

Lamorinda OUR HOMES

Lamorinda Weekly Volume 18 Issue 2 Wednesday, March 13, 2024



Lamorinda Home Sales

... read on Page OH2

Digging Deep with Goddess Gardener, Cynthia Brian **The Garden Melting Pot**

By Cynthia Brian

Photos Cynthia Brian



From East and Southeast Asia, the spectacular *Magnolia Soulangeana*, AKA tulip magnolia, AKA saucer magnolia blooms profusely in California.

“When a flower opens, the whole world appears.” Zen Saying

Unless you are a member of an Indigenous tribe, you are a part of the great melting pot that we call the United States of America. Even if your ancestors arrived on the Mayflower, you are still not considered a native. Like people, plants have immigrated to our shores and have found love, compatibility, and regions to survive and thrive. We often read about the need to plant more “native” plants, but what are they? Are “natives” any better than “non-natives” that have acclimated to our climate and soil while claiming our hearts?

The definition of “native” by the United States Department of Agriculture’s US Forest Service indicates that a native plant species has “evolved and occurs naturally in a particular region, ecosystem, and habitat. Plant species native to North America are generally recognized as those occurring on the continent before European settlement.” For example, California poppies, the state flower of California, are native from the slopes of Western Oregon to Baja. However, people

assume that *Echinacea purpurea*, known as Purple Coneflower, is native to our area, while in fact, it is only endemic to states east of the Rockies. Yet borders are not observed by plants, so perhaps a better description of a “native” would be a plant that has adapted over time to thrive in conditions that were like their endemic habitats.

Because true natives are well-suited to the climate and soils of a region, gardeners believe that they won’t require as much attention. But being “native”

doesn’t mean that a species doesn’t require water, fertilizer, pest protection, and maintenance. Natives are not immune to drought, predators, temperature fluctuations, and other garden stressors. Our landscapes are not natural environments; our gardens are man/woman made! Forests, woodlands, deserts, and marshes have evolved over millennia to be biodiverse and resilient.



Ceanothus, California lilac, is a drought-tolerant, flowering native.

... continued on Page OH8



SNEAK PEEK | ORINDA VIEW DEVELOPMENT | \$5,585,000
5,691SF | 4BD | 5.5BA | OFFICE | POOL | 1.17AC

Nestled within the sought-after Orinda View Development, this stunning single-level property spans over an acre of pristine land. The professionally landscaped yard is a haven, featuring a sparkling pool/spa, putting green, gazebo, sport court, solar, and an array of vibrant flowers and plants. Step inside to discover a meticulously designed interior adorned with spectacular finishes, including exotic wood cabinetry, barrel ceilings, and custom hardwood flooring. The residence seamlessly blends elegance with functionality, creating an inviting and sophisticated atmosphere. With its spacious layout and luxurious details, this property offers a unique opportunity for refined living in a picturesque setting.

TRUST. EXPERIENCE. RESULTS.

GLENN BEAUBELLE & KELLIE BEAUBELLE
925.200.5011
TheBeaubelleGroup.com
glenn@thebeaubellegroup.com
DRE 00678426, 01165322



Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	6	\$1,400,000	\$4,075,000
MORAGA	2	\$1,460,000	\$1,695,000
ORINDA	7	\$455,000	\$3,550,000

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

- 218 Contessa Court, \$3,050,000, 5 Bdrms, 3136 SqFt, 1968 YrBlt, 01-31-24,
Previous Sale: \$3,525,000, 03-10-22
- 1182 Glen Road, \$4,075,000, 4 Bdrms, 3676 SqFt, 2016 YrBlt, 01-30-24,
Previous Sale: \$3,520,000, 07-22-20
- 1541 Rancho View Drive, \$1,400,000, 3 Bdrms, 2349 SqFt,
1955 YrBlt, 02-05-24
- 3388 Rossi Street, \$2,325,000, 4 Bdrms, 2537 SqFt, 1947 YrBlt, 01-29-24,
Previous Sale: \$1,795,000, 11-18-19
- 1092 Via Roble, \$1,810,000, 3 Bdrms, 2108 SqFt, 1956 YrBlt, 02-08-24
- 95 Woodbury Highlands Court #33, \$1,699,000, 3 Bdrms, 1904 SqFt,
2022 YrBlt, 02-09-24

MORAGA

- 109 Brookline Street, \$1,450,000, 2 Bdrms, 1887 SqFt, 1984 YrBlt, 02-05-24,
Previous Sale: \$775,000, 11-29-12
- 448 Kingsford Drive, \$1,695,000, 4 Bdrms, 2132 SqFt, 1969 YrBlt, 01-31-24

ORINDA

- 73 Brookwood Road #30, \$455,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 02-02-24
- 6 Ivy Drive, \$1,107,500, 2 Bdrms, 1548 SqFt, 1952 YrBlt, 01-29-24,
Previous Sale: \$281,000, 04-01-89
- 315 Miller Court, \$3,550,000, 5 Bdrms, 3822 SqFt, 2014 YrBlt, 02-06-24,
Previous Sale: \$2,425,000, 10-09-19
- 132 Ravenhill Road, \$1,460,000, 3 Bdrms, 2674 SqFt, 1974 YrBlt, 02-05-24
- 2 Stanton Court, \$2,100,000, 3 Bdrms, 2193 SqFt, 1960 YrBlt, 02-05-24,
Previous Sale: \$1,300,000, 12-06-22
- 332 Village View Court, \$3,200,000, 2 Bdrms, 2203 SqFt, 1987 YrBlt, 02-05-24,
Previous Sale: \$2,350,000, 01-11-23
- 601 Watchwood Road, \$2,175,000, 3 Bdrms, 2541 SqFt, 1986 YrBlt, 02-08-24

A Little Off-Market Action.....



**For More Information About
Off-Market Listings Give Us a Call!**

**Amy Rose Smith, Shannon Conner,
Clark Thompson and Molly Smith**

925.254.8585



**710 Miner Road, Orinda
5 bd | 3 ba | 3088 sqft | 1.15 acres**



**141 La Cuesta Road, Orinda | \$2,200,000
4 bd | 3 ba | 2477 sqft | .31 acre**

**Village
ASSOCIATES**

villageassociates.com | @villageassociates | 925.254.0505 | It's Village. Of Course.

All information herein deemed reliable but not guaranteed. Shannon (01885058) | Amy (01855959) | Molly (01498053) | Clark (00903367)



Contra Costa County suspends All-Electric requirements for new buildings

The Contra Costa County Board of Supervisors suspended enforcement of its requirement that most new buildings be constructed as all-electric buildings at the Feb. 27 meeting. The County's all-electric building requirement, as part of the County's building code, had prohibited the installation of natural gas infrastructure in most new buildings and required developers to use electricity as the sole source of energy in the building. With the suspension, the County's all-electric building requirement will not be enforced.

Last month, the U.S. Court of Appeals for the Ninth Circuit invalidated a City of Berkeley ordinance that prohibited natural gas infrastructure in new buildings. The court held that the federal Energy Policy and Conservation Act precludes cities and counties from adopting building codes that prohibit the installation of gas plumbing in buildings.

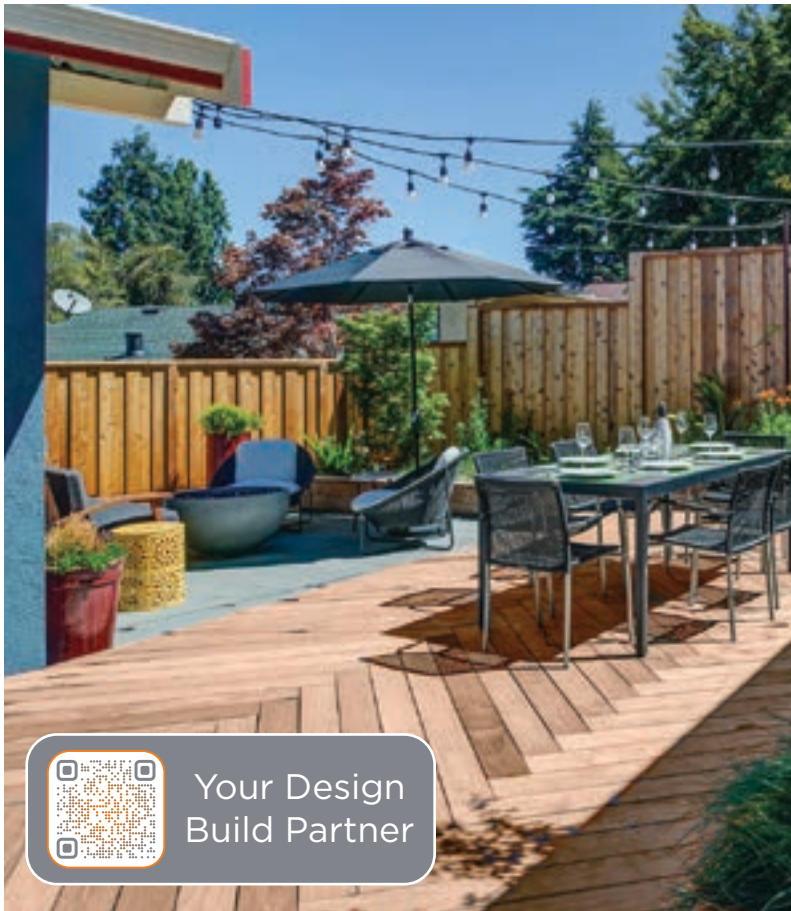
Contra Costa County's all-electric building requirement, like the

invalidated City of Berkeley ordinance, prohibits the installation of gas plumbing in new buildings. The County is therefore suspending this requirement in response to the Ninth Circuit's decision.

At the same time, the Board of Supervisors remains committed to the goals that prompted it to adopt the all-electric requirement: improving public health and fighting climate change. The Board referred the topic of reducing greenhouse gas emissions from buildings to its Sustainability Committee and directed staff to report on alternatives for advancing this objective at the Committee's next meeting.

"Contra Costa County remains committed to reducing the use of fossil fuels in buildings and continues to support the construction of new buildings using all-electric technologies. We are eager to identify new and innovative ways to continue to pursue our goal of reducing greenhouse gas emissions from buildings," said Board Chair Federal D. Glover, District 5 Supervisor.

Provided by Contra Costa County Office of Communications & Media



Your Design
Build Partner

Client satisfaction is a top priority



CANYONDESIGNBUILD

“

The team was extremely professional and knowledgeable. They were very responsive and open to all my requests along the way. I highly recommend Canyon Design Build!—Cynthia B.



510.482.0300



canyondesignbuild.com

Views.
Views.
Views.
Mon dieu.



70 El Gavilan Road, Orinda

Welcome to your ultimate retreat nestled in the heart of Orinda! Complete with a 750 sq ft ADU, this spacious haven boasts breathtaking panoramic views, offering a slice of serenity amidst nature's beauty. With generous square footage, there's ample room for every aspect of your lifestyle.



Call for Price

3 Bed + Office

3 Bath +1 ADU

2,736 sqft

.37 acre lot

925.980.3829

Shannon@ShannonConner.com
ShannonConner.com

DRE# 01885058

Villageassociates.com
925.254.0505



SHANNON
CONNER

villageassociates.com | @villageassociates | 925.254.0505 | **It's Village. Of Course.**

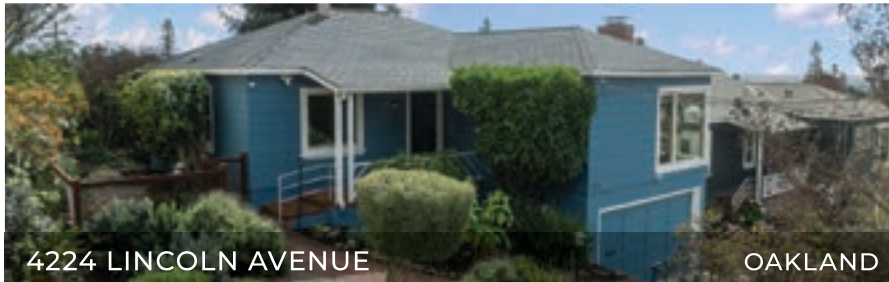
Village

ASSOCIATES



VANGUARD PROPERTIES | EAST BAY

LISTINGS FOR SALE



4224 LINCOLN AVENUE

OAKLAND

2 BED | 2 BATH | 1,427 SQ. FT.
JENNIE A. FLANIGAN

\$995,000
510.610.3601



1129 AVENIDA SEVILLA, UNIT 4B

WALNUT CREEK

2 BED | 2 BATH | 1,243 SQ. FT.
MEREDITH PETERSON

\$450,000
925.788.7034

WELCOMING

CHRIS DUBOIS



TO OUR

OAKLAND/
BERKELEY
OFFICE

CHRIS DUBOIS

chris.dubois@vanguardproperties.com
510.333.3505 | DRE# 01926382

MORE EXCLUSIVE LISTINGS BY -



6 WINGFOOT STREET

MORAGA

4 BED | 2.5 BATH | 3,424 SQ. FT.
KELLY CRAWFORD
JEANNETTE BETTENCOURT

\$2,250,000
925.998.5599
925.787.3464

“We KNOW where the good ones are.
We GO where the good ones are!”

We helped 32 buyers & 30 sellers achieve their goals in 2023,
call us to see how we can help you!



KELLYCRAWFORDHOMES.COM | 925.998.5599

KELLY CRAWFORD | VANGUARD TOP PRODUCER 2023

OMAR KHAN
925.705.1609
DRE# 02139271

BEV ARNOLD
925.788.8516
DRE# 01154860

KELLY CRAWFORD
925.998.5599
DRE# 01327015

JEANNETTE
BETTENCOURT
925.787.3464
DRE# 01154506

ASAD DURRANI
310.735.7116
DRE# 02174180

MICHELE MCKAY
925.482.4116
DRE# #01902466



VANGUARDPROPERTIES.COM | 971 Dewing Avenue, Lafayette, CA 94549 | DRE# 01486075





WELCOMING
**KAREN
 PAULSEN**
 TO OUR
 LAFAYETTE OFFICE

KAREN PAULSEN | 925.698.3252 karen.paulsen@vanguardproperties.com DRE# 01351931

SERVING LAMORINDA FOR 21+ YEARS

**COMMITTED TO PROVIDING YOU WITH EXCELLENT
 PERSONAL SERVICE!**

PENDING WITH 10 OFFERS!



3944 FAIRLANDS DRIVE PLEASANTON
 4 BED | 3 BATH | 2,021 SQ. FT. | 0.17 ACRES LISTED FOR \$1,725,000

COMING SOON IN SANDERS RANCH!

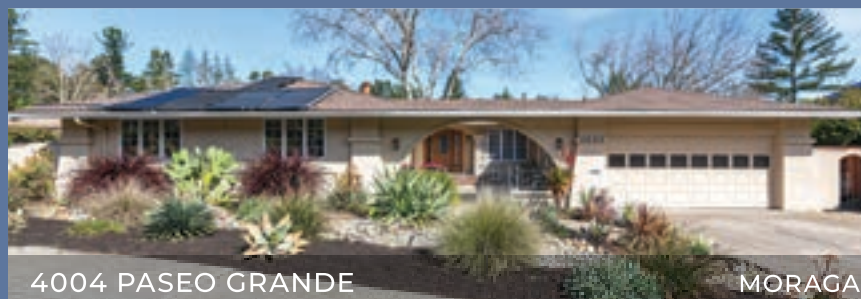


27 MERRILL CIRCLE MORAGA
 5 BED | 4 BATH | 4,874 SQ. FT. | 0.96 ACRES PRICE UPON REQUEST

Dramatic home with recent updating on 0.96 acre. Large open kitchen/family room opens to wrap around deck overlooking a beautiful and peaceful setting with no rear neighbors.



JUST LISTED PREMIER CAMPOLINDO LOCATION



4004 PASEO GRANDE MORAGA
 4 BED | 2.5 BATH | 2,300 SQ. FT. OFFERED AT \$1,950,000

Welcome to this single-story Campolindo rancher with one of the best settings in the neighborhood. Close to Rim Trail access, with views of nearby hills, a pool and a flat yard, it's the perfect place to call home. 4 bedrooms, 2.5 baths with a layout that lends itself to entertaining and indoor-outdoor living. Near top-rated Campolindo High School and the Cabana Club.

Please visit holcenberg.com for more information and photos.

**Lamorinda Native.
 Lamorinda Expert.**

21 YEARS SELLING LAMORINDA



MICHELLE HOLCENBERG

925.324.0405 | DRE #01373412

Michelle@Holcenberg.com

HOLCENBERG.COM



Digging Deep with Goddess Gardener, Cynthia Brian

The Garden Melting Pot



Eucalyptus is endemic to Australia and should not be planted in our region because of fire danger.

... continued from Page OH1

Do we want to only plant natives instead of non-natives? My answer is a firm no! I have always advocated for “planting the world” as there are so many species that thrive in our locale with origins from around the globe. Many revered non-natives have acclimated to our soil, weather, and stressors providing food and refuge for insects, wildlife, and birds while living in harmony with native species. Would you want to live without tulips, daffodils, Asian lilies, camellias, azaleas, peonies, Birds of Paradise, tulip magnolia trees, or Calla lilies? What about the numerous houseplants that we use to beautify our indoor facilities? If you love orchids, bromeliads, anthuriums, philodendrons, crotons, or Schefflera, you’ll agree that tropicals and non-natives are just as critical as natives to ecological cohesion.

There are trees, shrubs, grasses, and numerous bloomers that are natives. There are over twenty species of oaks and two species of redwoods that are native to California.

Here is a short list of my favorite natives that prosper in my landscape.

- California poppy
- California fuchsia
- California milkweed
- Blue-eyed grass
- Morning glory
- Western yarrow



Photos Cynthia Brian
California poppies are the state flower and propagate by seed.

- Ceanothus
- Agave
- Prickly Pear
- Oak
- Redwood

Balance the diversity and aesthetic appeal to create a magnificent garden melting pot filled with both natives and non-natives. Plan to plant species that have adapted to our local climate, avoid any invasive varieties, refrain from using insecticides and pesticides, and maintain your garden as needed. Remember that even “natives” will need pruning and maintenance. When you incorporate a harmonious atmosphere of many different types of plants from around the globe, pollinators and other creatures will be supported.

My family immigrated from southern Italy and the Italian canton of Switzerland, bringing with them their favorite seeds from “the old country”. The descendants of those heirloom seeds are beloved plants shining in my garden today. Because I was born in California, I often refer to myself as a California native. Yet, just like the plants in my garden, I am just part of the marvelous melting pot of cultures from around the globe.

Embrace a more diverse and resilient ecosystem by planting a salad of natives and non-natives in your garden. Appreciate the differences. When the flowers bloom, the whole world appears!

Happy Gardening. Happy Growing. Happy St. Patrick’s Day!

Drainage Systems

- Standing Water Problems Eliminated
- Sump Pump Service, Repairs & Replacement
- Drainage Inspections & Reports
- Retaining Walls



925-944-5263

drainagepros.com

Lic. # 512288



A Happy Valley Playground For All Ages



3941HAPPYVALLEYRD.COM

3941 & 3943 Happy Valley Road, Lafayette

OFFERED AT \$9,495,000 | 4 BEDS | 5.5 BATHS | 8,620 SQFT | 3.28 ACRES

This magnificent, 8,620 (+/-) square-foot retreat sits on a dual lot at the end of a private drive, far removed from Happy Valley Road traffic and a world away from life's cares. The home (3941 Happy Valley Road) sits on 2.3 acres (+/-), and it adjoins the second lot (3943, on .98 acre +/-). The second lot can be preserved as open space or developed, or sold separately for development.



Local Expert & Lamorinda Resident

Ann Newton Cane

415.999.0253

a.newtoncane@ggsir.com

AnnNewtonCane.com

Lic. #02084093

Golden Gate

Sotheby's
INTERNATIONAL REALTY



TREE SCULPTURE

COMPLETE TREE CARE

Proudly serving the East Bay since 1965!

Fully Insured ❖ Certified Arborists ❖ License #655977

(925) 254-7233 ❖ www.treesculpture.com

AAAA RENT-A-SPACE
Store It Yourself & Save

Spring Cleaning Sale

50% OFF

FOR 3 MONTHS ON SELECTED UNITS
GOOD 3/1/24 - 3/31/24

Hours of operation
Mon-Sat 9am -6pm
Sunday 10am-4pm

455 Moraga Rd. Ste. F
(925) 643-2026
www.5Aspace.com

Map showing location near RHEEM SHOPPING CENTER

An ODE to Spring

By Toris Jaeger, Naturalist

The first day of Spring takes place on March 19 this year.

It will be great to celebrate the Spring EQUINOX.

We are also celebrating the first day of Summer Solstice on June 20.

In late March, April, May and early June we will witness the NATURE come alive with wildflowers in bloom, Deciduous trees putting on their leaves, the evergreen trees growing more leaves and needles.

Such a wonder to witness!

“Look deep into Nature and then understand everything better “ Albert Einstein

We each have our own interpretation of Einstein’s quote.

My understanding is to really experience Nature in the mind, heart and soul, one must be in the Nature and be one with Nature.

Visit your favorite site that speaks to you

Take a walk in the Redwoods, the healing trees.

Visit a creek and witness the life giving force that runs through Nature.

The ground is alive with mushrooms, the keepers of the soil and the trees root systems.

Take a trip to the ocean, the time of much reflection.

Our phones and computers with all their apps can provide a view of the Nature but in my humble opinion it is not the same.

I hope you can find the time and the interest in getting out into the real Nature;

you will be immensely rewarded.

Toris Jaeger,
Naturalist



Cynthia Brian's Goddess Gardener Monthly Guide

REPOT houseplants that have outgrown their containers. Gently loosen the roots after you have removed the plant from the original pot. Add new potting soil to a bigger planter. Position your plant in the center, fill the edges with new soil, and pat down the soil. Water thoroughly. It may take a bit of adjustment until your plant will flourish.

AERATE lawns and leave the plugs on the grass as fertilizer.

SHARPEN and clean tools for the spring workload.

HARVEST oranges.

BUY pots of oxalis, also known as shamrocks, to decorate for St. Patrick's Day.

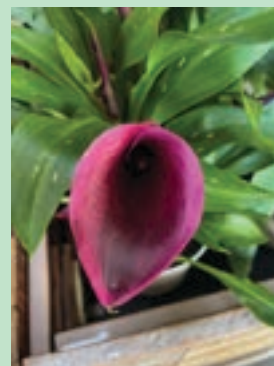
PLANT milkweed to attract Monarch butterflies.

START weeding to get a jump start on spring plantings.

DISPOSE of fallen camellia blossoms until bushes are finished blooming to prevent disease.



Used both indoors and outdoors, Cordyline is a genus of plants native to Pacific islands and Southeast Asia.



Native to South Africa, Calla lilies thrive in California.



The long-lasting houseplant, the heart-shaped anthurium was discovered in South America.



The Netherlands is home to our revered tulips.

Photos Cynthia Brian



Carefree Moves
MOVE COORDINATORS

**All-Women Company Serving
East Bay Residents for Over 20 Years**

**COMPLETE MOVE &
COORDINATION SPECIALISTS**

★ CALL FOR A FREE CONSULTATION ★

FULL PACKING & UNPACKING SERVICES

PACKING SERVICE INCLUDES:
plan, sort, pack, label and help with what to keep, toss, donate, consign

UNPACKING SERVICE INCLUDES:
placing furniture, setting up kitchen, organizing closets, cupboards and drawers

Insured, Bonded, and Green

Nominated by SCORE
for Outstanding
Woman-Owned Small Business

925.330.1988
hello@carefreemoves.net
www.carefreemoves.net



Getting ready for spring, Cynthia Brian rejuvenates at the ocean.

For more gardening advice for all seasons, check out Growing with the Goddess Gardener at <https://www.CynthiaBrian.com/books>. Raised in the vineyards of Napa County, Cynthia Brian 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. Her newest children's picture book, Family Forever, from the series, Stella Bella's Barnyard Adventures is available now at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

McDonnell  Nursery

shop now to receive McDonnell bucks

family owned since 1933

**Flowers • Trees • Succulents • Pottery & Fountains
Garden Decor • House Plants • Gifts**

www.mcdonnellnursery.com

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

LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM



417 Moraga Way, Orinda

4 Bd | 2 Ba | 2007 Sqft | \$2,250,000

Custom home by Dan Bartlett of DB Design Build features, soaring ceilings, wall of multi-sliders & scenic views!



8 Hidden Lane, Orinda

5 Bd | 3 Ba | 4495 Sqft | \$2,150,000

Beautiful 5bd/3ba, 4495 sqft home w/ wrap-around Sleepy Hollow views and is move-in ready!

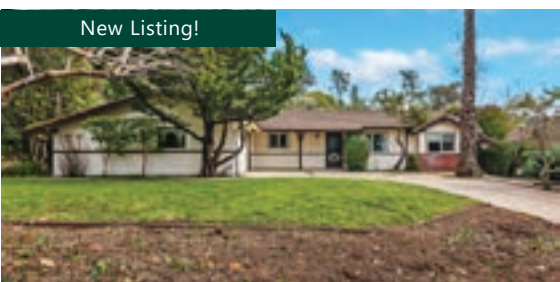


241 Camino Pablo, Orinda

3 Bd | 2 Ba | 1160 Sqft | \$1,095,000

Adorable updated cottage style home with abundant charm, located close to everything Orinda offers!

New Listing!



141 Fiesta Circle, Orinda

3 Bd | 2.5 Ba | 1392 Sqft | \$1,075,000

With "good bones" on a spacious .29 flat acre corner lot, the house offers a canvas for your imagination!

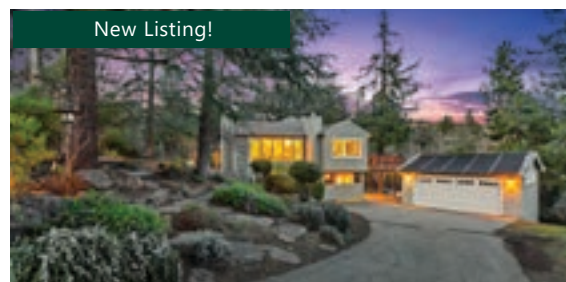


17 Fallen Leaf Court, Lafayette

5 Bd + Study | 5.5 Ba | 4789 Sqft | \$4,495,000

Rare, single-level 5bd/5.5ba family home nestled on a cul-de-sac in one of Reliez Valley's most coveted neighborhoods!

New Listing!



1224 Upper Happy Valley Road, Lafayette

3 Bd | 2 Ba | 2235 Sqft | \$1,950,000

Private .87 acre lot provides a picturesque setting with views of the stately trees and surrounding hills!

New Listing!



1988 Ascot Drive, Unit C, Moraga

3 Bd | 2 Ba | 645 Sqft | \$695,000

Spacious 3bd/2ba unit on Ascot Drive with a peaceful deck over looking verdant views!



1411 Stonehedge Drive, Pleasant Hill

3 Bd | 3 Ba | 2304 Sqft | \$1,675,000

This stunning tri-level located in the desirable Valley High neighborhood has been updated from head to toe!



2601 College Ave #309, Berkeley

2+ Bd | 2 Ba | 1084 Sqft | \$875,000

Conveniently located between Elmwood & UC Berkeley, this light & bright top-floor unit has Bay views!

The Village

Ashley Battersby • Shannon Conner • Meara Dunsmore • Linda Ehrich • Emily Estrada • Joan Evans • Linda Friedman • Liz Gallagher

Associates:

Claudia Gohler • Ari Hatton • Gillian Judge Hogan • Dexter Honens II • Christina Linezo • April Matthews • Hillary Murphy • Karen Murphy

John Nash • Altie Schmitt • Ann Sharf • Amy Rose Smith • Molly Smith • Jeff Snell • Lynda Snell • Alexis Thompson • 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

DRE# 01301392



It's Village. Of Course.

DRE# 01301392