

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 16

Issue 7

Wednesday, May 25, 2022



Organize your closet

read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian Coming up roses



Spectacular blooms of Angel Face roses.

By Cynthia Brian

“Won’t you come into my garden? I would like my roses to see you.” ~ Richard Sheridan

Ask any gardener who grows a multitude of roses what they think of the species, and you’ll probably get an answer that sounds seriously star-struck. I am a dedicated devotee of roses. They consistently amaze me



Photos Cynthia Brian

Roses and cornflowers are beautiful companion plants.

with their resilience, beauty, and bountiful blooms. It wasn’t until the end of February that I completed my heavy pruning, and by the end of April, the roses had sprouted new shoots and were already in full bloom. This month, the flowers are even larger and more plentiful. Depending on the variety, each flush lasts approximately three to four weeks from bud to deadheading. Over the years I

have created multiple rose rooms that continue to delight me throughout the year. If you have not added roses to your landscape, please put them on your bucket list to plant next year. Once established, they don’t require much water, and with a bit of TLC, you, too, will enjoy seasons of splendor. To keep your roses bug-free, add a few cloves of garlic around the base of each trunk. Mix a cup of alfalfa pellets into the soil in March to increase the nitrogen for greener leaves.

Entertaining in the summer garden is my favorite manner to gather friends and family for al fresco dining, conversation, and laughter. There is always so much to celebrate in June – the end of school, graduations, Father’s Day, birthdays, showers and weddings. This is the time to spruce up the yard in anticipation of the summer to come. Because of the pandemic, for the past two-plus years, I have spent countless hours working in the garden yet have not entertained friends or family. The garden is thriving with my diligence, and I have been reaping the health benefits of my efforts in my body, mind and spirit.

The leaves of the spring bulbs as well as the naked lady bulbs that will bloom later in the season have all dried like hay, making the garden appear messy. I’ve pulled multiple garbage bins of them for the compost pile along with so many buckets of weeds that I’ve lost count.

Butterflies are plentiful in my garden as they flutter from flower to flower. Swallow-tails are in abundance as are several different white and yellow flyers that I haven’t identified.

... continued on Page D12

VLATKA BATHGATE

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	31	\$900,000	\$6,000,000
MORAGA	22	\$340,000	\$3,400,000
ORINDA	20	\$435,000	\$2,850,000

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

- 886 Avalon Court, \$2,528,500, 4 Bdrms, 2271 SqFt, 1955 YrBlt, 04-14-22,
Previous Sale: \$1,255,000, 07-11-10
- 218 Contessa Court, \$3,525,000, 5 Bdrms, 3136 SqFt, 1968 YrBlt, 03-29-22
- 31 Crest Road, \$2,500,000, 5 Bdrms, 3157 SqFt, 1981 YrBlt, 04-08-22,
Previous Sale: \$1,237,500, 07-23-14
- 1000 Dewing Avenue #313, \$1,325,000, 2 Bdrms, 1554 SqFt,
2017 YrBlt, 04-04-22
- 518 Florence Drive, \$1,375,000, 4 Bdrms, 1481 SqFt, 1951 YrBlt, 04-01-22
- 3629 Happy Valley Lane, \$1,830,000, 3 Bdrms, 1645 SqFt, 1947 YrBlt, 04-07-22,
Previous Sale: \$1,640,500, 07-06-20
- 5 Hidden Valley Road, \$1,925,000, 4 Bdrms, 2724 SqFt, 1942 YrBlt, 04-01-22
- 778 Las Trampas Road, \$1,950,000, 3 Bdrms, 1514 SqFt, 1959 YrBlt, 04-15-22,
Previous Sale: \$1,145,000, 11-26-18
- 4026 Los Arabis Drive, \$5,800,000, 6 Bdrms, 4541 SqFt, 1941 YrBlt, 04-08-22
- 833 Mariposa Road, \$1,705,000, 3 Bdrms, 2104 SqFt, 1948 YrBlt, 03-29-22,
Previous Sale: \$950,000, 07-14-06
- 3309 Moraga Boulevard, \$1,500,000, 3 Bdrms, 1504 SqFt, 1966 YrBlt, 04-15-22,
Previous Sale: \$980,000, 10-09-13
- 3404 Moraga Boulevard, \$1,900,000, 2 Bdrms, 1549 SqFt, 1937 YrBlt, 04-05-22
- 529 Morecroft Road, \$3,220,000, 5 Bdrms, 3769 SqFt, 1973 YrBlt, 04-08-22,
Previous Sale: \$1,415,000, 08-14-14
- 859 Mountain View Drive, \$1,875,000, 4 Bdrms, 2228 SqFt,
1967 YrBlt, 04-15-22, Previous Sale: \$971,500, 06-10-16
- 9 Mountain View Lane, \$6,000,000, 4 Bdrms, 5416 SqFt, 1982 YrBlt, 03-30-22,
Previous Sale: \$925,000, 04-01-87
- 3279 Mt Diablo Court #5, \$900,000, 3 Bdrms, 1684 SqFt, 1987 YrBlt, 03-30-22,
Previous Sale: \$745,000, 01-24-17
- 3279 Mt Diablo Court #25, \$1,035,000, 3 Bdrms, 1731 SqFt,
1986 YrBlt, 04-13-22, Previous Sale: \$800,000, 10-06-18
- 3978 North Peardale Drive, \$4,800,000, 5 Bdrms, 3999 SqFt,
1946 YrBlt, 04-04-22, Previous Sale: \$906,000, 06-17-02
- 1062 Oak Hill Road, \$1,500,000, 3 Bdrms, 1137 SqFt, 1959 YrBlt, 04-08-22,
Previous Sale: \$827,100, 06-02-15
- 3555 Old Mountain View Drive, \$2,300,000, 5 Bdrms, 3082 SqFt,
1949 YrBlt, 03-28-22, Previous Sale: \$1,015,000, 09-10-13
- 3972 South Peardale Drive, \$3,275,000, 2 Bdrms, 3250 SqFt,
1951 YrBlt, 04-11-22
- 3361 Reliez Highland Road, \$1,500,000, 4 Bdrms, 2451 SqFt,
1964 YrBlt, 04-05-22
- 376 Shire Oaks Court, \$2,100,000, 3 Bdrms, 1757 SqFt, 1962 YrBlt, 04-12-22
- 1167 Sierra Vista Way, \$1,805,000, 3 Bdrms, 1406 SqFt, 1957 YrBlt, 04-15-22,
Previous Sale: \$515,000, 03-07-12
- 3485 Stage Coach Drive, \$3,125,000, 3 Bdrms, 3289 SqFt, 1988 YrBlt, 04-01-22,
Previous Sale: \$1,821,000, 07-18-19
- 3141 Stanley Boulevard, \$1,500,000, 4 Bdrms, 1492 SqFt, 1952 YrBlt, 03-31-22
- 1281 Sunrise Ridge Drive, \$3,650,000, 4 Bdrms, 3905 SqFt,
1999 YrBlt, 04-15-22, Previous Sale: \$1,650,000, 11-01-16
- 33 Topper Court, \$2,850,000, 6 Bdrms, 2648 SqFt, 1962 YrBlt, 04-13-22,
Previous Sale: \$560,000, 09-01-91
- 1702 Toyon Road, \$1,150,000, 5 Bdrms, 2958 SqFt, 1956 YrBlt, 04-14-22,
Previous Sale: \$2,375,000, 02-03-22
- 11 Vista Viax, \$1,510,000, 4 Bdrms, 1572 SqFt, 1960 YrBlt, 03-31-22
- 3293 Withers Avenue, \$4,400,000, 4 Bdrms, 3682 SqFt, 1935 YrBlt, 04-08-22,
Previous Sale: \$2,495,000, 06-08-06

... continued on Page D8

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JOY WIEHN



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KAAREN BRICKMAN



925.351.5049
DRE# 01932119

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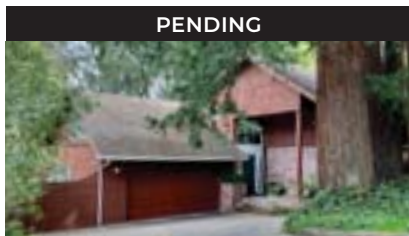


925.876.4671
DRE#02060294



JUST LISTED

23 FIELDBROOK PLACE, MORAGA
OFFERED AT \$1,595,000
MATT MCLEOD | 925.464.6500



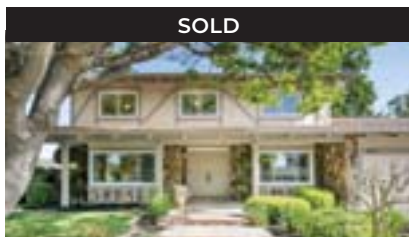
PENDING

1030 VIA NUEVA, LAFAYETTE
OFFERED AT \$1,950,000
L. LEGLER & C. HATA | 925.286.1244



SOLD

347 DEL AMIGO ROAD, DANVILLE
SOLD FOR \$3,015,000
SMITH HOMES TEAM | 925.998.1914



SOLD

3318 WHITEHAVEN DR., WALNUT CREEK
SOLD FOR \$1,975,000
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JUST LISTED

3241 MARLENE DRIVE LAFAYETTE
OFFERED AT \$779,000
LAUREN DEAL | 925.876.4671



PENDING

66 BROOKWOOD ROAD, ORINDA
OFFERED AT \$999,000
RUTH EDDY | 925.788.5449



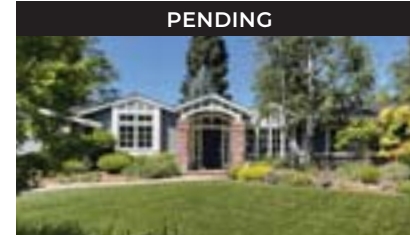
SOLD

2 CLOVER LANE, LAFAYETTE
SOLD FOR \$2,650,000
L. LEGLER & C. HATA | 510.912.5882



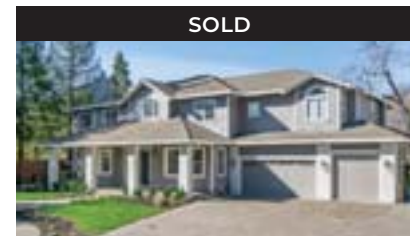
SOLD • REPRESENTED BUYER

655 LOS PALOS DRIVE, LAFAYETTE
SOLD FOR \$3,300,000
KAAREN BRICKMAN | 925.351.5049



PENDING

1056 RODERICK COURT, LAFAYETTE
OFFERED AT \$2,395,000
KAAREN BRICKMAN | 925.351.5049



SOLD

817 ASHLEY LANE, WALNUT CREEK
SOLD FOR \$4,125,000
DON & PAMELA COLOMBANA 925.878.8047



SOLD

163 CRESTVIEW DRIVE, ORINDA
SOLD FOR \$2,155,000
KELLY WOOD | 925.381.7172



SOLD • REPRESENTED BUYER

270 KEATS CIRCLE, PLEASANT HILL
SOLD FOR \$1,300,000
JILL BALAZS | 925.804.0200

BRYAN HURLBUT



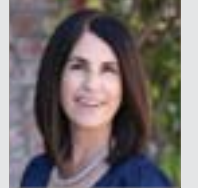
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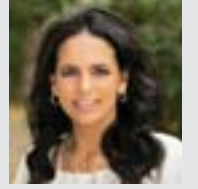
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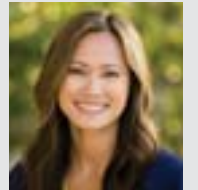
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TINA FRECHMAN



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If closets could talk: from chaos to confidence



Source: Canva

By Jennifer Raftis, CPO ®, Certified Professional Organizer

When you stand in front of your closet each morning, what does your closet say to you? It literally can set the mood for your entire day!

Is your closet a chaotic mess, and after five minutes of rummaging through your hanging clothes, you can't find that blue, sleeveless blouse, give up and wear something else? Then you find the blouse the next day wedged between two pairs of pants? Or are you choosing that sweater you've tried on three times already this month, still don't like the way it looks, but are keeping it anyway because you love the colors and paid a lot of money for it?

Does this resonate with you? Do you end up with a pile of discarded outfit options? Do you dream of a morning where getting dressed is simple?

How can we create an organized closet that gives us confidence and energy when we start our day? The answer is to only have items in your closet that you like to wear, that fit, and you can find.

Where do I start?

There are some organizers that want you to take every item of clothing you own and throw it on the bed. I can honestly tell you that this extreme method would never work for me or any of my clients. Talk about being overwhelmed. ... I suggest a method that has a 100% success rate because it is a manageable process. Follow this "Remove-Sort-Eject" method, schedule it in your calendar, and have a deadline. This process is done with only one category of clothing at a time (jeans, shorts, sweaters, blazers, T-shirts, etc.) so you don't feel so overwhelmed.

Remove-Sort-Eject Method

Before you begin, create boxes with the following labels: Consignment, Donation, Repairs, Recycle, Other Sizes. Start by removing and relocating any clothes that belong in other closets such as coats, rain

boots, hats, gloves, etc. Next, bring out one clothing category at a time.

Look at each item and ask yourself these questions: 1) Do I like the way it looks? (If you don't like the way it looks today, you probably won't like the way it looks tomorrow); 2) Does it fit? (If not, pack it in the "Other Sizes" box and put a date on the box for 6 months from now to try them on. Note: Do not keep clothes in your closet that do not fit; they will never make you feel good); 3) Do I have 15 items in this category but only wear four? (Hello black pants!); 4) Does it have stains, holes, or pills? (If yes, it does not go in the donation box, it goes straight to the recycle box.); 5) Is it sentimental? If yes, keep it ... maybe not in the front and center of the closet); 6) Does it need repair? (If yes, put it into the "Repair" box); 7) Is the tag still attached but you have never worn it? (If yes, give yourself a small pity party for overpaying for a bad purchase, then remove it); 8) Is it out of season? (Can you store these in a container under your bed or on the high shelves of your closet?)

After you have completed the category, hang it on the left side of your closet so it's all together. Seeing your progress will keep moving you forward. (Tip: As you are removing the items you no longer want, keep a list of clothes you need to replace.)

When the sorting and ejecting is complete, now you get to arrange the clothes that are hanging.

Your New Organized Closet

There are many, many ways to organize your clothes. Here are the two I use most often: 1) Type of function: work, formal, exercise, casual, comfy, etc., then by color; 2) Type of clothing such as pants, button down shirts, blazers, long sleeve, short sleeve, etc. Then by color.

... continued on Page D10



Source: Canva

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Orinda

PRIVATE ESTATE

25 Rustic Way \$5,750,000

This Private Glorietta Orinda Estate features 8514 sq ft on 8.14 acres with a 6 car garage, 2 offices, an indoor racquetball court, a full tennis court, 6 bd / 5.5 ba, a game room, an exercise room, sauna, pool, and panoramic views!

Laura Abrams
 www.25RusticWay.com

510-697-3225
 Lic#01272382



Orinda

ESCROW CLOSED

9 La Noria \$1,910,000

Located in the Orinda Country Club neighborhood, this delightful home combines the charm of a traditional 40's Orinda home remodeled to an open floor plan with a new kitchen and Master suite.

Laura Abrams
 www.9lanoria.com

510-697-3225
 Lic#01272382



Orinda

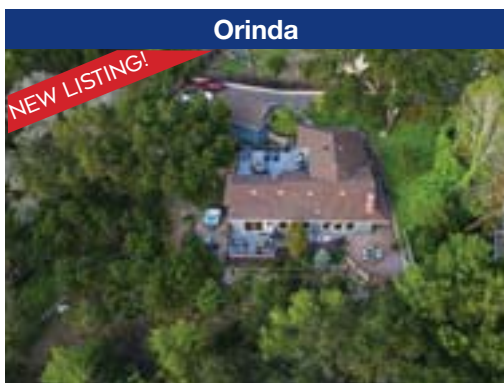
JUST LISTED

1 Rustic Way \$1,895,000

This single-story Glorietta home is set on a .61 acre lot with 4 bedrooms + bonus space and 2 baths, 1 Rustic has a flat yard with lawn, deck, hot tub, chicken coop, treehouse and shed. Close to top schools and Meadow Swim & Tennis Club.

Michelle Holcenberg & Suzanne Geoffrion

925.324.0405 & 925.699.4832
 www.1RusticWay.com Lic#01373412 & 01878803



Orinda

NEW LISTING!

1 Madera Lane \$1,795,000

Orinda Country Charm in this magical private picturesque El Toyonal hideaway 2,652 sq ft. on .69 of an acre with great outdoor entertaining areas, privacy and views.

Laura Abrams
 www.1maderaln.com

510-697-3225
 Lic#01272382



Orinda

PENDING

228 The Knoll \$1,399,000

2 beds, 2.5 baths - Coveted Orinda Woods. Nestled amongst towering trees. Supreme privacy. Top Rated schools.

Ana Zimmank
 www.anazimmank.com

925-640-6008
 Lic #00469962



Moraga

JUST SOLD!

66 Hardie Drive \$2,700,000

Single-story with mid-century modern vibe and serene yard with pool and views. More than 3000 square feet, walls of windows, hardwood floors. Represented buyers.

Michelle Holcenberg
 www.holcenberg.com

925.324.0405
 Lic #01373412



Moraga

JUST SOLD

5 Roberts Ct \$2,300,000

Located on a cul-de-sac on a large, flat, redwood-studded lot sits this beautiful traditional home. There are 5 bedrooms and 3 full bathrooms, including 2 primary suites. Warm hardwood floors run throughout. Represented seller.

Michelle Holcenberg
 www.holcenberg.com

925.324.0405
 Lic #01373412



Moraga

JUST SOLD

102 Alta Mesa Ct \$1,680,022

Moraga Ridge beauty!
 Represented Buyer.

Suzanne Geoffrion
 www.MyAgentSuzanne.com

925-699-4832
 Lic #01878803



Concord

PENDING

1405 Parkland Dr \$895,000

3 beds, 2 baths - Updated kitchen and bathrooms. Paradise backyard perfect for entertainment. Quiet lovely street.

Ana Zimmank
 www.anazimmank.com

925-640-6008
 Lic #00469962

JUST LISTED

EASY LIVING IN THE HEART OF GLORIETTA



1 Rustic Way, Orinda

4 bed + bonus room | 2 bath | 2,075 sq ft | .61 acre
Offered at \$1,895,000

Summer is coming, and 1 Rustic Way offers the perfect outdoor space to enjoy it with a flat yard with lawn, deck, hot tub, chicken coop, treehouse and shed with electricity. Hardwood floors, dual-paned windows, owned-solar, updated bathrooms. Close to top schools and Meadow Swim and Tennis Club, and with an excellent central location, this is a special place to start making memories.

More information at www.1RusticWay.com.



Michelle Holcenberg
CB Top 100 East/North Bay Region

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COUNTRY CLUB JEWEL

3 LA CUESTA DRIVE, ORINDA
1,976 SF | 4 BR | 2 BA | .22 ACRES
\$1,850,000



Stunning updated charmer on glistening private knoll overlooking Lake Cascade. Sunny SW facing lot with an inviting and elegant living room with large picture windows features views to the garden. Hardwood floors, built-ins, formal dining room, remodeled baths, eat-in kitchen, and detached 2-car garage. Extensive upgrades and centrally-located near top Orinda schools.



melanie@melaniesnow.com
melaniesnow.com
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Is the Market Slowing in Contra Costa?

I have heard from many Realtors that the market is slowing or at least changing. Mortgage rates have jumped. As of May 9th, 30-year fixed rate was 5.75% (conforming loans up to \$647K) and 5.25% (for jumbo loans of \$970K or more). Rather than rely on anecdotal data, my conclusions are drawn from local MLS Data for Single Family Detached homes.

For April 2022:

The sold price for more than half of all sales are over the asking price. Pleasant Hill and Walnut Creek had all but 2 or 3 sales over asking. The average amount **OVER ASKING** for Lafayette - \$408K, Orinda - \$326K, Moraga - \$387K, Pleasant Hill - \$221K, Danville - \$349K. The 4 cities that had highest **OVER ASKING** for a single transaction; Lafayette - \$1.128MM, Orinda - \$1.055MM, Danville - \$800K and Pleasant Hill - \$705K (for a 1700+sf house listed for \$1.2MM).

Days on Market (DOM) is a key indicator for the market. The average DOM for April (closed transactions) was 7.82 for all 11 central CC cities. The pending sales at the end of April have a DOM of 9.18. Homes are taking a little bit longer to sell.

The number of month's inventory is another key indicator. 6 months is a balanced market. 10 of 11 central CC cities have less than 1 month's inventory. Danville is the only exception with 1.23 month's inventory. This trend has been a persistent problem throughout this year and last.

Our local market is changing; from "INSANE" to only "CRAZY". Stay tuned for next month's analysis of the central Contra Costa market.

I capture monthly stats from the East Bay MLS on all 11 cities in Central Contra Costa. More detail can be seen at www.YourContraCostaRealtor.com.



Cary Amo, Realtor

DRE #01104264

C: 925.818.0880

971 Dewing Ave.

Lafayette

cary@caryamo.com

www.YourContraCostaRealtor.com



Lamorinda home sales recorded

... continued from Page D2

MORAGA

1170 Alta Mesa Drive, \$1,470,000, 3 Bdrms, 1954 SqFt, 1974 YrBlt, 04-01-22, Previous Sale: \$1,120,000, 03-07-18
 124 Ascot Court #E, \$600,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 04-15-22, Previous Sale: \$197,500, 06-30-00
 1965 Ascot Drive #3, \$748,000, 2 Bdrms, 1130 SqFt, 1966 YrBlt, 03-28-22, Previous Sale: \$540,000, 04-01-21
 1992 Ascot Drive #B, \$600,000, 2 Bdrms, 1063 SqFt, 1973 YrBlt, 04-08-22, Previous Sale: \$455,000, 06-03-05
 39 Ashbrook Place, \$1,825,000, 4 Bdrms, 1990 SqFt, 1967 YrBlt, 04-04-22
 601 Augusta Drive, \$1,307,000, 2 Bdrms, 1262 SqFt, 1976 YrBlt, 04-06-22, Previous Sale: \$725,000, 11-15-16
 624 Augusta Drive, \$2,100,000, 4 Bdrms, 2680 SqFt, 1976 YrBlt, 03-30-22, Previous Sale: \$1,299,000, 10-10-14
 6 Benedita Place, \$1,180,000, 2 Bdrms, 1845 SqFt, 1985 YrBlt, 04-08-22
 316 Calle La Montana, \$3,000,000, 4 Bdrms, 2369 SqFt, 1972 YrBlt, 03-31-22, Previous Sale: \$1,615,000, 03-18-16
 271 Corliss Drive, \$1,700,000, 4 Bdrms, 2104 SqFt, 1964 YrBlt, 03-31-22, Previous Sale: \$315,000, 06-01-88
 94 Devin Drive, \$2,525,000, 4 Bdrms, 2505 SqFt, 1960 YrBlt, 04-05-22, Previous Sale: \$1,075,000, 05-10-12
 120 Devin Drive, \$2,910,000, 5 Bdrms, 3730 SqFt, 1958 YrBlt, 04-11-22
 2133 Donald Drive #16, \$340,000, 1 Bdrms, 501 SqFt, 1963 YrBlt, 03-28-22, Previous Sale: \$65,000, 10-28-98
 5 Haven Court, \$3,400,000, 5 Bdrms, 2988 SqFt, 1985 YrBlt, 03-29-22, Previous Sale: \$1,835,000, 04-03-18
 468 Kingsford Drive, \$2,015,000, 5 Bdrms, 2616 SqFt, 1969 YrBlt, 03-28-22
 157 Miramonte Drive, \$1,020,000, 3 Bdrms, 1742 SqFt, 1966 YrBlt, 04-08-22, Previous Sale: \$645,000, 12-12-14
 179 Miramonte Drive, \$950,000, 3 Bdrms, 1742 SqFt, 1965 YrBlt, 04-01-22, Previous Sale: \$560,000, 08-20-13
 204 Miramonte Drive, \$1,015,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 04-05-22, Previous Sale: \$429,000, 11-21-09
 651 Moraga Road #5, \$415,000, 1 Bdrms, 669 SqFt, 1962 YrBlt, 04-06-22, Previous Sale: \$360,000, 09-27-18
 120 Natalie Drive, \$1,865,000, 3 Bdrms, 1918 SqFt, 1968 YrBlt, 03-28-22, Previous Sale: \$1,125,000, 02-10-20
 3908 Paseo Grande, \$2,251,500, 4 Bdrms, 2115 SqFt, 1970 YrBlt, 04-12-22
 130 Shuey Drive, \$2,870,000, 3 Bdrms, 2860 SqFt, 1963 YrBlt, 04-01-22

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40 Barbara Road, \$1,668,500, 3 Bdrms, 1811 SqFt, 2003 YrBlt, 04-15-22, Previous Sale: \$1,668,500, 01-19-22
 67 Brookwood Road #14, \$460,000, 2 Bdrms, 897 SqFt, 1963 YrBlt, 03-28-22
 67 Brookwood Road #22, \$435,000, 2 Bdrms, 897 SqFt, 1963 YrBlt, 04-05-22
 15 Calvin Drive, \$2,650,000, 3 Bdrms, 3119 SqFt, 1973 YrBlt, 04-08-22
 2 Camino Del Monte, \$875,000, 3 Bdrms, 1290 SqFt, 1955 YrBlt, 04-06-22
 5 Corte Sombrita, \$2,850,000, 4 Bdrms, 2601 SqFt, 1957 YrBlt, 03-31-22
 11 Dos Encinas, \$2,700,000, 5 Bdrms, 1968 SqFt, 1955 YrBlt, 03-29-22, Previous Sale: \$1,090,000, 05-25-05
 4 El Camino Moraga, \$1,675,000, 3 Bdrms, 2067 SqFt, 1951 YrBlt, 04-08-22
 20 El Verano, \$2,750,000, 4 Bdrms, 5030 SqFt, 1938 YrBlt, 04-11-22, Previous Sale: \$375,000, 06-01-89
 111 Glorietta Boulevard, \$1,360,000, 5 Bdrms, 1980 SqFt, 1946 YrBlt, 03-31-22, Previous Sale: \$1,280,000, 10-12-21
 65 Hacienda Circle, \$2,525,000, 4 Bdrms, 2304 SqFt, 1950 YrBlt, 04-04-22, Previous Sale: \$1,359,000, 04-04-08
 46 La Campana Road, \$2,375,000, 3 Bdrms, 2738 SqFt, 1956 YrBlt, 04-07-22
 1 Lavina Court, \$1,662,000, 3 Bdrms, 1290 SqFt, 1952 YrBlt, 03-28-22, Previous Sale: \$785,000, 07-11-14
 212 Longview Terrace, \$1,867,000, 3 Bdrms, 2141 SqFt, 1951 YrBlt, 04-11-22
 40 Loma Vista Drive, \$2,300,000, 4 Bdrms, 2330 SqFt, 1939 YrBlt, 04-01-22, Previous Sale: \$785,000, 07-02-04
 2 Los Amigos, \$1,675,000, 3 Bdrms, 1667 SqFt, 1949 YrBlt, 04-06-22, Previous Sale: \$1,030,000, 09-01-21
 460 Miner Road, \$2,810,000, 4 Bdrms, 3016 SqFt, 1955 YrBlt, 04-04-22, Previous Sale: \$1,585,000, 04-28-16
 34 Moraga Viax, \$1,550,000, 3 Bdrms, 1641 SqFt, 1948 YrBlt, 03-31-22
 102 Ravenhill Road, \$1,850,000, 2 Bdrms, 1532 SqFt, 1974 YrBlt, 04-01-22, Previous Sale: \$1,245,000, 05-01-18
 84 Tarry Lane, \$2,600,000, 4 Bdrms, 1796 SqFt, 1963 YrBlt, 04-08-22, Previous Sale: \$1,300,000, 12-23-14

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If closets could talk: from chaos to confidence

... continued from Page D4

I suggest that whatever system you use, make it simple. Be careful not to cram more than will fit into your closet, that's when you will start to get into trouble. Remember, your closet can set the mood in the morning and if it's chaos in the closet, it probably contributes to chaos in your mind (maybe that's just me).

Tip: Hang all clothes on matching hangers, it's a bonus if the hangers are thin.

Tip: Fold all of your drawer items like file folders so you can see what you have. We wear 20% of our clothes 80% of the time. Just try to unravel that fact. We also wear the clothes we can see (not the ones at the bottom of a drawer).

Tip: Install a stick-on light inside the closet, it's a game changer when you have enough light to see what you have!

Tip: Separate your navy and black clothes with white clothes in between. How the Heck Do I Keep it This Way?

Sorry to break it to you, but you have to maintain your closet. I recommend having a donation bag near or in your closet. Some clients turn their hangers to face the opposite direction after they have worn the garment so they know which pieces are worn the most. After six months, you can see the items that were never worn and you can donate them. You can also use the 1-In-1-Out rule to keep the closet from becoming overstuffed. Like any system, it will require adjustments from time to time. You can do this!

This could be the beginning of a brand new relationship with your closet. Watch out, your closet just might wink at you as you leave!

Resources:

Consignment - www.thredup.com, www.therealreal.com, www.poshmark.com, Facebook Marketplace, Nextdoor
 Donation - www.donationtown.org, www.freecycle.org, www.hospiceeastbay.org Recycling for Clothing - www.retoldrecycling.com, www.bluejeansgogreen.org

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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Digging Deep with Goddess Gardener, Cynthia Brian

Coming up roses



Sweet Santa Barbara Daisies bloom year-round. Photos Cynthia Brian



Alstroemeria is an easy-to-grow perennial that is an excellent cut flower.

... continued from Page D1

After I rescued a bee from a swimming pool, it returned to sting me on my back. No good deed goes unpunished! If you get stung by a bee, remove the stinger immediately, make a paste of baking soda mixed with water, add vinegar, and apply to the sting to ease the pain and swelling. If you are allergic to bees or are stung by a swarm, call 911. With all the lizards, frogs, birds, bees and butterflies, my garden is vigorously growing and feeding the beneficials.

Enjoy your green lawns now because as the temperatures heat up, brown spots will appear. Since the water district has mandated a 10% water use reduction District-wide, expect that lawns will not look as lush and lovely as they do now. Make sure to water deeply early in the morning or early evening only once a week to keep the roots alive. Mow the grass to three inches and if possible, do not use a bag when mowing. The cut grasses re-nourish the lawn and will help it stay greener longer.

... continued on next Page



Red bottlebrush attracts bees and grows into a tree shrub.



Pink bonica hedge roses make a big splash.

Photos Cynthia Brian

... continued from Page D12

From what I've gathered from numerous scientific data, the pandemic is not over and in fact, new variants may make life more challenging by the fall. In the meantime, I'll be diligent and careful while I continue cutting my roses for glorious indoor bouquets to boost my spirits. As an eternal optimist, I always see the world through rose-colored glasses.

Congratulations to all the graduates everywhere. Go into the garden and introduce yourself to the roses. Life is coming up roses!

Happy Gardening! Happy Growing!

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LAMORINDA
WEEKLY

Local newspaper delivered to Lafayette, Moraga and Orinda

The Goddess Gardener's Gardening Guide for June

- **LEARN** to identify insects and diseases to better detect problems early.
- **ENCOURAGE** natural enemies such as toads, lizards, snakes, birds, ladybugs, and praying mantis.
- **ROTATE** crops to avoid depleting the soil and building up pests.
- **MAKE** your own potting mix by combining equal parts of compost.
- **BEWARE** of the deadly plant, poison hemlock. Identify it by its red spots. Wear gloves and a mask when weeding.
- **WATER** lawns and flowerbeds deeply to encourage strong root growth.
- **HARVEST** seeds of perennials like penstemon, calendula, and poppies to spread in other areas where color is needed.
- **SUCCESSION** planting is the key to a plentiful supply of summer greens including lettuces, arugula, beets, carrots and radishes. Sow your favorite seeds every three weeks as you consume.
- **PREVENT** fires by removing debris, dead branches, and refuse from around your home and yard.
- **WEED** a final time before the hot weather arrives. Weeds suck the moisture and nutrients from nearby plants.
- **PLANT** bottlebrush as a large privacy screen and bee magnet.
- **CLEAN** patio furniture. Freshen your outdoor look with paint, new cushions, or throw pillows.
- **CUT** bouquets of roses to enhance your indoor rooms.
- **WANT** a perennial that blooms year-round? The delicate Santa Barbara daisy is easy to grow and lives in unison with roses.
- **DETER** raccoons from rolling back your lawn searching for grubs by putting down fruit tree netting which they dislike on their feet.
- **MAKE** your voice heard. VOTE in the elections.



Helpful lizards eat bugs that we don't want in our gardens.



Water lawns deeply once a week in the morning or evening.

Photos Cynthia Brian



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Cynthia Brian is gearing up for summer.

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your spring garden. Raised in the vineyards of Napa County, Cynthia is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are!® 501 c3. Tune into Cynthia's StarStyle® Radio Broadcast at www.StarStyleRadio.com.

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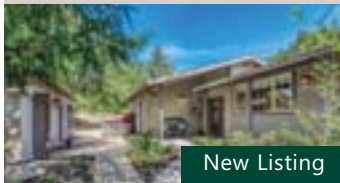
106 Caro Lane
Beautiful custom modern craftsman style 5 bd/ 4 full ba + office home in 3122 sq.ft. on .82 acres!
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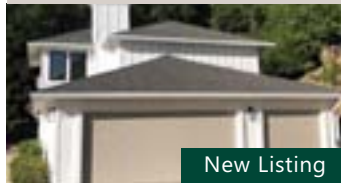
12 Los Arboles
Don't miss this charming 4 bd/ 3.5 ba home nestled on a peaceful cul-de-sac in the heart of Orinda Country Club!
\$1,995,000

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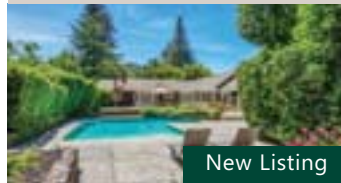
54 Diablo View Drive
Updated 2 bd/2 ba + office 1,656 sq ft home on .71 acres w/ high ceilings & stunning views east & west!
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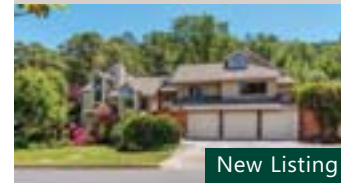
120 Greenbank Drive
Beautiful 4 bd/3 ba 3451 sq ft home w/ amphitheater views from this top-of-the-world sanctuary!
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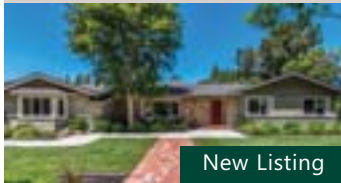
1878 Magnolia Way
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WALNUT CREEK



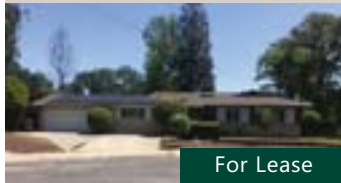
440 N Civic Drive #313
Resort Living at The Keys! Fabulous South facing top floor 2 bd/ 1 ba condo with lots of natural light. Tons of amenities!
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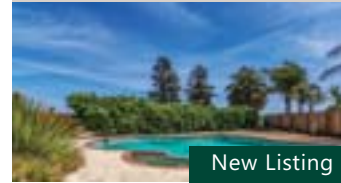
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