

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 15 Issue 25 Wednesday, February 2, 2022



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Time to prune roses



The lavender-hued Angel Face rose.

Photos Cynthia Brian

By Cynthia Brian

"I love to prune my roses. That's the one thing I really feel I do pretty well!"
~ Julie Andrews

My roses are still blooming, and the bushes are filled with leaves. Yet, it is February and time to do the heavy pruning. My grapevines are already pruned, but I've been waiting for my roses to remember it is winter before I cut them back. Towards the middle to end of January used to be the optimum weeks to prune roses. Last year, I didn't prune until late February and this year will be the same. Pruning any later in the season will deplete the plant's energy resulting in spindly shoots. Normally within two months of pruning, the roses are once again touting their fragrant flowers. I gave over 100 canes of my various roses to my neighbor last season. She rooted three or four canes per container of potting soil and by May those canes were blooming.

Ah, roses. They are one of nature's super spectacular specimens. Fossil evidence in Oregon and Montana indicates that the rose dates back at least 35 million years, long before humans appeared on the landscape. Cultivation probably began in China more than 5,000 years ago. In the 17th century, roses and rose water were used as payment for goods and

barter. Late in the 18th century, China introduced cultivated roses to Europe. Throughout history, roses have been used for perfume, medicine, symbolism, and legal tender.

For many years, I've had the privilege of chatting with various expert rosarians across the globe. The one piece of advice that is common to all is the recommendation to lose the fear of pruning. Although there are guidelines for proper pruning, if you make a mistake, or don't follow the directions, most likely the rose bush will survive despite your best efforts to give it a bad cut.

The reasons for pruning are numerous. Pruning does the following:

1. Creates a plant that will flower with high-quality blooms.
2. Shapes the bush into an attraction that fits with the garden.
3. Removes deadwood and diseased stems.
4. Removes canes that are weak or rubbing against one another.
5. Stimulates new growth.

Pruning is cathartic and good for the soul of humans! It is a garden chore that I always encourage a homeowner to do herself as opposed to hiring someone to do this chore.

Tools of the trade include heavy-duty garden gloves, a sharp-edged pruning shear, and long-handled loppers for those thick canes. Sterilize your tools before you begin the task, then get up close and personal.

How to Prune:

Most roses are not fussy when it comes to how they are pruned. Repeat flowering shrub and bush roses are the most forgiving. English roses, hybrid teas, floribundas, patio, and miniatures can be pruned similarly. Reduce their height by 1/3 to 2/3 depending on how you want your plant to look and how tall you want the plant to grow. Thin stems to aid in disease control.

... continued on Page D10



A rose blooms from a cane planted in potting soil.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	14	\$1,130,000	\$4,850,000
MORAGA	5	\$420,000	\$1,885,000
ORINDA	6	\$1,575,000	\$2,995,000

Home sales are compiled by CalREsource, 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 CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 110 Camelia Lane, \$2,395,000, 4 Bdrms, 3788 SqFt, 1984 YrBlt, 12-17-21, Previous Sale: \$1,500,000, 09-04-19
- 157 Castle Court, \$2,525,000, 4 Bdrms, 2711 SqFt, 1969 YrBlt, 12-21-21
- 1819 Del Rio Drive, \$1,260,000, 4 Bdrms, 1590 SqFt, 1963 YrBlt, 12-22-21, Previous Sale: \$775,000, 02-10-21
- 1000 Dewing Avenue #317, \$1,260,000, 3 Bdrms, 1525 SqFt, 2017 YrBlt, 12-23-21
- 1029 Dolores Drive, \$1,800,000, 3 Bdrms, 1701 SqFt, 1950 YrBlt, 12-15-21, Previous Sale: \$375,000, 03-14-05
- 501 Florence Drive, \$1,910,000, 4 Bdrms, 1819 SqFt, 1951 YrBlt, 12-21-21, Previous Sale: \$849,000, 02-23-21
- 166 Haslemere Court, \$1,130,000, 3 Bdrms, 2025 SqFt, 1988 YrBlt, 12-17-21, Previous Sale: \$245,500, 03-01-88
- 3969 Los Arabis Drive, \$1,900,000, 4 Bdrms, 2437 SqFt, 1955 YrBlt, 12-21-21
- 3369 North Lucille Lane, \$1,550,000, 2 Bdrms, 1651 SqFt, 1954 YrBlt, 12-20-21
- 928 Oak Street, \$1,475,000, 2 Bdrms, 1304 SqFt, 1947 YrBlt, 12-17-21, Previous Sale: \$1,025,000, 07-11-18
- 1014 Pine Lane, \$2,200,000, 3 Bdrms, 3102 SqFt, 1948 YrBlt, 12-15-21, Previous Sale: \$700,000, 03-15-00
- 1031 Pleasant Hill Road, \$1,800,000, 4 Bdrms, 2609 SqFt, 1965 YrBlt, 12-22-21, Previous Sale: \$1,300,000, 05-05-21
- 30 Sanford Lane, \$4,850,000, 5 Bdrms, 4906 SqFt, 2006 YrBlt, 12-21-21, Previous Sale: \$4,000,000, 06-22-20
- 3326 Vaughn Road, \$1,150,000, 3 Bdrms, 1152 SqFt, 1949 YrBlt, 12-21-21, Previous Sale: \$950,000, 02-26-18

MORAGA

- 72 Corliss Drive, \$1,885,000, 4 Bdrms, 1870 SqFt, 1962 YrBlt, 12-21-21
- 1069 Larch Avenue, \$1,650,000, 4 Bdrms, 1420 SqFt, 1963 YrBlt, 12-23-21
- 651 Moraga Road #19, \$529,000, 2 Bdrms, 1144 SqFt, 1962 YrBlt, 12-14-21, Previous Sale: \$280,000, 04-23-02
- 296 Scofield Drive, \$1,325,000, 3 Bdrms, 1833 SqFt, 1971 YrBlt, 12-21-21
- 800 Villa Lane #4, \$420,000, 2 Bdrms, 882 SqFt, 1968 YrBlt, 12-23-21, Previous Sale: \$385,000, 06-14-07

ORINDA

- 26 Berkeley Avenue, \$1,575,000, 4 Bdrms, 1750 SqFt, 1956 YrBlt, 12-20-21, Previous Sale: \$1,020,100, 03-09-16
- 55 El Toyonal, \$2,600,000, 4 Bdrms, 2514 SqFt, 1953 YrBlt, 12-21-21
- 222 Hall Drive, \$1,575,000, 3 Bdrms, 2154 SqFt, 1952 YrBlt, 12-22-21
- 11 La Fond Lane, \$2,350,000, 4 Bdrms, 2875 SqFt, 1948 YrBlt, 12-14-21, Previous Sale: \$1,260,000, 10-12-12
- 20 Valley Drive, \$1,525,000, 4 Bdrms, 1913 SqFt, 1948 YrBlt, 12-15-21
- 36 Valley Drive, \$2,995,000, 4 Bdrms, 3832 SqFt, 2000 YrBlt, 12-16-21, Previous Sale: \$1,660,000, 03-16-01

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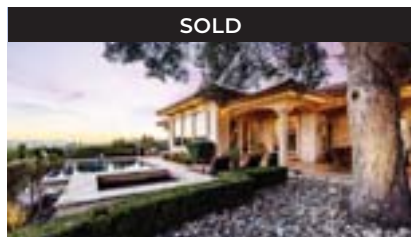
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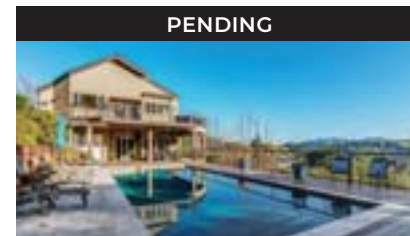
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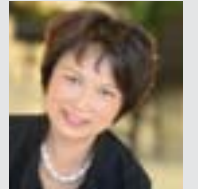
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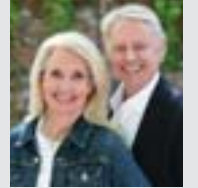
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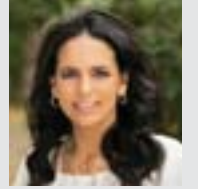
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Sneaky ways to create more storage space in your home

By Jennifer Raftis,
Certified Professional Organizer

Most of us have faced the never-ending quest to find more storage space in our homes – it is an ongoing battle between our square footage and our creativity. So, it's not surprising that the request I receive most often from clients comes from families trying to create more order in their chaos by looking for more space and storage solutions for their "stuff."

We have busy lives – working, raising kids, trying to exercise, helping our aging parents, going to our kids' events, cooking, cleaning the house, taking care of our pets – it's a challenge to keep our belongings organized and there never seems to be enough space to store them.

Then, just to mix it up, we throw in a pandemic. The pandemic has caused many of my clients to purchase items in bulk – food, toilet paper, paper towels, cleaning supplies, etc. Unfortunately, many of us don't have the space to store these products.

Organizing tip: Before you consider any new storage solution, I recommend purging first, combining like items together, storing items close to where they are used, and don't forget to label, label and then label some more! (P.S. Remember organizing and maintaining your space counts as exercise.)

Here are a few sneaky storage ideas you might want to try:

Go vertical. For many of my clients, one of the space-saving organizing strategies that has been invaluable has been utilizing vertical space. Just look up! Whether it's in a bathroom, a garage, or in a bedroom, the walls and doors, even ceilings offer under-utilized areas that can help maximize storage space. This solution keeps your space neat, efficient, and organized. Because, efficiency matters!

Overhead ceiling racks utilize the space on your garage ceiling. It's a great place for longer-term storage items and it will remove boxes from your floor. The bonus is that you can also hang items from the bottom of the unit. I love products that provide double-duty solutions!

Over the door storage racks are great for laundry items, cleaning supplies, craft



Photo The Container Store

rooms, gift wrap stations, pantries, kitchen cabinets, and bedrooms. I have even used these for books in a child's playroom! They come in many shapes and sizes that can be hung over or installed on the door. Accessories include baskets, hooks, and bins to fit all of your needs. I have one on my kitchen cabinet door that holds my measuring spoons and cups, and another in my bedroom for my jewelry.



Photo The Container Store



Photo Shutterstock

Hang it up on a hook. Wall hooks, coat hooks, bicycle hooks, s-hooks ... I love hooks! "I don't need hooks," said no one in the history of ever. Hanging things on hooks is a surprisingly easy way to bring order to the items in your home. It can be as simple as peel-and-stick Command™ hooks for the kid's pajamas or a row of s-hooks on a towel bar to hold kitchen items or garden tools. Everything has a home and is so much easier to find!

And don't forget above the garage storage. If your garage has any room above the ceiling, or space between the rafters and the roof, you might check to see if you can put down wood for a floor, add a light (it can be a stick-on light) and even install fold-down stairs for access. This sneaky storage solution will require a handyman that can determine what kind of board needs to be used and how much weight you can have on the floor. This is another great place for longer-term storage items.

Here are some other sneaky storage solutions for keeping your home organized:

Under the bed. Depending on how much height you have from the floor to the bottom of the bed, you can purchase many kinds of containers for storage. Plastic bins on rollers, zippered fabric bags, and more. Sheet sets, blankets, and out-of-season clothes are some of the items that you can store here.

Under the stairs. The area under a staircase is often an overlooked storage area. You can add shelves, drawers, baskets, or hooks to make the space usable for storing coats and shoes, toys, books, or stuff that usually gets dumped in the hallway by the front door.

... continued on Page D11

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Lamorinda home sales continue to thrive in 2022. One third of Lamorinda homes sold in January closed escrow over **\$1,000** per square foot! And **70%** of Single Family Homes sold in **10 days** or less. I'm here to help you properly prepare your home for the market and price it correctly. **Contact me** if you're interested in listing or buying in the East Bay.

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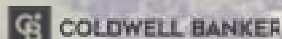
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SELLING HOMES
BY PUTTING PEOPLE FIRST



Digging Deep with Goddess Gardener, Cynthia Brian

Time to prune roses



A bouquet of red roses for your Valentine.

... continued from Page D1

Since the goal of climbing and rambling roses is to climb and cover a pergola, fence, or other structure, only light pruning is necessary. Flowers are produced on side shoots which can be reduced to three or four buds, depending on the appearance you wish. If you must choose between cutting out an old shoot or a new shoot, always prune the old and save the new.

Many of the Old Roses like Gallicas, Damasks, and Albas that only bloom once will only flower on shoots from stems that are at least a year old. If you prune once-flowering roses too heavily, you will have no flowers. When they are 5 or 6 years old with tired-looking stems, you can cut them out to encourage new growth and flowering.

After you have pruned, offer the healthy canes of non-trademarked species to friends and neighbors who would like to begin propagating roses. Or cultivate a new rose garden for yourself by dipping the canes in a rooting hormone then planting in a container with good quality potting soil. Clean up any leftover stems, remove leaves from the bushes, and add to the compost pile.

To add to your collection of roses, purchasing bare root and planting in February is a cost-saving way to go that will yield blooms in late spring. Once you've brought your bare roots home, soak them in a bucket of water overnight and then allow them to drain for 30 minutes before planting. Never allow the roots to dry out. Check the roots for any damage and trim as nec-

essary. If the roots look good, do not trim or cut.

Roses thrive in humus-rich, water-retentive soil with a pH of 6.5. Choose a bright, sunny location void of competition for root space, water, and nutrients. Improve the soil with rotted manure and compost and dig a generous size hole. Read directions on the package to determine the optimum hole size. Augment with mycorrhizal fungi to improve water supply and nutrients. Plant the bud union two inches below ground level. Water well. In spring, you'll want to add a layer of mulch or compost around each plant and fertilize the roses. Companion plant with lavender to encourage beneficial insects to be on pest patrol.

Your roses will be lush, blooming, and beautiful just in time for barbecues and patio parties. By Mother's Day, you'll be picking bouquets. Instead of buying cut roses for Valentine's Day, consider giving the gift of a potted rose plant. Miniatures make great gifts.

Now, back to pruning my roses because I do it pretty well, too!

Happy Gardening. Happy Growing. Happy Valentine's.



For a true red rose, try Mr. Lincoln.



For healthy, no fuss consistent blooms, Tournament of Roses is a winner.



**Cynthia Brian
in her office.**

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

Sneaky ways to create more storage space in your home

... continued from Page D4

Stacking bins. These portable, stackable drawers work well in closets, under sinks and in lower cabinets. You can mix and match the sizes to create many different shapes. I have used these under the kitchen sink for cleaning products, sponges, rags, and dish soap. They also work well under cabinets to help keep products easily accessible that otherwise would get lost in the back where they can't be reached and expire.

Creating storage for your belongings can help bring calm to your home. Ask yourself if your brain feels calmer when your home is in order. Ahhhhh, yes it does! There is a sense of peace and power when you know where to store and find your belongings.

I recommend that you take a walk through all the spaces in your house to see if you can get creative and outsmart your square footage. I bet you can!

If you have an organizing question, please send me an email and I'll help you with a solution!



Photo Shutterstock

Professional Organizer, Jennifer Raftis, CPO® founded Efficiency Matters, LLC to help you with all of your organizing needs for your home and business. She is a Certified Professional Organizer and an active board member with NAPO, National Association of Productivity and Organizing Professionals. She is also an independent representative for The Container Store and has expertise in designing closets, garages, pantries, playrooms and more. In addition, she is a Corporate Organizing and Productivity Consultant and has worked with Fortune 500 companies across the U.S. Another large part of her business is move management especially working with seniors who are downsizing. She and her husband have lived in Moraga for 30 years, raising 3 kids and working countless volunteer hours with many local non-profit organizations and schools. Jennifer@efficiencymattersllc.com, 925-698-3756 www.efficiencymattersllc.com



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11 Ranch Road

Rare 3 bed/ 3.5 bath on 1.17 acres w/ gorgeous level lawns & patios. Gracious 3826 sqft home - create your dream!

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Sold!

11 La Fond

Single level 4 bed/ 3 bath home on .71 private acre lot w/ updated kitchen & family room, pool, & outdoor kitchen!

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Pending!

8445 Wildcat Drive

Incredible 3 bed/ 3 bath w/ bonus loft, formal office, soaring ceilings & picturesque windows to capture the amazing views!

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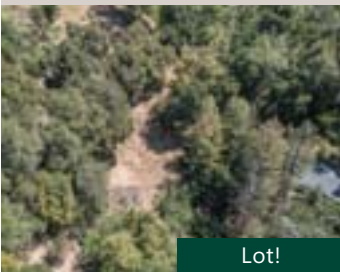
Pending!

22 Valencia Road

Special 4 bed/ 3 bath home located in desirable Del Ray neighborhood w/ bonus room & close distance to schools!

\$1,695,000

ORINDA



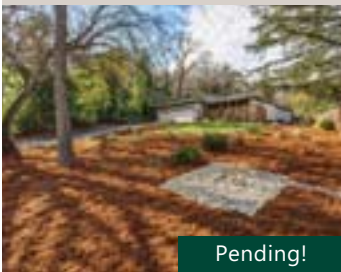
Lot!

23 Kittiwake Road

Private residential .43 acre lot in one of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown!

\$575,000

LAFAYETTE



Pending!

651 Evelyn Court

Gorgeous 2958 sqft 4bed/ 3.5 bath rancher. Gourmet kitchen. Solar w/battery. CA Closets. Ethernet. Large cul-de-sac lot!

\$2,350,000

LAFAYETTE



Sold!

1130 Nogales Street

Charming 3 bed/ 2 bath single story home w/ extra room! Perfect for office, family room, or extra bedroom w/ large closet!

\$1,500,000

LAFAYETTE



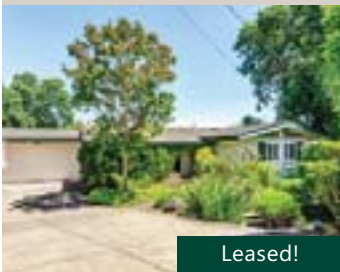
For Lease!

3235 Mt. Diablo Court #102

Single level luxury 2 bed/ 2 bath condo located on cul-de-sac w/ open floor plan & exquisite designer finishes!

\$5,500/mo

LAFAYETTE



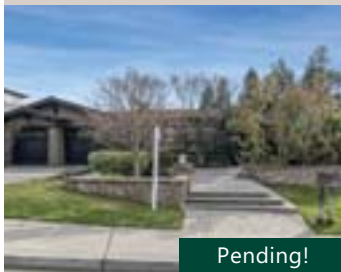
Leased!

3342 S Lucille Lane

Located in Lafayette Valley Estates is this 1154 sqft rancher w/ 3 beds/ 2 baths. Close distance to trails, parks, & top rated schools!

\$3,500/mo

MORAGA



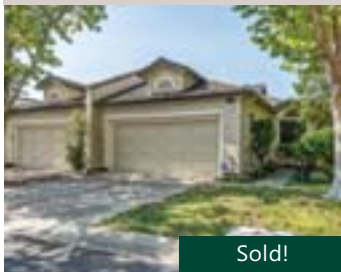
Pending!

2 Moraga Valley Lane

Beautifully updated 2793 sqft single story home. 3 bed + office/ 2.5 bath situated on .28 acre lot w/ golf course views!

\$2,395,000

WALNUT CREEK



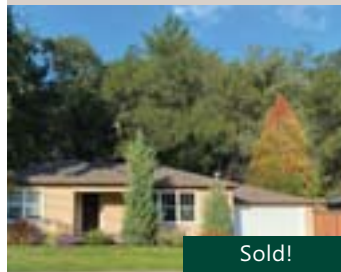
Sold!

310 Beacon Ridge Lane

Private 3 bed/ 3 bath end unit townhouse w/ view of hiking trails & walking distance to pool & tennis courts!

\$1,200,000

WALNUT CREEK



Sold!

1460 Springbrook Road

Charming 3 bed/ 2 bath Rancher on private lot near downtown w/ 1 bed/ 1 bath guest house. Remodeled in 2014!

\$1,170,000

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