turn it on, you would definitely benefit from more HP.

A word about installation. You can call your plumber (or a handyman) to replace it and have it done. They will appreciate it if you know which one you want or have bought the disposal in advance. The big box building supply stores also offer installation services at their customer service counter. The service is done by local licensed plumbers and might introduce you to the plumber you want to call back for future plumbing problems.

You can always do it yourself if you have a few basic tools and are willing to spend a little time under your sink. For the DIY job, consider replacing the old disposal with the same model (if you can find it); this will save you time. The same unit will attach to the old collar, saving that step in the installation, and the drainpipes will connect at the same length and height, so there is less to change on the drain. The secret to the DIY install is removing the C-Ring that holds the collar together. Once you've removed the old disposal, loosen the screws that push up against the base of the sink. Lift up the screw plate and remove the C-Ring, (the spring clip in the groove below the plate). This releases the rest of the collar assembly from the base of the sink. Or just call that family member who can fix anything. Yes, we all have one.

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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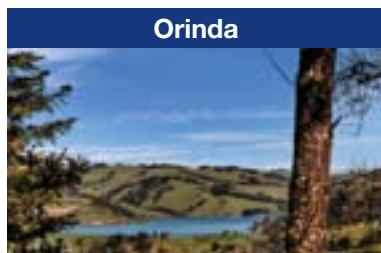
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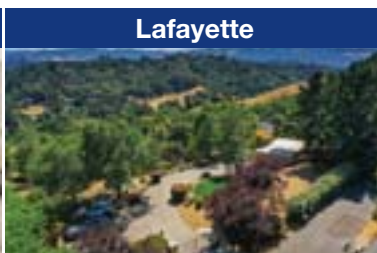
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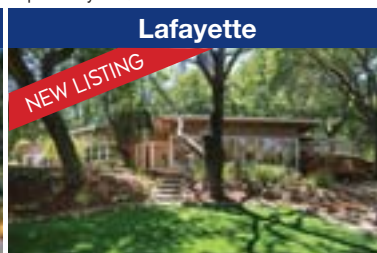
4 BD / 2 BA b/ 1807 sq. ft. Single level, private, over 1/2 acre lot. Glorietta Gem!

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SOLD
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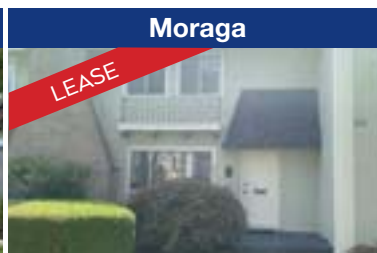
4 BD / 3 BA. Beautiful contemporary with soaring high ceilings built in 1998.

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PENDING
4 Baltusrol St \$1,155,000

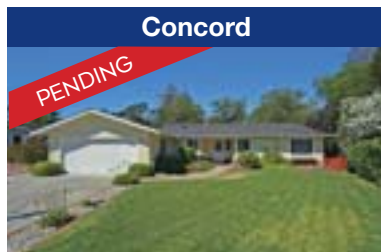
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Digging Deep with Goddess Gardener, Cynthia Brian

Water matters

... continued from Page D1

3. Check for leaks in your sprinkler system. If you find a spike in your water bill, you probably have a broken pipe somewhere.
4. Water deeply and infrequently. Once or twice a week will suffice. Most plants need about one inch of water weekly. Check your soil to make sure that the water is penetrating the soil. Dry soil sheds water as run-off. If this happens, water twice, five minutes apart until the soil is saturated. Deep watering encourages a healthy root system while frequent short showers are wasteful and not beneficial to plant growth.
5. Water early in the morning or early evening when moisture will be retained.
6. Refrain from fertilizing in the summer months as feeding promotes thirsty hyper-growth.
7. Mow your lawns without using the bag.

Grass clippings supply nutrients to the lawn with less water usage.

8. Don't worry about keeping your lawn super-green. Just keep it alive and it will re-green when the weather is wetter.
9. Use soaker hoses around plants to eliminate evaporation. Trees can be especially vulnerable during a drought. Use a deep soaker wand to supply water to the roots.
10. Don't put your irrigation on a schedule. Instead, check your soil moisture and monitor your plants. Turn your system on when it is necessary but do make sure to run it to keep the system free of invading insects, roots, and stagnant water.

For both firewise and waterwise gardening, permeable surfaces in your hardscape such as decomposed granite, gravel, stones, and mulch are advisable. They provide a fire-safe zone and allow rainwater to percolate into the soil without runoff. ... continued on Page D10



Don't eat the toxic leaves of rhubarb.

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Digging Deep with Goddess Gardener, Cynthia Brian Water matters

... continued from Page D8

For a list of plants that are both fire and drought resistant, re-read my article located at www.lamorindaweekly.com/archive/issue1508/Digging-Deep-with-Goddess-Gardener-Cynthia-Brian-Fire-retardant-and-fire-resistant-plantings.html.

11. Summer is not the time to plant but to plan. Any specimen planted in August will require regular and concentrated watering to establish strong roots. Late fall before frosts will be optimal for sowing.

12. Recycle your household water. Keep a bucket in your shower and bowls in your sinks to catch the water from your faucet. Use it on your houseplants or pour it into your garden. When you steam or boil vegetables, allow the water to cool, then use it on your plants.

13. Minimize your personal water usage. Turn off the water when brushing teeth or when soaping up in the shower. For toilets, we may be approaching the former drought mantra "if it's yellow, let it mellow. If it's brown, flush it down." This is obviously a personal choice.

14. Adjust your expectations for your garden. Accept the fact that your garden may not be as green, lush, and colorful as it would normally be if water scarcity was not an issue. Plants wilt to conserve energy. Many plants are resilient and can deal with hot weather. They will bounce back with winter rains.

During the past two months, I have been busy personally repairing broken PVC pipes, valves, sprinklers, and hoses as hiring anyone to assist has been impossible. Between the marauding deer, shifting soils, and invading roots, the work is endless, arduous, intensive, and necessary. I have also implemented the tips that I am suggesting.

Taking a long, relaxing shower used to be my reward after a day of digging, weeding, pruning, repairing, building, and planting, but for the past few years I've resorted to three-minute scrubs to save water.

Living in Lamorinda, we are fortunate to be able to turn on our faucets and have water. Farmers throughout the state are not so lucky. Continue to grow edibles as growing your own groceries will become more critical as the drought continues.

As for now, on our family ranch and vineyards we are buying water. Last year's grape harvest was 100% destroyed by smoke taint. Because of the three-digit temperatures experienced thus far, we have already lost 20% of our Cabernet. I pray for a winter of maximum snowfall.

Water is life. It's precious. Don't waste, conserve.

MARK YOUR CALENDARS!

Saturday, Sept. 25, Be the Star You Are!® will participate in the first live event at the Pear and Wine Festival with a booth sponsored by the Lamorinda Weekly. Details at www.bethestaryouare.org/copy-of-events
Happy Gardening. Happy Growing.



Chamomile is drought/fire resistant. The flowers make a comforting tea.



Summer apples are ripe in time for school lunches.



Cynthia Brian

Photo Jim Scala

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 books, including, Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are! www.cynthiabrian.com/online-store. Receive a FREE inspirational music DVD and special savings. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com www.GoddessGardener.com

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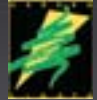
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36 Heather Lane

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Ranch style 4 bed/ 3 bath home in Sleepy Hollow w/ 2 additional buildings for office/studio/exercise & in-law unit. **\$1,599,000**

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