

Lamorinda OUR HOMES

Lamorinda Weekly Volume 15 Issue 26 Wednesday, February 16, 2022



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian **Fabulous February flora**



Photos Cynthia Brian

The fluorescent cerise blooms of the Christmas cactus.

By Cynthia Brian

“No race can prosper till it learns that there is as much dignity in tilling a field as in writing a poem.” ~ Booker T. Washington

For the past two months, I’ve been working on writing a series of children’s books, a bit of prose, a bit of poetry. But with the ubiquitous sunny days and warm temperatures, digging in my garden wins the race. In the past, February has notoriously been a drab and dreary month, but this year it is filled with fabulous flowers, unsea-

sonal sunshine, and idyllic conditions for working outside. My Christmas cactus shines with fluorescent cerise blooms, the blazing blue of the rosemary bush host busy, buzzing bees, the viburnum is covered in masses of sweet-smelling white blossoms, and roses continue to bud and bloom. Wood sorrel or oxalis already showcases bursts of buttery yellow flowers. These shamrocks don’t usually appear until St. Patrick’s Day. The purple-tinted flowers of the marvelous magnolia liliiflora, known as the tulip magnolia, suggest that spring may have already sprung.

It’s mid-February and still no sign of rain. January was considered the driest month on record in California since 1895. Daffodils blanket the roadways and hillsides; ornamental pear trees are in full bloom with peach buds prepared to explode into luminous pink. Back in December when we experienced the atmospheric river and the record-breaking 17 feet of snowfall in the Sierras, we had high hopes that drought conditions may be receding.



Shamrocks (oxalis or wood sorrel) are early.

Cynthia Brian’s February Gardening Guide on Page D12



Prestigious North Orinda

6 BD | 5 BA | Office | Guest Cottage | .60 AC

Located in the heart of Sleepy Hollow, this light filled home offers a timeless aesthetic. Enjoy hardwood flooring throughout, gorgeous millwork, Orinda character at it's finest, walls of windows, and an easy flow. Downstairs is a kids heaven offering a game/family room that open onto it's own patio and separate flex space.

Swing open the doors and dine alfresco! This home is ideal for entertaining, playing or just relaxing as you take in the natural beauty of the lush surroundings. Charming pathways, outdoor lighting, and a sport court with basketball hoop, make this property magical for all ages.

Approximately 4,543 sq. ft. in the main house and approximately 300 sq. ft. in the guest cottage.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	8	\$920,000	\$4,250,000
MORAGA	7	\$1,258,000	\$3,400,000
ORINDA	5	\$460,000	\$2,300,000

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

- 820 Acalanes Road, \$920,000, 5 Bdrms, 5883 SqFt, 2004 YrBlt, 12-29-21,
Previous Sale: \$3,500,000, 08-06-19
- 4144 Canyon Road, \$3,250,000, 4 Bdrms, 2970 SqFt, 1950 YrBlt, 12-30-21,
Previous Sale: \$2,755,000, 11-20-17
- 8 Dale Court, \$2,050,000, 4 Bdrms, 2383 SqFt, 1955 YrBlt, 01-03-22,
Previous Sale: \$1,630,000, 12-28-20
- 7 Hartwood Court, \$2,805,000, 4 Bdrms, 2226 SqFt, 1964 YrBlt, 12-30-21,
Previous Sale: \$1,375,000, 05-17-16
- 4022 Mario Way, \$1,510,000, 4 Bdrms, 2398 SqFt, 1969 YrBlt, 12-30-21
- 1130 Nogales Street, \$1,500,000, 3 Bdrms, 1869 SqFt, 1951 YrBlt, 01-07-22,
Previous Sale: \$112,000, 09-01-78
- 744 South Pond Court, \$1,950,000, 5 Bdrms, 2923 SqFt, 1996 YrBlt, 01-07-22
- 1040 Upper Happy Valley Road, \$4,250,000, 4 Bdrms, 2366 SqFt,
1959 YrBlt, 12-27-21

MORAGA

- 226 Alderbrook Place, \$1,525,000, 4 Bdrms, 2312 SqFt, 1967 YrBlt, 01-05-22
- 30 Brandt Drive, \$2,515,000, 4 Bdrms, 2802 SqFt, 1988 YrBlt, 01-06-22
- 168 Draeger Drive, \$3,400,000, 5 Bdrms, 5554 SqFt, 1980 YrBlt, 01-06-22,
Previous Sale: \$1,700,000, 03-03-14
- 132 Moraga Road, \$1,585,000, 3 Bdrms, 2719 SqFt, 1984 YrBlt, 12-30-21,
Previous Sale: \$425,500, 03-02-98
- 1091 Sanders Drive, \$1,258,000, 4 Bdrms, 1659 SqFt, 1960 YrBlt, 01-06-22
- 149 Sandringham Drive, \$1,725,000, 5 Bdrms, 2926 SqFt, 1978 YrBlt, 01-04-22
- 89 Shuey Drive, \$2,100,000, 4 Bdrms, 2047 SqFt, 1964 YrBlt, 12-30-21,
Previous Sale: \$429,000, 05-01-91

ORINDA

- 67 Brookwood Road #4, \$460,000, 2 Bdrms, 897 SqFt, 1963 YrBlt, 01-03-22,
Previous Sale: \$94,500, 06-01-86
- 32 Dos Posos, \$2,300,000, 4 Bdrms, 3163 SqFt, 1947 YrBlt, 01-07-22,
Previous Sale: \$1,975,000, 04-24-18
- 144 Las Vegas Road, \$1,700,000, 3 Bdrms, 1703 SqFt, 1940 YrBlt, 01-07-22,
Previous Sale: \$1,294,000, 12-20-17
- 57 Lombardy Lane, \$2,250,000, 6 Bdrms, 3377 SqFt, 1952 YrBlt, 12-30-21
- 37 Vallecito Lane, \$1,800,000, 4 Bdrms, 2020 SqFt, 1940 YrBlt, 01-06-22



WHO YOU LIST WITH MATTERS.

2021 STATS



TOP 1%
RANKING IN LAMORINDA
& CONTRA COSTA COUNTY



100M+
IN SALES



45+
FAMILIES HELPED



7 vs. 15 DAYS
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New home primer, Part 1

By Jim Hurley

As a handyman, it is always a pleasure to help a new homeowner get settled. Typically, the request is to install some towel bars and hang artwork, or maybe adjust some doors that don't latch. Being old, and a dad at heart, I like to include my "New Home Primer" on that first visit.

What's in the primer? So glad you asked.



Photos Jim Hurley

Water shutoff valves on the outside of a house

First, I ask if they know where the main water shutoff valve is. If the answer is "no," we walk around outside to find it. Typically, that water main shutoff is right out front. It may be near the garage door, or possibly in the garden by the front door; you'll see a pipe coming up from the ground with a valve in it that goes into the wall of the house.

Sometimes that main is not so easy to find. On older homes, they might be buried under several decades of garden soil

buildup. On rare occasions, I've found the valve inside the garage. If the main shutoff is not visible, I look for the meter box on the street. The water meter has a shutoff valve also, but it is much more difficult to access and shut off. Finding the meter box may help locate the main shutoff because typically the water main runs in a straight line of sight from the meter at the street to the closest point of the house. (Plumbers like to use as little pipe as possible.) If we still can't find the main water shutoff at the house, the water district will come out to help you locate it.

Sometimes finding the main shutoff is not the end of it. Many homes have the water main split with one line to run the irrigation system (what we used to call sprinklers), and the other supplying water to the house. It is good to test which valve does what before an emergency and possibly label the valves once you know which is which.

Why is that main water shutoff valve so important? Because on very rare occasions (think earthquakes) a water line might break causing an unrestricted flow of water. If this should happen, your first response must be to go to the main valve (which you fortunately had the forethought to locate) and turn it off. Once the free flow of water is stopped, mopping up and repairs can be done.

Of equal importance, the second stop on our homeowner's tour is the gas meter. The gas main has an inconspicuous valve in the pipe that feeds into your gas meter. Instead of a handle to turn, gas main valves have a rectangular stem on one side and a nut on the other. The long side of the stem will align with the pipe when it is open and is perpendicular to the pipe when it is closed.

To shut off your gas main, you provide the handle. The hardware store sells a flat bar shutoff wrench to keep near your gas meter for emergency use: Don't buy it. Instead I recommend spending your money on a really big (at least 12-inch long) crescent wrench. The flat bar is short and thin and hurts your hand when you try to push on it. The long crescent wrench is more comfortable for your hand and gives you more leverage for turning the valve.

... continued on Page D10



Gas shutoff valves



Gas shutoff valves can be closed with a wrench

Melanie
Snow

Hello 2022!

Off to a good start...



65 Silverwood Dr, Lafayette \$2,395,000
Pending in 8 days



1820 Cannon, Walnut Creek \$695,000
Pending in 8 days



38 Sullivan Dr, Moraga \$1,875,000
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32 Dos Posos, Orinda \$2,300,000
Happy Buyers

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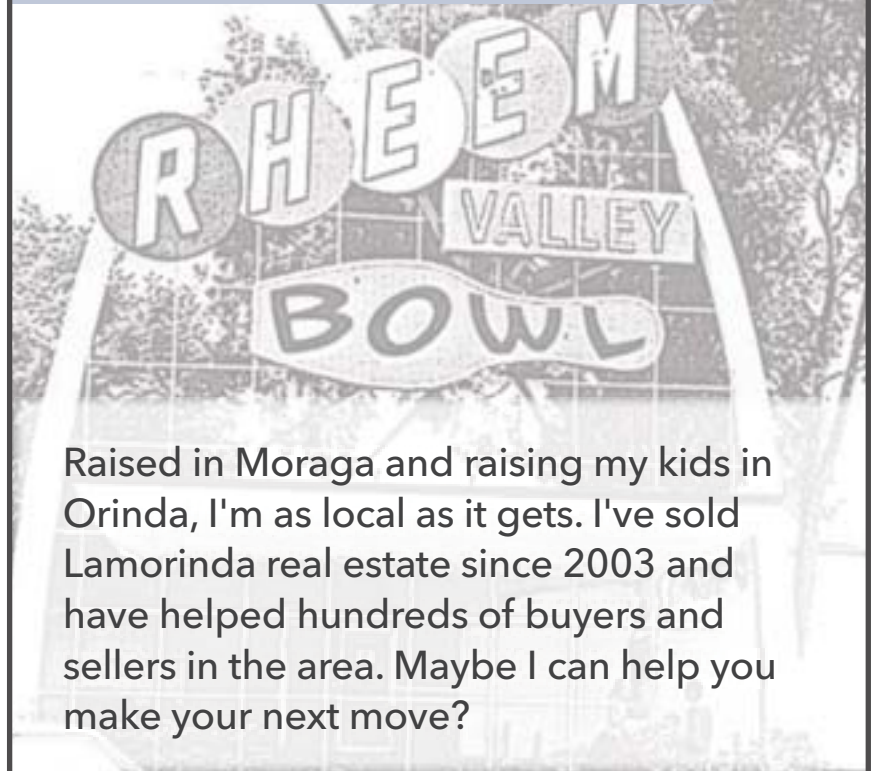
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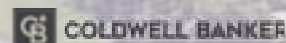
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The Brant



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3/2/2022

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- Income: Moderate

Opportunity Index :

#264 (2 Units)

- 2 Bed
- Price: \$251,745
- HOA: \$743.56
- Income: Low

Opportunity Index :

#265 (1 Unit)

- 3 Bed
- Price: \$594,891
- HOA: \$743.56
- Income: Moderate

Opportunity Index :

#266 (2 Units)

- 1 Bed
- Price: \$452,591
- HOA: \$743.56
- Income: Moderate

Opportunity Index :

#267 (2 Units)

- 1 Bed
- Price: \$59,920
- HOA: \$743.56
- Income: Very Low



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2. Complete the HouseKeys Webinar Orientation
3. Meet with a HouseKeys Registered Loan Officer to get PRE-APPROVED
4. Enter the Opportunity Drawing (Lottery) by the published deadline
5. Register for HUD Approved 1st Time Homebuyer course

Income Category	Percentage	Household Size 1	Household Size 2	Household Size 3	Household Size 4	Household Size 5	Household Size 6
Moderate	120%	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800
Low	80%	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150
Very Low	50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500

*Income Categories Effective as of 12/31/2021

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Green Living

Resolve to Make Your Household More Earth-Friendly in the New Year



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Resolving to green up your act in the New Year? Here are just a few tweaks you can make right at home to substantially reduce your environmental footprint.

Make Appliance Upgrades

Home appliances are improving all the time, with many newer models designed specifically with efficiency in mind. If your home appliances, such as your washer, dryer, dishwasher, refrigerator and HVAC system, are on the older side, it may be time to replace one or more of these items. Over time, you'll offset the upfront cost with reduced energy bills. Plus, you'll be helping protect the climate. Look for ENERGY STAR-rated products, which have met strict EPA standards.

Optimize Heating and Cooling

North American Technician Excellence (NATE) offers the following energy-saving tips to help you keep your home comfort system running at peak performance:

- Change your air filters monthly, or as directed by the manufacturer.
- Add weatherstripping and caulk around windows and doors to improve your home's insulation. Improperly insulated walls, floors, attics, basements and crawlspaces waste energy and can also lead to moisture imbalance.

- Install a programmable thermostat to help regulate temperatures.
- Don't keep clutter near your HVACR units, and don't store anything next to them that could impede ventilation. Likewise, keep vents and returns free of obstructions. Don't lay carpet over vents, place furniture over or in front of them, or obstruct airflow.
- Dry air feels cooler than moist air. A simple humidifier may make your home feel five degrees warmer.
- Even the most efficient system can suffer if it's not properly maintained. For optimum comfort and sustainability, make sure all your HVACR installation, maintenance and other work is performed by a NATE-certified technician. NATE-certified technicians have demonstrated their knowledge of today's increasingly sophisticated heating and cooling systems by passing a nationally recognized test developed and supported by all segments of the heating, ventilation and air-conditioning industry. Better installation and service means your equipment will run at peak efficiency. Visit nate.org for additional HVACR energy-savings tips and resources, and to find a NATE-certified technician in your area.

Reduce Food Waste

American food production uses 10% of the nation's total energy budget, 50% of its land, and 80% of its freshwater, according to FoodRescue.net. Unfortunately, up to 40% of all food ends up in landfills. Label food items in your pantry and fridge and organize them by date to help ensure you consume food before it spoils. If you see that you've prepared too much of a certain item, freeze it. Of course, many foods produce unavoidable scraps. Use them to create stock or compost them. Composting will reduce your home's contribution to landfills while enriching your garden. Bonus: it's also a great way to reduce yardwork waste.

Make an Impact Today

Want a quick project you can complete in an afternoon? Swap out incandescent lightbulbs for energy efficient LEDs. According to the EPA, residential LEDs -- especially ENERGY STAR-rated products -- use at least 75% less energy, and last up to 25 times longer.

This year, consider making Earth-friendly New Year's resolutions. A few tweaks can reduce your household's impact on the planet.

(StatePoint)

New home primer, Part 1

... continued from Page D4

Find a spot near the meter where you can leave the wrench, (maybe on a hook on the wall), so it is there when you need it.

The gas main valve can be very difficult to turn off, not something you want to find out in an emergency. I strongly advise practicing shutting it off before there is an emergency. If you turn it off and back on quickly there will be no problem. If you can't turn it off, call PG&E. They provide a free safety check service to residences. If it remains off for too long, you may need to relight the pilot light on your water heater.

What about water heaters and electrical panels you ask? Watch for Part 2 of the New Home Primer in an upcoming edition of Lamorinda Weekly.

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 February Gardening Guide



Add a rock dry creek and mulch to your garden.



Marvelous magnolia liliiflora, known as the tulip magnolia.



A bounty of tangelos on the citrus tree.

Photos Cynthia Brian

Here are some tasks to accomplish now.

- If you haven't already, it is time to turn on the sprinklers and give your garden a deep drink. Check the sprinkler heads on lawns as grass tends to grow over them when not in use during the winter months. If your irrigation system needs a tune-up, professionals have told me that winter is the ideal occasion to schedule appointments for repairs or installations. In the summer months, when we need to irrigate the most, specialists are swamped with emergencies.
- Water in the morning to give plants the opportunity to dry out before night.
- Fertilize trees, shrubs, and ground covers. When it comes to fertilizers, people often wonder what N, P, K mean. N stands for nitrogen which stimulates leaf formation to give plants the luminous, healthy green. P is phosphorus which encourages strong root formation, aids in flowering and fruit set. K is for potassium providing disease resistance and hardiness to plants. The three numbers that you see on labels such as 5-10-15 indicate the percentage of nitrogen, phosphorus, and potassium that the product contains. This listing is required by law on all packages of organic, synthetic, and chemical fertilizers. Keep in mind that although nitrogen, phosphorus, and potassium are necessary to maintain plant health, there are more than 20 other nutrients needed as well.
- Get a head-start on pulling weeds while they are small, and the ground is malleable. Weeds harbor disease.
- Apply snail bait around plants that are susceptible to snails and slugs.
- Use an organic systemic insecticide around the base of roses to prevent the first flush of aphids.
- Spray fruit trees, roses, and citrus with dormant oil to protect them from overwintering insects and fungal diseases. Copper Sulfate is approved for organic use and offers a strong defense against fungal pathogens. Be sure to follow all safety and application instructions, as copper is a potent control method, and should be used responsibly. Do not spray on windy days. Wash any citrus before consuming. Harvest tangelos, lemons, oranges and limes as needed.
- Check for mole and gopher activity. These rodents do not take a winter hiatus. It's best to trap them before they reproduce.

... continued on Page D13

Cynthia Brian's February Gardening Guide

... continued from Page D12

- Complete pruning of roses, grapes and berry bushes.
- Sanitize tools between use. Alcohol, bleach, or hydrogen peroxide solutions are recommended.
- Cut small branches of peach or crabapple to force the blooms for an indoor arrangement.
- Plan an edible garden. What vegetables and herbs do you love the most? Find out what varieties are best planted from seed (arugula for instance) and what plants are better purchased in six-packs, quarts, or gallons. (tomatoes, in my opinion).
- Dress your garden with fresh mulch or chipped bark to maintain moisture, control temperatures, and minimize weeds.
- Add a rock dry creek to an area with run-off.
- Peruse gardening books and seed catalogs for ideas on what you want to plant. This season I suspect that we will be sowing seeds earlier as the soil warms.
- Repot houseplants. Remove dead leaves, add fresh soil, give them a sunshine retreat outdoors for a few hours.
- Enhance a corner of your exterior with a wall fountain and colorful potted plants.
- Build a path or walkway that will integrate into the landscape and complement your home.
- Get outside to soak up the Vitamin D. Garden, stroll in a park, hike a trail, or walk the reservoir. Pay attention to the natural landscape.
- Check out the FREE Seed Bank at Moraga Library. Free vegetable, herbs, flowers, and milkweed seeds are available thanks to the efforts of the Moraga Garden Club, the high school all-girl Scout Troop 401 and middle school Girl Scout Troop 33778. - www.moragagardenclub.com

Although California needs increased precipitation, and we must all continue to be diligent in conserving water, I admit that I am enjoying springtime in February immensely. The hills are currently green, cows are munching on the plentiful grass, the air smells fresh, and the creeks are trickling. A bit of the winter bite remains as soon as the sun sets, and the moon rises. It is a lovely time to be outside expressing gratitude for Mother Earth. There is indeed dignity in digging in the dirt, and of course, it is what I write about so that we will prosper and thrive through nature.

Happy Gardening. Happy Growing.



Gertrude Jekyll climbing roses blooming.

Photos Cynthia Brian



Ornamental pear tree in full bloom.



Enhance an exterior wall with a small fountain and colorful potted plants.



Viburnum is covered in masses of sweet-smelling white blossoms.



Peter Pan daffodils are sunny and bright.



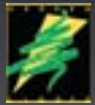
Cynthia Brian sits on a green hillside.

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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LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



Sold!

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!

\$3,035,000

ORINDA



Sold!

11 La Fond

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

\$2,350,000

ORINDA



Pending!

8445 Wildcat Drive

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

\$1,895,000

ORINDA



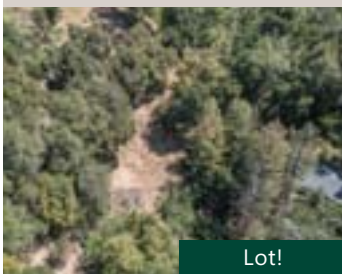
Pending!

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



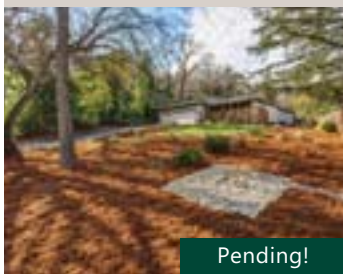
Lot!

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



New Listing!

3172 Stanley Blvd

Charming 4 bed/ 2.5 bath home conveniently close to freeway & BART w/ great outdoor living & entertaining!

\$1,598,000

LAFAYETTE



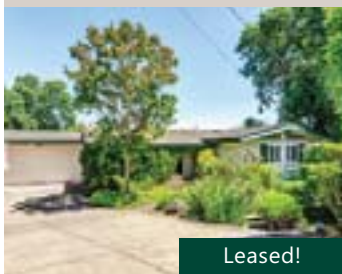
Leased!

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



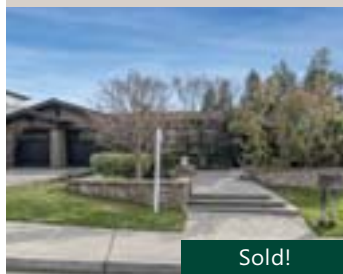
Leased!

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



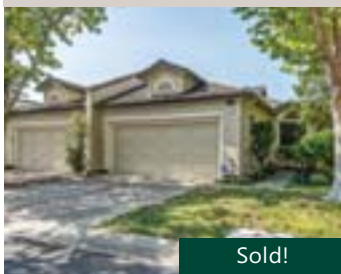
Sold!

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!

\$2,880,000

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

PLEASANT HILL



New Listing!

241 Western Hills Drive

Lovely 2 story 3 bed/ 2.5 bath duet on .23 acres in the heart of Pleasant Hill! Light & bright w/ many upgrades!

\$889,000

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

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Amy Rose Smith

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