

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 16 Issue 9 Wednesday, June 22, 2022



Easy air travel

... read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Growing water-wise

Photos Cynthia Brian



Spanish lavender is excellent as a water-wise and pollinator plant.



Plant geraniums in containers for instant beauty.



Agastache and zinnias grow together with minimal water.

By Cynthia Brian

"Water is the driving force of all nature." ~ Leonardo Da Vinci

Welcome to summer! It's going to be a hot one. If the newest studies reviewing tree rings are correct, we are currently in the worst drought since 800 A.D. The first three months of this year registered the least rain and snow on record. While we plunge into pools to cool off, our gardens will struggle to survive. Conserving water is top of mind as our climate becomes warmer. It's time for all of us to plan to grow water-wise.

I recently attended a seminar sponsored by Monrovia and came away with increased awareness of how to maintain healthy

landscapes during the dry seasons. There are numerous plants besides cacti and succulents that have low water requirements. When we re-think drought-tolerant landscapes, we may continue to enjoy our gardens with colorful and interesting trees, grasses, shrubs and flowers.

Drought-tolerant perennial contenders include:

Salvia	Penstemon	Geranium
Blanket flower,	Verbena	Spanish lavender
Catmint	Mallow	African daisy
Agastache	Coreopsis	Lantana
Guara	Red hot poker	Yarrow
Milkweed	Kangaroo paw	... continued on Page D12

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	18	\$1,230,000	\$4,450,000
MORAGA	14	\$679,000	\$2,700,000
ORINDA	16	\$1,315,000	\$3,750,000

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

- 4139 Coralee Lane, \$2,400,000, 3 Bdrms, 2991 SqFt, 1962 YrBlt, 05-04-22,
Previous Sale: \$2,400,000, 03-18-22
- 2 Diablo Oaks Way, \$3,200,000, 4 Bdrms, 3890 SqFt, 1998 YrBlt, 05-02-22,
Previous Sale: \$360,000, 02-17-96
- 3595 Echo Springs Road, \$3,100,000, 6 Bdrms, 3674 SqFt, 1971 YrBlt, 05-04-22,
Previous Sale: \$799,000, 08-11-03
- 655 Glenside Drive, \$3,000,000, 3 Bdrms, 2921 SqFt, 1947 YrBlt, 05-10-22,
Previous Sale: \$545,000, 01-01-90
- 3298 Gloria Terrace, \$2,400,000, 3 Bdrms, 1956 SqFt, 1967 YrBlt, 05-02-22,
Previous Sale: \$1,350,000, 09-07-21
- 3222 Gold Court, \$2,200,000, 3 Bdrms, 1644 SqFt, 1956 YrBlt, 05-06-22,
Previous Sale: \$137,000, 06-01-78
- 3840 Happy Valley Road, \$4,305,000, 3 Bdrms, 3866 SqFt, 1947 YrBlt, 05-09-22
- 1074 Laurel Drive, \$1,975,000, 3 Bdrms, 1699 SqFt, 1952 YrBlt, 05-06-22
- 4067 Los Arabis Drive, \$4,000,000, 3 Bdrms, 3332 SqFt, 1941 YrBlt, 05-11-22,
Previous Sale: \$2,600,000, 03-05-15
- 1312 Masterson Lane, \$1,600,000, 3 Bdrms, 1869 SqFt, 1973 YrBlt, 05-05-22
- 3827 Quail Ridge Road, \$3,850,000, 4 Bdrms, 2969 SqFt, 1972 YrBlt, 05-10-22,
Previous Sale: \$2,240,000, 06-25-15
- 11 Redwood Circle, \$3,000,000, 3 Bdrms, 3707 SqFt, 1994 YrBlt, 05-09-22,
Previous Sale: \$1,125,000, 12-15-00
- 1070 Sierra Vista Way, \$1,857,000, 3 Bdrms, 1519 SqFt, 1958 YrBlt, 05-02-22,
Previous Sale: \$920,000, 12-09-19
- 30 Tiana Terrace, \$3,380,000, 5 Bdrms, 4534 SqFt, 1998 YrBlt, 05-10-22,
Previous Sale: \$2,180,000, 07-19-16
- 1166 Upper Happy Valley Road, \$4,450,000, 4 Bdrms, 3595 SqFt,
1964 YrBlt, 05-13-22, Previous Sale: \$2,200,000, 05-12-16
- 1214 Warner Court, \$1,230,000, 3 Bdrms, 1124 SqFt, 1952 YrBlt, 05-10-22
- 9 Westminster Place, \$1,300,000, 3 Bdrms, 1455 SqFt, 1949 YrBlt, 05-13-22
- 944 Yorkshire Court, \$2,077,000, 3 Bdrms, 1868 SqFt, 2018 YrBlt, 05-05-22

MORAGA

- 102 Alta Mesa Court, \$1,680,500, 4 Bdrms, 2785 SqFt, 1974 YrBlt, 05-13-22
- 1472 Camino Peral #A, \$679,000, 2 Bdrms, 1281 SqFt, 1970 YrBlt, 05-12-22,
Previous Sale: \$587,000, 01-23-20
- 90 Devin Drive, \$2,250,000, 4 Bdrms, 4207 SqFt, 1973 YrBlt, 05-06-22
- 2121 Donald Drive #1, \$825,000, 3 Bdrms, 1513 SqFt, 1963 YrBlt, 05-03-22,
Previous Sale: \$309,000, 07-14-11
- 192 Draeger Drive, \$2,000,000, 4 Bdrms, 2458 SqFt, 1978 YrBlt, 05-13-22,
Previous Sale: \$800,000, 11-28-00
- 66 Hardie Drive, \$2,700,000, 3 Bdrms, 3140 SqFt, 1961 YrBlt, 05-06-22,
Previous Sale: \$1,230,500, 07-23-13
- 1835 Joseph Drive, \$2,380,000, 4 Bdrms, 2428 SqFt, 1972 YrBlt, 05-09-22
- 1884 Joseph Drive, \$2,455,000, 4 Bdrms, 2606 SqFt, 1971 YrBlt, 05-02-22,
Previous Sale: \$689,000, 02-06-02
- 9 Kendall Circle, \$1,615,000, 4 Bdrms, 2147 SqFt, 2016 YrBlt, 05-09-22,
Previous Sale: \$1,400,000, 02-23-22

... continued on Page D13

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PENDING

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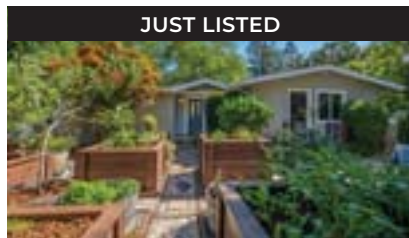
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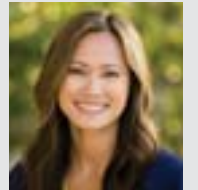
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Easy air travel tips for simplifying your trip



By Jennifer Raftis, CPO

I'm so happy that we are all able to travel once again. I recently traveled across the country to my annual organizing conference and decided to add a couple of fun stops along the way. My objective was to not have to check luggage. I personally do not have confidence that my luggage will arrive at my destination when there are plane changes involved. I have trust issues ... is it just me?

How was I able to pack for three different cities, one of which was a business trip and the other two for pleasure with only one carry on? Here are some of my favorite packing tips:

Tip: Pack using a capsule wardrobe – a limited selection of interchangeable clothing pieces that coordinate with each other. Pack more tops than bottoms so you can mix and match. You should be able to wear every item in 2-3 different combinations. Try on your outfits before you travel – this removes the “what do I wear” factor. Make sure to include several accessories (scarves and jewelry) to change up the look.

Tip: Pick a neutral color pallet so you only need a few pairs of shoes – a pair of heels, flats and tennis shoes. If I bring boots, I typically wear them on the airplane because they take up so much room in the suitcase.

Tip: Roll your clothes when packing. If you



Photos Shutterstock

roll your clothes when packing your suitcase, they take up less room and it will help reduce wrinkles. There are numerous YouTube videos for reference. To roll a T-shirt, lay it out, making sure it's flat. Fold it vertically, so the two sleeves match. Then fold the sleeves over so you have a long rectangle. Now roll. When folding a dress shirt, fold the sleeves over on the back and then fold the shirt in half to form a rectangle. Roll from bottom to top. This is a simple roll that will help eliminate wrinkles, and will save space. To roll pants, lay them on a flat surface. Fold the pants placing one leg over the other, through the middle near the crotch, to fold them in half. Then, start rolling from the waist, smoothing out the fabric as you roll. If you're rolling jeans, fold one pant leg over the other and roll from the ankle to the waistline.

Tip: Use packing cubes. Packing your clothes in packing cubes can be a game changer for keeping your clothes neat and organized without overstuffing your bag. I suggest packing the cubes by categories – it also helps you pare down what you pack. Note: You can also use dry-cleaning bags to separate your items if you don't have packing cubes.

Tip: Buy a few key pieces for your wardrobe that are designed for travel. Did you know they now make travel clothes that are comfortable, packable and don't wrinkle? Who knew? There are many options for both men and women. Wrinkle-free fabric such as nylon, polyester, knits and lycra make good travel clothes – these can also be quick-drying.

Tip: Pack lightly. Travelers tend to overpack and take far more than they need (you know who you are...). By thinking through your activities (day at the beach, dinner on the town, hiking, lollygagging, etc.) you can pack efficiently.

Tip: Check in early for your flight. Boarding early will give you better odds at getting an overhead bin for your carry-on. Checking in early also ensures that you are prepared with your boarding pass ready to go. These days you can have the boarding pass on your smartphone.

... continued on Page D10



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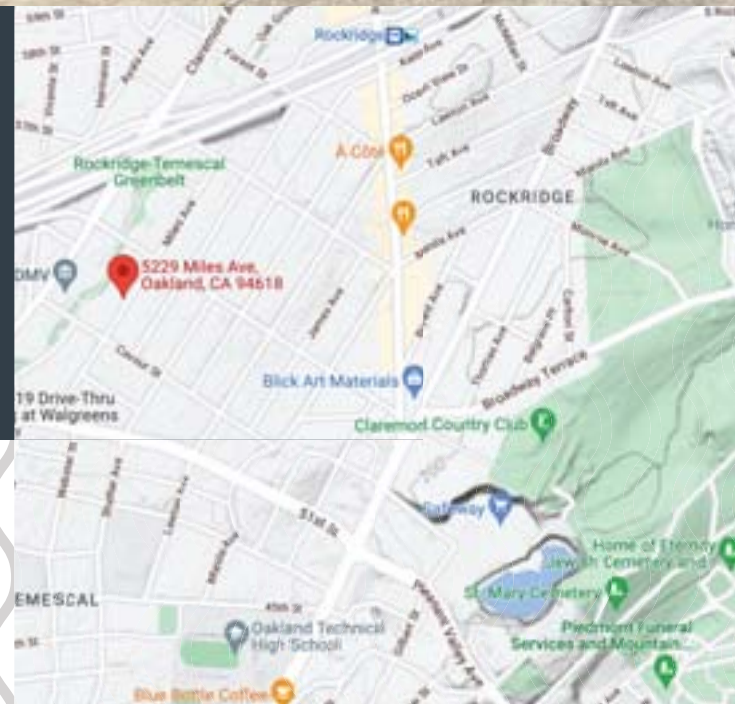


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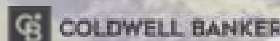
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Central Contra Costa Market is Shifting – May 2022!

The Real Estate News is peppered with articles about the RE Market declining or decelerating. Reviewing these articles, the term “deceleration” means a slowing of value increases. Another article that discussed a “decline” in the market was referring to a reduction in the number of multiple offers. In other words, home prices are not rising as fast, and the number of competitive bids is less crazy. However, as of May 31, the YTD average sale price increase compared to 2021 was 18 plus percent. To see each city’s YTD comparison, go to www.YourContraCostaRealtor.com.

Nationally and locally, the real estate market is shifting. This is a result of escalating Mortgage Rates and severe inflation. The number of closed transactions remains static from April through May. The average Days on Market (DOM) has increased from 7.82 days in April to 9.45 days in May for closed transactions. Pending sales in May increased to 10.73 DOM. The most affordable cities in central county are still Concord and Martinez with average sale prices of \$952K and \$970K, respectively. The number of competitive bids has been dropping in April and May with few transactions realizing multiple offers. Also, inventory is creeping up.

What does this data imply? It’s still a strong market for sellers and I see prices continuing to rise, albeit at a slower pace. To get top dollar, your house really needs to shine. Sellers should perform inspections (roof, termite, home, and for homes built before 1960, sewer lateral inspections). Address deferred maintenance. Consider new interior paint using contemporary colors. Buyers prefer light colored, painted kitchen cabinets versus stained ones. Most importantly, hire an Experienced REALTOR to guide you through this process to get top dollar.

You can read additional blogs that I’ve written at www.YourContraCostaRealtor.com.



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Easy air travel tips for simplifying your trip

... continued from Page D4

Here are some ways to get through security faster: Do not wear jewelry. You can pack it in your carry-on and put it on later. Do not wear any clothing with sparkles or glitter (obviously). Empty your purse before you leave the house to remove the possibility of any metal items or other no-no’s that might have fallen in there (bottles with liquid, large binder clips, knives of any kind, screwdriver, measuring tape, etc.) I’m a professional organizer and always carry knives and tools in my bag, so it’s critical that I empty it before traveling. Dress to undress, need I say more? Wear slip-on shoes (wear socks, because ewwww!), have nothing in your pockets and avoid wearing anything that requires a belt on traveling day. Purchase the clear, small bottles and fill them with your own shampoo, conditioner and lotion. TSA has

strict guidelines about liquids that you can carry on so be sure to check the rules. Better yet, avoid all the hassle and apply for TSA PreCheck® at tsa.gov. It’s good for a few years and the line is faster.

During the flight, whether you are flying across the country or only for a few hours, you want to be as relaxed and comfortable as possible. Bring a scarf or shawl because airplanes are cold and it can serve as a blanket and make sure you bring your earbuds in case you do not want to chat with your seatmate the entire way. It’s a universal way of saying, “don’t talk to me” (in the kindest way). Lastly, bring snack bars because ... delays, delays, delays.

In conclusion, as always, being organized can make a huge difference, especially when you are traveling. The good news is that we can “move about the cabin” once again and I am grateful for the privilege of travel.

Happy trails! Stay safe!

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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~Tim & Robin, Lafayette

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~Mei Sun Lafayette

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~Sarah & Derick, Pleasant Hill



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~Fernando and Adelina, Lafayette

Tom took the time to get to know us and really understand what we were looking for.

~Stephanie & Dave, Moraga to Orinda

Tom was in my corner every step of the way making smart decisions that maximized my gain.

~Barry, Lafayette to Rossmore



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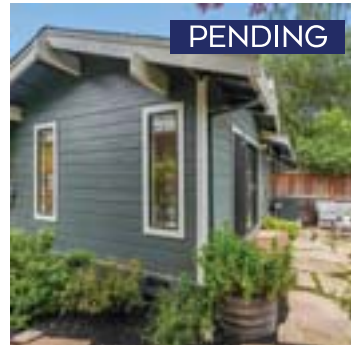
"I'll treat you like a Rock Star"



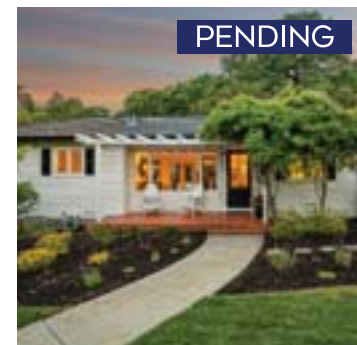
LAMORINDA LISTINGS



48 Via Floreado, Orinda | \$2,495,000
48viafloreado.com



3 Josefa Place, Moraga | \$789,000
3josefa.com



3357 Springhill Road, Lafayette | \$2,495,000
3357springhill.com



Terri Bates Walker
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TerriBatesWalker@gmail.com
TerriBatesWalker.com



Digging Deep with Goddess Gardener, Cynthia Brian

Growing water-wise

... continued from Page D1

Drought-tolerant perennial contenders include:

Statice
Everlasting sweet pea



Everlasting sweet pea is a welcome perennial.

Echinacea
Sage
Sea holly
Rose
Feverfew

Shrubs with minimal water needs are:

Ceanothus,
Bottlebrush
Pride of Madeira
Heavenly bamboo
Pittosporum
Smoke tree
Cotoneaster
Butterfly bush

Hydrangeas that are three to four years old will do fine. Younger specimens will require more water.

Vines that I recommend are:

Bougainvillea
Honeysuckle
Jasmine
Climbing and rambling roses.

Annuals don't have roots that go as deep as perennials. They focus energy on flowering which requires increased moisture.

These annuals usually require only weekly watering to one inch as opposed to daily drinks:

Zinnia
Marigold
Cleome
Portulaca
California poppy
Globe amaranth
Vinca
Chamomile



Chamomile reseeds itself without any irrigation.

Cosmos
Sunflower
Wax begonia

To minimize water waste, prioritize planting drought-tolerant perennials, shrubs and trees, and augment with color spots of annuals. Established plants do better in a drought than in a newly planted landscape. A plant is considered established when its roots have taken hold and spread in the soil. Perennials take a year to be established plants. A shrub could take two to three years, and most trees need three or more years. For this reason, it is always recommended to plant a garden in spring and fall when the weather is milder.

In a drought, paying attention to our trees is critical. Give established trees a deep soak every three to four weeks to keep roots from rising to the surface. Trees will experience leaf drop in the heat, but the tree will survive. If your trees are two years old or younger, an easy way to give them a good drink is to drill holes in a five-gallon bucket to allow water to slowly trickle to the roots. When you use a soaker wand, make sure to position it six feet or more from the trunk of the tree or at the end of the canopy as that is where the roots are. Roots are not at the base.

A sampling of California native trees that will be beautiful and survive in a drought include:

Olive
Pomegranate
Fig
Marina strawberry
Desert willow
Pistache
Mimosa
Manzanita
Crape myrtle
Redbud

... continued on Page D14



Pomegranate trees have bright green leaves, orange flowers, and red fruit.



Barbecue rosemary grows in dry conditions and attractors bees.
Photos Cynthia Brian

Lamorinda home sales recorded ... continued from Page D2

Moraga ... continued

- 446 Millfield Place, \$2,415,000, 4 Bdrms, 2386 SqFt, 1966 YrBlt, 05-11-22,
Previous Sale: \$839,000, 08-15-02
- 156 Miramonte Drive, \$1,130,000, 4 Bdrms, 1828 SqFt, 1966 YrBlt, 05-10-22,
Previous Sale: \$855,000, 04-02-19
- 478 Rheem Boulevard, \$850,000, 2 Bdrms, 1170 SqFt, 1974 YrBlt, 05-11-22,
Previous Sale: \$685,000, 04-19-18
- 5 Roberts Court, \$2,300,000, 5 Bdrms, 2484 SqFt, 1960 YrBlt, 05-06-22
- 424 Woodminster Drive, \$915,000, 3 Bdrms, 1800 SqFt, 1974 YrBlt, 05-13-22,
Previous Sale: \$700,500, 08-18-15

ORINDA

- 9 Broadview Terrace, \$3,260,000, 4 Bdrms, 2382 SqFt, 1951 YrBlt, 05-13-22,
Previous Sale: \$1,850,000, 09-08-14
- 58 Brookwood Road, \$1,315,000, 3 Bdrms, 1624 SqFt, 1979 YrBlt, 05-03-22,
Previous Sale: \$706,500, 05-15-18
- 21 Camino Del Diablo, \$2,225,000, 4 Bdrms, 3457 SqFt, 1946 YrBlt, 05-05-22,
Previous Sale: \$1,765,000, 03-25-21
- 372 Camino Sobrante, \$1,625,000, 3 Bdrms, 2450 SqFt, 1948 YrBlt, 05-09-22
- 435 Dalewood Drive, \$3,435,000, 4 Bdrms, 3056 SqFt, 1971 YrBlt, 05-09-22
- 18 Easton Court, \$1,800,000, 3 Bdrms, 2039 SqFt, 1956 YrBlt, 05-13-22,
Previous Sale: \$280,000, 07-01-87
- 115 El Toyonal, \$1,750,000, 3 Bdrms, 1594 SqFt, 1952 YrBlt, 05-02-22,
Previous Sale: \$1,250,000, 05-14-19
- 11 La Cuesta Road, \$3,600,000, 4 Bdrms, 3872 SqFt, 1948 YrBlt, 05-10-22,
Previous Sale: \$2,400,000, 07-27-00
- 9 La Noria, \$1,910,000, 3 Bdrms, 3034 SqFt, 1938 YrBlt, 05-12-22,
Previous Sale: \$1,300,000, 03-12-19
- 21 Lavina Court, \$2,022,000, 3 Bdrms, 1586 SqFt, 1954 YrBlt, 05-13-22,
Previous Sale: \$625,000, 02-15-11
- 20 Los Cerros, \$3,475,000, 5 Bdrms, 4011 SqFt, 1939 YrBlt, 05-02-22,
Previous Sale: \$1,870,000, 07-02-08
- 412 Moraga Way, \$1,915,000, 3 Bdrms, 2470 SqFt, 1938 YrBlt, 05-11-22
- 7 Oak Arbor Road, \$3,750,000, 5 Bdrms, 6967 SqFt, 1977 YrBlt, 05-02-22,
Previous Sale: \$1,300,000, 03-04-98
- 38 Parklane Drive, \$3,100,000, 5 Bdrms, 2454 SqFt, 1947 YrBlt, 05-12-22,
Previous Sale: \$780,000, 09-27-04
- 25 Southwood Drive, \$3,200,000, 4 Bdrms, 4011 SqFt, 2014 YrBlt, 05-12-22,
Previous Sale: \$700,000, 05-15-13
- 85 Tarry Lane, \$2,100,000, 3 Bdrms, 1710 SqFt, 1953 YrBlt, 05-05-22,
Previous Sale: \$630,000, 01-04-00

Digging Deep with Goddess Gardener, Cynthia Brian

Growing water-wise



Drought-tolerant kangaroo paw adds texture and interest to any garden.

... continued from Page D12

Keep an eye on your oak trees. They tend to topple over without any wind when they either have too much moisture or not enough.

As much as we love our vegetable gardens, this season only grow what you will eat or share with family and friends. Because of the lack of water, it is not prudent to overplant. Herbs are mostly drought-tolerant, especially rosemary.

To grow in water-wise knowledge, we need to embrace varied techniques for watering.

1. Water early in the day before the temperature warms.
2. Test your soil to determine its dryness. Only water when the soil is dry two to four inches down.
3. Even on the hottest days, don't be tempted to give your plants an extra drink.
4. Group plants with similar watering needs in one area.
5. Check irrigation systems for leaks.
6. Inspect drip systems to make sure the hoses are not strangling plants.



Feverfew grows from seed and has medicinal uses. Photos Cynthia Brian

7. Watering deeply twice a week will keep your plants alive.
8. Mulch, mulch, mulch with layers of at least three inches.
9. When adding to your garden in the summer, do so on a cool or cloudy day.
10. Include water-conserving measures indoors by taking shorter showers. Keep a bucket in your showers and sinks to use for containers or outside.

In the water restriction days during the extreme drought of the 1970s, the slogan was "If its brown flush it down. If it's yellow, let it mellow," as each flush wasted seven gallons. June 20- 26 is designated as pollinator week. Bees, butterflies, birds, bats, beetles, wasps, and moths as well as smaller mammals transport pollen to various species to make our gardens grow. Without our pollinators, we would have no food. Honor these hard-working garden helpers by making your garden pollinator friendly.

Take the plunge and grow water-wise this summer. Have a safe and healthy Independence Day!

Happy Gardening. Happy Growing.



Butterfly-like flowers of guara. Photo Cynthia Brian



Cynthia Brian encourages growing roses.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your summer 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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