

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 16 Issue 4 Wednesday, April 13, 2022



Lamorinda Home Sales

... read on Page D2

Digging Deep with Goddess Gardener, Cynthia Brian

Spring shopping: Seeds or starts?



Wait until flowers fade to prune azaleas with hand trimmers, not powered pruners.

By Cynthia Brian

"Spring is the time of plans and projects."~ Leo Tolstoy, Anna Karenina

No matter how many springs I've encountered, I am forever awed and amazed at the bursting of blossoms and the beauty of the lush landscapes. Every year I find myself reiterating how much I adore this wondrous season. A fever warms the air, one that encourages me to weed, seed, feed, plan and plant. Are you feeling this same urge to indulge in outdoor projects?

Before you go to your local nursery or garden center to shop, take photos of your yard and patio. Make a tentative plan of what projects you'd like to tackle. Peruse a catalog to find photos and descriptions of plants that you think will shine in your garden. Do you want to buy seed packets or are you planning on buying starts? It pays to know what plants grow best when seeds are scattered and what plants will do better when they are purchased either in six-packs, flats, gallons, or larger.



A view of cascading wisteria from a pergola.

Photos Cynthia Brian

SOWING SEEDS

It is possible to buy seeds for almost any plant, however, not all seeds will sprout successfully. Over the years, I have found the following flowers, herbs, and vegetables do well when planted by seed.

Flowers

Calendula
Hollyhock
Marigold
Nasturtium
Nigella
Zinnia
Sunflower
Cosmos
Bachelor's Button
Four O'clock
Columbine
California Poppy

Shasta Daisy

Coneflower
Vegetables and Herbs
Beet
Radish
Arugula
Swiss Chard
Kale
Carrot
Bean
Pea
Lettuce
Spinach

Sorrel

Corn
Turnip
Mustard
Pumpkin
Chive
Parsley
Chervil
Chamomile
Dill
Fennel
Cilantro
Lemon Balm

... continued on Page D10



42 Tappan Lane, Orinda
5 BD | 6.5 BA | 3 CAR
Thrive on 2.26 acres showcasing breathtaking views from the 180-degree vista high atop Orinda's coveted Tappan Lane. The more than 8,000 sf of living space includes: two entries include a gorgeous Porte Cochere, large living room, family room with Mt. Diablo view, gourmet kitchen, dining room with a wall of windows, homework/flex space, movie theatre, gym, gaming room, Perter Koenig designed pool and cabana, sport court, expansive lawns, fire pit, walnut hardwood flooring, wool carpet, and all bedroom are en suites.
\$7,200,000



Glenn & Kellie Beaubelle

925.254.1212
TheBeaubelleGroup.com
Glenn@TheBeaubelleGroup.com

CABRE# 00678426, 01165322



Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	16	\$700,000	\$6,106,000
MORAGA	12	\$1,145,000	\$3,250,000
ORINDA	7	\$1,120,000	\$3,200,000

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

- 3322 Beechwood Drive, \$2,025,000, 3 Bdrms, 1576 SqFt, 1946 YrBlt, 03-03-22, Previous Sale: \$950,000, 07-06-09
4123 Canyon Road, \$3,450,000, 3 Bdrms, 2856 SqFt, 1951 YrBlt, 02-22-22, Previous Sale: \$735,000, 02-16-00
1000 Dewing Avenue #205, \$1,250,000, 2 Bdrms, 1361 SqFt, 2017 YrBlt, 03-01-22
651 Evelyn Court, \$2,800,000, 4 Bdrms, 2934 SqFt, 1950 YrBlt, 02-22-22, Previous Sale: \$1,800,000, 09-01-17
1117 Hillcrest Drive, \$1,550,000, 5 Bdrms, 2947 SqFt, 1956 YrBlt, 02-25-22, Previous Sale: \$1,205,000, 10-09-17
3368 Las Huertas Road, \$4,825,000, 5 Bdrms, 3537 SqFt, 1964 YrBlt, 02-22-22
2000 Reliez Valley Road, \$2,850,000, 4 Bdrms, 4550 SqFt, 1953 YrBlt, 02-28-22
876 Revere Road, \$2,860,000, 5 Bdrms, 3066 SqFt, 1959 YrBlt, 02-28-22
65 Silverwood Drive, \$2,390,000, 5 Bdrms, 3055 SqFt, 1961 YrBlt, 02-24-22, Previous Sale: \$1,750,000, 02-25-19
3172 Stanley Boulevard, \$2,200,000, 4 Bdrms, 1930 SqFt, 1951 YrBlt, 02-25-22
1261 Sunset Loop, \$1,500,000, 4 Bdrms, 1577 SqFt, 1949 YrBlt, 02-22-22, Previous Sale: \$440,000, 04-14-00
1362 Sunset Loop, \$700,000, 3 Bdrms, 1037 SqFt, 1950 YrBlt, 02-23-22
3298 Sweet Drive, \$3,300,000, 4 Bdrms, 3648 SqFt, 2020 YrBlt, 02-23-22, Previous Sale: \$1,250,000, 10-31-19
1143 Upper Happy Valley Road, \$3,950,000, 5 Bdrms, 3763 SqFt, 1965 YrBlt, 02-22-22, Previous Sale: \$1,685,000, 03-31-14
1258 Upper Happy Valley Road, \$6,106,000, 3 Bdrms, 4411 SqFt, 1964 YrBlt, 03-01-22, Previous Sale: \$3,900,000, 02-24-15
118 Villa Court, \$1,775,000, 4 Bdrms, 2290 SqFt, 1963 YrBlt, 02-23-22

MORAGA

- 109 Ascot Court #C, \$675,000, 2 Bdrms, 1106 SqFt, 1973 YrBlt, 02-23-22, Previous Sale: \$108,000, 07-01-86
1912 Ascot Drive, \$1,200,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 02-24-22, Previous Sale: \$495,000, 02-21-03
643 Augusta Drive, \$1,050,000, 2 Bdrms, 2142 SqFt, 1976 YrBlt, 02-23-22, Previous Sale: \$905,000, 11-07-05
1844 Camino Pablo, \$2,200,000, 4 Bdrms, 2180 SqFt, 1965 YrBlt, 03-01-22, Previous Sale: \$1,650,000, 11-10-21
750 Camino Ricardo, \$1,700,000, 4 Bdrms, 1941 SqFt, 1964 YrBlt, 02-24-22
26 Corte Fortuna, \$2,125,000, 4 Bdrms, 2340 SqFt, 1968 YrBlt, 02-24-22
1100 Country Club Drive, \$2,150,000, 3 Bdrms, 2051 SqFt, 1975 YrBlt, 03-01-22, Previous Sale: \$1,483,000, 03-13-17
119 Cypress Point Way, \$1,145,000, 3 Bdrms, 1749 SqFt, 1973 YrBlt, 03-01-22, Previous Sale: \$730,000, 09-21-05
9 Kendall Circle, \$1,400,000, 4 Bdrms, 2147 SqFt, 2016 YrBlt, 03-04-22, Previous Sale: \$1,268,000, 02-02-17
23 Kent Court, \$3,250,000, 5 Bdrms, 2832 SqFt, 1973 YrBlt, 03-02-22
1222 Larch Avenue, \$2,250,000, 3 Bdrms, 2408 SqFt, 1967 YrBlt, 03-03-22
187 Miramonte Drive, \$1,100,000, 2 Bdrms, 1828 SqFt, 1965 YrBlt, 02-25-22, Previous Sale: \$234,000, 03-04-98

ORINDA

- 3 Douglas Court, \$1,250,000, 3 Bdrms, 1792 SqFt, 1951 YrBlt, 03-04-22
407 El Toyonal, \$1,305,000, 2 Bdrms, 696 SqFt, 1945 YrBlt, 03-01-22
5 La Noria, \$3,200,000, 4 Bdrms, 3309 SqFt, 1954 YrBlt, 02-24-22, Previous Sale: \$2,300,000, 12-21-18
1 North Lane, \$1,503,500, 3 Bdrms, 1460 SqFt, 1956 YrBlt, 03-02-22, Previous Sale: \$935,000, 09-15-17
136 Spring Road, \$1,120,000, 2 Bdrms, 1667 SqFt, 1950 YrBlt, 03-02-22, Previous Sale: \$472,500, 04-05-12
46 Stanton Avenue, \$1,522,000, 3 Bdrms, 2412 SqFt, 1941 YrBlt, 03-01-22



WHO YOU LIST WITH MATTERS.



3827 QUAIL RIDGE ROAD, LAFAYETTE
5 BEDS | 3.5 BATHS | 3,509± SQ FT | 0.46± ACRE LOT
OFFERED AT \$3,195,000 · 3827QUAILRIDGE.COM



21 CAMINO DEL DIABLO, ORINDA
4 BEDS | 3 BATHS | 3,457± SQ FT | 0.24± ACRE LOT
OFFERED AT \$1,895,000 · 21CAMINODELDIABLO.COM



831 SANTA MARIA WAY, LAFAYETTE
3 BEDS | 3 BATHS | 2,303± SQ FT | 0.39± ACRE LOT
OFFERED AT \$1,895,000 · 831SANTAMARIA.COM



3972 S. PEARDALE DRIVE, LAFAYETTE
4 BEDS | 4 BATHS | 3,250± SQ FT | 0.27± ACRE LOT
OFFERED AT \$2,895,000 · SOLD FOR \$3,275,000



STELLA TSAKONAS · CALDRE #01363574
925.878.6603
STELLA@STELLAANDSTEPHANIE.COM

STEPHANIE MULL · CALDRE #01955633
925.878.1896
STEPHANIE@STELLAANDSTEPHANIE.COM

STELLAANDSTEPHANIE.COM

COMPASS

BUYING OR SELLING A HOME?
— WORK WITH THIS —
AWARD-WINNING
MOTHER AND DAUGHTER
REAL ESTATE TEAM AND GET
— TOP DOLLAR —
FOR YOUR HOME INVESTMENT

TOP 1% OF REALTORS IN CONTRA COSTA COUNTY

★★★★★
FIVE STAR AWARD-WINNING REALTORS

WSJ TOP REAL ESTATE PROFESSIONALS IN AMERICA

 **Best of Zillow**



Spring cleaning: What do I do with all my stuff?



bigstock images

By Jennifer Raftis, CPO®, Certified Professional Organizer

Now that spring is here, do you have the urge to start getting rid of things – or is it just me? One of the ways to keep your house from becoming overstuffed is to schedule a regular decluttering session a few times a year (exciting ... I know). Usually, I schedule these sessions after the holidays and strategically before my free trash pickup (because it's free!).

Who knew that we even needed to schedule decluttering sessions. I'll tell you who ... me. Why? Because I work with clients all the time to downsize their belongings. Approximately 90% of my downsizing clients have lived in their homes for at least 30 years! When they find themselves faced with moving to a smaller home or community, they are often overwhelmed by the vast amount of belongings they have accumulated and have no idea where to start (tip: I know where to start).

The interesting thought here is that many families park their expensive cars in the driveway so they have space in the garage to store stuff that they don't even use. It might not make financial sense, but 60% of people do this. Why? Delayed decisions. It's too hard to decide what stays and what goes (and of course, where it goes) so they put off the project altogether.

Where the heck do I start?

Before you begin, it's very important to know your end goal. Whether you are downsizing for a move or just spring cleaning, it's important to decide what you want your life

to look like after you declutter. Defining your goal will help you through this often exhausting and emotional process.

Next, your items need to be sorted to decide what to donate, sell and keep. I suggest that you start with non-emotional categories such as tools, kitchen items, linens or clothes. Often, many similar items are spread throughout the house, multiple closets and the garage. Gathering all of the items (of a category) in one place is helpful because you will see the quantity you have. Give yourself the gift of letting go!

I always suggest taking photos of meaningful items before you start the downsizing process so they are preserved for future generations.

Heirlooms - I recommend that you keep a small number of items (5-10) to represent the generations past and present. Passing on an intentional legacy of items is a way of keeping ourselves and our family's memories alive even after we are gone. It's your family legacy and the value is determined by you!

Photos - Photos are a reminder and history of you and your family. So how do you decide what to keep? I suggest removing any duplicates, anything blurry, and anything without a person that you know in the photo. Note: After you identify the photos that you want to keep, put a description on them so the next generation knows the significance of the photo. I use the 20/80 rule here. Keep 20% of your photos, enough to fill a couple of boxes and recycle 80%.

You might want to consider digitizing your photos as well if you don't want to discard them quite yet. There are also digital services such as Legacybox that you can try as well as the app Photomyne.

Where will it go?

All of the items that will not stay with you will need to go somewhere. Here are a few options:

1. Family (or friends)
2. Consignment/Sell
3. Donation
4. Recycle/Trash

Family (or friends): There are probably many items in your home that have been passed down through the ages as well as items you have been keeping for your children – furniture, grandma's china, artwork,

etc. Talk with your children or other family members about the items you are keeping for them and see if they want them. If your adult children have not landed in a permanent home, they may be reluctant to take extra stuff right now.

Consignment/Sell: If you think your item(s) have value, start researching. Look on the internet, call auction houses and send photos, or check with your local consignment store. If you have a household full of valuable items, ask an estate sales company to come out for an estimate. You can also list your items on Nextdoor, Amazon Marketplace, or Ebay.

Keep in mind that selling your items can be very time consuming and you will need to decide if it's worth it. I recommend that you pick a monetary value for items that will be worth your time to try to sell. You also need to consider that someone buying your item will need to pick it up. If you live alone and the buyer needs to come into your home, be sure to have someone at your house during the pickup time.

Donation: There are many charities where you can donate your items. You will need to call the charity to see if they are accepting donations and what categories of items they accept. Next, you may need to hire someone to transport the items to the charity (very few charities will pick up your items). Here are a few charities and other groups that might accept donations:

- Habitat for Humanity
- Hospice
- Freecycle
- Nextdoor
- Buy Nothing groups on Facebook in your community
- School or local libraries

Be sure to research your charities, make sure they are registered as a nonprofit to be considered for a tax write-off (check with a CPA).

Recycle/Trash: Most municipalities (Lamorinda included) have a once or twice a year free extra trash pickup. Many of them also have a reuse day. These extra pickups are a great way to get rid of a lot of items all at once. Many trash services also offer an additional free pickup each year that you can schedule at your convenience.

... continued on Page D8

Tom Stack

REAL ESTATE



"I'll treat you like a Rock Star"

**COVETED
BURTON VALLEY**



3222 Gold Court, Lafayette
4BR/2BA | 1,644 sf | Near the Trail
Offered at \$1,749,000



925.878.9964
TomStack.com
Tom.Stack@cbnorcal.com



GLORIOUS IN GLORIETTA

38 Parklane Drive, Orinda

2514 sq. ft, 5 beds, 2.5 baths on a flat .28 acre lot on one of Orinda's favorite streets!



Featured in Sunset Magazine and Winner of the Mayor's
Award for Excellence and the
Contra Costa Times Excellence in Design

Coming to the market April 15th
Call for more details - www.38ParklaneDr.com

925.980.3829

Shannon@ShannonConner.com
ShannonConner.com

DRE# 01885058

Villageassociates.com
925.254.0505



SHANNON
CONNER

villageassociates.com | [@villageassociates](https://www.instagram.com/@villageassociates) | 925.254.0505 | It's Village. Of Course.

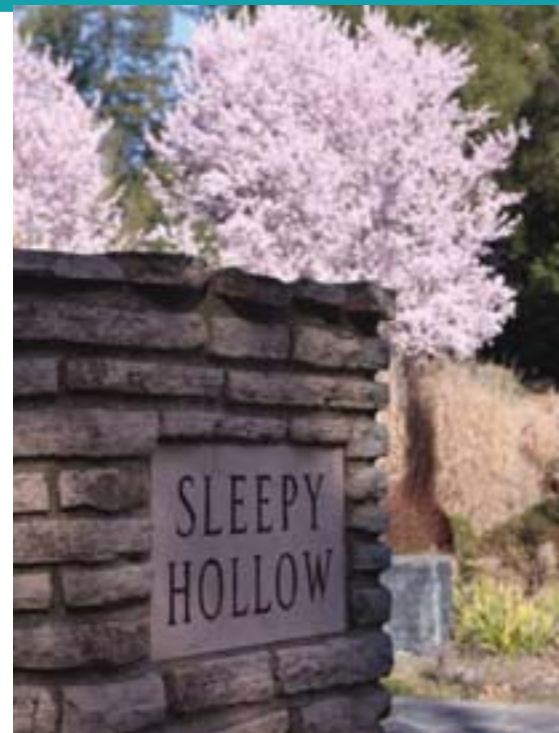
Village
ASSOCIATES



Open Sat & Sun 2-4pm



33 Via Callados, Orinda



4+ bd | 3 ba | 2725 sqft | .57 ac | \$1,750,000

Nestled on a side street of sought-after Sleepy Hollow neighborhood, enjoy a truly functional floor plan for all ages with a perfect office setup. Just a short walk to the ever-popular swim and tennis club.



CLARK THOMPSON
REAL ESTATE BROKER
VILLAGE ASSOCIATES
CALBRE# 00903367

Office: 925-998-7898 | ct@clarkthompson.com
www.clarkthompson.com





JUST LISTED

HELLO SPACIOUS WITH VIEWS!

102 Alta Mesa Court, Moraga



4 bed | 2.5 bath | 2,785 sq ft
Offered at \$1,495,000

This detached home in Moraga Ridge has soaring ceilings, tons of natural light, an open and airy floor plan and a view of Mt. Diablo with a private deck to enjoy it from. Truly a hidden gem.

COMING SOON

Updated 5 bedroom, 3 bath home on a cul-de-sac with large, flat yard. Located near Joaquin Moraga.

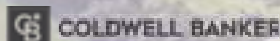


On MLS 4/17. Please call for more information.

www.holcenberg.com

Michelle Holcenberg
CB Top 100 East/North Bay Region

michelle@holcenberg.com
925-324-0405
BRE #01373412



©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CA#RE #01908304



SORAYA GOLESORKHI
REALTOR®

NEW LISTING

LIGHT-FILLED, SOPHISTICATED AND STYLISH



11 REDWOOD CIRCLE, LAFAYETTE

4BR/ 3BA | Approx. 3707 SQ. FT. | 3.33 acres

- Private setting up an enchanting Redwood-lined road.
- One block from Happy Valley Elementary School.
- Huge windows and skylights for indoor/outdoor zen living.
- Updated baths and kitchen with top-quality finishes (Miele, Viking, Sub-Zero).
- Approx. 1.5 miles to BART and downtown Lafayette's fine shops and restaurants.
- More info at www.11RedwoodCircle.com or call me for more information and a private tour.

"If you've thought about selling and you want TOP DOLLAR for your house, NOW is the time! Call me!"



Soraya Golesorkhi
925.808.8390
sg@soraya4homes.com
soraya4homes.com
DRE #01771736



COLDWELL BANKER
5 Moraga Way, Orinda





Rep: Sellers
1074 Laurel Dr, Lafayette
Pending with 9 offers
1074LaurelDr.com

Pending in Lamorinda

Rep: Buyers
5 Evans Pl, Orinda
Pending with 12 Offers



925-330-9474 | john@johnbnash.com
www.johnbnash.com | DRE # 01995244

JN John Nash
realtor
home is where you make it

villageassociates.com | @villageassociates



925.254.0505 | **It's Village. Of Course.**



"We interviewed ten agents, and Terri stood out right away. Her performance on the deal confirmed that we made the right choice. We were absolutely thrilled with her work. You can rely on Terri to give you accurate advice and recommendations. We felt that she always had our best interests in mind. She's trustworthy, very communicative, professional, and I couldn't recommend her more."

- Adam, Lafayette buyer

C. 510.282.4420 | CalRE #01330081
TerriBatesWalker@gmail.com | TerriBatesWalker.com

SELLING HOMES BY PUTTING PEOPLE FIRST





Buying and Selling in Lamorinda Can Be an Emotional Process

You need a real estate agent that not only provides the confidence of **experience and proven results**, but also a sensitivity to the process, listening to and addressing client needs **every step of the way**.

Jennie Swan is that agent.

Call today to schedule your
Free Market Evaluation

JENNIE SWAN

925.858.2856 | j.swan@ggsir.com | Lic.#0991109

Golden Gate | **Sotheby's**
INTERNATIONAL REALTY

Each Franchise Is Independently Owned And Operated.

Spring cleaning: What do I do with all my stuff?

... continued from Page D4

You can do this!

Take a deep breath, this can be an emotional rollercoaster. Give yourself permission to know that your reasons for keeping items might not be rational but they are all understandable. As they say, it's never about the stuff, it's the emotions that are tied to the stuff.

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



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.

JUST SOLD



5 Corte Sombrita, Orinda
4 Bedroom | 3 Bath | 2601 ± SQ FT | \$2,850,000



6 Days on Market
12 offers - 30% over list

NEW LISTING!

READY TO MAKE A MOVE?

Chris & Tracy have your new home!



957 Stow Lane, Lafayette

4 BD | 4.5 BA | 2857± SF | 1.3± AC | Offered at \$2,750,000

This glorious mid-century home with walls of glass, basking in inspiring natural light, is ideally situated on a breathtaking 1.3± acre Mt. Diablo view lot, at the end of a gated drive. With the option of single level living, this extraordinary and open floor plan has been thoughtfully and tastefully updated throughout. 975stow.com

Contact Chris & Tracy today for more information



**Chris Swim
Tracy Keaton**

DRE. 00943989 | 01051349

925.766.1447

chris@chriswim.com

chriswim.com

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

DUDUM
REAL ESTATE GROUP
DRE 01882902



KAAREN BRICKMAN

REALTOR®
925.351.5049

kaaren@dudum.com
DRE# 01932119



KELLY WOOD

REALTOR®
925.381.7172

kelly@kellywoodrealestate.com
DRE# 01931711

WE ❤️ YORKSHIRE COURT!

There are many reasons we love Yorkshire Court and the trails neighborhood of Lafayette. Having raised our kids right around the corner, we understand the amazing lifestyle this little gem of a street provides for all. Yorkshire Court is conveniently located near K-8 schools, downtown, Freeway access and BART.

COMING SOON! 944 YORKSHIRE COURT, LAFAYETTE

944 Yorkshire Court has not been on the market since 1975! Located just three doors from the Lafayette-Moraga Trail, this 3 bedroom, 2 bathroom, 1,868± sq. ft. home was remodeled in 2018.

This is one you won't want to miss! Call us to schedule a private showing.

COMING SOON



944 YORKSHIRE COURT
3 BEDS, 2 BATHS, 1,868± SF
OFFERED AT \$1,795,000

SOLD OFF-MARKET



951 YORKSHIRE COURT
REPRESENTED BUYERS AND SELLERS
SOLD FOR \$1,520,000

OUR OFFER ACCEPTED



945 YORKSHIRE COURT
REPRESENTED BUYERS
OFF-MARKET TRANSACTION





66 Hardie Drive, Moraga ~ \$2,295,000
3 BD | OFFICE | 2 FULL - 1 HALF BA | 2 CAR | .33 AC
Lovely 3,140 sq. ft. of single level living with magnificent views
and ideal indoor/outdoor lifestyle. Inviting pool, tranquil fountain
and open floor plan. Gorgeous corner lot location.



1040 Bollinger Canyon Road, Moraga ~ \$1,595,000
3 BD | 2 BA | 2 CAR CARPORT | 3.99 AC
Privacy galore in this country setting among the oaks. Expansive
yard with raised vegetable beds, lush lawn, and beautiful
gardens. Light, open floor plan, updated kitchen and baths.



Glenn & Kellie Beaubelle

925.254.1212
TheBeaubelleGroup.com
Glenn@TheBeaubelleGroup.com

CABRE# 00678426, 01165322



Fresh Coat Restoration LLC

Restore | Refresh | Re-Design | Rebuild

925-655-7528

5% off
with mention
of this ad

New Builds
Staining
Restoration

... and so much more!



Check us out on Yelp and Google!

Lic #962764



Bay Area Drainage, Inc.

Have You Checked Your Crawlspace Lately?

- French Drains
- Underfloor Drains
- Downspout Systems
- Subdrain Systems
- Sump Pumps
- Retaining Walls
- Pavestone Driveway & Walkways

A General Engineering Contractor
Locally owned and Operated
Contractor LIC # 762208

925•377•9209



visit our website
www.bayareadrainage.com

Digging Deep with Goddess Gardener, Cynthia Brian **Spring shopping: Seeds or starts?**



Birds have been eating the buds of this Queen Anne cherry tree.



A yellow tulip is a symbol of solidarity for Ukraine...and a happy Easter and Passover.



Photos Cynthia Brian

Spring is scented by lovely lilacs.

... continued from Page D1

Other than cherry tomatoes, I have never had success growing tomatoes from seed. Cucumber and zucchini have done better in my potagers by sowing starts. Most weeds are spread by seeds including the pretty when small, Herb Robert geranium. The aroma of this lime green weed with the tiny pink petal flowers is pleasing, but it needs to be pulled as soon as possible as it is invasive. A cover crop that I seed in fall is vetch. Vetch fixes nitrogen in the soil and is good in both sunny and shady locations, however, if not managed properly, you'll spend many hours untangling to dig it into the soil.

Before you depart for the nursery, write a list of what you are seeking, and know that once you arrive, your shopping dreams may take a deep detour. You'll be tempted by the

magnificent selections the nursery offers. It's up to you to know the conditions of your landscape ... where it is sunny, shady, rocky, moist, dry, flat or hilly. Will you be planting in containers or planting directly in the ground? Pay careful attention to the tags on the plants you are considering. They provide an enormous amount of useful information that can help you determine if this plant is correct for your garden. If there is a Q code, scan it to find out additional instructions. Buy only what you can put in the ground within two or three days. You don't want your new purchases to remain in pots longer than necessary. I am very guilty of buying too much at one time instead of making multiple trips.

Another important tip is to determine the container size of each flower, herb, vegetable, shrub, or tree that you will purchase. If you are a person that demands instant

gratification and you don't want to wait for a specimen to grow to its full potential, or you don't have the time to let the plant grow, buy the largest container. You will pay a premium, but perhaps this purchase could be worth the extra cost to you to have immediate coverage. On the other hand, if you are the patient type as I am and time is not of the essence, purchase the smallest container. It will be less expensive and with time, your plant will be as large or larger than ones available in larger sizes. With annuals, it may behoove you to buy larger sizes, although I am a big fan of buying six-packs and flats. When buying a shrub of any size, look for full and dense leaf formation. Plant health is important. The pot should not be root bound. Healthy roots are white, not gray, or mushy.

... continued on Page D14

Digging Deep with Goddess Gardener, Cynthia Brian

Spring shopping: Seeds or starts?



Nigella, AKA Love in the Mist, spreads by seed.

I learned an important lesson in planting trees many years ago when I was designing my backyard. As my central focal point, I wanted a magnolia tree that boasts beautiful white blooms attractive to pollinators. I bought the biggest tree that I could find. It was approximately 10 feet tall in a huge container that was so heavy it took three people to manage it. I paid a fortune, but at the time, felt the cost assured me my desired outcome. That same week, my mother gave me a six-inch tall sapling in a quart pot. I planted it at the back of my garden, believing that it would never become a large tree.



Dig vetch into the soil to add nitrogen.

Photos Cynthia Brian

Within three years, both trees were the exact same size, and now, three decades later, my mother's magnolia gift is double the size of my purchase. Both are beautiful, but the free sapling is dramatic!

Easter and Passover arrive with spectacular spring showers of flowers highlighted by tulips, wisteria, bluebells, azaleas, flowering trees, and the fruity fragrances of lilac, hyacinth, and jasmine. Pick a bouquet from your garden to celebrate these sacred holidays.

No matter whether you spring into spring with seeds or starts, just do it!

FREE APRIL EVENTS NOT TO BE MISSED

Honor Mother Earth on Friday, April 22 by tuning in to the Earth Gratitude Virtual Festival live-streamed at <https://www.unify.org>. Two of my Be the Star You Are!® volunteers who are reporters on Express Yourself!™ Teen Radio as well as myself have featured videos. Esteemed contributors include the Dalai Lama, Jane Goodall, Prince Charles, Elon Musk, Deepak Chopra, and others. Together we will celebrate our planet.

On Saturday, April 23 at noon, enjoy a free Virtual Wonders Magic Show crafted for the entire family with a renowned Irish magician. Although the interactive show is free, you do have to register to receive the ZOOM link. More info at <https://www.BetheStarYouAre.org>. Or email thestarsworkshop@gmail.com

Wishing you a hippity hoppity Easter and a peaceful Passover. Enjoy an amazing April with your family.

Happy Gardening. Happy Growing. Stand in Solidarity with Ukraine.



Cynthia Brian and her granddaughter play with their Easter bunny.

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.

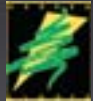
Hire Cynthia for writing projects, garden consults, and inspirational lectures.

Cynthia@GoddessGardener.com
www.GoddessGardener.com

Get Out & Stay Out!

In Your New Outdoor Room

Let Garden Lights Landscape Development give you good reason to "Get Out and Stay Out" this summer.



Enlarge your living area with an outdoor kitchen or entertainment space complete with a built in barbecue and the warm glow of a stone or masonry fireplace.

Garden Lights Landscape Development, Inc. is a full service landscape & pool design build firm.

We design & install with just one call 925-254-4797 • www.gardenlightslandscape.com

Celebrating over 20 years of service in Lamorinda. Bonded – Licensed & Insured License# 702845 C27 & C53

McDonnell Nursery

shop now to receive McDonnell bucks



family owned since 1933

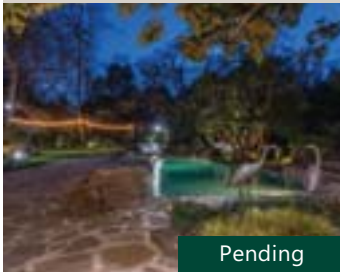
Flowers • Trees • Succulents • Pottery & Fountains
Benches • Garden Decor • House Plants • Gifts • Jewelry
Garden Consultation

www.mcdonnellnursery.com

196 Moraga Way • (925) 254-3713 • Open Wednesday - Sunday

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



Pending

7 Oak Arbor

Mediterranean 5 bed/ 6.5 bath Estate in the Heart of the Orinda Country Club w/ views of majestic oaks and surrounding hills!

\$4,500,000

ORINDA



38 Los Altos Road

Beautifully updated 4 bed/ 4.5 bath located on secluded 1.13 acre parcel w/ panoramic views of the hills from every room!

\$3,450,000

ORINDA



25 Southwood Drive

Spanish Colonial 4 bed/ 4.5 bath home w/ thoughtfully chosen finishes, authentic Spanish style & unsurpassed craftsmanship!

\$3,600,000

ORINDA



Pending

20 Los Cerros

Tuscan-style 5 bed/ 4 bath home w/ exquisite tile courtyard, high ceilings, natural light, & a peaceful deck!

\$2,895,000

ORINDA



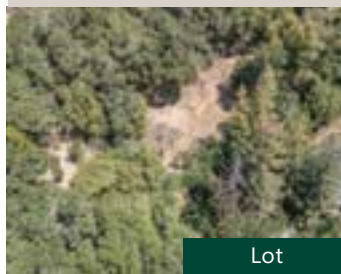
New Listing

41 Claremont Ave

Fabulous 4 bed home features charm of yesteryear-wood floors, high ceiling, custom built-ins! Great view + space for play & gardens!

\$1,650,000

ORINDA



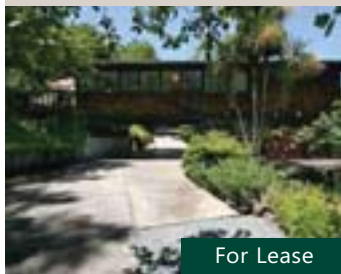
Lot

23 Kittiwake Road

Private residential .43 acre lot in 1 of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown.

\$499,000

ORINDA



For Lease

31 Normandy Lane

Special 'treehouse' charm 3 bed/ 2 bath w/ large windows striking views + sharp mid-century style!

\$4,250/mo

LAFAYETTE



499 Silverado Drive

Remodeled 4 bed/ 2.5 bath w/ large bonus room on 1.15 acre lot at end of cul-de-sac located in desirable Burton Valley!

\$1,795,000

LAFAYETTE



1160 Brown Ave

Fabulous 2 bed cottage w/ amazing panoramic view on secluded 1+ acre! Pool + guest house!

\$1,295,000

MORAGA



New Listing

1835 Joseph Drive

Located in desirable Moraga Bluffs, stunning 4 bed/ 2.5 bath home renovated w/ quality detailing & views of St. Mary's & hillsides!

\$1,925,000

WALNUT CREEK

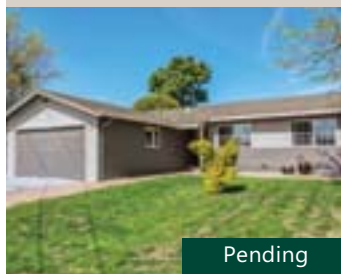


440 N Civic Dr. #313

Top floor 2 bed condo w/ fantastic natural light & includes access to many amenities. Resort living at The Keys!

\$450,000

CONCORD



Pending

2597 Prestwick Ave

Charming 3 bed/ 2 bath rancher In East Sun Terrace amazing location! 1240 sqft w/ large backyard, deck, grass play area, & more!

\$695,000

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

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker



facebook.com/VillageAssociates

twitter.com/villageassoc

instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit www.villageassociates.com Click on [Open Homes](#)

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392