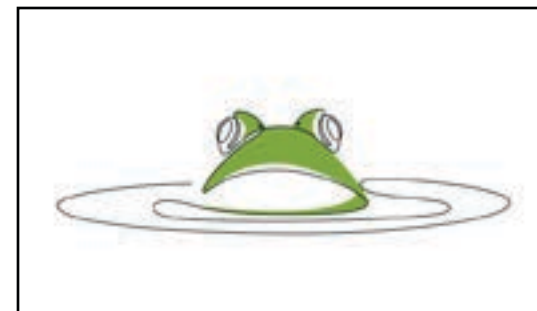


# Lamorinda

# OUR HOMES

Lamorinda Weekly Volume 16 Issue 25 Wednesday, February 1, 2023



Simple tips to get organized

... read on Page D4

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

### **Making stock and pruning roses**



Fennel, turnips, carrots, and other root vegetables are great to make stock.



A sprig of Chinese fringe flowers will toast the Chinese New Year in a bouquet.



Red mushrooms sprouting under the oxalis.

Photos Cynthia Brian

### **By Cynthia Brian**

*"It's the time that you spent on your rose that makes your rose so important. ... People have forgotten this truth, but you mustn't forget it. You become responsible forever for what you've tamed. You're responsible for your rose."* – Antoine de Saint-Exupéry

After three weeks of tumultuous torrents, we have exhaled a communal sign of relief with the respite of sunshine and dry days. Standing water is thankfully penetrating the soggy soil as storm clean-ups are underway. The freezing night temperatures combined with gale-force winds have caused citrus to fall to the ground. Make sure to pick up the fruit to use as soon as possible, and refrigerate whatever is not damaged. Mushrooms are

sprouting in unlikely places. Unless you are a mycologist or are certain that the fungi are edible, do not touch them, as numerous mushrooms are deadly poisonous.

Hopping into the Year of the Rabbit, heavy pruning of my roses, and ongoing weeding are on my agenda this month as well as dormant spraying of the fruit trees. Since it is cold, damp, and dreary, I find myself in the kitchen creating comfort foods that nourish the body and warm the spirit.

During the winter, my potager prides itself on growing arugula, lettuce, nasturtium, cauliflower, Brussel sprouts, Swiss chard, beets, carrots, parsley, fennel, onions, chives, and numerous herbs and edible flowers including mint, oregano, rosemary, calendula, peppercorns, lemongrass, and bay.

... continued on Page D16

## VLATKA BATHGATE



IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784



HAPPY  
*Valentine's Day*



### COMING SOON IN ORINDA



Spectacular Views with Pool  
4 Beds 2.5 Baths  
Brand new gourmet kitchen  
Court location with huge 1.3 acre lot.  
Close to schools

**For your next home call Vlatka!**

VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.  
[WWW.BESTLAMORINDAHOMES.COM](http://WWW.BESTLAMORINDAHOMES.COM)

©2023 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	6	\$875,000	\$3,720,000
MORAGA	6	\$520,000	\$2,850,000
ORINDA	6	\$580,000	\$2,300,000

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

- 3146 Diablo View Road, \$2,070,000, 5 Bdrms, 4659 SqFt, 2007 YrBlt, 12-16-22, Previous Sale: \$755,000, 11-09-04  
3243 Judith Lane, \$875,000, 2 Bdrms, 1705 SqFt, 1979 YrBlt, 12-14-22, Previous Sale: \$322,000, 07-01-89  
816 Las Trampas Road, \$1,700,000, 5 Bdrms, 3820 SqFt, 1971 YrBlt, 12-20-22  
3438 Little Lane, \$1,675,000, 3 Bdrms, 1434 SqFt, 1955 YrBlt, 12-16-22  
1994 Reliez Valley Road, \$1,350,000, 3 Bdrms, 1938 SqFt, 1962 YrBlt, 12-21-22  
24 Ruth Court, \$3,720,000, 4 Bdrms, 3857 SqFt, 2006 YrBlt, 12-22-22, Previous Sale: \$2,000,500, 11-07-12

### MORAGA

- 1967 Ascot Drive #B, \$520,000, 2 Bdrms, 964 SqFt, 1971 YrBlt, 12-22-22, Previous Sale: \$430,000, 08-25-16  
1977 Ascot Drive #2, \$585,000, 2 Bdrms, 1295 SqFt, 1985 YrBlt, 12-16-22, Previous Sale: \$151,500, 04-01-87  
21 Birchwood Place, \$1,600,000, 4 Bdrms, 2373 SqFt, 1970 YrBlt, 12-15-22  
1125 Bollinger Canyon, \$2,850,000, 5304 SqFt, 1992 YrBlt, 12-14-22  
9 Canning Court, \$1,586,500, 4 Bdrms, 2414 SqFt, 1960 YrBlt, 12-21-22, Previous Sale: \$793,500, 12-16-22  
16 Williams Drive, \$1,887,500, 3 Bdrms, 2283 SqFt, 1985 YrBlt, 12-19-22, Previous Sale: \$990,000, 05-21-09

### ORINDA

- 39 Barbara Road, \$1,000,000, 2 Bdrms, 1565 SqFt, 1932 YrBlt, 12-20-22, Previous Sale: \$905,000, 05-01-18  
12 Bates Boulevard, \$1,710,000, 3 Bdrms, 1897 SqFt, 1956 YrBlt, 12-15-22, Previous Sale: \$1,425,000, 02-08-19  
73 Brookwood Road #14, \$580,000, 2 Bdrms, 1020 SqFt, 1962 YrBlt, 12-16-22, Previous Sale: \$140,000, 07-01-86  
170 Camino Don Miguel, \$2,300,000, 3 Bdrms, 3016 SqFt, 1955 YrBlt, 12-19-22  
43 Overhill Road, \$2,130,000, 4 Bdrms, 3699 SqFt, 1942 YrBlt, 12-13-22  
2 Stanton Court, \$1,300,000, 3 Bdrms, 2193 SqFt, 1960 YrBlt, 12-19-22



## DREAM BIG HOMES

MARY & PEGGY

**Innovative.  
Insightful.  
Informed.**

We've moved to  
51 Moraga Way, Orinda.  
With 30+ years of experience  
selling in the East Bay.

DreamBig Homes Team | DreamBig.Homes  
Mary Arnerich-King DRE 01419839 | 925.872.7975  
Peggy Whalen DRE 00686588 | 925.212.1900

**DreamBig with Us**

**COMPASS**

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. California License # 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

# I'D LOVE TO HELP YOU SELL *your Lamorinda house*

*Lamorinda is  
my home,  
my focus,  
my passion.*



Amy Rose Smith  
Partner - Village Associates  
925.212.3897  
amy@amyrosesmith.com  
www.amyrosesmith.com  
DRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH



30 <sup>+</sup>	45 <sup>+</sup>	13 <sup>+</sup>
YEARS LIVING IN LAMORINDA	YEARS LOVING LAMORINDA	YEARS LISTING LAMORINDA
<i>Top 1%</i>	<i>\$450<sup>+</sup>M</i>	<i>100%</i>
IN LAMORINDA	SALES	LOVING LAMORINDA

villageassociates.com | @villageassociates

925.254.0505 | **It's Village. Of Course.**



DUDUM REAL ESTATE GROUP IS PROUD TO ANNOUNCE OUR

# 2022 PRESIDENTS CLUB HONOREES

## PRESIDENTS CLUB ELITE

ADAM HAMALIAN  
ANGIE CLAY  
BRANDON KERSIS  
BRYAN HURLBUT

CHERYL HATA  
JAMIE CONNORS  
JULIE DEL SANTO  
KAAREN BRICKMAN

KELLY WOOD  
LESLIE SHAFTON  
LORI LEGLER  
MARISA COX

PAMELA COLOMBANA  
RUTH EDDY  
SHERRY HUTCHENS  
VERONICA HIDALGO

## PRESIDENTS CLUB

AMY CALLAHAN  
ANGELA LOTMAN  
ANASTASIA STEPHANOPOULOS  
BONNE WERSEL  
BONNIE KUMMELL  
BRETT BARNES  
CANDI HOYLE  
CARA GAMBLE  
CAROLYN WAY  
CATHY BAIGENT  
DARA BUZZARD

DAVE CHRISTIE  
DAVE SMITH  
DENISEN HARTLOVE  
EMANUEL SAKKIS  
EMILY YOUNG  
FONIA HUMPHRIES  
JACKIE GERRY  
JANE SMITH  
JIM COLHOUN  
JOE DAJANI  
JOHN FONDNAZIO

JOHN HOYLE  
JOHN SEFTON  
KAREN GUARISCO  
KAREN IVANKOVICH  
KELLY SCHOLES  
KIM CERDA  
KIM SEFTON  
KORY MADGE  
LINDSEY SINDAYEN  
LISA TICHENOR  
MARTY HENDREN

MATT MCLEOD  
MEREDITH KUMMELL  
MICHAEL GERRY  
OLIVER BROWN  
RONNI SCHWARTZ  
SABRENA LAWTON  
SCOTT HUMPHRIES  
SHEILA CHRISTIE  
TERRYLYNN FISHER  
TINA FRECHMAN  
VALERIE EPTING



**JULIE DEL SANTO**

BROKER/OWNER  
925.818.5500  
DRE# 01882902 | 01290985

**DUDUM**  
REAL ESTATE GROUP



# DUDUM REAL ESTATE GROUP

WWW.DUDUM.COM

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

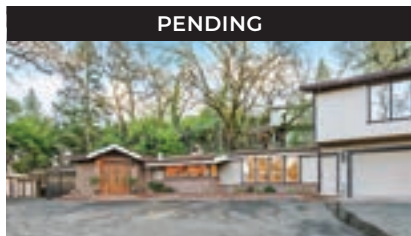


925.876.4671  
DRE#02060294



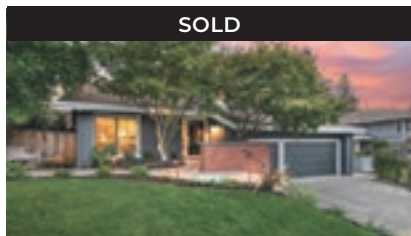
COMING SOON

4 EL VERANO, ORINDA  
OFFERED AT \$2,299,000  
RUTH EDDY | 925.788.5449



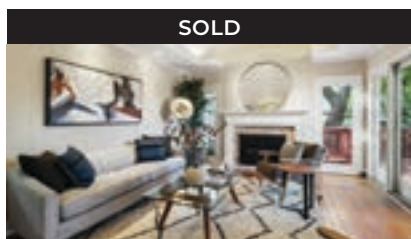
PENDING

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



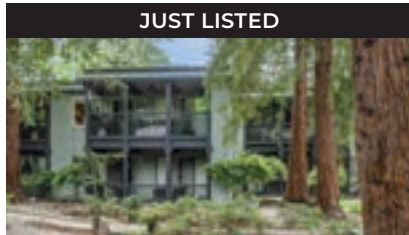
SOLD

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



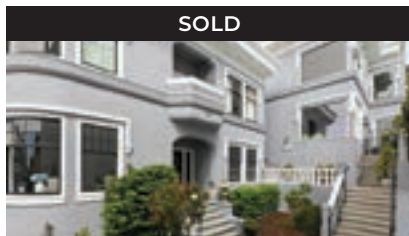
SOLD

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



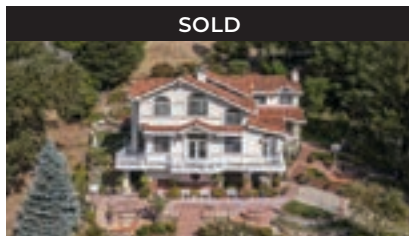
JUST LISTED

179 RUBICON CIRCLE, DANVILLE  
OFFERED AT \$749,000  
SMITH HOMES TEAM | 925.998.1914



SOLD

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



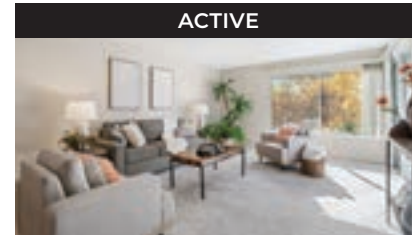
SOLD

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



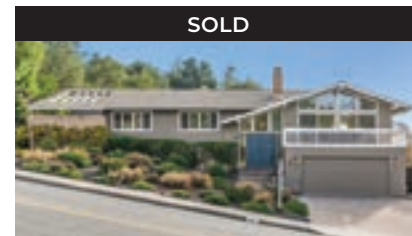
ACTIVE

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



SOLD

25 OCHOS RIOS PLACE, DANVILLE  
SOLD FOR \$1,800,000  
COLOMBANA GROUP | 925.878.8047



SOLD

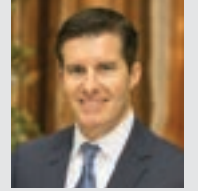
83 GREENFIELD DRIVE, MORAGA  
SOLD FOR \$1,700,000  
MATT MCLEOD | 925.464.6500



SOLD • REPRESENTED BUYER

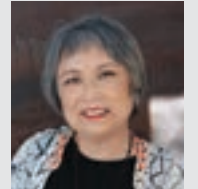
9 CANNING COURT, MORAGA  
SOLD FOR \$1,586,000  
COLOMBANA GROUP | 925.878.8047

BRYAN HURLBUT



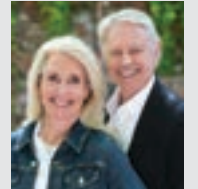
925.383.5500  
DRE# 01347508

CHERYL HATA



510.912.5882  
DRE# 013859346

JANE & DAVE SMITH



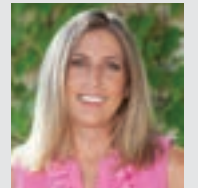
925.998.1914  
DRE# 01476506/02105225

JULIE DEL SANTO  
BROKER/OWNER



925.818.5500  
DRE# 01290985

KAAREN BRICKMAN



925.351.5049  
DRE# 01932119

LORI LEGLER



925.286.1244  
DRE# 00805732

MATT MCLEOD



925.464.6500  
DRE# 01310057

RACHEL DREYER



415.990.1672  
DRE# 01994561

COLOMBANA  
GROUP



925.878.8047  
DRE# 01979180

RUTH EDDY



925.788.5449  
DRE# 01313819

SHELLEY RUHMAN



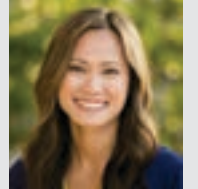
510.506.1351  
DRE#01180260

SHERRY HUTCHENS



925.212.7617  
DRE# 01320608

TINA FRECHMAN



925.915.0851  
DRE# 01970768





## If you're looking for an agent who...

- ✓ Grew up in Lamorinda and has kids in the local schools
- ✓ Has sold 100's of homes in the area and has specialized in Lamorinda for 20 years
- ✓ Has experience properly pricing and preparing homes
- ✓ Supports local non-profits with each sale

...please contact me so we can make a plan to get you where you want to be in the new year!

**Michelle Holcenberg**  
CB Top 20 East Bay

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



925-324-0405 | [michelle@holcenberg.com](mailto:michelle@holcenberg.com)



COLDWELL BANKER REALTY

BRE #01373412

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and Franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. CalRE #01908304

# How time management is like eating elephants and frogs

By Jennifer Raftis, CPO

Time management is a subject you probably feel strongly about, either you loathe it or you love it. I have studied time management methods for decades and will share a few basic time management strategies that can help you make substantial, positive changes in how you manage your time. Whether I am working with a company or an individual, the methods are very much the same.

What do elephants and frogs have to do with time management?

Teachers often – in an attempt to make learning fun – use metaphors to help teach certain topics or ideas. I remember attending my first organizing conference, almost a decade ago, and the keynote speaker was talking about gardening. The speech was about growing your business as an entrepreneur. Of course it starts as a seed, water the seed and it grows, so on and so forth. At the time I thought it was rather corny but the visual stuck with me throughout all these years!

With time management, elephants are enormous or daunting projects that you are not sure how to tackle and frogs are the difficult tasks within the project. Sounds so much more interesting than “time management,” right?



## Elephants - Enormous Projects

Have you ever heard the question: How do you eat an elephant? The answer is ... one bite at a time. An elephant is the metaphor for a large, overwhelming project. The idea is that the project is much easier to manage and complete if you break it down into small steps (bites) and don't try to tackle it all at once.

One of the ways to “eat the elephant” is to set a project completion deadline and then list all of the steps that are necessary to complete the project. Next, assign deadlines for each step. One of the benefits of this method is that you are checking off each small step and seeing progress as you move forward. Each step should include an estimate for how long it will take. Note: Estimating time accurately is a learnable skill, but not an easy one. Most of the time we overestimate what we can accomplish in one day or even one hour.

... continued on Page D12



**I'm here to  
make your  
real estate  
dreams  
come true**

**2022**

**25**  
Transactions

**\$56M**  
Sales

**13<sup>th</sup>**  
Year in  
real estate

**2<sup>nd</sup>**  
Ranked Individual  
agent in Orinda

**21**  
Years living  
local

925.980.3829  
Shannon@ShannonConner.com  
ShannonConner.com

DRE# 01885058  
Villageassociates.com  
925.254.0505



SHANNON  
**CONNER**

villageassociates.com | @villageassociates | 925.254.0505 | **It's Village. Of Course.**





# 2023

All About Lamorinda

**Lafayette**

**Moraga**

**Orinda**

39 Years  
Experience

**CLARKTHOMPSON**  
REAL ESTATE BROKER



39 YEARS AS A TOP-PRODUCING REAL ESTATE BROKER SAYS IT ALL. WHETHER BUYING, SELLING OR JUST CURIOUS ABOUT THE 2023 MARKET, CLARK IS A RESOURCE FOR ALL. NOW PROUDLY COLLABORATING WITH MOLLY SMITH, SHANNON CONNER AND AMY ROSE SMITH, TOP AGENTS THAT SHARE CLARK'S UNWAVERING FOCUS ON CUSTOMER SERVICE AND MARKET KNOWLEDGE.

925-254-8585 | [ct@clarkthompson.com](mailto:ct@clarkthompson.com)



DRE# 01490853 | DRE# 00903367 | DRE# 01885058 | DRE# 01855959







## 18 Nelson Lane, Orinda

Fabulous opportunity in Orinda!

+/- 2398 SqFt, 3 bed, 2.5 bath, .76 Acre Lot

Open Sat. and Sun. 1-4pm | Call for Pricing | [www.18nelsonlane.com](http://www.18nelsonlane.com)



Listed by Amy Rose Smith

925.212.3897 | [amy@amyrosesmith.com](mailto:amy@amyrosesmith.com)

In collaboration with Shannon Conner and Molly Smith

A well-loved Orinda home built in 1963 at the end of a quiet and private lane. The sun drenched living room boasts soaring ceilings, a fireplace, walls of glass and French doors out to a brick patio. The kitchen opens to the family room and is adjacent to the dining & living room for easy everyday flow. Three bedrooms and 2 full bathrooms on the main level with, laundry, powder room and large bonus room attached to the two-car garage on the lower level. Quietly set back on a large lot amongst mature trees, this home is ready for the next owner to give it the next level of love that it needs!

Amy Rose Smith (DRE # 01855959) | Shannon Conner (DRE# 01885058) | Molly Smith (DRE # 01498053)



[villageassociates.com](http://villageassociates.com) | [@villageassociates](https://www.instagram.com/villageassociates)

Village  
ASSOCIATES

925.254.0505 | It's Village. Of Course.



“THUMP THUMP...THUMP THUMP...”

CAN YOU FEEL THE  
HEARTBEAT OF LAFAYETTE?



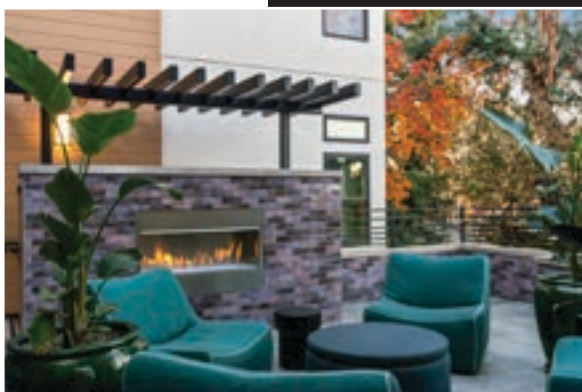
## NEW SINGLE LEVEL RESIDENCES IN THE HEART OF DOWNTOWN LAFAYETTE

Lenox Homes is now showcasing the finest luxury collection in the heartbeat of Downtown Lafayette! The one-of-a-kind single-level residences offer a relaxed luxury that is a piece of art within itself. The dramatic light-filled homes are designed to maximize space and functionality.

### Featuring: 2-3 Bed + 2 Bath + Den/Office

- A+ Schools & Location
- Single Level Floor Plans
- Light filled floor to ceiling windows
- 3-minute walk to Upscale Shops & Restaurants
- Upgraded designer-selected finishes

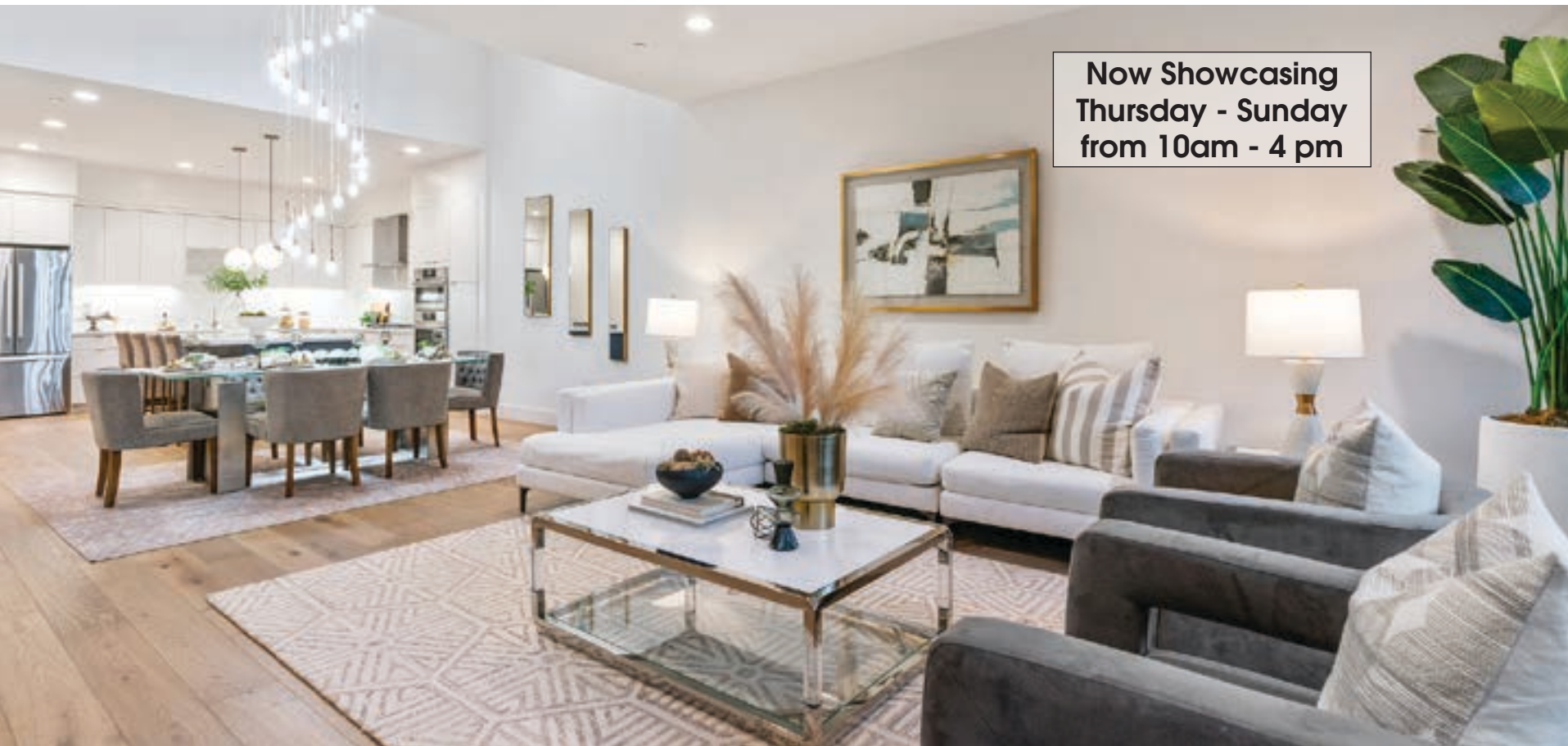
**Prices start from \$1.848 Million.**



**LENOXHOMES**

Specifications could subsequently change due to the unavailability of certain materials, which in that case, would be replaced with materials of equal or better value. Lenox Homes reserves the right to modify colors, alter floor plans, and change specifications or prices without prior notice or obligation. Renderings are the artist's conception and are not precise representations of the final building and residence interiors. All room dimensions and square footage has shown are approximate and will vary slightly from home to home and from the approved set of plans. The selection of options and upgrades is limited according to the stage of construction at the time of purchase.





**Now Showcasing  
Thursday - Sunday  
from 10am - 4 pm**

Lafayette's premier new boutique residences offer a simplified lock-and-go lifestyle desired by many! The tree-lined streets, charming restaurants, biking trails, and upscale shops are perfect for anyone who wants the very best of quiet, city living.

It doesn't get any better than this! The premium luxury collection floor plans are located on the second and third floors. Upon entering the spacious high ceiling, open floor plan welcomes you with large windows. The curated designer-selected finishes include slab countertops, stainless steel appliances, and designer wood cabinets with self-closing doors and easy slider drawers. The living spaces open up to private balconies, perfect for a tranquil escape. A shared courtyard lounge is also available; sip a glass of wine by the fireplace while chatting with your neighbor about where to grab post-drink appetizers.

The newest Residents of 210 Lafayette Circle feel the electric pulse of Downtown Lafayette every time they step out the front door of their Brand New large Single story Flat in Lafayette's most anticipated Luxury Penthouse collection.

Come join us this weekend to feel the heartbeat! After touring our few remaining units, walk a few steps to The Cooperage, TuTu's or the iconic Lafayette "Postino" out your back door!"



**Call for Details (877) 678-3370**

**Now showcasing Thursday - Sunday  
from 10am - 4pm**

**By appointment Monday - Wednesday  
Visit [www.livelenox.com](http://www.livelenox.com) for additional  
community details**

**Taylor Ferris DRE #01996825**



Melanie  
Snow

## MID-CENTURY ORINDA GEM

245 ORCHARD ROAD, ORINDA  
2,448 SF | 4 BR | 2 BA | .5 ACRES  
\$1,795,000



Soaring ceilings, walls of glass, spacious living areas that open to a private, flat backyard.

Upgrades include a whole house generator. Beyond the home is an adjacent 4.67-acre lot included with the sale.



melanie@melaniesnow.com | melaniesnow.com  
925.360.0344 cell | CAL BRE #00878893



VIRTUAL OPEN HOUSE EXPERIENCE:  
245orchard.com

# How time management is like eating elephants and frogs

... continued from Page D6

One of the best ways to learn how to estimate time for a task is to keep track of how long tasks actually take to complete, and the next time you tackle the same type of task you will know how long it will take.

Here's an example of using this "small bites" strategy. I recently worked with a busy small business owner, his file cabinets were jammed full, and he had piles of papers all over his desk. He couldn't file anything more and he couldn't find anything. It was negatively affecting his productivity and company overall. So, we started by choosing a desired completion date and making a checklist to map out the steps involved to get there:

- First step was to go through the filing cabinets, one-by-one, to shred and recycle all of the outdated files (it's hard to file papers when you can't open the file drawers). This part of the project took several weeks to finish and we referred to the checklist for encouragement that showed our progress.
- We listed each file drawer as a separate step so he could see the progress.
- The next step was to sort all of the piles of papers on his desk and put them into folders. This aspect of the project felt daunting to the client, so we broke it down into even smaller manageable steps. One hour of sorting each morning (no more!) when he was feeling focused.

After we completed those steps, the client could easily access and manage all of the information to run his business efficiently and had an organized and clean desk to work on. The project was completed on time, and did not feel overwhelming, because we broke it down into smaller (bite size) steps.

This same approach can be used for any home project. A closet, drawer, or even a garage can be broken down into steps, scheduled on a calendar with a date for the desired completion of the project.



## Frogs - Undesirable Tasks

So, what do frogs have to do with time management? A frog represents an undesirable or difficult task – like eating a frog (not to offend anyone who loves frogs legs). ... continued on Page D14

## ~ Your Key to Lamorinda and Neighboring Communities ~

106 Lombardy Lane, 428 Dalewood Drive, 53 Ivy Drive, 16 La Plaza, 30 Broadview Terrace, 99 Sleepy Hollow Lane, 25 Lost Valley Drive, 68 Southwood Drive, 313 Overhill Road, 121 Coral Drive, 116 Catherine Court, 17 La Campana Road, 67 El Toyonal, 129 El Toyonal, 622 Moraga Way, 34 Van Tassel Lane, 105 Meadow View Road, 259 Sundown Terrace, 13 Muth Drive, 87 Tara Road, 237 La Espiral, 73 Brookwood, 11 Southwood Court, 90 Hillcrest Drive, 60 Lost Valley Drive, 5 De Soto Court, 515 Miner Road, 112 Crestview Drive, 8 Williams Court, 112 Sleepy Hollow Lane, 10 Ivy Drive, 53 Donna Maria Way, 11 Parkway Court, 14 Valley Court, 2 Crown Court, 41 Diablo View Drive, 10 Edgewood Court, 350 Miller Court, 24 Los Amigos Court, 383 MIner Road, 146 Canon Drive, 393 Camino Sobrante, 432 Miner Road, 57 Van Ripper Lane, 53 Don Gabriel Way, 15 Van Tassel Lane, 10 Valencia Road, 8 Estates Drive, 15 Donna Maria Way, 14 Francisco Court, 15 Woodland Road, 55 Loma Vista Drive, 5 North Lane, 5 Altamount Drive, 224 La Espiral, 503 Terrace, 43 Overhill Road, 2906 227 Tiburon Court, 887 Amberwood Amberwood Court, 898 Amberwood Hanson Lane, 1021 S Villa Way, 141 Encinal Court, 150 Sharene Lane #204, Via, 302 La Casa Via, 3569 Perada Court, 473 Camelback Road, 118 126 Tranquility Lane, 128 Tranquility Cleaveland Drive, 20 Pettit Lane, 110 Way, 3739 Arlington Circle, 4927 Avenue, 5050 Hilltop Drive, 674 2707 Eastgate Avenue, 1363 Tree Canyon Oak Place, 221 La Pera Circle, 114 Stonehurst Court, 9655 Camassia Road, 1625 Hill Rd, 1627 Hill Road, Lane, 2 White Diamond Lane, 3 White Lane, 5669 Pine Hollow Road, 5679 4902 Broadway #201, 1500 Campus Drive, 44 Glenwood Glade, 2758 Fairmont Drive, 1655 Claremont Drive, 600 Cragmont Avenue, 1641 Claremont Drive, 1721 Earl Avenue, 991 Glenview Drive, 15098 Swiss Lane, 101 Lombard Street #101W, 10 Miramonte Drive, 1235 Larch Avenue, 8 La Salle Drive, 127 Hardie Drive, 44 Lynnwood Place, 9 Lucia Lane, 1072 Sanders Drive, 12 Carnoustie, 47 San Pablo Court, 28 Sullivan Drive, 20 Tia Place, 752 Country Club Drive, 140 Walford Drive, 3199 Stanley Boulevard, 2 Chapel Drive, 3385 West Terrace, 2611 Caballo Ranchero Drive, 1221 Woodborough Road, 3335 St. Marys Road, 1036 Sunnybrook Drive, 4161 Coralee Lane, 752 Country Club Drive, 765 Tanglewood Drive, 640 Augustine Lane, 688 Old Jonas Hill Road, 14 Diablo Circle, 3519 S Silver Springs, 2427 Cherry Hills Drive, 566 Arrowhead Drive, 3169 Teigland Road, 3416 Moraga Boulevard, 3494 Moraga Boulevard, 3378 Springhill Rd, 2 Quail Run, 2155 Ridgewood Rd, 2556 Joseph Dr, 203 Amigo Rd, 2950 Roundhill Rd, 10 Calvin Ct



47 Linda Vista, 8 Lost Valley Drive #A, Evans Place, 24 Orchard Road, 25 Hawkridge Terrace, 525 Kite Hill Melanie Court, 67 Amberwood Lane, Court, 888 Amberwood Court, 893 Court, 899 Amberwood Court, 31 Norlyn Drive, 1072 W Holly Drive, 630 440 N Civic Drive #313, 300 La Casa Circle, 49 Amigo Lane, 1523 Wicklow Tranquility Lane, 124 Tranquility Lane, Lane, 371 Scottsdale Road, 41 Via Cabrera, 1031 Bending Willow Cochrane Avenue, 2868 Loma Vista Canyon Road, 1115 Fairmont Drive, Garden Place, 112 Quinterra Lane, 12 310 W Meadows, 1701 Liahona Lane, Way, 610 Sycamore Circle, 1623 Hill 749 Palomino Drive, 1 White Diamond Diamond Lane, 4 White Diamond Pine Hollow Road, 566 Athol Avenue,

18 Years of  
Helping the BEST  
People with All of  
Their Real Estate Needs!

DRE# 01498053

**Molly Smith**  
@mollyslist  
415.309.1085  
molly@mollyslist.com  
www.mollyslist.com



Now included with every residence: More happy hours



**Enjoy More at Merrill Gardens Senior Living**

Find more hours in the day. Happy hours, not fixing-the-house hours, of course. Please call or visit our website for more information. Then prepare to seize the day.



**Visit And Enjoy A Meal On Us!**

**(925) 272-0074**

**merrillgardenslafayette.com**

1010 Second St, Lafayette, CA 94549



**How time management is like eating elephants and frogs**

... continued from Page D12

The key to managing and completing undesirable tasks (frogs) has to do with identifying the tasks that you dread doing. These tasks require the most energy and focus so it should be done when you are feeling the most energized and focused. This best focus period in a day or week is different for everyone. It is important that you identify and know when that time is for you. Is it first thing in the morning or late at night? Early in the week or on the weekend? Using this strategy to “eat the frog” helps to develop new work habits that can be invaluable. Learning to focus your mental resources on one task is very effective, not to mention, efficient.

I find that while you are learning to implement this new focus strategy to manage undesirable tasks, it’s important to remove all distractions. That means turning off your phone, not looking at email, or even putting a “do not disturb” sign on your office door. Uninterrupted focus is the key! Your task is the priority and you are in control.

In summary, your large project is the elephant that you will break down into smaller pieces. The frogs are the undesirable or difficult tasks that you need to complete with uninterrupted focus. So get out and eat your elephants and frogs. You can do this!



**THE PINNACLE OF LAFAYETTE**

6 Tofflemire Drive, Lafayette  
5BD | 4BA | 2HfBA | 8,080 sq. ft.  
Offered for \$4,950,000  
**6TofflemireDrive.com**



**PERFECTION IN HAPPY VALLEY**

1268 Redwood Lane, Lafayette  
5BD | 4BA | 5,145 sq. ft.  
Offered for \$4,995,000  
**1268RedwoodLn.com**



**Ann Newton Cane**  
**415.999.0253**

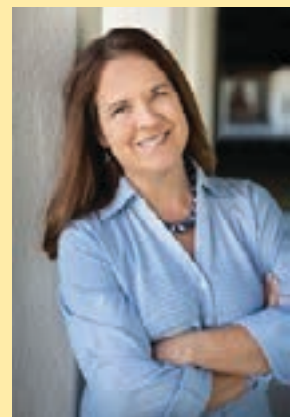
a.newtoncane@ggsir.com  
Lic.#02084093

Each Franchise Is Independently Owned And Operated.

Golden Gate

**Sotheby's**  
INTERNATIONAL REALTY

Professional Organizer, Jennifer Raftis, CPO® founded Efficiency Matters, LLC to help you with all of your organizing needs for your home and business. She is a Certified Professional Organizer and an active board member with NAPO, National Association of Productivity and Organizing Professionals. She is also an independent representative for The Container Store and has expertise in designing closets, garages, pantries, playrooms and more.



In addition, she is a Corporate Organizing and Productivity Consultant and has worked with Fortune 500 companies across the U.S. Another large part of her business is move management especially working with seniors who are downsizing. She and her husband have lived in Moraga for 30 years, raising 3 kids and working countless volunteer hours with many local non-profit organizations and schools. Jennifer@efficiencymattersllc.com, 925-698-3756 www.efficiencymattersllc.com

# Simple ways to unclog bathroom sinks



Photo Jim Hurley

## By Jim Hurley

My previous article about clogged drains, (“The-Dirty-Low-Down” in the June 8 issue), highly recommends calling a sewer specialist, but plugged or slow-draining bathroom sinks can be the exception.

First you need to consider if you want to deal with the clog. Your bathroom sink drain gets plugged with what you send down there: Used toothpaste, soap, and hair being the most common items. Pulling that slimy mass back out of the pipe can be off-putting for many and a downright gagging moment for others. It might be easier to call your handyman or plumber than to deal with that. This advice is for those lion-hearted individuals who have the courage to face the slime.

There are two common types of sink drains: One uses a lever to raise and lower the drain stopper. If your sink has this type, you may want to read my previous article “Bathroom Sink Stoppers” published Nov. 9,

2022 about how they work (<https://lamorindaweekly.com/archive/issue1619/Handyman-tips-to-replace-bathroom-sink-stoppers.html>).

The other type of stopper is a push/pop type that pushes down to close, and pushes again to open, kind of like clicking a ball point pen. The top of the push/pop model unscrews from the spindle that holds it. If the drain is clogged, you can unscrew the top and try running a cleaning tool down the pipe to see if the clog will clear. The hardware store sells a very effective tool which is a length of stiff plastic with barbs cut into the edges, (one brand is called a “Zip-It”). The plastic strip goes down into the pipe and the barbs catch and drag out the nasty accumulation of hair, soap, and toothpaste that is clogging the line. If you are lucky, this will clear the pipe and water will flow once again. Screw the stopper cap back on and you’re ready to go.

If the Zip-It tool did not clear your drain, you can take the next step and disconnect the P-Trap to look for a bigger clog there or at the wall. The best approach is to empty the cabinet under the sink allowing access to the plumbing and preventing any stray water from damaging what you store down there. If the cabinet doors are easy to remove, you might consider taking one or both off to give you more room to move around. Grab a small bucket or pot to catch drain water if you end up removing the P-Trap, but you may not need to. It also helps to have adjustable, channel-lock pliers handy. Lastly, get yourself a work light or flashlight; no sense groping around in the dark.

Removing the P-Trap can be tricky. I’ve had older P-Traps literally crack or disintegrate in my hands. To remove the P-Trap, firmly grasp the pipe with one hand and try to loosen the nut with your other hand. If it is not “hand tight,” you can quietly curse the plumber who installed it under your breath and use your channel lock pliers to try and get it loose. If you still can’t get the nut to turn, it might be time to change your position to get more leverage. But remember that if you use too much force and the unit is old

and weak, you may crack the pipe and end up replacing it. If firm persuasion is still not enough to loosen the nut, it may be easiest to just cut that old nut off with a hacksaw blade and buy a new trap.

Once you’ve gotten the trap off and cleared the clog, you need to put it all back together. The one tip I can give you for re-assembling the P-Trap is to be sure everything is lined up straight before you tighten the nuts for a good seal. Once you have the drain back together, test the line by putting a dry piece of paper on the floor under the pipe, then fill the line with water and watch for drips. Then fill the sink with water and pull the plug to really flood the drainpipe. Again, be sure you have sufficient light to see if there is a drip. If you don’t have company coming soon, leave the cabinet empty for a few hours and check again for drips, just in case.

One last word on clogged drains. Some people use liquid drain cleaners. I don’t recommend them. They seldom work as well as opening the line and pulling the slimy blockage out and they will, (despite the “won’t harm pipes” claim on the bottle), corrode your lines and make them thin and brittle over time. This advice comes from the many service calls I’ve had to unclog a sink drain where there is a bottle of drain-cleaner ironically sitting on the counter next to a sink bowl full of water.

After your effort, hopefully the sink is draining, and nothing is dripping. Wash your hands and do something you enjoy. You’ve earned it.

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.



*Digging Deep with Goddess Gardener, Cynthia Brian*

## Making stock and pruning roses



A platter of bits and pieces of vegetables and herbs to make stock.



Pink roses

Photos Cynthia Brian

... continued from Page D1

I am an apostle for “no waste” meal preparations. Except for any woody stems that go to the compost pile, all parts of produce are used in culinary creations. With peelings, tops and scraps, I make a rich, nutritious, and tasty vegetable stock. There is no set recipe as the bits and pieces are always changing, apart from the allium family (garlic and onions), which are critical to every batch. The finished stock becomes a base for soups, sauces, stews, and spaghetti.

Before you begin to experiment with making your homemade stock, be aware that leaves of potatoes, tomatoes and rhubarb are poisonous, especially if ingested in large quantities. Do not use them in your preparations. Toss them in the compost pile.

### **Making Stock:**

Sauté onions, garlic, leeks, or shallots in olive oil. Chop up any fresh or wilted vegetables you have, including leafy tops and green stems. The ends of carrots, turnips, parsnips, pieces of peppers, peppercorns, and any vegetable you have on hand will do. Place the vegetables in a large pot filled with boiling water. Add whatever herbs you wish along with the sautéed onion and garlic mixture. If you want a meat broth, add meat or bones. Simmer until the mixture reduces – the longer, the better. Add wine for extra flavor. Season to taste if desired and strain when completed. Use your stock immediately or freeze the extra. Stock can be made in a slow cooker

if you don’t have time to watch the stove, or it can be made in a pot in the oven with a temperature set at 250 F. Once you start making homemade stock, you won’t want to buy boxed or canned stock again. Making stock is a fantastic way to use up veggies in your refrigerator that may be past their prime, but still good. Mushrooms, celery, fennel, and ginger always offer an extra zing. It’s fun to experiment with your creativity. Stock up!

### **Pruning Roses:**

Although my numerous rose bushes continued to be prolific bloomers throughout the holiday season, the nine atmospheric rivers and the frigid nights contributed to the demise of new buds. As a Northern California gardener, I have always performed a heavy pruning of my roses in late January or early February. I always detest having to prune flowering plants, procrastinating as long as possible. Because of the storms, this February is the opportune month to heavily prune your roses before the new growth begins, allowing you to shape the bushes while the plant is dormant and prevent the spreading of any disease.

Before you begin pruning, cut any buds or blooms for a final flush of flowers for an indoor bouquet. If you are growing Chinese Fringe flowers, add sprigs of it to your arrangement for a pop of cotton candy pink or a few stems of early blooming daffodils for a sunny smile. When pruning, wear gloves and always use sharp, clean tools to make clean cuts: secateurs, loppers, and saws. Sterilize often between bushes.

... continued on Page D18





**This large shrub rose could be pruned with a hedge pruner.**



**Peter Pan daffodils are fragrant and sunny cut flowers.**

Photos Cynthia Brian

*Digging Deep with Goddess Gardener, Cynthia Brian*

## Making stock and pruning roses



A perfect brandy rose blooms in spring after heavy winter pruning.

Photo Cynthia Brian

... continued from Page D16

Pruning with a hedge trimmer can be very effective to shape the larger shrub roses or big groups of one variety, but not recommended unless you have a very large number of plants. Begin by removing any dead, diseased, damaged wood, or leaves. Remove canes that are crossing or rubbing against each other, as well as weak stems or canes that are growing from the base of the bush. These canes won't produce many blooms and may crowd out healthier growth. To stimulate new growth, open the center of the bush.

Next, thin out the remaining canes, selecting the strongest and most vigorous canes. Keep only five to seven per plant and cut them back to approximately 24 inches. Ideally, make the pruning cut above an outward-facing bud and at a slight angle to encourage the new growth to emerge in the desired direction. This is not crucial and won't harm the rose if ignored, but it is best practice.

After pruning, remove any remaining attached leaves, and clean up the cut stems and debris around the base of the bush to prevent diseases and pests. Mulching and fertilizing will occur in spring.

It has been my experience that by pruning by early February, my rose garden begins its delightful display of gorgeous new blooms by late March. It only takes a bit of care and attention to love and tame our roses. As Antoine de Saint-Exupéry so exquisitely explains, we are responsible for what we've tamed.

Happy Gardening. Happy Growing. Happy February. Celebrate the Year of the Rabbit!



Hop along with joy in the year of the bunny.

# McDonnell Nursery

**Outdoor  
Pottery sale  
25% off,**

**family owned since 1933**

Flowers • Trees • Succulents • Pottery & Fountains  
Benches • Garden Decor • House Plants • Gifts  
Garden Consultation

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

**196 Moraga Way • (925) 254-3713 • Open Wednesday - Sunday**



**Cynthia Brian celebrates the Year of the Rabbit.**

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>

**Our advertisers make our paper possible to print and deliver free to your home. Please thank them and let them know you saw their ad.**

**Your publishers,  
Andy and Wendy Scheck**

**LAMORINDA**  
**WEEKLY**  
Local newspaper delivered to Lafayette, Moraga and Orinda

# LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

## ORINDA



New Price!

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

**\$6,895,000**

## ORINDA



Sold!

**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



Sold!

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

**\$1,749,000**

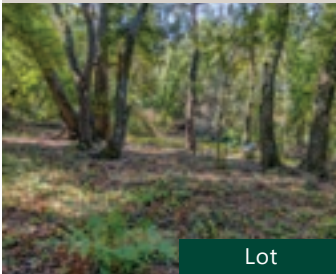
## ORINDA



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

**\$999,000**

## ORINDA

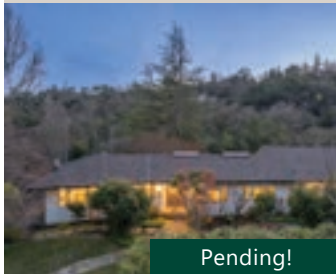


Lot

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

**\$225,000**

## LAFAYETTE



Pending!

**3259 La Canada**  
Updated 4 bd/ 2.5 ba home on a serene .89 acre lot in Lafayette's desirable Trail Neighborhood!

**\$2,895,000**

## LAFAYETTE



Sold!

**16 Diablo Circle**  
Nestled on a quiet street in Hidden Valley 3 bd/2 ba rancher close to the amenities of downtown Lafayette & Orinda!

**\$2,150,000**

## MORAGA

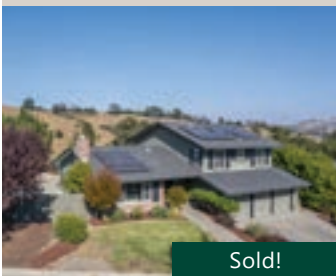


Pending!

**815 Augusta Drive**  
Stunning 3 br/3.5 ba in awesome Moraga Country Club. Soaring ceilings, 2 fireplaces. Golf, tennis, swim!

**\$1,395,000**

## MORAGA

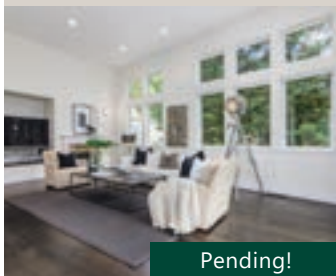


Sold!

**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

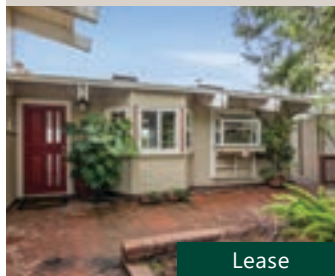


Pending!

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

**\$1,775,000**

## OAKLAND



Lease

**6061 Westover Drive**  
Stellar Bay views from this spacious 4 bd/ 3 ba home in the lovely Piedmont Pines neighborhood!

**\$6,500/mo.**

## ALAMEDA



Pending!

**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!

**\$805,500**

## The Village Associates:

Ashley Battersby  
Patricia Battersby  
Shannon Conner  
Meara Dunsmore

Linda Ehrich  
Emily Estrada

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Ari Hatton

Gillian Judge Hogan

Dexter Honens II

Christina Linezo

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Alexis Thompson

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

facebook.com/VillageAssociates  
twitter.com/villageassoc  
instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit [www.villageassociates.com](http://www.villageassociates.com)

Sunday Open Homes

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392