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Lisa Hactor, #2 agent for Prudential California Realty Lafayette Office 2007.
Early in my career my husband and I owned our own business and successfully ran it for 20 years. As a realtor I face many of the same challenges that I did as a business owner and found that exceptional customer service is key to being successful. I love my job and I love my clients!
Lisa Hactor
"The Home Sales Doctor"
I Make House Calls!
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Moraga's Open Space Initiatives: The Saga Continues

By Sophie Braccini

Like a good mystery novel, each chapter increases the suspense and tension of the situation. This ongoing story may indeed qualify as a mystery, as one must decipher the burgeoning acronyms.

October of last year saw the debut of MOSO 2008 (Moraga Open Space Ordinance 2008), an initiative produced by the Friends of Moraga Open Space (FMOS) to further limit development in Moraga, especially in the Bollinger Canyon (BC), Indian Valley (IV) and Rheem Ridge (RR) areas.

As FMOS gathered signatures, the property owner that would be hardest hit by the initiative, the Bruzzone family, responded with an initiative of its own: MOSPRO, retitled by the Town's attorney as, "Moraga Initiative Expanding Open Space and Residential Land Use Designations and Adopting Development Agreement." (MIEOSRLUDADA?)

This second initiative allows for and guarantees development rights for the next 25 years on the BD, IV and RR properties, and offers monies

to the town to build a community recreation center on a piece of land that the Bruzzone family would lease to the Town.

The plot thickened when MOSO 2008 bumped into opposition from the Moraga Country Club (MCC), which saw the text as potentially complicating their future development and restoration operations. In an unexpected twist, FMOS withdrew its initiative, even though a significant number of signatures had been gathered on the petition, in order to revamp the text.

The Bruzzone family and its supporters fought a tough battle with the Town Council, hoping to expedite their initiative and get it placed on the June ballot. There were many dramatic moments, including a mailing campaign claiming "Democracy is dying in Moraga." The Council refused to be rushed, and the Bruzzone initiative will appear on the ballot in the November general election.

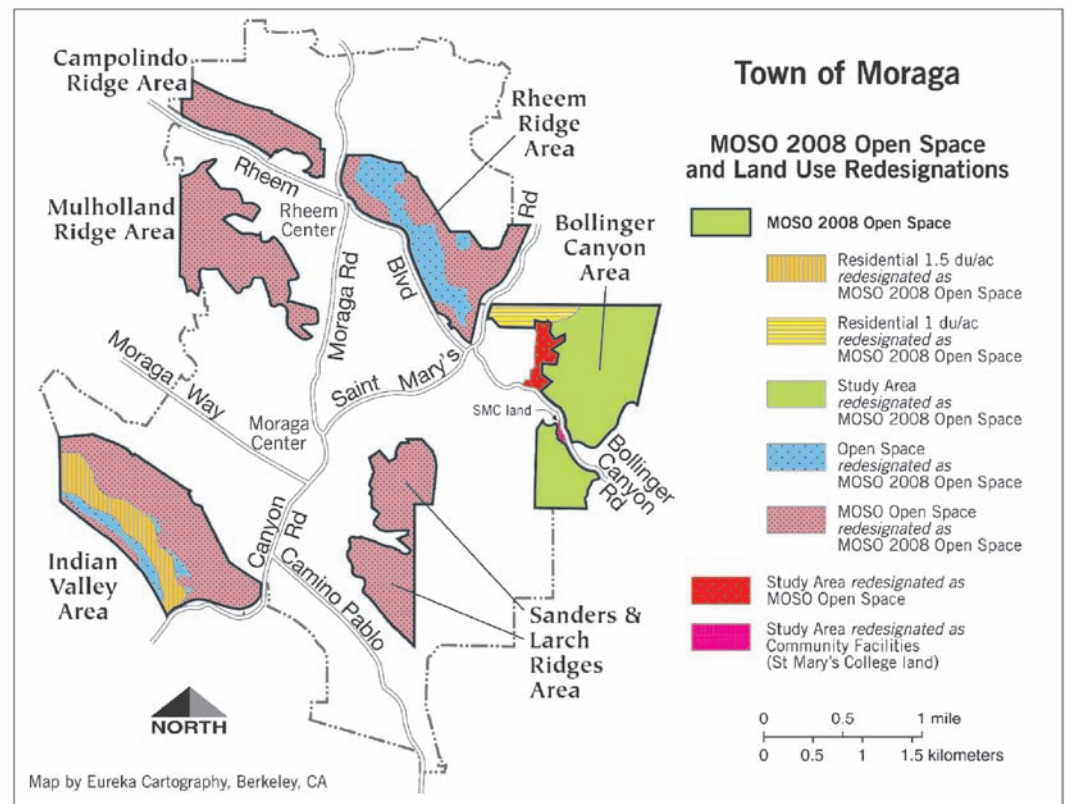
A new chapter of the saga has now been opened as a revised MOSO 2008 initiative

appears on the scene. In a nutshell, it's the same text as the October initiative but with explicit protection for MCC and Saint Mary's College (SMC). Main features include: no more than 1 dwelling per 20 acres in all prior MOSO-protected and new MOSO 2008 land, prevention of any development on ridgelines, slopes, unstable terrain and near creeks (riparian corridor).

The rights of MCC and SMC are explicitly protected. Section 2 (I): "The Ordinance does not apply to any land owned, operated, or leased by the Moraga Country Club..." The ordinance clearly also excludes land owned by SMC from its jurisdiction.

MOSO 2008 supporters must now return to the streets of Moraga in search of new signatures for their petition. Petitioners must gather the valid signatures of 10% of Moraga voters and submit them to the Town Clerk by mid-May in order to be eligible for the November ballot.

It's a real page-turner, and this story is far from over. Stay tuned, fearless readers.



Tried & True Tips to Improve the Value of Your Home... Perk Up Your Paint!

By Dana Green

Nothing improves the overall look of a home quite like a fresh coat of paint. Whether the inside, outside or both, paint is quite simply a cost-effective approach to freshen up your house. If you are considering selling your home, this should top your to-do list. New paint will increase your value and lesson your time on the market.

For interior paint, tackle one room at a time and don't move on until you're completely satisfied. Don't be afraid to step out of your color box and try something a little more intense. Designers use the "60-30-10" rule, 60% of color in a room comes from walls; 30%

from upholstery, floor coverings or window treatments; and 10% from accent pieces or artwork. Although color is important to build character, remember this ratio when making your decision to ensure you avoid color overload!

Don't rush the process of painting as color tends to make or break a room. Paint a swatch on the wall of the color you are considering and live with it for a few days to see what it looks like in different lighting. It is important to take the extra time to ensure you are choosing a color you can live with. If you are color challenged or don't trust your design skills, consider hiring an expert. For a



Dana Green, a Lafayette native, is a Lamorinda Real Estate Specialist. Dana can be reached at (925) 339-1918 or danagreen@rockcliff.com

few hundred dollars, your colors will be selected and the stress of painting will be eliminated.

Tried & True Interior Paint Colors by Benjamin Moore:

1. Chestertown Buff
2. Barley
3. Greenbrier Beige

Tip:

Pottery Barn and Benjamin Moore have teamed up and created a wonderful selection of paints to choose from. Order your Spring "fan deck" of paint samples at <http://www.potterybarn.com/products/p7916/index.cfm> for \$2 or stop by the Walnut Creek Pottery Barn store to pick one up for free.

Library Artists Wanted

... continued from page 2

"We're looking for all kinds of possibilities," she continued. The Museum, because it's part of the Glenn Seaborg Learning Consortium, was selected by the Library Public Art Committee to help with determining sites and managing the artist selection processes as well as overseeing the design and installation of the artwork.

The process won't happen overnight, and has a number of

hurdles. One of the highlights for Lamorinda residents to look forward to is the community display of proposal materials from June 9, 2008 through June 22, 2008. Winning artists will be announced on July 29 and tentative installation of the pieces will be April or May 2009. All dates subject to change.

Lafayette's Public Art Ordinance requires that public art is installed in structures of 10,000 square feet or more, and cost not

less than 1% of the construction total. Before residents start complaining, it's important to note that not even \$1 of Lafayette's General Fund was spent on the project. Funding came from the Lafayette Redevelopment Agency, a State Library Grant and substantial private donations.

At over 30,000 square feet of library and open space, the new building will be a landmark. It's considered a national model for future libraries, because of the unique partnership with a dozen regional educational and cultural institutions that comprise the Glen Seaborg Learning Consortium. Detailed application information for potentially famous artists is available on Lafayette's website, www.lovelafayette.org.

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Lamorinda Home Sales continued

LAFAYETTE	Last reported: 5
LOWEST AMOUNT:	\$500,000
HIGHEST AMOUNT:	\$1,565,000
MORAGA	Last reported: 4
LOWEST AMOUNT:	\$494,000
HIGHEST AMOUNT:	\$1,035,000
ORINDA	Last reported: 4
LOWEST AMOUNT:	\$761,500
HIGHEST AMOUNT:	\$1,535,000

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

936 East Street, \$980,000, 3136 SqFt, 1950 YrBlt, 2-21-08
7 Mountain View Place, \$500,000, 3 Bdrms, 1783 SqFt, 1953 YrBlt, 2-22-08
1144 Nogales Street, \$895,000, 4 Bdrms, 1919 SqFt, 1962 YrBlt, 2-19-08
1080 Serrano Court, \$1,158,000, 3 Bdrms, 1563 SqFt, 1954 YrBlt, 2-27-08
1221 Woodborough Rd., \$1,565,000, 4 Bdrms, 3652 SqFt, 1992 YrBlt, 2-22-08

MORAGA

1437 Camino Peral, \$494,000, 2 Bdrms, 1116 SqFt, 1973 YrBlt, 2-21-08
1515 Camino Peral #B, \$565,000, 3 Bdrms, 1716 SqFt, 1970 YrBlt, 2-20-08
20 Corliss Drive, \$1,035,000, 4 Bdrms, 2541 SqFt, 1961 YrBlt, 2-26-08
1740 St. Andrews Dr., \$550,000, 2 Bdrms, 1262 SqFt, 1974 YrBlt, 2-22-08

ORINDA

13 La Sombra Court, \$1,315,000, 2 Bdrms, 2072 SqFt, 1951 YrBlt, 2-15-08
36 Southwood Drive, \$761,500, 3 Bdrms, 1400 SqFt, 1955 YrBlt, 2-28-08
31 Tappan Lane, \$1,535,000, 6 Bdrms, 2831 SqFt, 1952 YrBlt, 2-20-08
39 Via Hermosa, \$1,275,000, 3 Bdrms, 1386 SqFt, 1974 YrBlt, 2-15-08

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