

# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 16 Issue 23 Wednesday, January 4, 2023



Tips to save native flora and fauna ... read on Page D4

## *Digging Deep with Goddess Gardener, Cynthia Brian*

### 2023 Garden Trends, Part 1



Vertical gardening with a potato vine climbing up a trellis.



A basket of succulents set in a birdbath amongst ferns.



Living green walls are trending for 2023.

Photos Cynthia Brian

### By Cynthia Brian

*“To plant a garden is to believe in tomorrow.”~ Audrey Hepburn*

Where did the year go? It seems like only yesterday that I was writing gardening goals for 2022, and it is already 2023. Time to start anew! Happy New Year!

Every year, the Garden Media Group releases trends for the forthcoming year. The Garden Trends Report for 2023 is aptly named, “I Believe in Me!” Individuality and access to critical resources will be in vogue throughout these next 12 months. As an Empowerment Architect, I resonate with this craze outlined for 2023 and hope that personal

expression and self-reliance will become a style, not just a fad. Our choices and lifestyles need to reflect who we are as individuals so that we become our unapologetically authentic selves in service of others.

When it comes to designing any interior or exterior place, I have always believed that to fully function for the family, the space must be personalized, reflecting the colors, shapes, objects, and souvenirs that are meaningful to the individuals living in the location. We need to feel comfortable, secure, relaxed, and rejuvenated. Home is where our heart resides. Cookie-cutter installations may be magazine-worthy, but they won't necessarily showcase the depth, passions, and character of the dwellers.

... continued on Page D6



## VLATKA BATHGATE



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## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	13	\$800,000	\$7,750,000
MORAGA	7	\$399,000	\$2,800,000
ORINDA	9	\$1,000,000	\$3,345,000

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

- 3255 Ameno Drive, \$1,700,000, 4 Bdrms, 1911 SqFt, 1961 YrBlt, 11-14-22, Previous Sale: \$1,250,000, 12-26-17
- 3195 Condit Road, \$2,225,000, 4 Bdrms, 2709 SqFt, 2012 YrBlt, 11-14-22, Previous Sale: \$1,175,000, 10-02-12
- 3936 Happy Valley Road, \$5,430,000, 4 Bdrms, 3441 SqFt, 1951 YrBlt, 11-22-22
- 210 Lafayette Circle #205, \$1,995,000, 2 Bdrms, 1721 SqFt, 2021 YrBlt, 11-14-22
- 210 Lafayette Circle #201, \$2,124,500, 2 Bdrms, 1823 SqFt, 2021 YrBlt, 11-16-22
- 210 Lafayette Circle #202, \$1,798,500, 2 Bdrms, 1658 SqFt, 2021 YrBlt, 11-22-22
- 210 Lafayette Circle #305, \$2,297,000, 2 Bdrms, 1721 SqFt, 2021 YrBlt, 11-16-22
- 210 Lafayette Circle, \$800,000, 2 Bdrms, 828 SqFt, 2021 YrBlt, 11-22-22
- 22 Lucas Ranch Court, \$7,750,000, 5 Bdrms, 5503 SqFt, 2021 YrBlt, 11-23-22, Previous Sale: \$1,200,000, 02-12-20
- 4045 Marianne Drive, \$1,700,000, 3 Bdrms, 2173 SqFt, 1950 YrBlt, 11-15-22, Previous Sale: \$495,000, 10-21-98
- 22 Northridge Lane, \$2,450,000, 4 Bdrms, 4549 SqFt, 1999 YrBlt, 11-15-22, Previous Sale: \$2,450,000, 05-11-21
- 1112 Raha Drive, \$2,000,000, 3 Bdrms, 2400 SqFt, 1949 YrBlt, 11-15-22
- 6 Smoketree Court, \$1,085,000, 3 Bdrms, 1589 SqFt, 1963 YrBlt, 11-23-22, Previous Sale: \$574,000, 10-14-02

### MORAGA

- 1965 Ascot Drive #13, \$399,000, 1 Bdrms, 678 SqFt, 1966 YrBlt, 11-21-22, Previous Sale: \$358,000, 06-17-19
- 563 Augusta Drive, \$2,800,000, 3 Bdrms, 2687 SqFt, 1984 YrBlt, 11-14-22, Previous Sale: \$1,600,000, 02-27-06
- 798 Crossbrook Drive, \$1,900,000, 4 Bdrms, 2471 SqFt, 1966 YrBlt, 11-15-22, Previous Sale: \$1,250,000, 08-01-13
- 208 Fronteras Drive, \$2,265,000, 4 Bdrms, 3270 SqFt, 2016 YrBlt, 11-18-22, Previous Sale: \$2,031,000, 10-28-20
- 24 Hansen Court, \$970,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 11-14-22, Previous Sale: \$639,000, 04-11-14
- 242 Paseo Bernal, \$1,001,000, 3 Bdrms, 2044 SqFt, 1979 YrBlt, 11-21-22, Previous Sale: \$664,000, 06-03-04
- 3968 Paseo Grande, \$1,572,000, 3 Bdrms, 1797 SqFt, 1969 YrBlt, 11-15-22, Previous Sale: \$700,000, 04-27-05

... continued on Page D5



ADAM HAMALIAN



925.708.5630  
DRE# 01917597

CAROLYN WAY



925.890.4115  
DRE# 00947460

CHRISTINE WRIGHT



925.285.5336  
DRE# 01896147

JOY WIEHN



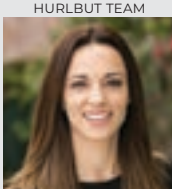
415.377.1884  
DRE# 02047712

JILL BALAZS



925.804.0200  
DRE# 02038791

LAUREN DEAL  
HURLBUT TEAM

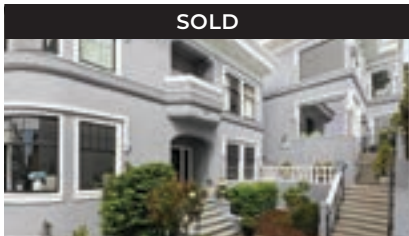


925.876.4671  
DRE#02060294



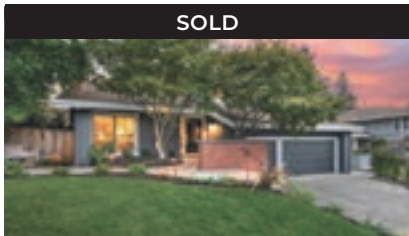
COMING SOON

4 EL VERANO, ORINDA  
CALL FOR INFORMATION  
RUTH EDDY | 925.788.5449



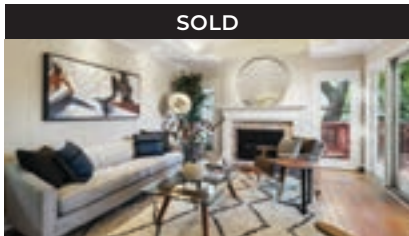
SOLD

2782 JACKSON STREET, SAN FRANCISCO  
SOLD FOR \$2,050,000  
S.HUTCHENS/A.HAMALIAN | 925.212.7617



SOLD

1127 CALDER LANE, WALNUT CREEK  
SOLD FOR \$1,789,000  
S.HUTCHENS/A.HAMALIAN | 925.212.7617



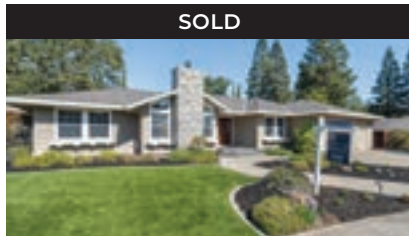
SOLD

996 HAWTHORN DRIVE, LAFAYETTE  
SOLD FOR \$1,250,000  
L. LEGLER & C. HATA | 925.286.1244



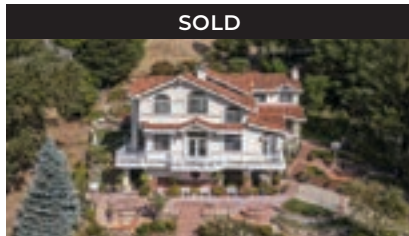
COMING SOON

964 YORKSHIRE COURT, LAFAYETTE  
CALL FOR INFORMATION  
LAUREN DEAL | 925.876.4671



SOLD

1806 CHAPARRO COURT, WALNUT CREEK  
OFFERED AT \$1,889,000  
BRYAN HURLBUT | 925.383.5500



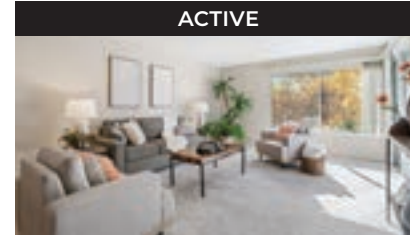
SOLD

816 LAS TRAMPAS ROAD, LAFAYETTE  
SOLD FOR \$1,700,000  
KAAREN BRICKMAN | 925.351.5049



REPRESENTED BUYER & SELLER

1321 JUANITA DRIVE, LAFAYETTE  
SOLD FOR \$1,130,000  
CAROLYN WAY | 925.890.4115



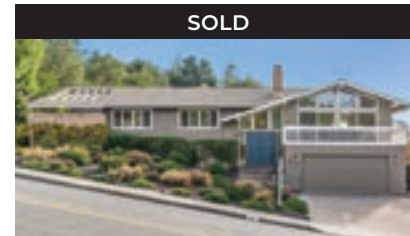
ACTIVE

1935 CACTUS COURT, #4, ROOSMOOR  
OFFERED AT \$665,000  
L. LEGLER & C. HATA | 925.286.1244



SOLD

25 OCHOS RIOS PLACE, DANVILLE  
SOLD FOR \$1,800,000  
DON & PAMELA COLOMBANA 925.878.8047



SOLD

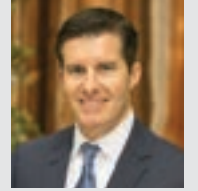
83 GREENFIELD DRIVE, MORAGA  
SOLD FOR \$1,700,000  
MATT MCLEOD | 925.464.6500



SOLD • REPRESENTED BUYER

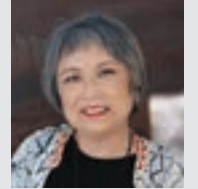
9 CANNING COURT, MORAGA  
SOLD FOR \$1,586,000  
DON & PAMELA COLOMBANA 925.878.8047

BRYAN HURLBUT



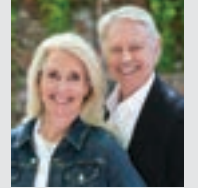
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DRE# 01347508

CHERYL HATA



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DRE# 013859346

JANE & DAVE SMITH



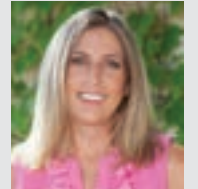
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BROKER/OWNER



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DRE# 01290985

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DRE# 01932119

LORI LEGLER



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DRE# 00805732

MATT MCLEOD



925.464.6500  
DRE# 01310057

RACHEL DREYER



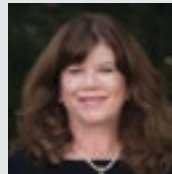
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DRE# 01994561

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REAL ESTATE GROUP



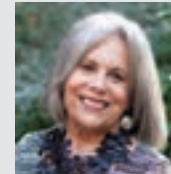
925.878.8047  
DRE# 01979180

RUTH EDDY



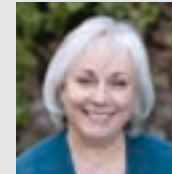
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DRE# 01313819

SHELLEY RUHMAN



510.506.1351  
DRE#01180260

SHERRY HUTCHENS



925.212.7617  
DRE# 01320608

TINA FRECHMAN



925.915.0851  
DRE# 01970768



## A few ways to save native flora and fauna from human impacts



Photo Kim Curiel

The beauty of wild mushrooms is evident at the Wagner Ranch Nature Area in Orinda.

**By Toris Jaeger, Naturalist, FONA**

As someone given the gift of nature awareness at a very young age and becoming a naturalist for the Wagner Ranch Nature Area some 45 years ago, I feel I must use my voice to speak for local flora and fauna.

The truth is that native wildlife is disappearing while the human population continues to increase and the reasons for the wildlife decline are human caused. Removing woodlands, forests for cattle grazing and planting crops, the use of pesticides, herbicides and rodenticides have polluted the land and the waterways.

The best way to protect biodiversity is to respect the lands of Indigenous peoples, who are the best guardians of the natural world and are an essential part of diversity.

The species at greater risk are those depending on woodlands and waterways.

We may not be able to save the starving manatees in Florida or the polar bears in Hudson Bay immediately but we can stop the use of the poisons making it challenging for them to survive.

The other resource we need to save is water.

You may not be able to invest in a gray water system or rain barrels but your irrigation system could be updated. You can receive landscape advice from the East Bay Municipal Utility District and they have grants available to purchase native plants and remove lawns.

The California Native Plant Society has a website ([Calscape.calscape.org](http://Calscape.calscape.org)) identifying which plants are best for your landscape. You can type in your address and find suggestions for plants.

Three local native plant nurseries are Native Here, Watershed Native Plant Nursery and Regional Botanic Garden.

A great book that can be of help is "Native plant gardening for birds, bees and butterflies, Northern California" by George Oxford Miller.

Of course, the most challenging issues are changing transportation to electric and powering our homes with solar energy instead of the use of fossil fuels.

I believe if you make the time to be in nature each day you will learn so much and want to protect it.

*"Look deeply into nature and you will understand everything better"* ~ Albert Einstein

*"If we save the Earth we save ourselves!"* ~ Friends of the Earth

## Lamorinda home sales recorded

... continued from Page D2

### ORINDA

- 71 Barbara Road, \$1,000,000, 3 Bdrms, 1564 SqFt, 1960 YrBlt, 11-18-22
- 9 Bel Air Drive, \$3,345,000, 6 Bdrms, 4013 SqFt, 1955 YrBlt, 11-15-22,  
Previous Sale: \$2,019,000, 03-07-13
- 234 Crescent Drive, \$1,200,000, 3 Bdrms, 2053 SqFt, 1968 YrBlt, 11-23-22
- 26 Descanso Drive, \$1,605,000, 5 Bdrms, 2296 SqFt, 1971 YrBlt, 11-23-22
- 100 El Toyonal, \$1,600,000, 3 Bdrms, 2350 SqFt, 1954 YrBlt, 11-16-22
- 15 Keith Drive, \$1,635,000, 3 Bdrms, 2442 SqFt, 1956 YrBlt, 11-16-22
- 35 Owl Hill Road, \$2,600,000, 4 Bdrms, 2851 SqFt, 1967 YrBlt, 11-18-22,  
Previous Sale: \$2,575,000, 10-08-21
- 82 Underhill Road, \$1,100,000, 2 Bdrms, 1276 SqFt, 1961 YrBlt, 11-15-22,  
Previous Sale: \$528,000, 12-03-13
- 205 Village Gate Road, \$1,230,000, 2 Bdrms, 1858 SqFt, 1979 YrBlt, 11-21-22



### WHY BUY OR SELL WITH ANN?

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## Digging Deep with Goddess Gardener, Cynthia Brian

### 2023 Garden Trends, Part 1

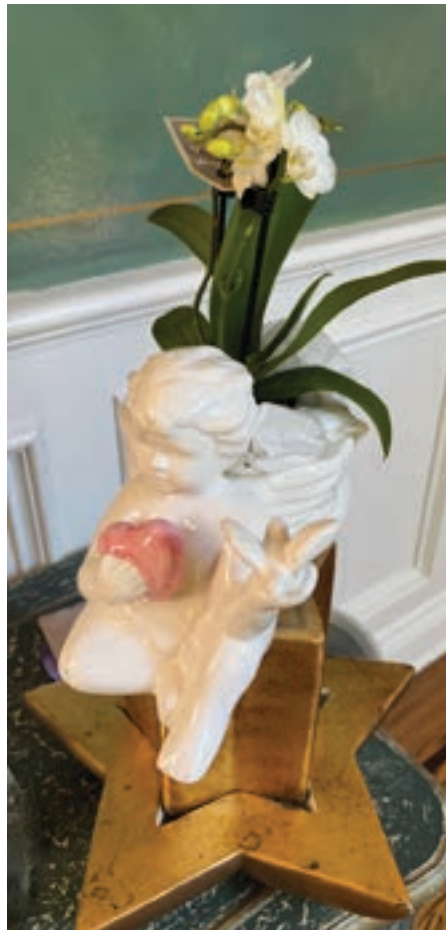
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As we begin to plan for 2023, learn about the forthcoming trends, but decide what resonates with you. Just because something is au courant, it doesn't mean that it will empower everyone. In part one of my interpretation of the Garden Media Report, I've chosen a few gems that may trigger a positive possibility path for you.

The report shares the smart benefits of the garden green industry which has gone electric or battery-powered more quickly than any other industry, including electric vehicles. Mowers, leaf blowers, chain saws, and other electric equipment accounted for 17% of the gardening sales in the United States in 2022. Smart garden tools are becoming as critical to gardening as shovels and picks, especially for those who are just entering the gardening arena. Although I have not tried it yet, there is a new smart device on the market that is a weeding robot. Solar-powered, it lives in the garden chopping weeds. Now that is an innovation I will be checking out as weeding my landscape requires grueling work for months on end.

Another huge trend will be shopping online for garden products. Many companies are offering not only plants for sale but identification and information for various plants. It is as easy as taking a photo of a flower, leaf, tree, or other specimen and clicking a button. Several matches will appear on the app, but it is up to you to determine which is the correct one. Other garden apps provide tips on how to plant, when to plant, and where to plant as well as healthy recipes for harvesting crops.

Because of the housing crisis with buying a home being out of reach for numerous people, ADUs (accessory dwelling units) have become popular in the past year and will continue to be in demand. Container gardening will linger as a major trend as gardens and patios become smaller. Vertical gardening, trellises, fences, and living green walls will be integral to adding privacy and protected places to enjoy nature. Millennials and Boomers are embracing vintage and mid-century patio furniture



**A white orchid lives in an angelic container.**

including wrought iron, retro lawn chairs, and pagoda umbrellas.

In the section called "Super Agers," the Garden Trends Report boldly states that "In 2023 and beyond, 100 is the new 50!" I'm not so certain that this is a truism, but it does bode well for gardeners who want to continue being active with tilling, filling, and thrilling with nature long into their golden years. Accessibility options such as raised beds, wider paths for wheelchairs, and plants at levels that don't require bending will allow anyone to enjoy the outdoors.

When it comes to plants, tropical and exotic are the favorites for all age groups. Orchids, bromeliads, anthuriums, birds of paradise,



**A small space boasts an elaborate tropical garden.**

Photos Cynthia Brian

cordylines, Ficus, palms, philodendrons, and peace lilies are only a sampling of specimens that are attractive to Gen X, Y, Z as well as Boomers. I speculate that water features, especially creative fountains based on individual themes, will be a big focus this year. Besides the health benefits of the negative ions that running water provides to humans helping us refocus and recharge, birds and wildlife rely on them in the backyard garden for bathing and drinking.

These are just a few of the projections for our outdoor enjoyment for 2023. In my next column, I'll offer more suggestions. Believe in tomorrow. Plan to plant a garden. Live to 100? What's on your list?



### Safety Tip:

With heavy rains projected all week, it may behoove you to fill a few sandbags in case of flooding. The Moraga-Orinda Fire District has made sand, bags, and a shovel available at the following locations:

#### Moraga

Rancho Laguna Park parking lot (2101 Camino Pablo).

#### Orinda

Fire Station 43 - 20 Via Las Cruces, Orinda

Fire Station 44 - 295 Orchard Road, Orinda

To ensure there is sufficient sand and bags available, they request citizens to please take only what is needed for actual or threatened flooding. Sandbags can also be obtained from local home improvement stores for a nominal price.



**Cynthia Brian wishes you a healthy, happy, prosperous, and golden New Year!**

Happy Gardening. Happy Growing. Happy 2023!  
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](http://www.StarStyleRadio.com). Her newest children's picture book, No Barnyard Bullies, from the series, Stella Bella's Barnyard Adventures is available now at [www.cynthiabrian.com/online-store](http://www.cynthiabrian.com/online-store) For an invitation to hang out with Cynthia for fun virtual events, activities, conversations, and exclusive experiences, buy StarStyle® NFTs at <https://StarStyleCommunity.com> Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) <https://www.GoddessGardener.com>



Fill sandbags to help with flooding and downpours.

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# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



**160/162 Camino Don Miguel**  
6 bd/6.5 ba Spanish Revival estate w/ views of OCC golf course and hills beyond. Exceptional location!

**\$6,395,000**

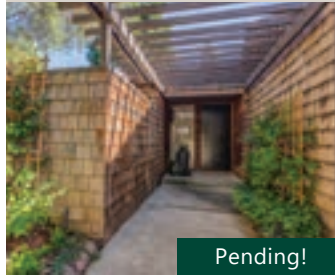
## ORINDA



**499 Miner Road**  
Set in Sleepy Hollow, this updated 3 bd/ 2.5 ba home w/ walls of windows, soaring ceilings & fabulous floor plan!

**\$1,899,000**

## ORINDA



**120 Ravenhill Road**  
Completely renovated 3 bd/ 3 ba Orindawoods home offers an ideal setting w/ natural light, privacy & views!

**\$1,749,000**

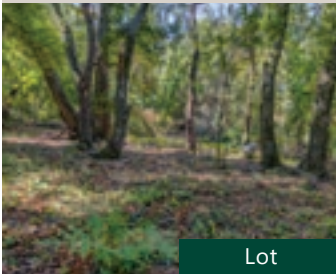
## ORINDA



**2 Orchard Court**  
Home sweet home! 3 bd/ 2 ba home needs lots of TLC now & is awaiting the next generation!

**\$999,000**

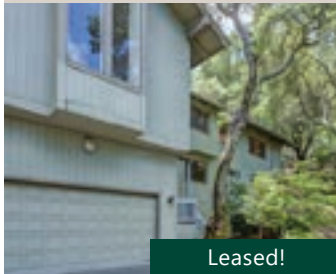
## ORINDA



**0 Camino Del Monte**  
Come see this desirable lot located minutes from Hwy 24/BART, top rated schools, downtown, regional parks & views!

**\$225,000**

## ORINDA



**19 Woodcrest Road**  
Fabulous Glorietta location! Spacious, light & bright 4 bd/ 2.5 ba home with high ceilings and beautiful views!

**\$5,800/mo.**

## LAFAYETTE



**1336 San Reliez Court**  
Rare opportunity on .75 acre lot with 5 bd/ 3.5 ba 4098 sq.ft. in the heart of Springhill!

**\$1,950,000**

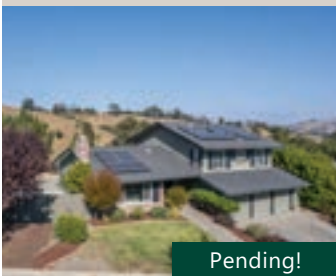
## LAFAYETTE



**4010 Woodside Court**  
Spacious 4 bd/ 3 ba home w/ sparkling pool, formal living room & hardwood floors. Private location w/ big views!

**\$5,900/mo.**

## MORAGA



**92 Warfield Drive**  
Classic two story 5 bd/ 3 ba home sits on a private .39 acre parcel w/ 2527 sq.ft of a fully functional floor plan!

**\$1,945,000**

## BERKELEY



**7164 Buckingham Blvd**  
Sophisticated contemporary 3 bd/ 3 ba set in the Claremont Hills featuring lovely canyon views!

**\$1,775,000**

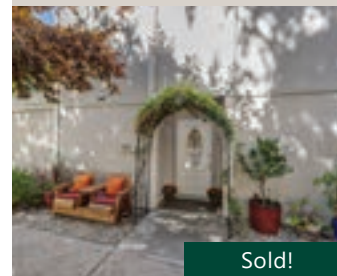
## ALAMEDA



**2114 Buena Vista**  
Permitted duplex on 4,500 sq. ft. lot in Central Alameda! Unit A - 2bd/ 1 ba, w/ formal dining room. Unit B - 1 bd/ 1 ba, w/ lg living space!

**\$895,000**

## DANVILLE



**501 Garden Creek Place**  
Updated 3 bd/ 2.5 ba end-unit townhome less than .5 miles from top-rated schools, downtown & more!

**\$849,900**

## The Village Associates:

Ashley Battersby  
Patricia Battersby  
Shannon Conner  
Meara Dunsmore

Linda Ehrich  
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