

# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 15 Issue 9 Wednesday, June 23, 2021



Home repair advice

read on Page D4

*Digging Deep with Goddess Gardener, Cynthia Brian*

## The birds know best



A basket of Bing and Queen Anne cherries.

Photos Cynthia Brian

By Cynthia Brian

*"I value my garden more for being full of blackbirds than of cherries, and very frankly give them fruit for their songs." ~ Joseph Addison, essayist and poet (1672-1719)*

After months of intently watching my two cherry trees blossom and form fruit, I was aghast as flocks of birds began to daily swarm the branches and fly away with unripe cherries in their beaks. Joseph Addison's quote eased my anxiety a bit as the happy trills of full bird bellies filled the air with soulful melodies. From my bench perch, I witnessed Stellar jays, blackbirds, sparrows, finches, warblers, orioles, robins, doves, and other unknown feathered friends dining on my crop. Although I kept instructing my flying diners to eat at the buffet at the top of the trees, since I don't speak avian, they ate wherever they landed. My reward was the entertainment of

witnessing so many species mingling and caroling.

In general, cherries don't ripen once they are picked. It took patience for me to wait until the Bings turned purple and the Queen Anne's had a blush rose on their yellow skins before I grabbed a basket to harvest what was still available. Netting a tree is the way to protect your investment when you have a small tree, but when your trees are 20 feet or larger, netting is more rigorous, although not impossible. My daughter-in-law was able to gather enough cherries from her family plot to make my favorite cherry pies. Her family uses extra-long bamboo poles wrapped with netting to cover their tall trees to protect them from the marauders. It takes several family members to accomplish the task.

The mulberries and loquats are also ripe with birds, squirrels, deer, and me all fighting for the feast. The plums will be next on the agenda within a week. The marvelous part of the sparring and squabbling is nothing goes to waste. Even the fruit that falls is gulped up by rabbits, quail or other critters. (While weeding around the tree, I disturbed a momma quail sitting on her eggs. When foraging, quail eggs are also a delicacy. I didn't touch them!)

These exhibitions made me think about how much humans waste. One-third of all the food produced in the world never gets eaten; 63 million tons of food was sent to landfills by Americans in 2018, producing methane, a greenhouse gas that contributes to climate change.

... continued on Page D12



Cynthia's daughter-in-law's homemade cherry pie with home-grown cherries.

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## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	26	\$650,000	\$3,950,000
MORAGA	15	\$392,000	\$2,605,000
ORINDA	25	\$1,250,000	\$3,950,000

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

- 553 Arrowhead Drive, \$1,500,000, 3 Bdrms, 1869 SqFt, 1960 YrBlt, 05-04-21  
3212 Camino Colorados, \$1,900,000, 4 Bdrms, 2082 SqFt, 1951 YrBlt, 05-04-21,  
Previous Sale: \$65,500, 03-01-80  
3337 Carlyle Terrace, \$1,808,000, 4 Bdrms, 1753 SqFt, 1955 YrBlt, 05-07-21,  
Previous Sale: \$1,355,000, 04-07-15  
13 Dianne Court, \$2,250,000, 4 Bdrms, 2365 SqFt, 1975 YrBlt, 05-14-21  
1148 Glen Road, \$3,950,000, 4 Bdrms, 4169 SqFt, 2012 YrBlt, 05-10-21,  
Previous Sale: \$1,200,000, 10-09-07  
3274 Gloria Terrace, \$800,000, 3 Bdrms, 1853 SqFt, 1959 YrBlt, 05-07-21  
3921 Happy Valley Road, \$3,028,000, 3 Bdrms, 4583 SqFt, 1996 YrBlt, 05-10-21,  
Previous Sale: \$2,405,000, 10-07-15  
3688 Happy Valley Road, \$3,205,000, 4 Bdrms, 2771 SqFt, 1954 YrBlt, 05-12-21,  
Previous Sale: \$2,400,000, 08-30-18  
1104 Hillcrest Drive, \$950,000, 4 Bdrms, 2891 SqFt, 1954 YrBlt, 05-10-21,  
Previous Sale: \$1,299,000, 08-16-06  
2858 Kinney Drive, \$1,285,000, 3 Bdrms, 1227 SqFt, 1948 YrBlt, 05-12-21,  
Previous Sale: \$850,000, 01-25-18  
4027 Mario Way, \$1,995,000, 5 Bdrms, 4572 SqFt, 1966 YrBlt, 05-10-21,  
Previous Sale: \$1,380,000, 12-04-12  
3742 Meadow Lane, \$3,650,000, 6 Bdrms, 3606 SqFt, 1960 YrBlt, 05-13-21,  
Previous Sale: \$887,500, 05-30-08  
1180 Monticello Road, \$2,725,000, 4 Bdrms, 2675 SqFt, 1962 YrBlt, 05-12-21  
954 Mountain View Drive, \$1,500,500, 3 Bdrms, 1859 SqFt, 2019 YrBlt, 05-05-21,  
Previous Sale: \$1,619,500, 01-23-20  
1185 Pleasant Hill Circle, \$2,430,000, 5 Bdrms, 3226 SqFt, 1950 YrBlt, 05-04-21,  
Previous Sale: \$1,365,000, 03-30-05  
1528 Pleasant Hill Road, \$650,000, 2 Bdrms, 733 SqFt, 1953 YrBlt, 05-10-21,  
Previous Sale: \$540,000, 04-26-19  
1031 Pleasant Hill Road, \$1,300,000, 4 Bdrms, 2609 SqFt, 1965 YrBlt, 05-11-21,  
Previous Sale: \$580,000, 01-27-10  
1997 Reliez Valley Road, \$1,400,000, 3 Bdrms, 2315 SqFt, 1953 YrBlt, 05-14-21  
1624 Reliez Valley Road, \$1,860,000, 4 Bdrms, 2751 SqFt, 1958 YrBlt, 05-10-21,  
Previous Sale: \$468,000, 06-22-00  
10 Shreve Lane, \$1,100,000, 4 Bdrms, 2035 SqFt, 2013 YrBlt, 05-07-21,  
Previous Sale: \$1,100,000, 08-04-16  
588 Silverado Drive, \$2,012,500, 4 Bdrms, 2113 SqFt, 1961 YrBlt, 05-11-21  
826 Skywood Road, \$2,800,000, 4 Bdrms, 3233 SqFt, 1957 YrBlt, 05-05-21  
3315 Stage Coach Drive, \$2,125,000, 4 Bdrms, 3357 SqFt, 1994 YrBlt, 05-05-21,  
Previous Sale: \$1,450,000, 06-11-15  
1178 Sunrise Ridge Drive, \$1,700,000, 5 Bdrms, 2972 SqFt, 1998 YrBlt, 05-06-21,  
Previous Sale: \$1,175,000, 07-29-14  
1219 Woodborough Road, \$3,200,000, 4 Bdrms, 4981 SqFt, 1992 YrBlt, 05-13-21  
1003 Woodbury Road #105, \$950,000, 2 Bdrms, 1110 SqFt, 2015 YrBlt, 05-12-21

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114 STARLYN DRIVE, PLEASANT HILL  
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SOLD



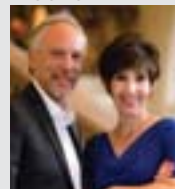
720 MORAGA ROAD, LAFAYETTE  
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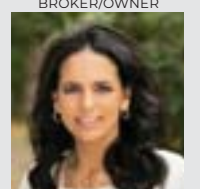
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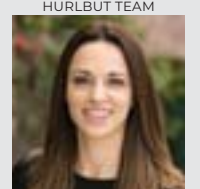
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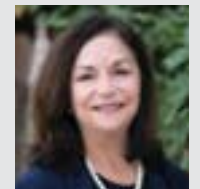
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# Shifty situations can create un-plumb door problems

By Jim Hurley

The door to my daughter's bedroom at our house in El Cerrito had come out of plumb (no longer square). After a small earthquake, the door would bind on the top of the jamb and was stuck at about three inches away from completely closing. Since she was a toddler, it was not a high priority for her to close it and I left it alone. Another minor earthquake four years later, readjusted the house and the door went back into alignment and closed beautifully. Patience is a virtue after all.

The soil in the Bay Area is pretty shifty. Besides the movement from seismic events, the difference in rainfall between El Niño and drought years causes the hillsides to almost imperceptibly shift up and down as the soil swells and contracts with moisture, causing door frames to become less than square and start to stick and bind.

A frequent item on the handyman to-do list is a sticky door or window. Typically, my clients will ask me to "trim the door down where it sticks." Trimming the door might make it visibly out of square when the foundation shifts back the other way, leaving an uneven gap at the top or side of the frame. Given that, I like to try a few other tricks first.

For a slightly sticky door, sometimes lubricant can make it smooth without damage to the door or frame. I rub paraffin wax on the places that bind with surprising success. Sometimes the problem is not from a shift in the foundation, but rather a shift in the frame. I always check to see if the hinge screws have come loose. In some cases, simply tightening the screws will re-align the door. A few times, I have found that the owner uses door-hanging hooks to hold bathrobes or towels on bathroom doors. The additional weight can pull the whole door frame slightly out of alignment. I replace one or two hinge screws with longer screws to pull the frame back into alignment without trimming the door. I also try the "bigger-hammer-approach." Using a block of wood and a large hammer, I tap firmly on the door frame where it binds and move the frame back into alignment. All these solutions can work in a few minutes without messy sanding or trimming that permanently alters the shape of the door.

A similar and related complaint is that the door has stopped latching. My technique is to grab a flashlight, close the door, and look closely at where the latch is in relation to the strike plate. (The strike plate is that little bit of metal on the frame side of the door that keeps the lock from damaging the trim.) Sometimes adjusting the door by tightening the hinge screws can make the latch catch. I also try using a metal file on the inside edge of the strike plate to see if the latch is just a little high or low. Last resort, when the latch is way out of alignment, I use a wood chisel and move the strike-plate up or down a quarter of an inch. This requires patching the woodwork where the latch was. Some doors in the Bay Area will shift up and down with the seasons and you will find screw holes of the higher and lower settings that previous owners have made.

Sticky doors and windows are a small price to pay for living here in these beautiful hills and valleys and these tips might remedy some of the associated nuisance. Best wishes for plumb doors and windows to you.



Photo J. Wake

**Each year, this bedroom door sticks as the outdoor temperature rises.**

Jim Hurley is an independent handyman with over 25 years of experience in residential repairs. Hopefully this free advice is helpful to someone attempting Do-It-Yourself home repairs. The information presented is intended for informational purposes and for use by persons having appropriate technical skill, at their own discretion and risk.





Melanie  
Snow



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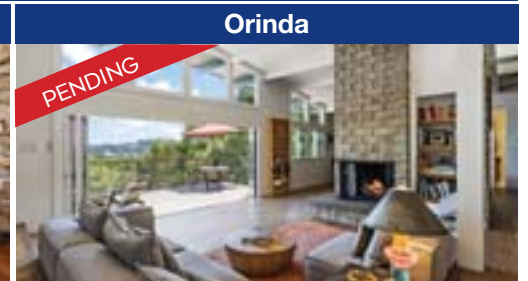
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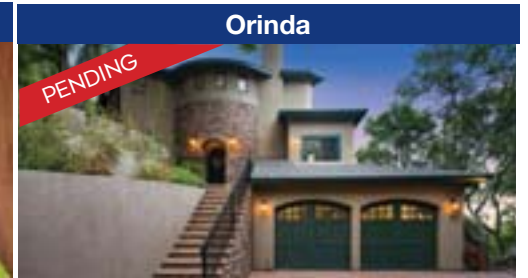
3 BD / 3 BA. Newly renovated, adobe elements, spectacular views, 1.53 lot and olive groves!  
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 3totterdelict.com Lic#01480008 / 00959101


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**2 Bien Venida, \$1,895,000**

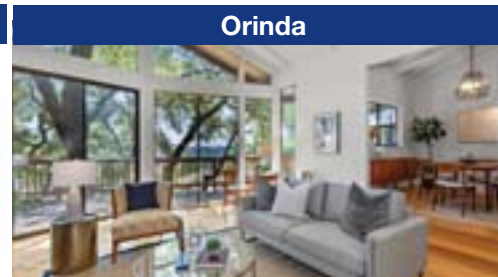
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4BD/3.5 BA plus versatile room Stunning Views, outdoor kitchen, fireplace and firepit.  
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 www.10LaMadronal.com Lic#01390784


**Orinda**
**COMING SOON**
**5 Valencia \$1,599,000**

Charm abounds in Del Rey. 4 bedroom/2 bath with updated kitchen and lush yard. Close to top schools.  
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 www.holcenberg.com Lic #01373412


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**185 Holly Lane \$1,495,000**

2 BD/ 2BA - 2,046 sq ft. Lovely wood accents & beamed vaulted ceilings. Meticulous artistic garden.  
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 185Hollylane.com Lic#01272382


**Lafayette**
**4157 Hidden Valley Rd \$1,639,000**

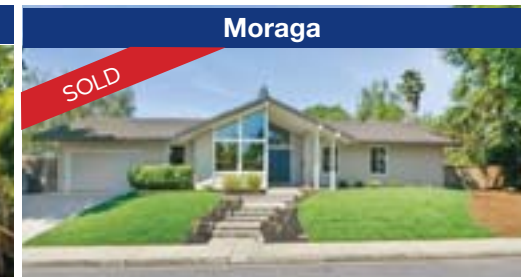
4 BD / 3 BA, Beautiful contemporary with soaring high ceilings built in 1998.  
 Tom Stack 925-878-9964  
 Tomstack.com Lic#01501769


**Lafayette**
**SOLD**
**3776 Mosswood Drive \$1,395,000**

4 BD / 2 BA / +- 1961 sq. ft. Single level on roughly .25 acre sparkling pool and stately oaks. Updates throughout.  
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 Tomstack.com Lic#01501769


**Lafayette**
**PENDING 3 OFFERS**
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3 BDs/ 3 BA in coveted Lafayette Oaks neighborhood. Close to Trails and downtown.  
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 Tomstack.com Lic#01501769


**Moraga**
**SOLD**
**264 Draeger Dr \$1,950,000**

5 BD / 3 BA. Beautiful Single Story Rheem Valley Manor home with pool and view!  
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673 TAHOS ROAD, ORINDA | 4 BEDROOMS | 4 BATHS | 3262 SQ. FT. | .46 ACRE | \$1,899,000



4 OAKVIEW TERRACE, ORINDA | 4 BEDROOMS | 3.5 BATHS | 3626 SQ. FT. | .84 ACRE | \$1,950,000



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—COMING SOON—

5 Valencia Road, Orinda



## DESIRABLE DEL REY

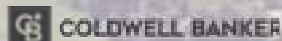
4 bed | 2 bath | 1,966 sq ft | 0.28 acres  
Offered at \$1,599,000

Charming, updated rancher in one of Orinda's most loved neighborhoods, close to K-12 schools. Beautiful kitchen open to dining area and looking onto a lush yard. Hardwood floors, living room with cozy fireplace and large family room. Enjoy the best of indoor/outdoor living at this easy-to-love address.

[www.holcenberg.com](http://www.holcenberg.com)

**Michelle Holcenberg**  
CB Top 20 East/North Bay Region

michelle@holcenberg.com  
925-324-0405  
BRE #01373412



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## Lafayette Charmer- Indoor/Outdoor Living at Its Best



COMPASS

1242 Sunset Loop, Lafayette

4 bedrooms, 2 bath, 1839 Sq. Ft. (per appraisal)

Offering price \$1,480,000

Welcome to 1242 Sunset Loop Dr., a charming traditional home that will grab your attention with its resort-like grounds. Situated on .42 acres, this home features 4 bedrooms, 2 baths and a downstairs Bonus Room/Office with a wet bar and easy access to the gardens through a slider. The Living Room and adjoining Dining area open up to an updated eat-in kitchen featuring white cabinetry, granite countertops and stainless steel appliances. There are hardwood floors throughout the first floor, crown moulding, custom mantle and masonry surrounding the fireplace, and double pane windows. Your eye will be drawn to the deck overlooking amazing outdoor attractions- a swimming pool with spa and waterfalls, outdoor kitchen with countertop seating, putting green, lawn areas, gas firepit, and 2 koi ponds. ADU potential! RV/Boat parking! Indoor/Outdoor Living At Its Finest! Conveniently located minutes from HWY 24, BART and downtown Lafayette and Walnut Creek. Top-rated Lafayette Schools!



THE *Beaubelle*  
GROUP

**Nancy Stryker**

925.890.6911  
nancystryker@gmail.com  
DRE 01290021

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# Tom Stack

REAL ESTATE



"I'll treat you like a Rock Star"

**SOLD  
19 OFFERS!!**



**4538 Grenadier Place, Castro Valley**  
Offered at \$1,299,000

**SOLD  
3 OFFERS**



**260 Marina Village Way, Benicia**  
Represented Buyers

**SOLD  
4 OFFERS**



**1816 Camino Estrada, Concord**  
Represented Buyer

**NEW  
LISTING**



**4157 Hidden Valley Drive, Lafayette**  
**4BR/3BA | +/-2,334 sf**  
Offered at \$1,639,000

**PENDING  
3 OFFERS**



**971 Hawthorne Drive, Lafayette**  
Offered at \$1,185,000

**SOLD  
9 OFFERS!**



**3776 Mosswood Dr, Lafayette**  
Offered at \$1,395,000

**925.878.9964**

**TomStack.com**

**Tom.Stack@cbnorcal.com**



# \$18M+

# 15

## TRANSACTIONS

253 Ivy Place, Orinda  
14 Donna Maria Way, Orinda  
4290 El Nido Ranch Rd., Orinda  
117 Via Joaquin, Moraga  
466 Woodminster Dr, Moraga  
14 Candlelight Ln, Lafayette  
1045 Los Arabis Ln, Lafayette  
5325 Stonehurst Dr, Martinez  
10 Bud Ct, Pleasant Hill  
1767 Ruth Dr, Pleasant Hill  
55 Spar Ct, Pleasant Hill  
1302 Walden Rd. #228, Walnut Creek  
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traci.miller@compass.com



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925.282.9993  
erin.schroeder@compass.com

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JUST SOLD



27 Donna Marie Way, Orinda

4 BD | 3 BA | 2892 ± SQ FT | \$2,525,000

6 days on market | 6 offers | 21% over list price!

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**FOR SALE \$849,000.**



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

### The birds know best



**Cut a few leaves of cabbage for salads or cooking.**

... continued from Page D1

It amounted to more than \$408 billion of uneaten goods. According to the Natural Resources Defense Council, the cost of food waste to the average person is at least \$1,600 annually. By 2050 it is estimated that there will be over 9 billion people on our planet and that food insecurity will be a major threat to living healthy lives.

What can individuals do to help change this habit of unused consumption?

1. Grow your own groceries: Plant fruits, herbs, and vegetables that you want to eat. Plant only enough for your family and friends. If you have extras, try canning, freezing, or donating them to a food pantry. Easy and nutritious summer crops include tomatoes, beans, carrots, squash, eggplant, peppers and cucumbers. Lettuce and greens can be grown all year



**Zucchini blossoms can be picked, stuffed, and cooked, or wait for the zucchini to ripen.**

utilizing succession planting. Harvest your artichokes, cabbages, Brussels Sprouts, Swiss Chard, and kale now. Save the dried seeds from arugula to plant in the fall. Embrace the ugly, deformed, blemished, and bruised fruit and veggies as they still will pack a punch.

2. Use all parts of an edible plant. Stems of parsley, cilantro, broccoli, and more are often discarded. Chop them up and use them in stir-fries, salads, soups, and sauces. They are full of flavor and vitamins. Get creative with your recipes.

3. Compost, compost, compost. You don't need to have a green thumb to create healthier soil by recycling nutrient-rich eggshells, fruit and vegetable scraps, coffee grinds, tea leaves, brown paper bags, bread, grains, citrus rinds, and noodles. Keep a small, covered bin under your sink.

... continued on Page D14

## Lamorinda home sales recorded

... continued from Page D2

### MORAGA

- 321 Bedford Place, \$2,400,000, 5 Bdrms, 2556 SqFt, 1967 YrBlt, 05-07-21  
 35 Buckingham Drive, \$1,975,000, 3 Bdrms, 2656 SqFt, 1968 YrBlt, 05-03-21  
 192 Calle La Mesa, \$1,861,000, 5 Bdrms, 2363 SqFt, 1973 YrBlt, 05-14-21  
 840 Crossbrook Court, \$1,725,000, 4 Bdrms, 2133 SqFt, 1965 YrBlt, 05-14-21  
 360 Deerfield Drive, \$2,000,000, 5 Bdrms, 2379 SqFt, 1966 YrBlt, 05-14-21,  
 Previous Sale: \$1,600,000, 03-02-21  
 2121 Donald Drive #9, \$392,000, 1 Bdrms, 756 SqFt, 1963 YrBlt, 05-04-21,  
 Previous Sale: \$305,000, 08-26-15  
 6 Haven Court, \$1,950,000, 3 Bdrms, 2720 SqFt, 1985 YrBlt, 05-10-21,  
 Previous Sale: \$341,000, 04-01-86  
 1954 Joseph Drive, \$2,605,000, 5 Bdrms, 2729 SqFt, 1980 YrBlt, 05-04-21,  
 Previous Sale: \$1,685,000, 08-10-17  
 105 La Quinta Street, \$1,310,000, 3 Bdrms, 1962 SqFt, 1982 YrBlt, 05-05-21,  
 Previous Sale: \$820,000, 08-06-14  
 1055 Larch Avenue, \$1,250,000, 3 Bdrms, 1504 SqFt, 1959 YrBlt, 05-07-21  
 12 Lynwood Place, \$1,600,000, 4 Bdrms, 2108 SqFt, 1963 YrBlt, 05-05-21  
 185 Miramonte Drive, \$770,000, 3 Bdrms, 1742 SqFt, 1965 YrBlt, 05-05-21  
 1932 Saint Andrews Drive, \$1,320,000, 2 Bdrms, 1552 SqFt, 1978 YrBlt, 05-14-21,  
 Previous Sale: \$885,000, 09-11-15  
 20 Tia Place, \$1,751,000, 3 Bdrms, 1910 SqFt, 1967 YrBlt, 05-12-21,  
 Previous Sale: \$1,300,000, 03-07-18  
 209 Willowbrook Lane, \$2,350,000, 4 Bdrms, 2763 SqFt, 2017 YrBlt, 05-12-21,  
 Previous Sale: \$1,912,500, 10-26-17

### ORINDA

- 10 Beaconsfield Court, \$2,275,000, 4 Bdrms, 2492 SqFt, 1960 YrBlt, 05-11-21,  
 Previous Sale: \$1,542,500, 05-01-18  
 28 Camino Encinas, \$1,250,000, 4 Bdrms, 2284 SqFt, 1938 YrBlt, 05-14-21,  
 Previous Sale: \$469,000, 06-02-99  
 60 Camino Encinas, \$1,400,000, 2 Bdrms, 1212 SqFt, 1950 YrBlt, 05-14-21,  
 Previous Sale: \$1,190,500, 07-28-16  
 22 Charles Hill Road, \$2,080,000, 3 Bdrms, 2381 SqFt, 1954 YrBlt, 05-13-21,  
 Previous Sale: \$1,150,000, 12-04-12  
 22 Coffee Berry Lane, \$2,800,000, 4 Bdrms, 3461 SqFt, 2016 YrBlt, 05-11-21,  
 Previous Sale: \$2,095,000, 03-13-18  
 15 Donna Maria Way, \$2,610,000, 4 Bdrms, 2956 SqFt, 1951 YrBlt, 05-10-21,  
 Previous Sale: \$995,000, 04-15-02  
 11 Dos Posos, \$1,620,000, 2 Bdrms, 1612 SqFt, 1948 YrBlt, 05-07-21,  
 Previous Sale: \$790,000, 07-12-13  
 21 El Patio, \$3,950,000, 5 Bdrms, 4324 SqFt, 1946 YrBlt, 05-11-21,  
 Previous Sale: \$1,275,000, 08-09-01  
 10 El Sueno, \$3,707,000, 5 Bdrms, 4083 SqFt, 2017 YrBlt, 05-04-21,  
 Previous Sale: \$2,300,000, 11-07-07  
 8 Estates Drive, \$2,900,000, 4 Bdrms, 3702 SqFt, 2004 YrBlt, 05-05-21,  
 Previous Sale: \$2,200,000, 06-21-05  
 808 Ironbark Place, \$2,050,000, 3 Bdrms, 3259 SqFt, 1977 YrBlt, 05-07-21,  
 Previous Sale: \$596,500, 05-01-90  
 200 Longview Terrace, \$1,445,500, 4 Bdrms, 2104 SqFt, 1962 YrBlt, 05-04-21,  
 Previous Sale: \$840,000, 11-06-08  
 62 Meadow View Road, \$1,850,000, 3 Bdrms, 2198 SqFt, 1951 YrBlt, 05-07-21,  
 Previous Sale: \$1,465,000, 03-04-15

... continued on Page D13

## Lamorinda home sales recorded

... continued from Page D12

### Orinda ... continued

- 730 Miner Road, \$2,850,000, 4 Bdrms, 3163 SqFt, 1941 YrBlt, 05-12-21,  
Previous Sale: \$1,280,000, 05-22-02
- 250 Monte Vista Ridge Road, \$2,480,000, 3 Bdrms, 4376 SqFt, 1988 YrBlt, 05-05-21,  
Previous Sale: \$1,300,000, 12-11-00
- 85 Orchard Road, \$1,705,000, 3 Bdrms, 2479 SqFt, 1948 YrBlt, 05-05-21
- 27 Ramona Drive, \$1,661,000, 5 Bdrms, 1652 SqFt, 1954 YrBlt, 05-04-21,  
Previous Sale: \$1,200,000, 09-16-15
- 99 Rheem Boulevard, \$2,250,000, 3 Bdrms, 2232 SqFt, 1949 YrBlt, 05-04-21,  
Previous Sale: \$1,600,000, 06-01-07
- 404 Ridge Gate Road, \$1,707,000, 2 Bdrms, 2212 SqFt, 1980 YrBlt, 05-10-21,  
Previous Sale: \$975,000, 11-10-09
- 14 Scenic Court, \$1,875,000, 4 Bdrms, 2006 SqFt, 1954 YrBlt, 05-12-21,  
Previous Sale: \$1,325,000, 06-13-17
- 120 Scenic Drive, \$1,775,000, 4 Bdrms, 1620 SqFt, 1958 YrBlt, 05-07-21
- 9 Sleepy Hollow Lane, \$2,651,000, 4 Bdrms, 3073 SqFt, 1950 YrBlt, 05-10-21,  
Previous Sale: \$1,485,000, 06-27-06
- 109 Van Ripper Lane, \$3,200,000, 4 Bdrms, 2952 SqFt, 1951 YrBlt, 05-03-21,  
Previous Sale: \$2,304,000, 03-16-17
- 56 Via Floreado, \$2,500,000, 5 Bdrms, 4248 SqFt, 1989 YrBlt, 05-10-21,  
Previous Sale: \$1,893,000, 08-07-14
- 415 Wovenwood, \$1,413,500, 3 Bdrms, 2150 SqFt, 1981 YrBlt, 05-05-21,  
Previous Sale: \$790,000, 07-22-12



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

### **The birds know best**



**The black mulberries are ripe, the red ones are still immature.**



**Brussel sprouts are almost ready for harvesting.**

... continued from Page D12

When it is full, transfer the contents to a compost pile or bin outdoors to age. Upgrade your garden with leftovers and watch your vegetables grow strong.

4. Shop smartly. Before going to the grocery store or Farmers' Market, make a list of what you will consume until your next shopping foray. Don't buy items you won't need because they are on sale, or you are just hungry.

5. Expiration dates are not death dates. Food packages exhibit dates when the product is at its best. The "sell by" or "use by" date is not a "throw this away" date. The over-cautiousness leads to excess waste. The USDA recommends looking for changes in color, flavor,

consistency, and smell before tossing. If spoiled, compost it.

We all have the ability and the responsibility to eliminate food waste which will also help towards reducing climate change. It's time we start acting like the birds and animals, eating what's fresh and only what we need. Perhaps when we start doing that, there will be enough for everyone, everywhere.

I'm enjoying my basket of sweet cherries while listening to the chorus of chirping fowls. A slice of my daughter-in-law's cherry pie will be my Independence Day treat. The birds may know best. Time to sing.

Happy Gardening. Happy Growing. Have a safe and fun Independence Day!



**A full bush of oregano, a favorite for Italian cuisine.**



**Save the seed pods of dried arugula to plant in the fall.**

Photos Cynthia Brian



Cut off the blemished or bad parts of ugly fruit and vegetables. Use the good parts.



**Cynthia Brian celebrates the red, white, and blue. Happy 4th!**

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](http://www.StarStyleRadio.com).

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## ORINDA



### 1 Hartford Road

Orinda beauty! Custom 5031 sqft 6 bed/ 4.5 bath home w/ 3 car garage situated on a secluded, level 1.06 acre lot. **\$3,695,000**

## ORINDA



New Listing!

### 72 El Gavilan Road

Completely updated 5 bed/ 3.5 bath contemporary tucked into Country Club area of Orinda just minutes to Highway 24. **\$2,595,000**

## ORINDA



### 48 Oak Road

Custom 3+ bed/ 3 bath 3594 sqft home on .82 acre lot. Master suite includes fireplace, reading area, & private deck. **\$2,395,000**

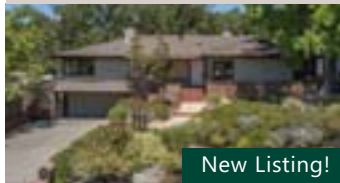
## ORINDA



### 19 El Gavilan Road

Spacious 6 bed/ 5 bath 4541 sqft home including lower-level apt/ in-law unit, complete w/ a full kitchen & bath. **\$2,300,000**

## ORINDA

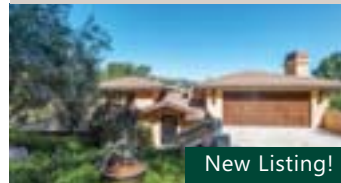


New Listing!

### 25 Acacia Drive

Lovingly maintained 4 bed/ 3.5 bath home in popular Orinda Estates neighborhood in convenient North Orinda location. **\$2,095,000**

## ORINDA



New Listing!

### 4 Oakview Terrace

Elegant & spacious 4 bed/ 3.5 bath 3626 sqft home on .84 acres, seconds away from picturesque downtown. **\$1,950,000**

## ORINDA

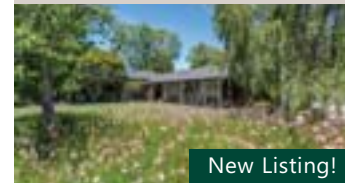


New Listing!

### 673 Tahos Road

Ranch style 4 bed/ 4 bath home w/ sweeping views of Mt. Diablo, & fun, functional spots for entertaining. **\$1,899,000**

## ORINDA



New Listing!

### 76 Van Ripper Lane

Charming 3 bed/ 2 bath home on flat grassy yard. Short distance to swim & tennis club & Sleepy Hollow Elementary. **\$1,599,000**

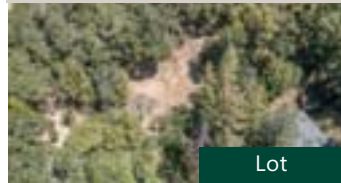
## ORINDA



### 15 Piedmont Avenue

Mid Century 3 bed/ 2.5 bath w/ plenty of bonus space including outdoor grill & large, flat grassy lawn. **\$1,520,000**

## ORINDA



Lot

### 23 Kittiwake Road

Private residential .43 acre lot in one of Bay Area's most sought after neighborhoods. Close to Highway 24 & downtown. **\$725,000**

## ORINDA



### 67 Brookwood Road # 3

Rarely available 2 bed/ 1 bath first floor condo in charming Orinda Oaks, close to BART, shops, theater & restaurants. **\$515,000**

## LAFAYETTE



### 9 Mountain View Lane

Custom 4 bed/ 3.5 bath home on 9.93 private acres w/ views of the Lafayette Reservoir, pool, & surrounding hills. **\$7,990,000**

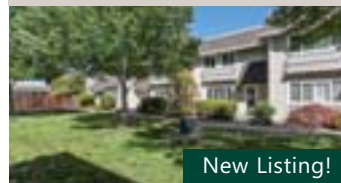
## LAFAYETTE



### 1207 Upper Happy Valley Road

Contemporary 5 bed/ 3.5 bath home on park-like setting w/ views from every room. Minutes to downtown, Hwy 24, & schools. **\$2,695,000**

## MORAGA

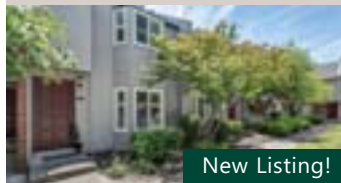


New Listing!

### 62 Miramonte Drive

Wonderful 3 bed/ 1.5 bath townhome in beautiful & highly regarded community of Miramonte Gardens. **\$715,000**

## WALNUT CREEK



New Listing!

### 34 Sierra Lane

Stunning townhome in exclusive Walnut East! Garage + carport, inside laundry, private patio! Walk to town. **\$649,000**

## MARTINEZ



New Listing!

### 135 Waverly Court

Beautiful 5 bed/ 2.5 bath 2650 sqft home on cul-de-sac in desirable Virginia Hills neighborhood. Close to parks & trails. **\$1,280,000**

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