

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 18 Wednesday, November 9, 2011



## What So Proudly We Hail

By Laurie Snyder



The flagpole in front of Randy Trudeau's home sports yardarms in addition to a properly-displayed American flag.

Photo Doug Kohen

*"And yet, though silent, it speaks to us – speaks to us of the past, of the men and women who went before us, and of the records they wrote upon it." - President Woodrow Wilson*

Just over the rise of a hill and around the bend of one of Orinda's many winding roads, Old Glory flutters, lifting and resettling with each breeze, drawing the eyes of passers by up and away from the neighborhood's natural brown and green tones.

The flag, which flew previously over the U.S. Capitol and now streams from a nautical-style pole, is part of a quiet tribute to America installed by Randy Trudeau and his family more than twenty years ago at the start of Desert Storm. An anchor that previously graced Lafayette's former Cape Cod Restaurant completes the picture.

Why does Trudeau fly the American flag daily? "It's what I was raised with as a child – and my wife, too. It's just what we do," he says.

Like many Lamorindans, Trudeau has family in the military. His nephew is stationed aboard a Nimitz-class aircraft carrier, the USS Harry S. Truman.

Trudeau has also served the nation himself. A past commodore of his yacht club with 45 years of seamanship under his belt, he was appointed to the U.S. Department of Homeland Security's Northern California Maritime Security Committee. In the aftermath of 9/11, he helped to draft guidelines still used today by recreational boaters as they approach sensitive targets.

Trudeau first came to understand the intricacies of flag etiquette via seamanship training as a child. "Flags are big on boats," he notes. The "boater's bible," Chapman's *Piloting, Seamanship and Small Boat Handling*, devotes an entire chapter to how and when to fly all manner of banners, including the U.S. Ensign – the sailors' term Trudeau uses for the flag.

### American Flag Flying 101

Terry Murphy, liked Trudeau, is a devoted flag flyer. As the commander of the local Veterans of Foreign Wars (VFW) post for Lamorinda and Walnut Creek, Murphy hopes more area residents will hoist the Stars and Stripes high – "certainly on Flag Day, Veterans' Day, and Memorial Day." He offers these three tips:

- Never let the American flag touch the ground.

... continued on page D4

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**Lamorinda Home Sales recorded**

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	3	\$625,000	\$2,400,000
MORAGA	9	\$250,000	\$1,540,000
ORINDA	5	\$500,000	\$1,335,000

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**

2745 Oak Canyon Road, \$1,625,000, 4 Bdrms, 3749 SqFt, 1990 YrBlt, 10-12-11  
 720 South Pond Court, \$625,000, 4 Bdrms, 2483 SqFt, 1996 YrBlt, 10-12-11;  
 Previous Sale: \$1,049,000, 05-11-06  
 25 Springhill Manor, \$2,400,000, 4 Bdrms, 3796 SqFt, 1999 YrBlt, 9-29-11;  
 Previous Sale: \$2,800,000, 11-17-05

**MORAGA**

1986 Ascot Drive #B, \$250,000, 3 Bdrms, 1472 SqFt, 1970 YrBlt, 10-7-11;  
 Previous Sale: \$515,000, 02-02-06  
 63 Ashbrook Place, \$885,000, 4 Bdrms, 2578 SqFt, 1968 YrBlt, 9-30-11;  
 Previous Sale: \$240,000, 04-18-86  
 24 Brandt Drive, \$1,090,000, 5 Bdrms, 2843 SqFt, 1988 YrBlt, 10-5-11;  
 Previous Sale: \$830,000, 08-12-99  
 1197 Cedarwood Drive, \$752,500, 3 Bdrms, 1924 SqFt, 1967 YrBlt, 9-30-11;  
 Previous Sale: \$520,000, 12-17-99  
 136 Hodges Drive, \$816,000, 4 Bdrms, 1893 SqFt, 1963 YrBlt, 9-30-11;  
 Previous Sale: \$759,000, 08-14-02  
 1204 Larch Avenue, \$699,000, 4 Bdrms, 2102 SqFt, 1968 YrBlt, 9-30-11;  
 Previous Sale: \$1,100,000, 03-24-06  
 6 Southard Court, \$1,540,000, 5 Bdrms, 3741 SqFt, 1998 YrBlt, 9-29-11;  
 Previous Sale: \$2,175,000, 05-11-06  
 3 Via Barcelona, \$615,000, 3 Bdrms, 2417 SqFt, 1987 YrBlt, 10-4-11;  
 Previous Sale: \$355,000, 06-08-99  
 68 Warfield Drive, \$868,500, 4 Bdrms, 2248 SqFt, 1965 YrBlt, 10-5-11;  
 Previous Sale: \$290,000, 09-12-86

**ORINDA**

146 Canon Drive, \$500,000, 2 Bdrms, 1206 SqFt, 1948 YrBlt, 10-12-11  
 2 Irving Lane, \$780,000, 3 Bdrms, 1601 SqFt, 1952 YrBlt, 9-30-11  
 56 La Cresta Road, \$1,335,000, 3 Bdrms, 3326 SqFt, 1949 YrBlt, 10-4-11;  
 Previous Sale: \$359,000, 12-30-97  
 233 Village Gate Road, \$745,000, 4 Bdrms, 2313 SqFt, 1979 YrBlt, 10-6-11  
 32 Zander Drive, \$740,000, 6 Bdrms, 2850 SqFt, 1972 YrBlt, 10-10-11;  
 Previous Sale: \$950,000, 12-29-04

**Lamorinda Foreclosures recorded**

**LAFAYETTE**

Johnson Road, 94549, Wells Fargo Bank, 10-13-11, \$1,406,323, 4493 sf, 3 bd  
 Springhill Road, 94549, Summit Bank, 10-14-11, \$424,663, 2743 sf, 3 bd

**ORINDA**

Tarry Lane, 94563, HSBC Bank, 10-14-11, \$1,544,340, 3326 sf, 4 bd

# Rainfall Update—A Cloudy Picture

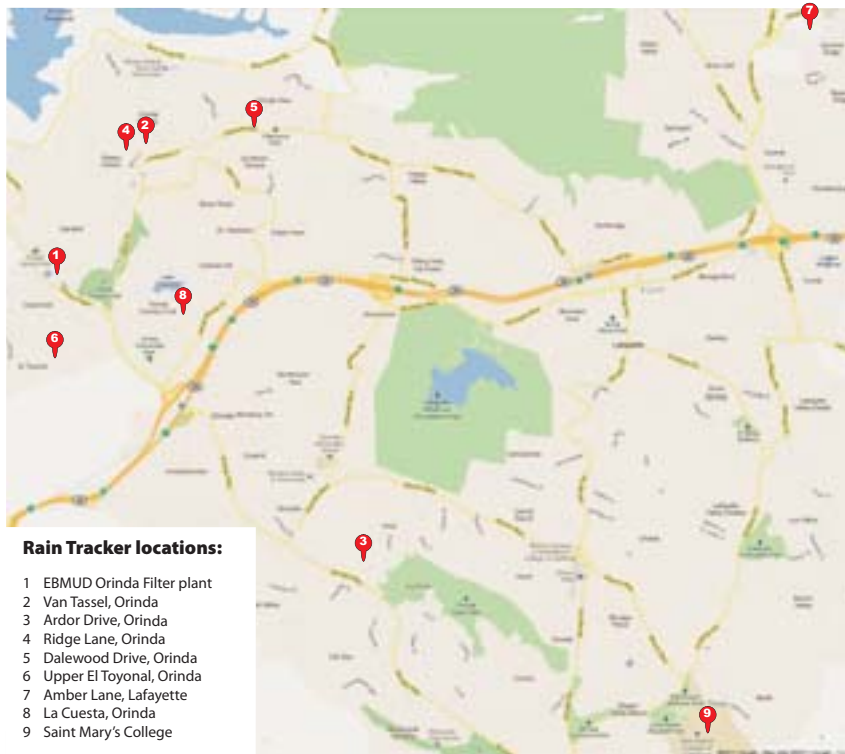
By Andrea A. Firth

When the *Lamorinda Weekly* ran a story about three Orinda residents who have been meticulously tracking the area rainfall patterns over the past thirty years, we knew there were more local rain trackers out there—and we were thrilled to hear from some of you. So we have updated the annual rainfall chart with a few more lines of data and expanded it to reflect locations throughout Lamorinda. [see chart] We received rainfall data from two additional locations in Orinda, one in the Orinda Downs neighborhood on Dalewood Drive and one on Upper Toyonal, plus a location in Lafayette on Amber Drive. And so Moraga was not left unrepresented, we added the data from a gauge that Contra Costa County maintains at Saint Mary's College.

Looks like a jumble of lines, right? That's what we thought. The rainfall data from the various sites tend to track similarly, but there is definitely some variability. One might conclude that these data confirm that rainfall, even over a relatively small area, is quite uneven. [see map]

But Orinda resident Gene Gottfried, who has been tracking rainfall on upper El Toyonal since 1985, pointed out that it might be the gauge that's at play. Gottfried, a physician and formerly a clinical laboratory director, used a glass rain gauge until 2007—a gauge, he points out, that was uncalibrated.

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Google maps [www.maps.google.com](http://www.maps.google.com)



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## Top 4 Opportunities in 2011

- 1) Buy foreclosures in select neighborhoods and cities in Contra Costa County, for strong rental income returns, with future appreciation.
- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities exist.
- 4) Downsize, and sell in Lamorinda, where the market has not dropped as much, then buy a great one-story home at a bargain price in a nice neighborhood where homes have dropped more. Keep a low property tax by transferring it to the new house within Contra Costa County.

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**New Listing** Gorgeous updated Campolindo home with private lot, views, and open floor plan perfect for entertaining. This single story 4 bedroom, 2.5 bath home has more than 2500 square feet of living space and an over half acre lot. The kitchen has views to the level yard and distant hills and opens to the dinette and spacious family room with raised, wood-beamed ceiling, built-in cabinetry and fireplace. There is a large formal dining area and living room with high ceiling and fireplace. The master bedroom has 2 closets, including a roomy walk-in, and a luxurious master bath. The home also features hardwood flooring, designer paint colors, and indoor laundry. Close to the Campolindo Cabana Club and top-rated schools, and in an excellent commute location.

**Offered at \$1,039,000**



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# What So Proudly We Hail

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- Always remember, when you're putting it up, the stars are up and to the observer's left whether it's hung vertically or horizontally.
- Keep it in good condition; don't let it get tattered.

Other key points are presented in Section 6 of the U.S. Flag Code, which was signed into law by President Franklin D. Roosevelt in 1942:

"It is the universal custom to display the flag only from sunrise to sunset on buildings and on stationary flag staffs in the open. However, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness."

Additionally, "the flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed."

### Flag Maintenance and Disposal

American flags displayed outdoors may be soiled by air pollutants and even damaged by mildew if stored away when wet. They also fade quickly from their constant exposure to the California sun, and fray frequently from being whipped about on windy days.

While some may be washed with mild detergent, many must be dry cleaned – a process which also appears to preserve Old Glory's deep reds and blues longer. Torn flags should be mended promptly by cutting off the damaged segment and re-hemming. Those that cannot be cleaned or fixed should be retired and replaced.

The correct way to do this, says Murphy, is through a formal ceremony that involves burning. While Lamorinda residents can technically do this on their own because the code stipulates only that worn or soiled flags "should be destroyed in a dignified way, preferably by burning," Murphy suggests that residents instead contact the VFW, which collects and stores flags in partnership with local Boy Scout troop 224 until a proper retirement service can be held.

*MOFD firefighters Adam Thornton (left) and Jacob Airola take down the flag at Station 45 before sunset.*

*Photos Ohlen Alexander*

**Want to Buy and Fly American?**

Residents who shop locally may rest assured they'll be able to fly American-made flags this Veterans' Day and beyond. Lafayette Ace Hardware and Moraga Hardware and Lumber sell various replacement options that are manufactured by the Valley Forge Flag Company and certified as 100 percent made in the U.S. by the Flag Manufacturers of America (FMAA).

Orinda Hardware also stocks FMAA-certified flags. These are manufactured by Annin & Co., which began making flags for ships in the 1820s. Annin made the flag that draped President Lincoln's casket.



Station 45's flag is carefully folded for overnight storage.

**Resources:**

- Flag Maintenance – Orinda Cleaners: 37 Moraga Way
- Flag Requests – Senator Dianne Feinstein:  
[www.feinstein.senate.gov/public/index.cfm/flag-purchase](http://www.feinstein.senate.gov/public/index.cfm/flag-purchase)
- Flag Retirement Help:  
VFW Post 8063 (Lamorinda): (925) 285-1510  
Moraga Hardware and Lumber: (925) 376-3600
- Local Retailers of American-made Flags:  
Lafayette Ace Hardware®: 3311 Mt. Diablo Boulevard  
Moraga Hardware and Lumber: 1409 Moraga Way  
Orinda TrueValue® Hardware: 56 Moraga Way
- \* U.S. Flag Code:  
[www.senate.gov/reference/resources/pdf/RL30243.pdf](http://www.senate.gov/reference/resources/pdf/RL30243.pdf)

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# Rainfall Update—A Cloudy Picture

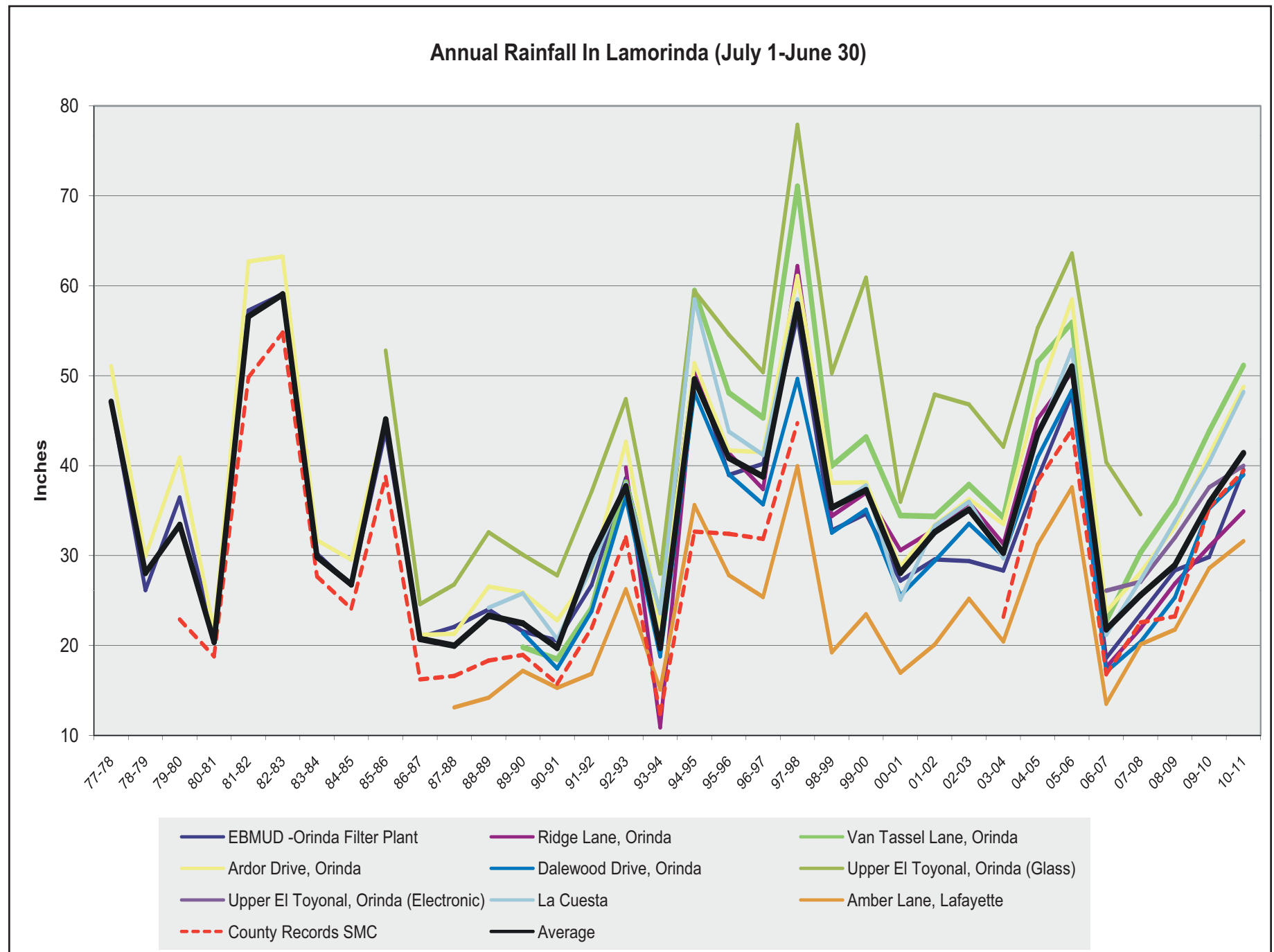
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He then bought an electronic rain gauge and found the rainfall readings were about 20% lower than those of the glass tube. Like the good scientist that he is, he purchased a second electronic weather gauge to confirm his results, and it produced rain numbers almost identical to his first electronic gauge and much closer to

Orinda's official rainfall reports.

Gottfried's Conclusion: If your rainfall measurements are consistently much higher (or lower) than the official results, your rain gauge, not your location, may be responsible.

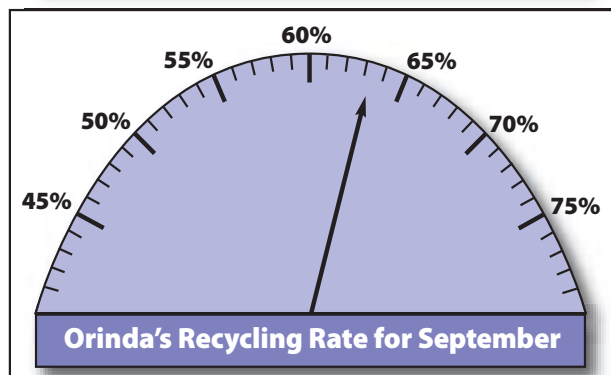
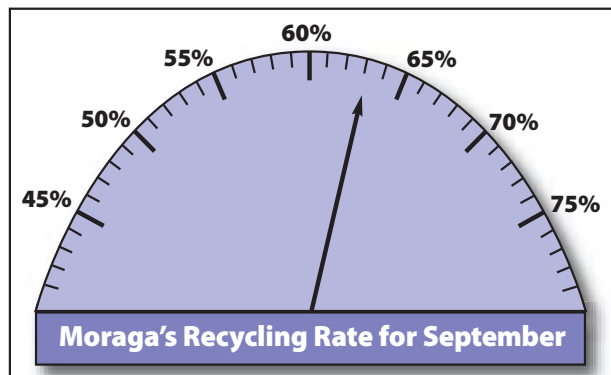
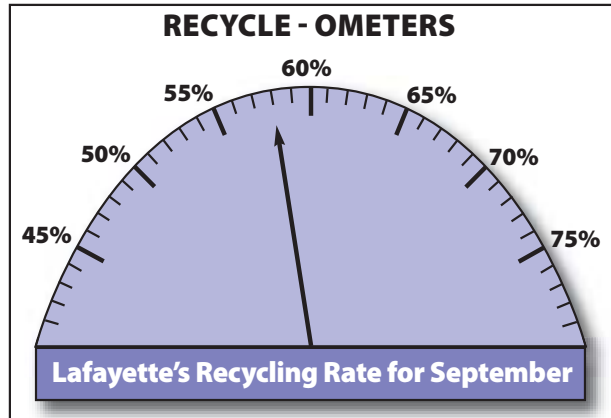
## Updated Rainfall Tracker Data



## Recycling in Lamorinda

The numbers below are provided by the Central Costa County Solid Waste Authority (CCCSWA) and will be included in the Lamorinda Weekly on an ongoing basis when available.

### September 2011



#### To register with Recycle Bank:

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Sophistication & lots of character in this 1941 blt 3bd/2ba in OCC area. On cul de sac w/.25 level ac lot w/remod kitchen & bath, hdwd flrs, great light, pvt yd w/glorious patio. [www.thekaufmans.com](http://www.thekaufmans.com). **Offered at \$875,000**



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**ORINDA**

**255 La Espiral**  
Great value in the special OCC neighborhood. Classic "Old Orinda" hm completely renovated w/style & charm. 2870 sf, formal liv & din areas, chef's kitchen, 4bd/2.5ba. Ideal setting, privacy, views, vineyard. **Offered at \$975,000**



**ORINDA**

**345 Camino Sobrante**  
Updated 4bd/3ba, 3301 sf contemp on .55 ac in primo country club loc w/spacious great rm, updated kitchen, hdwd flrs, lower lvl guest apt w/pvt entrance, ofc, lg master suite, lawn/play area, close to Bart & top schools. **Offered at \$998,000**



**MORAGA**

**675 Carroll Drive**  
Walking distance to town/schools/trails/parks. Private .31 ac lot w/attractive landscaping, grass play area, veggie gardens. 3bd/2ba updated thruout - baths, kitchen, hdwd flrs, dual panes, crown moldings, lighting, more. **Offered at \$699,000**



**MORAGA**

**1825 St. Andrews Drive**  
Updated Sequoyah in MCC with 4bds/2.5ba. Spacious kitchen/family room combo. French doors open to courtyard, plenty of storage, striking views. **Offered at \$979,000**



**MORAGA**

**136 David Drive**  
4bd/3.5ba hm w/3763 sf w/oversized rms, an abundance of windows & qual. craftsmanship evident thruout. The end of a cul de sac loc on a 1.86 ac lot has trees, lvl lawn, decks in sought-after "Bluffs" neighborhood. **Offered at \$1,295,000**



**LAFAYETTE**

**945 Mt. View Drive**  
The cutest home on the block! Charm abounds in this exceptionally cozy full of 1940's style bungalow w/ambiance & style. Enjoy incredible curb appeal. Lawn & garden all very private and ideal location near everything! **Offered at \$480,000**



**LAFAYETTE**

**960 Hawthorne Drive**  
Trad 3bd/2ba hm in trail neighborhood. Hdwd flrs, Fr doors, wood windows, lovely deck for entertaining. Flat yard w/lawn & views. Nr K-8 schls, trail, shopping, restaurants and library. Sgl lvl, 1377 sf, .25 ac lot. **Offered at \$719,000**



**LAFAYETTE**

**502 Silverado Drive**  
Remod 3bd/2ba Burton Valley rancher with "Pottery Barn" charm hdwd flrs, new bathrooms, new windows, new roof & much more. 1850 sf on .75 acre lot. **Offered at \$829,000**



**LAFAYETTE**

**3286 Sweet Drive**  
Lovely 3150 sf home, flexible floor plan, updated throughout, granite kitchen. Sweeping views, 2 master bedrooms plus 2 more bedrooms & 4 baths in Burton Valley. Guest set-up w/separate entry. **Offered at \$890,000**



**LAFAYETTE**

**1730 Toyon Road**  
Charming craftsman-styled 2100 sq. ft. hm on secluded 3/4 ac. Newer roof, skylights, furnace - gorgeous huge new decks. Maple flrs, Wolfe range, very private, very secluded. **Offered at \$925,000**



**LAFAYETTE**

**3407 Shangri La**  
Fab Craftsman style blt in 2005. Stunning architecture, beaut craftsmanship, high end features. Serene country setting, 1.08 ac in Reliez Valley, lovely yd with lawn, play area. 4 br + ofc & computer area. Top Laf schools. **Offered at \$1,395,000**



**LAFAYETTE**

**1089 Rahara Drive**  
Built in 1939, filled with character & style. Beautifully updated. Hi ceilings, tall Fr doors, Craftsman style windows. Gourmet kitchen w/carrera marble slabs. Lg living areas. Fab location & gorgeous setting. A must see! **Offered at \$1,745,000**



**LAFAYETTE**

**3829 Happy Valley Road**  
Rare oppy to own 2.33 ac lvl estate in Happy Valley! Pvt gated property w/tennis ct, pool, lawn, down long driveway leading to ssecluded 4bd/4ba 4007 sf home filled w/marvelous detail. Incl Art Deco movie theater! **Offered at \$2,950,000**

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