



Cynthia Brian's Digging Deep

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Lafayette remodel features French façade and new front entry



The new front entrance with its French touch

Photo provided

By Jennifer Wake

It's a well-known fact among those in real estate circles that curb appeal can be the difference between a home selling quickly or sitting on the market. Orinda architect Rick Kattenburg, of Kattenburg Architects, says when homeowners consider a remodel, they recognize the front entry as the key part of the overall design. Soon after Steve Umberger acquired a residence in Lafayette,

he decided to upgrade the front façade by adding more symmetry and a French touch. He contacted Orinda resident Bill Hinkamp of Rockridge Builders who partnered with Kattenburg to create the design and finish the project.

The original plan had an awkward indirect entry through a small covered porch that hid the actual door into the house, said Kattenburg. "The owner disliked the way it was. The opening of the original entryway went straight into a dingy porch area. Now it

has a different use." The remodel also extended the distance between the garage and the front door.

"We added three new double inward opening French doors with wrought iron railings above the relocated lower floor windows and the new entry door," Kattenburg said. "We upgraded the existing Mansard roof with new slate shingles, copper gutters and trim, and ran crown moldings below the roof soffit.

... continued on Page D4



COMPASS



COMING SOON - LAFAYETTE

Breathtaking Views As Far As The Eye Can See

Spectacular 3-acre gated hilltop parcel in desirable Reliez Valley. This Mediterranean estate offers approx. 6,600sf of living space, five bedrooms, plus office, seven bathrooms, high ceilings, new hardwood and stone flooring, open floor plan and elegant kitchen. An abundance of windows and French doors capture the views and effortlessly extend the entertaining and living spaces to the resort style grounds. Price upon request.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	7	\$619,000	\$3,535,000
MORAGA	6	\$390,000	\$1,332,500
ORINDA	4	\$815,000	\$1,440,000

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

- 634 Glorietta Boulevard, \$1,850,000, 4 Bdrms, 3783 SqFt, 1979 YrBlt, 01-11-19, Previous Sale: \$1,450,000, 11-01-17
- 3243 Marlene Drive, \$619,000, 2 Bdrms, 1160 SqFt, 1972 YrBlt, 01-04-19
- 2 Monson Lane, \$1,725,000, 5 Bdrms, 3645 SqFt, 1950 YrBlt, 01-08-19, Previous Sale: \$950,000, 07-08-03
- 3279 Mt Diablo Court #11, \$795,000, 3 Bdrms, 1731 SqFt, 1987 YrBlt, 01-03-19, Previous Sale: \$515,000, 08-14-12
- 1261 Rose Lane, \$3,535,000, 5 Bdrms, 4945 SqFt, 1999 YrBlt, 01-10-19, Previous Sale: \$2,151,500, 03-31-06
- 375 St Marys Road, \$1,043,000, 4 Bdrms, 1604 SqFt, 1968 YrBlt, 01-10-19, Previous Sale: \$550,000, 09-11-01
- 760 Tanglewood Lane, \$1,540,000, 3 Bdrms, 2893 SqFt, 1971 YrBlt, 12-31-18, Previous Sale: \$995,000, 08-17-17

MORAGA

- 105 Ascot Court #A, \$500,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 01-08-19, Previous Sale: \$170,000, 08-10-98
- 1919 Ascot Drive, \$750,000, 2 Bdrms, 1455 SqFt, 1973 YrBlt, 12-31-18
- 2059 Ascot Drive #110, \$390,000, 1 Bdrms, 713 SqFt, 1971 YrBlt, 01-08-19, Previous Sale: \$175,000, 09-29-00
- 730 Crossbrook Drive, \$1,332,500, 3 Bdrms, 2242 SqFt, 1967 YrBlt, 12-31-18, Previous Sale: \$142,500, 08-01-78
- 23 Lynch Court, \$980,000, 3 Bdrms, 1376 SqFt, 1959 YrBlt, 01-04-19
- 533 Moraga Road, \$667,500, 1627 SqFt, 2008 YrBlt, 01-03-19

ORINDA

- 3 Charles Hill Place, \$1,440,000, 4 Bdrms, 3157 SqFt, 1910 YrBlt, 01-04-19, Previous Sale: \$1,575,000, 11-12-15
- 469 Manzanita Drive, \$815,000, 3 Bdrms, 1448 SqFt, 1946 YrBlt, 01-08-19
- 20 Orchard Road, \$1,150,000, 3 Bdrms, 2566 SqFt, 1939 YrBlt, 12-31-18, Previous Sale: \$1,100,000, 12-26-17
- 14 Snow Court, \$1,000,000, 6 Bdrms, 3667 SqFt, 1974 YrBlt, 01-11-19, Previous Sale: \$680,000, 10-10-18

Just Listed

90 Mossbridge Lane, Orinda



Beautiful 5 bedroom, 4 bathroom home in the highly sought after Orinda Downs neighborhood on the end of a private road. This 4,154 square foot home is an entertainer's dream with amazing flow between indoor and outdoor spaces.

An oasis of relaxation and privacy with stunning infinity edge pool and fully equipped Tuscan pool house with full bathroom and bar area. A built in fire pit surrounded by citrus trees completes the resort style living.

\$2,595,000
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PADDY KEHOE TEAM

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Lafayette remodel features French façade and new front entry



Entrance before the remodel.

Photos provided

Info: <https://www.kattenburgarchitects.com/>; <http://www.rockridgebuilders.com/>

..., continued from Page D1

Horizontal trim bands were added to balance the design.” Dana and Oliver Olsborg – who purchased the home in June, after moving from San Francisco – were drawn to the style of the home. “We love the French façade. My husband was born in Montreal and French was his first spoken language,” Dana Olsborg said. “Our boys speak French and this home just seemed very fitting for us! We also fell absolutely in love with the countryside views out the back.” Olsborg says her family loves their beautiful home and they love Lafayette.



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One room FengShui lux re-dux

Creating sound sleep, retreats and spas for the master bedroom



Photos provided

Master bed placement is job No. 1. This works because the bed is flanked by a solid wall and so there is never a window behind the bed.

By Michele Duffy

A thoroughly modern way in this new year to initiate Feng Shui within your home is by accessing your floor plan with the Feng Shui BAGUA/I CHING map, the space-tool of choice, and next selecting one room or area to take a much deeper dive. Around Valentine's Day or early spring is a great time to turn your eyes to the master bedroom and the retreat it ought to be by allocating your time and budget to adjust and improve the space with a fresh redux.

Remember whenever you are adding the balancing layers of Feng Shui into any space, it's equally important to remove items that don't activate joy and the new vibe you are going for. Our spaces should bring us joy and be created with intention, and be on-purpose sacred spaces. Remember, gratitude should be abundantly expressed in your space and

negative projections kept to a minimum. Fill your home with functional items you love and your life will be filled with love. Donate or discard items that aren't making you smile.

Before you get started it's critical to prepare your intention, breathe, pause and allow your thoughts to slow down and your mind to be less distracted; even eight or nine deep breaths through the nose will bring you into the present moment. Next locate your master bedroom in your home's layout and make a note of the element on the Bagua that is involved at this location.

Ideally, as you become more interested in applying Feng Shui design principles, it is best applied with the help of a professional so mistakes are avoided. Using the Bagua, understand that the master bedroom ideally sits in the back areas of the home, away from the front entrance door. If it's not, your home

might well be energetically set up to attract difficult chi including divorce or unruly children. This is especially true if the master bedroom is situated along the front wall of the home or in the center, and may also be challenging if the bedroom is behind the front door wall. Depending on which element rules the area where the master bedroom is located, it's naturally very easy to activate excellent Feng Shui with a straightforward do-over.

Optimized the furniture placement in the commanding position, consider wall colors, bed frame and bedding, textiles, flooring, as well as lighting and art placement.

Wood area master bedrooms do well with greens (wood) and blues (water produces wood) and remember, strong yang hues are too active, so while an accent wall can definitely be painted with these stronger colors behind the bed, the other walls should be calming and more yin with a much lighter hue.

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Rest and sleep are major energetics we enjoy in our master bedrooms, as much as romance.



19 La Cintilla, Orinda

5 Bed 3.5 Bath 4,290 Sq Ft 0.86 Acres \$3,300,000

This exquisite, modern craftsman is ideally located behind gates and centered on a beautifully landscaped lot. Built by Mark Becker and recently elegantly updated by Jim Gray, this home feels like new. The beautiful natural surroundings provide wonderful privacy, yet this home is just minutes away from downtown, BART, and freeway access.



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Lynn Molloy

Partner—The Beaubelle Group

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Fabulous one level updated home with gorgeous gardens, pool, and views in a private location.



151 Ravenhill Road
3 Bed 2.5 Bath 2,245 Sq Ft \$1,189,000

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Lafayette



3570 O'Conner Drive
4 Bed 3 Bath 2,600 Sq Ft 0.45 Acre \$1,749,000

Don't miss this fabulous walk to town, schools, and BART opportunity. Wonderful updated one level home with great flat yard, spacious deck, patios, and views.



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One room FengShui lux re-dux

Creating sound sleep, retreats and spas for the master bedroom



Candles and soft wall colors create calm and a greater intimate ambiance in the master bedroom.

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Some of my current favorites for this area are Benjamin Moore's "Constellation" for walls and "Frostine" for the trim, doors, and ceiling. Once a color scheme is chosen then the other Feng Shui layers can be included, depending on individual tastes and whenever possible, nature-inspired design.

Do not include water fountains in any master bedroom and place plants away from the bed to allow personal chi to relax. Limit the EMFs and yang noise from TVs, cell phones, and laptops and incorporate a restful bedtime routine to encourage well-rested nights. Romance is another strong suit in the master, so include plenty of soft yin soy candles, other low lighting and ample reading light to illuminate the romantic, luxurious, sumptuous bedding, textiles and art.

Remember restful master bedroom Chi includes each night closing all adjacent bathroom or closet doors with intrusive chi into the master bedroom suite. Window treatments should provide privacy, shroud you in luscious darkness for sleep, and bring function and joy to your room design.

Using diffusers with a few drops of essential oil is de rigueur Feng Shui and creates space as medicine, creating layers that work together in perfect harmony.

Finally, another key preparation point and one you should not overlook in 2019 Pig year is to understand and stick to your budget from the beginning and to stay organized.

Mandala Feng Shui tips for master bedroom ease:

It's your sacred space so try to invite kids or animals to demonstrate respect;

Arrange the master bed in the Feng Shui "commanding position" (door facing);

Invest in new beddings or make one change, like new pillows, new luxury bath linens, flooring, or new window treatments;

Blend your new wall color choice so the risky color finishes are temporary trends;

Go for quality in all of the furniture including the master bed frame;

If recently divorced, a brand new bed and mattress are de rigueur in the new year;

Lighting is practical and also flattering with plenty of lightly scented candles;

Have personalized or nature-inspiring art face your sleep position.

Whether you are single or married, allowing yourself to have the grounded, restful, and romantic master bedroom of your dreams is a good starting point to attract or keep love alive. The wise concept of loving absolutely everything in your space is paramount to healthy Feng Shui and especially important in the master, where our personal self gets to pause, rest and experience intimacy.

To schedule your 2019 new year one room makeover, please email me at spaceharmony@g.mail.com or see www.mandalafengshui.com for package details.

Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2019 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



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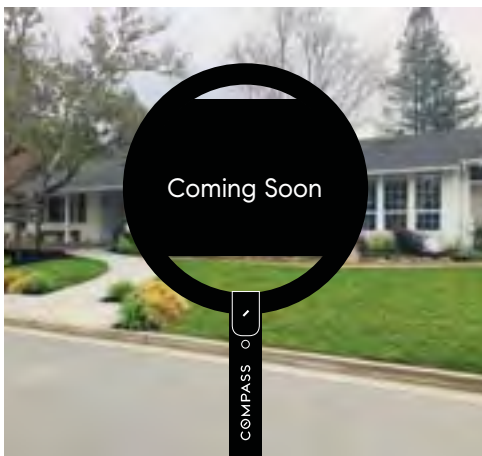
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Downtown Orinda



8 Evergreen Drive, Orinda
\$1,750,000
4 Bed 3 Bath +/-2,943 Sq Ft

Burton Valley



2 Hartwood Court, Lafayette
\$1,799,000
4 Bed 3 Bath +/-2,418 Sq Ft

Hidden Valley



65 Silverwood Drive, Lafayette
\$1,575,000
5 Bed 3 Bath +/-3,055 Sq Ft

Burton Valley



141 Castle Court, Lafayette
\$1,395,000
4 Bed 2 Bath +/-2,056 Sq Ft

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COMPASS



Cynthia Brian's Digging Deep

Pass the mustard!

"In seed time learn, in harvest teach, in winter enjoy." – William Blake



After the rains, lawns are lush, thick and emerald green.

Photos Cynthia Brian

By Cynthia Brian

The thunder clapped. The lightning bolted.
The skies opened.

Rain, life-giving rain.

The garden rejoices.

The lawn, browned from the hot summer and autumn, is once again a lush verdant emerald. Fresh new leaves are beginning to unfurl on plants presumed expired. Weeds are sprouting in every crevice and worms are back working their tilling magic. Tiny pink buds are exploding on peach trees, white blossoms already cover the flowering pears, and scarlet blooms of Chinese flowering quince, a member of the rose family highlight the barren landscape. We are smack in the middle of winter with the opportunity to learn, teach and enjoy.

As you drive along the local roads, you'll witness fields carpeted in yellow. This is the

wild mustard plant, the magical staple of my childhood. Every year in February and March our walnut orchards would be blanketed in 5-foot-tall plants that provided my siblings and me abundant opportunities to build forts, hide from our parents, and make mustard leaf sandwiches. We'd collect the seeds, mix them with vinegar and sea salt, and make our own culinary creations. Our dad would eventually till this beneficial cover crop back into the soil as a green manure to add nitrogen, increase drainage, and water retention.

If you planted seeds of edible greens and cool loving crops in the fall, you are now harvesting many members of the mustard family including cabbage, kale, collards, kohlrabi, broccoli, yellow mustard, bok choy and cauliflower. Buds of Brussels sprouts are forming their "sprouts" in the axils of leaves on the stalk. Flavor improves with Brussels sprouts after two or more frosty nights. The mustard

family includes the genus Brassica whereby most of the leaves and flowers taste peppery. Since the flower pattern is in the form of a cross, the plants are referred to as cruciferous. Called superfoods, cruciferous vegetables pack a punch with disease-fighting phytochemicals, attributed to preventing cancers and cardiovascular diseases. Brassicas are also nutrient and fiber-rich with healthy plant omega-3s, vitamin A, C, E, B-1 and folic acid. They are easy to grow from seed in well-drained, fertile soil enriched with compost. Because Brassicas are prone to pests and soil-borne diseases, make sure to practice crop rotation and never compost the roots. Although you can use recycled containers to start seeds indoors in the winter, these plant varieties are more successful when seeds are sown directly in the garden.

With the recent outbreaks of E. coli infections found in a variety of leafy greens and specifically romaine lettuce, growing your own vegetables is not only less expensive, but safer because you have the power to control what goes into your soil. Seeds of arugula, Swiss chard, lettuces, spinach, scallions, sorrel, fennel, and nasturtium can be succession scattered to ensure year-round eating pleasure.

... continued on next Page



Once you get arugula started, you'll have plenty all season.

Your vegetable garden has the potential to feed your family throughout all four seasons at a fraction of the cost of what you'd pay for equivalent produce at the market. In winter, you will rarely have to turn on a water source, and you can fertilize with your homemade compost. By saving the seeds of your favorite plants, you also won't have to buy new seed packets. During every planting period consider adding an unfamiliar crop that you've discovered by perusing seed catalogues.

Even when the inclement weather is keeping you bundled up cozily seated by a blazing fire with a cup of hot lemon tea to ease your sore throat, if you've taken an hour or so to sow your favorite seeds, germination will be happening underground. One sunny day you'll walk outside to witness the miracle of nature. Voila! Instant leafy greens sown and grown in your personal heart-healthy home garden.

Pass the mustard!



Fennel is delicious chopped into salads and sauces.



Add purple head cabbage to your diet to prevent premature aging.



Avoid an E. coli infection by growing your own romaine lettuce.



Check out the small buds growing in the axils of a stalk of Brussels sprouts!

Cynthia Brian's Mid-month Gardening Guide for February

PICK UP the fallen blooms of camellias to prevent the fungus *Camellia blossom rot* which causes blooms to turn brown from the center out. Do not compost spent blossoms. Put the dead blooms in the trash bin.

USE Chinese flowering quince as a spiny hedge or barrier.

DON'T mow or walk on your lawn after a rain when the soil is too moist or you will damage the grass and cause rivets in the soil.

PLANT seedlings of celosia next month for a late spring show.

FINAL time to heavy prune your roses. Dip canes in a rooting solution and plant in rich soil in small containers to give as summer hostess gifts.

GROW your own Brassicas and leafy greens by sowing seeds in succession.

MAKE homemade mustard from the seeds of wild mustard by grinding them and adding salt, spices and vinegar.

PRUNE and shape pelargoniums and geraniums for fuller flowering.

WASH leaves of indoor plants that are dusty. Re-pot if necessary.

FEED the birds as winter is challenging for them to find essential food sources.

Happy Gardening. Happy Growing.



Yellow and red celosia creates a colorful border.



Stalks of flowering quince may be cut for indoor décor.



Put canes of pruned roses in pots to give to friends.



Pick up camellia flowers from the ground as they fall.



Cynthia Brian in a field of mustard.

Cynthia Brian, The Goddess Gardener, raised in the vineyards of Napa County, 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 Radio show and order her books at www.StarStyleRadio.com.

Buy a copy of her new books, Growing with the Goddess Gardener and Be the Star You Are! Millennials to Boomers at www.cynthiabrian.com/online-store.

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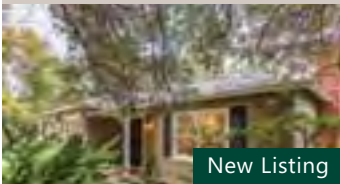
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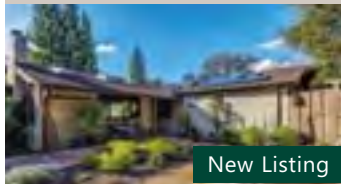
New Listing

22 Las Palomas

Lowest Price & Move-In Ready! Updated Orinda Country Club 3 Bed/3 Bath with serene views.

\$1,195,000

ORINDA



New Listing

2 Austin Court

Updated 4 Bed/3 Bath single-story home on idyllic 1.04 acre setting, with pool.

\$1,395,000

ORINDA

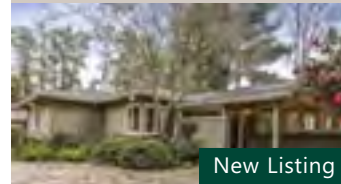


17 Valley View Lane

Beautifully renovated traditional 3 Bed/2.5 bath on a 1.1 acres. Chef's kitchen, indoor/outdoor living.

\$1,579,000

ORINDA



New Listing

110 Lombardy Lane

Updated classic Sleepy Hollow 4 Bed/3 Bath ranch home featuring gorgeous gardens and level yard.

\$1,695,000

ORINDA



147 Camino Don Miguel

Authentic old Orinda Spanish on special OCC view knoll. 3223 sq.ft. of charming living spaces.

\$1,749,000

ORINDA

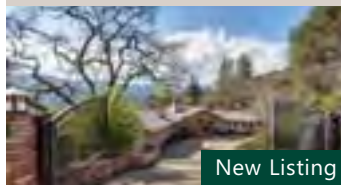


710 Miner Road

Gorgeous updated 5 Bed/3 bath contemporary home in private and wooded natural setting.

\$1,799,000

ORINDA



New Listing

41 Dos Posos

Light and bright 4 Bed/3 Bath updated family home with an entertainer's backyard and sun-splashed pool.

\$2,175,000

ORINDA



3 Lost Valley Court

Custom contemporary 6 Bed/4 Bath rebuilt masterpiece on 2.11 acres in the gorgeous hills of Orinda.

\$2,295,000

ORINDA



New Listing

13 Gardiner Court

Meticulously designed 6 Bed/4.5 Bath craftsman home incredible views from every room, resort-like pool & spa.

\$3,750,000

LAFAYETTE



4030 Happy Valley Road

Fab New Look! Elegant country living in Happy Valley with gorgeous private grounds.

\$2,675,000

LAFAYETTE



1982 Reliez Valley Road

Extraordinary custom-built dream home of the highest quality on 1.12 acres.

\$3,250,000

MORAGA



308 Rheem Blvd

Delightful and renovated 5 Bed/ 4 Bath with functional floor plan on 1.04 acre beautifully landscaped lot.

\$1,599,000

MORAGA



259 Lakefield Place

Open and spacious, light and bright, incredible 5 Bedrooms/ 4.5 Bath-room Moraga estate on 1.72 acres.

\$1,995,000

CLAYTON



3 White Diamond Lane

ONLY 4 LEFT! Beautiful New Construction Single Story Home! 4 Bed/ 2.5 Bath, den, chef's kitchen.

\$1,218,000

CLAYTON



4 White Diamond Lane

ONLY 4 LEFT! Beautiful New Construction Single Story Home! 4 Bed/ 3.5 Bath, den, chef's kitchen.

\$1,285,000

MARTINEZ



110 Via Cabrera Lane

Beautifully updated 3 Bed/2.5 Bath townhome with the ideal floor plan in the popular Mission Pines.

\$509,000

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Patricia Battersby
Shannon Conner
Meara Dunsmore

Linda Ehrich
Emily Estrada

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