

# Lamorinda

# OUR HOMES

Lamorinda Weekly

Volume 18

Issue 7

Wednesday, May 22, 2024



Roses. Oh, the roses

... read on Page OH4

## Pickleball showcase puts a fun spin on open house

By Jon Kingdon



Photo Jon Kingdon

**From left: Karen Reedy, Dana Reedy, Carmen Sanz, Melanie Snow, Chris Otani**

In a recent listing of an open house on April 30 at 3911 Happy Valley Road in Lafayette, Melanie Snow, an agent from Coldwell Banker, listed its seven bedrooms, six and a half baths, and luxurious view on 1.5 acres among its many other selling points. In addition, Snow made it clear prior to the showing that the owner, a pickleball enthusiast, had resurfaced the tennis court and lined it to make two pickleball courts available as well.

“Most of my friends play religiously and there has been more excitement for residential homes to have pickleball courts,” Snow said.

“It’s a very social sport and it leans into what’s popular for all age groups. They can bring their friends and have small events. Potential buyers can try out the pickleball courts because we have the nets ready to go.”

To make it clear how the game was played for the uninformed, Snow had Carmen Sanz, a pickleball instructor at the Lafayette Tennis Club and a part time competitor on the pro tour, demonstrate the game with three of her students and answer any questions agents might have about the game.

Sanz came to the United States from Brazil ten years ago and was working in the pharmaceutical industry. Four years later, she discovered pickleball and never looked back. “I always loved sports and when I found pickleball, I knew that it was what I wanted to do and it gave me a real purpose,” Sanz said. “I can see it adding value to a property as there is a real shortage of pickleball courts for people to play on. It has become popular with professional tennis players and celebrities so it’s something that can become a core of their backyard.”

Sanz is also available to come to people’s home and bring people together. “My team and I will conduct competitive events, birthday, retirement, and bachelorette parties, and corporate and team events,” Sanz said. “Today we’re here doing exhibition matches for the realtors to observe.”

Sanz takes more of a holistic approach in teaching the game. “Pickleball can be a platform to learn more and be the best version of yourself,” Sanz said. “It really takes the values that you need in life to do better like perseverance, physical and strength, conditioning, and positivity. It’s a 24/7 approach in mind, body, and soul.”

Like all sports there is the potential for injuries. “There is a risk in everything we do in life and in sports but from an injury point of view, it is a low impact sport and people don’t get injured as much compared to other sports in that you don’t need to move a lot,” Sanz said.

“However, people should consider wearing protection for their eyes.”

Chris Otani, one of Sanz’s students, began playing two years ago and was soon won over. “I used to play tennis in high school, and I found that pickleball is simple to play but hard to master and that’s what makes pickleball very addicting.”

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## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	11	\$1,324,000	\$4,250,000
MORAGA	6	\$950,000	\$2,750,000
ORINDA	10	\$1,050,000	\$3,500,000

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

- 140 Arbor View Lane, \$3,610,000, 4 Bdrms, 3991 SqFt, 2016 YrBlt, 04-18-24, Previous Sale: \$2,595,000, 09-03-15
- 32 Crest Road, \$3,495,000, 3 Bdrms, 3778 SqFt, 1941 YrBlt, 04-15-24, Previous Sale: \$1,950,000, 10-07-13
- 3104 Del Oceano Drive, \$1,324,000, 3 Bdrms, 2077 SqFt, 1963 YrBlt, 04-10-24
- 17 Fallen Leaf Court, \$4,200,000, 5 Bdrms, 4659 SqFt, 2007 YrBlt, 04-16-24, Previous Sale: \$1,275,000, 09-01-06
- 3382 Johnson Road, \$3,200,000, 3 Bdrms, 2930 SqFt, 1939 YrBlt, 04-16-24, Previous Sale: \$850,000, 03-12-14
- 18 Juniper Drive, \$1,400,000, 3 Bdrms, 2339 SqFt, 1976 YrBlt, 04-09-24, Previous Sale: \$858,000, 03-02-17
- 1830 Reliez Valley Road, \$1,550,000, 4 Bdrms, 2308 SqFt, 1964 YrBlt, 04-19-24
- 1258 Scenic Drive, \$3,165,000, 4 Bdrms, 3162 SqFt, 1975 YrBlt, 04-17-24
- 839 Topper Lane, \$3,080,000, 3 Bdrms, 2131 SqFt, 1950 YrBlt, 04-08-24, Previous Sale: \$1,744,000, 09-10-18
- 3000 Windtree Court, \$4,250,000, 4 Bdrms, 6866 SqFt, 1978 YrBlt, 04-11-24
- 3262 Woodview Drive, \$3,100,000, 5 Bdrms, 2698 SqFt, 1949 YrBlt, 04-08-24, Previous Sale: \$220,000, 09-01-86

#### MORAGA

- 211 Corliss Drive, \$1,600,000, 5 Bdrms, 2538 SqFt, 1967 YrBlt, 04-09-24
- 846 Crossbrook Court, \$1,800,000, 4 Bdrms, 2001 SqFt, 1964 YrBlt, 04-10-24
- 29 Hardie Drive, \$1,680,000, 4 Bdrms, 2508 SqFt, 1963 YrBlt, 04-19-24
- 231 Paseo Bernal, \$950,000, 2 Bdrms, 1937 SqFt, 1978 YrBlt, 04-16-24, Previous Sale: \$815,000, 03-10-20
- 125 Whitethorne Drive, \$1,900,000, 4 Bdrms, 1915 SqFt, 1966 YrBlt, 04-18-24, Previous Sale: \$1,735,000, 07-15-21
- 230 Willowbrook Lane, \$2,750,000, 4 Bdrms, 3174 SqFt, 2017 YrBlt, 04-11-24, Previous Sale: \$2,100,000, 09-21-17

#### ORINDA

- 43 Camino Don Miguel, \$2,150,000, 4 Bdrms, 2643 SqFt, 2001 YrBlt, 04-08-24, Previous Sale: \$1,975,000, 06-18-21
- 241 Camino Pablo, \$1,050,000, 3 Bdrms, 1130 SqFt, 1939 YrBlt, 04-12-24, Previous Sale: \$1,030,000, 06-09-18
- 36 Dias Dorados, \$1,538,500, 4 Bdrms, 2064 SqFt, 1961 YrBlt, 04-16-24, Previous Sale: \$1,230,000, 12-13-19
- 70 El Gavilan Road, \$1,850,000, 3 Bdrms, 2736 SqFt, 1947 YrBlt, 04-19-24, Previous Sale: \$450,000, 01-01-89
- 225 El Toyonal, \$1,910,000, 4 Bdrms, 1958 SqFt, 1938 YrBlt, 04-11-24, Previous Sale: \$1,325,000, 12-07-15
- 3 Harran Circle, \$1,660,000, 5 Bdrms, 2708 SqFt, 1956 YrBlt, 04-18-24, Previous Sale: \$900,000, 12-20-05
- 42 Honey Hill Road, \$2,350,000, 3 Bdrms, 2237 SqFt, 1958 YrBlt, 04-10-24
- 31 Martha Road, \$2,120,000, 3 Bdrms, 1894 SqFt, 1961 YrBlt, 04-10-24
- 8 Rabble Road, \$3,500,000, 5 Bdrms, 4601 SqFt, 2013 YrBlt, 04-08-24, Previous Sale: \$2,218,500, 08-14-13
- 116 Scenic Drive, \$2,900,000, 3 Bdrms, 2146 SqFt, 1964 YrBlt, 04-18-24, Previous Sale: \$2,500,000, 10-12-21

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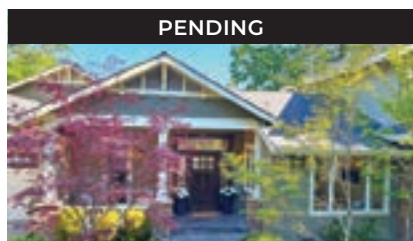
COMING SOON

850 LAS TRAMPAS ROAD, LAFAYETTE  
OFFERED AT \$3,195,000  
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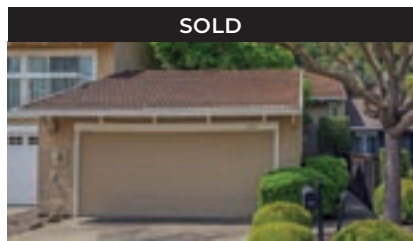
JUST LISTED

3966 RANCHO ROAD, LAFAYETTE  
OFFERED AT \$1,495,000  
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PENDING

3626 BROOK STREET, LAFAYETTE  
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SOLD

764 AUGUSTA DRIVE, MORAGA  
SOLD FOR \$1,500,000  
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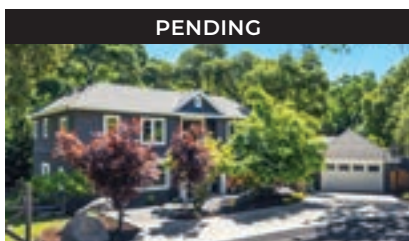
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3957 COMISTAS DRIVE, WALNUT CREEK  
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JUST LISTED

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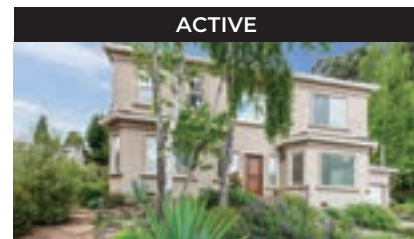
SOLD · REPRESENTED BUYER

789 LOS PALOS MANOR, LAFAYETTE  
SOLD FOR \$4,150,000  
MATT MCLEOD | 925.465.6500



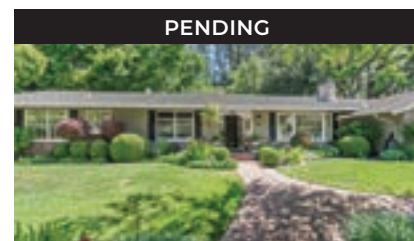
JUST LISTED

535 WIMBLEDON ROAD, WALNUT CREEK  
OFFERED AT \$1,679,000  
S.HUTCHENS/A.HAMALIAN | 925.212.7617



ACTIVE

11 BAY FOREST PLACE, OAKLAND HILLS  
OFFERED AT \$1,400,000  
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PENDING

15 HARTWOOD COURT, LAFAYETTE  
OFFERED AT \$2,900,000  
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SOLD · REPRESENTED BUYER

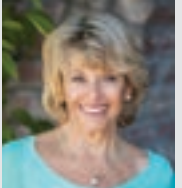
6409 HORSEMAN CANYON DR., ROSSMOOR  
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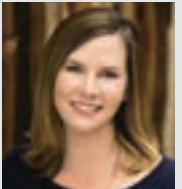
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DRE# 00947460

JANE & DAVE SMITH



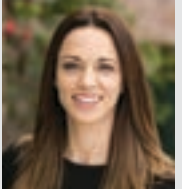
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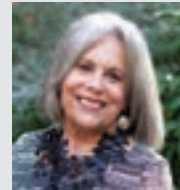
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## Digging Deep with Goddess Gardener, Cynthia Brian

# Showers of Flowers

By Cynthia Brian



Photos Cynthia Brian

**Artichokes are easy to grow and delicious!**

*“Everything is coming up roses—for me!” Ethel Merman*

On Mother’s Day, my friend, Linda, texted me to tell me she was thinking of my garden. “Our roses are ridiculously on steroids and growing like crazy! Have a wonderful day,” she wrote. I texted her back that my entire garden was on steroids. I’m not sure I’ve seen such full blooms before: everywhere, everywhere, all at once!

My artichoke plant has grown to gigantic proportions, producing huge, delicious globes as it continues developing new buds. The edible artichoke is the immature bud of a cultivated thistle plant before it flowers. The bracts, the heart, and the stem are what we consume as a delicacy. Unless you eat a baby artichoke, the choke is hairy and inedible. Tomatoes planted in early April are flowering, while the ones planted at the beginning of



**Olivia Rose Austin rose commences flowering early in the season and blooms all year round.**

May already feature small fruit.

My optimism for a great summer is at an all-time high because the hills are still green, beauty is bountiful, the birds are singing, butterflies are flitting about, and my garden smells like a perfume factory. Between the night jasmine and the fragrant roses, the aromas in the air spray the scents of botanical incense.

Yes, I am still battling the wild weeds. Each day I get closer to uncovering the field of flowers amassed beneath the tangled tendrils of unwanted plants. Although my garden is filled with flowers of many species, in this article I am concentrating on the contribution of roses to our landscape.

In my April 24th, 2024 column titled Social Climbers ([https://lamorindaweekly.com/archive/issue1805/Digging-Deep-with-Goddess-Gardener-Cynthia-Brian-Social-](https://lamorindaweekly.com/archive/issue1805/Digging-Deep-with-Goddess-Gardener-Cynthia-Brian-Social-Climbers.html)

[Climbers.html](#)), I mentioned passionflowers and climbing roses. In this column, you get to see photos, too. My passionflowers are especially robust and decorative this year. There are 500 species or more of this unique, flamboyant, and fragrant pollinator magnet. Passionflowers prefer moist soil with good drainage and full sun exposure. They thrive in zones nine to 11, where temperatures range between 60-90 degrees. Remember that it is a vine requiring solid support structures for climbing. Some, but not all varieties produce edible passion fruit. Native tribes foraged passionflowers for a multitude of uses including medicinal applications.

Roses. Oh, the roses. Check out the photos of two of my glorious, rambunctious rose climbers in this article, Lady of Shalott and Gertrude Jekyll, both English roses from David Austin. ... continued on Page OH 8



Step into the Summer of Your Dreams at 42 Tappan Lane in Orinda  
 5 BD | 6.5 BA | Office | 8,097 SF | 2.26 AC | \$6,895,000  
 Showcasing breathtaking Mt. Diablo views, luxurious yet comfortable lifestyle, resort-inspired venue with pool/spa, cabana plus much more!



Hot Nights & Cool Cocktails at 534 Miner Road in Orinda  
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 A spectacular updated property in Orinda's coveted Country Club neighborhood with the possibilities of a potential lot split under SB 9.



Sun-kissed Soiree at 10 Orinda View Road in Orinda  
 4 BD | 5.5 BA | Office | 5,691 SF | 1.17 Acres | Offered at \$5,585,000  
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Indulge in Luxe Summer Fun at 221 Rheem Blvd. in Moraga  
 4 BD | 3.5 BA | 3,276 SF | .45 Acres | Offered at \$2,198,000  
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DRE# 01327015



5 CIELO COURT

ORINDA

5 BED | 3.5 BATH | 3,118 SQ. FT.  
KELLY CRAWFORD

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925.998.5599



3944 WOODSIDE COURT

LAFAYETTE

4 BED | 3 BATH | 2,734 SQ. FT.  
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BEV ARNOLD

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925.788.8516

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BETTENCOURT**  
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DRE# 01154506

**ASAD DURRANI**  
310.735.7116  
DRE# 02174180

**MICHELE MCKAY**  
925.482.4116  
DRE# #01902466





1550 5TH STREET

CONCORD

2 BED | 1.5 BATH | 1,006 SQ. FT.  
RANDY ROMERO

\$799,000  
415.410.4998

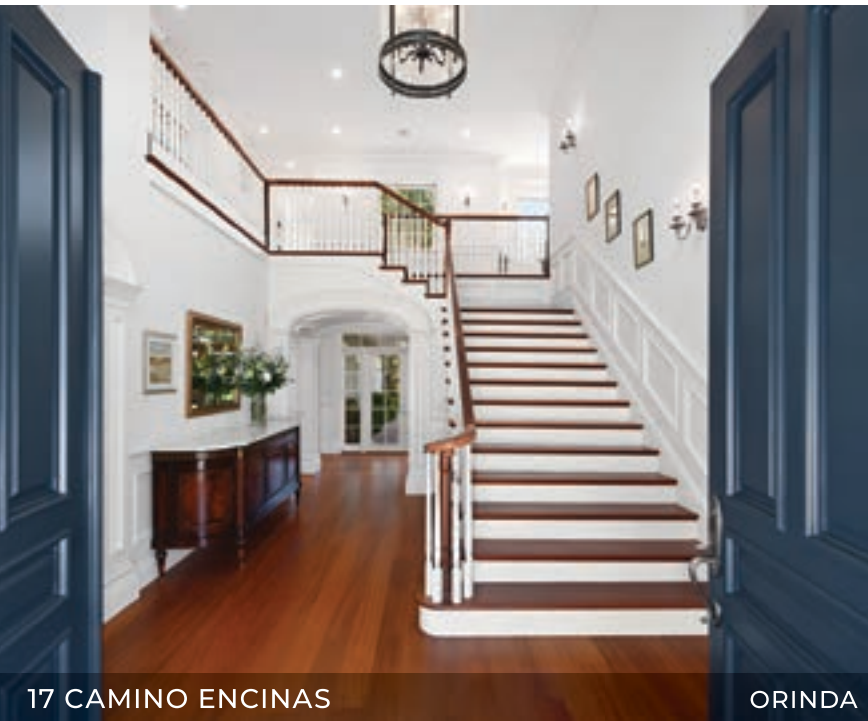


108 CAMINO SOBRANTE

ORINDA

4 BED | 3 BATH | 2,476 SQ. FT.  
CAT WATTERS  
108CAMINOSOBANTE.COM

\$2,350,000  
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17 CAMINO ENCINAS

ORINDA

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KELLY CRAWFORD | VANGUARD TOP PRODUCER 2023



PRESENTS

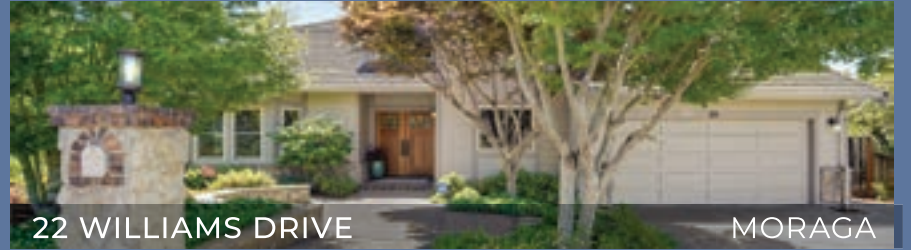


251 CALLE LA MONTANA

MORAGA

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22 WILLIAMS DRIVE

MORAGA

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## *Digging Deep with Goddess Gardener, Cynthia Brian* **Showers of Flowers**

Photos Cynthia Brian



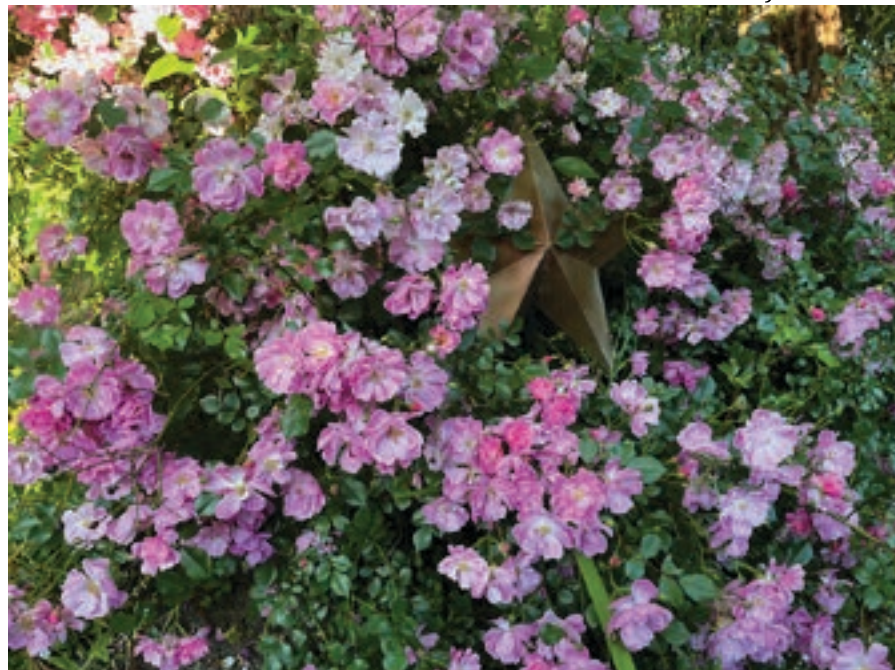
**Lady Emma Hamilton roses create excitement in the border with their tight, bright orange buds**

... continued from Page OH4

Not only have they climbed above the weeds, but they are adorning limbs on my magnolia tree and covering my fence. Lady of Shalott is a repeat-flowering, hardy rose, part shrub, part climber, that is disease-resistant with rich orange-red buds that open to form bounteous chalice-shaped blooms of salmon, pink, and peach with 60-plus petals. The voluptuous fragrance has hints of clove, spice, and apple. The Gertrude Jekyll rose climber, named after the famous gardener, displays about 80 petals of gorgeous rosette-shaped blooms in splendid shades of pink with the most strongly scented rose fragrance. Flowers flow freely branching all along the climbing stems. Because our climate is warmer than what it prefers, it repeats less often.

Over the years I have purchased and been gifted many varieties of roses. My favorites are the roses that came to prominence in the 1970s – the English roses. Most are crosses between Old Roses and Modern Hybrid Tea and Floribundas that retain the fragrance of the Old Rose with the repeat-flowering and disease resistance of the Modern Rose. English roses were bred not only for color and flowering capacity but also for their fragrance and versatility. These roses can be tall, short, bushy, graceful, arching, upright, rambling, or climbing. The scents range from fruity to musky. One of the best reasons to grow English roses is their high disease resistance. Another plus is the bountiful bouquets they make as cut flowers, displayed alone or in tandem with other species.

Roses are adaptable plants and can be used in numerous ways. Planted in groups of three or more, they look lovely in mixed borders with other perennials. Formal rose beds can be outlined with clipped



**French carpet roses are unscented yet blanket the hill.**



**Lady of Shalott is part climber, part shrub, with glossy green foliage and chalice-shaped salmon peach blooms.**

boxwoods. Rose hedges line pathways, producing a mass of color throughout the seasons. In urns or pots, a single rose bush makes a satisfactory statement.

... continued on Page OH10





# MAGICAL TUDOR

## *in Orinda Country Club*

*33 La Noria, Orinda - \$5,500,000*

Magically set in an heirloom garden with meticulously maintained Black and Valley Oaks, various other trees, bushes and flowers blooming almost year round. Originally built in 1933 and beautifully updated over the years, this story book home oozes with undeniable charm inside and out including a Slate roof with tons of character, original brick upper patio with cafe lights lovely for entertaining, a vintage tiled pool and hot tub, multiple spots for entertaining indoors and out & lovely garden views out every window.

The fabulous and newly renovated primary wing boasts a gym, walk in closet, office, bedroom and perfectly appointed custom bath. 3 more beds and 2.5 baths in the main house and a 1 bed, 1 bath upgraded pool house to host overnight guests or parties.

**This is a must see in person!**  
**Pictures will never do it justice.**  
**Contact me for a private tour.**

<b>5</b> <i>Bed</i>	<b>4.5</b> <i>Bath</i>	<b>.69</b> <i>Acre</i>
<b>±5,267</b> <i>Sq ft</i>	<b>1</b> <i>Wow Pool</i>	<b>100%</b> <i>Amazing!</i>

Amy Rose Smith  
 Partner - Village Associates  
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 amy@amyrosesmith.com  
 www.amyrosesmith.com  
 DRE: #01855959



FINDING THE *Right* FIT

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



## *Digging Deep with Goddess Gardener, Cynthia Brian* **Showers of Flowers**



**Mesmerizing passionflowers will send runners several feet from the mother plant.**

... continued from Page OH8

### **Rose Requirements**

Caring for roses requires time and patience, but roses are not fussy. Growers recommend planting roses in areas where a minimum of four hours of sunlight daily will shine on them. Generally, the more sun the better unless the temperatures soar, in which case roses benefit from afternoon shade. Roses need air circulation and space for their roots to grow without competition from neighboring trees, bushes, or other plants. I do my heavy pruning in January and February. This is also the best time to plant bare-root roses. In March, when the leaves are unfurling, I sprinkle alfalfa pellets around each plant as an organic, slow-release nutrient that breaks down with the rain or irrigation. At this time, apply a rose spray as a preventative measure to control blackspot, powdery mildew, and rust, following the directions. In spring and mid-summer, feed your roses with an organic fertilizer. Mulch with wood chips, shredded bark, redwood, or pine needles to improve the appearance of the beds. Mulch aids in retaining moisture, suppressing weeds, and stabilizing the plant. For pest control, let nature do its magic with the birds and bugs battling the bad actors. Deadheading is a must from May through December to maintain continuous flowering. This is the most arduous task because if deadheading is not maintained, rosehips form, and the flowering falters. Appropriate watering is essential. The soil needs to be moist but not soggy. Water deeply in the morning or evenings. Attend to con-



**The Gertrude Jekyll climbing rose showcases perfect rosette-shaped flowers on stems along a branch.**



**Boscobel David Austin rose is a healthy, upright shrub with a strong myrrh fragrance.**

tainer moisture requirements as pots dry out quickly in hot weather. From December to January, I allow the rosehips to form. Birds enjoy a winter feast. The cycle repeats when the heavy pruning begins.

May you enjoy showers of flowers on steroids this spring. Everything is coming up roses for me and I hope for you, too.

Happy Gardening. Happy Growing.

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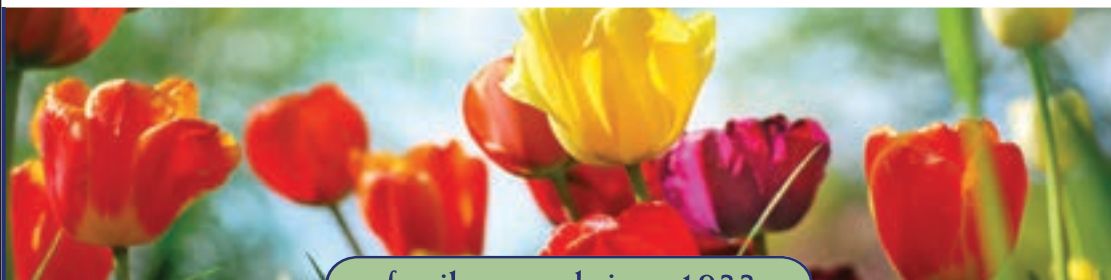
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Cynthia Brian inhales scents of Huntington rose and jasmine!

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 which was just honored as the 2024 Nonprofit of the Year by the Moraga Chamber of Commerce. Tune into Cynthia's StarStyle® Radio Broadcast at [www.StarStyleRadio.com](http://www.StarStyleRadio.com). Her newest children's picture book, Books in the Barnyard: Oh Deer!, from the series, Stella Bella's Barnyard Adventures is available for discounted pre-sales at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) <https://www.CynthiaBrian.com>

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