

# IT'S APRIL IN LAMORINDA FOR REAL ESTATE



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## MORAGA TRIATHLON SATURDAY, APRIL 23 ADULT VOLUNTEERS NEEDED!

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## Campolindo Trees Removed for School's Landscape Facelift

By Cathy Dausman



Trees are removed at Campolindo High School.

Photo Cathy Dausman

Tree huggers have fewer trees to hug on the Campolindo High School campus after the Acalanes Union High School District removed 155 trees during the recent spring break, but the problem will be short-lived.

"Those pines were unhealthy," said Principal John Walker, adding that everyone will be pleased with the end result as healthy trees and shrubs will be added.

Taking down the trees was only "step one" of a \$500,000 campus-wide landscaping project funded by Measure E in 2008. Dave Humphrey, director of facilities, maintenance and grounds for AUHSD, explained that the trees were tall but frail and drought-affected. He said some branches were in-

termingled so tightly that the trees couldn't breathe, some branches were dying on the tree and other branches had already fallen to the ground.

While arborists did not formally test for bark beetles, they did visually inspect the downed trees and found some evidence. Because of the noise disruption, the district elected to cut and chip the trees when school was not in session. The trees will be replaced with 130 six- to eight-foot tall saplings plus a variety of shrubs and ground cover. Empire Landscaping of Davis is the contractor.

Humphrey says the project is off to a good start and the work bids were reasonable because it is still early in the landscape season. ... continued on page A13

## Moraga Road to be Three Lanes Between Draegger and Corliss

By Sophie Braccini

The decision is in. Moraga Road between Draegger and Corliss will be transformed into a three-lane thoroughfare with the addition of a left turn lane, and bicycle and pedestrian pathways.

It took an additional year, several focus groups, and a townwide survey for the Moraga Town Council to circle back and bring closure to the extensive process that started in 2013.

The decision was a three to two vote. Vice mayor Dave Trotter and Council member Phil Arth opposed the decision based on the fact that the townwide survey indicates that a majority of Moraga residents prefer to keep a four-lane con-

figuration. Mayor Mike Metcalf, as well as council members Teresa Onoda and Roger Wykle, sided with the three-lane option because of safety reasons, and because it had been the choice of all the task forces, committees and public workshops since 2013.

Charles Hester, director of business development for Godbe Research, presented the result of the survey to the council on April 13. The consultant said that 26 questions had been sent to 5,700 households and that 1,108 had been returned, an exceptional response rate, said the Godbe executive.

... continued on page A12

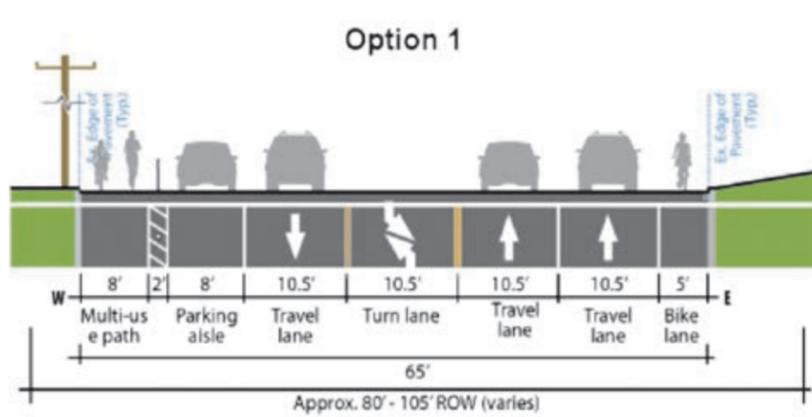


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MASON-McDUFFIE

# Real Estate...Simplified!

### 3143 Gloria Terrace Ct, Lafayette



Coming to the market in early May! Set on a private half-acre in Lafayette's desirable Reliez Valley this 4BR/3BA home has 2892 sf, swimming pool, & an excellent in-law set up on a single level. Call Jim Colhoun for an early showing. Priced at \$1,395,000.

CalBRE#01029160

### 4090 Coralee Drive, Lafayette



Sophisticated mid-century contemporary on idyllic .61 acres. Exceptional upgrades & features with 5+ Bdr., 4 Ba., +3607 sf. Newer gourmet kitchen, oversized family room. Hardwood, wall of glass, soaring ceilings, natural light. Pool/spa. Level area for sports. Great commute access. Call Julie Georgiou for price and availability at 925.200.8246.

CalBRE#01043977

### 116 Coral Drive, Orinda



Nestled in the heart of the lovely Ivy Drive area! With 2 large living spaces, an open floor plan and ample all usable yard, everyone will find space to call their own in this very special home. Gleaming hardwood floors, fresh paint, updated kitchen and baths, etc., A+ schools! Listed at \$1,595,000 by Janine Hunt, 510.409.6266.

CalBRE#01909766

### 15 Corliss Lane, Moraga



Stunning, sunny 1843 sf home with exceptional upgrades! Many recent improvements! Gourmet kitchen, separate dining & family room. Luxury baths! Fireplace, hardwood, dual panes, French door, fresh paint in/out. Private .26 acres. Level lawn & patio. Walk to Elementary. Offered at \$1,095,000 by Julie Georgiou, 925.200.8246.

CalBRE#01043977

### 3 Jib Court, Pleasant Hill



Conveniently located near walking trails, shopping and restaurants, this 3-bedroom, 2-bath, home is ready for new owners. It has lovely hardwood floors and an updated kitchen, with 1612 sf of living area. Amenities include a community pool and tennis courts. Offered at \$659,000 by Norla Torres-Turney, 925.323.8123.

CalBRE#01913739

### 3430 Wren Avenue, Concord



This 3BR/2BA home has been recently renovated and is in move-in condition. Fresh paint, new carpets, and vinyl flooring. The large backyard is fully fenced and the home is a short drive to downtown or BART. Listed at \$449,000. Call Jim Colhoun at 925.200.2795 more information.

CalBRE#01029160

## 1st Quarter Update

The Real Estate Market is off to a good start! The first quarter of 2016 started slow, but sales in March surged nationwide, with the largest monthly volume increase reported since December 2010. Fannie Mae's Economic and Housing Outlook revealed that economic activity was also suppressed last quarter, due to port disruptions and difficult weather conditions, but this bodes well for mortgage interest rates, which remain very attractive. In fact, we are expecting a slight relaxation of guidelines, too, so getting a loan is getting even better.

In the East Bay, sales are down by about 10% in volume, compared to last year, and up about 9% in sales price. With unemployment ranging from 3 to 6% and job growth projected to increase in the Bay Area, this is a great time to buy and sell!

## Meet our Featured Agents ...



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