

Lamorinda

OUR HOMES

Lamorinda Weekly

Volume 17

Issue 6 Wednesday, May 10, 2023



Tips on how to hang your artwork ... read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

Start small



Field of bearded iris, nasturtium, and euphorbia with a plethora of weeds. Red anemone with forget-me-nots and ferns. Photos Cynthia Brian

By Cynthia Brian

"Inch by inch, life is a cinch. By the yard, it's hard." ~ Popularized by Robert Schuller

Do you ever go to a restaurant extremely hungry and when you peruse the menu, you order more than you could ever eat? I am guilty of this trait whenever I visit a nursery or garden center. Before I go, I usually create a list of the four or five plants that I want and am ready to plant. But once there, all the magnificent flora intoxicates me with their beauty, and I end up buying more than I have time to put in the ground.

Not this year. I am exerting self-control and keeping it small. One of the reasons for limiting my purchases is that my garden is not sufficiently prepared for adding extras. Before I left on my European expedition, I thought I had

everything under control. I had followed my own advice of pruning, weeding, feeding, seeding, and mulching the landscape. The few weeds that remained resembled short ground-cover. But because of the rain and fog providing extra moisture, and the warm, sunny days whilst I was away, ideal conditions for abundant growth of both weeds and flowers were created. Upon my return, I was greeted by a gorgeous green jungle, albeit totally out-of-control blooms and blossoms as well as weeds as tall as I am.

The tender tiny mustard greens that I had been collecting for salads and stir-fry now towered six or seven feet. Grasses blown in from the hills mingled with the purple and yellow bearded iris, euphorbia, and nasturtiums. For the next few months, I will labor weeding, weeding, and weeding. Inch by inch.

Despite the weeds, the garden has erupted into a colorful canvas of fragrant flowers. Lilac, wisteria, jasmine, mock orange, rose, and freesia compete for the title of most glorious blooms with the most intoxicating perfume.

It is time to plant my vegetables and herbs, and this is where I am starting small. In two containers outside the kitchen door, I bought and planted two tomato plants, a red bell pepper, shallots, scallions, basil, dill and thyme. In my vegetable garden, I started another artichoke, eggplant, squash and lettuce. By purchasing four-inch pots and six-packs instead of gallons, I had the time, and the space, to get these in the soil immediately. In a vintage wheelbarrow, potatoes and onions are growing. Companion planting is a strategy that I implement to increase the success of my crops.

... continued on Page D10



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1240 Monticello Road | \$2,985,000 | One-Of-A Kind 15.52 acre estate lot with breathtaking views of tree studded rolling hills, Happy Valley and the Lafayette reservoir. Approved plans for an approx. 8,000 sf estate home, including an outdoor loggia and pool.
o Monticello Road | \$2,398,000 | A private, gated entry with picturesque drive to this 7.64 acre estate lot provides privacy and serenity. Approved plans for a 7,243 sf estate with 5 bedrooms, 5.5 baths, office, exercise room, 4 car garage and pool.

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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	11	\$2,030,000	\$5,375,000
MORAGA	4	\$1,260,000	\$2,725,000
ORINDA	14	\$572,500	\$2,800,000

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

- 3217 Acalanes Avenue, \$2,475,000, 4 Bdrms, 2848 SqFt, 1950 YrBlt, 03-31-23,
Previous Sale: \$1,898,000, 11-24-20
- 37 Bacon Court, \$2,350,000, 4 Bdrms, 3100 SqFt, 1956 YrBlt, 03-23-23,
Previous Sale: \$1,960,000, 07-16-20
- 3015 Bradbury Drive, \$1,720,000, 3 Bdrms, 2205 SqFt, 1974 YrBlt, 03-24-23,
Previous Sale: \$757,500, 08-01-11
- 4174 Canyon Road, \$5,375,000, 5 Bdrms, 5364 SqFt, 1955 YrBlt, 03-24-23,
Previous Sale: \$4,450,000, 09-21-20
- 3440 Hamlin Road, \$2,075,000, 6 Bdrms, 3163 SqFt, 1977 YrBlt, 03-31-23
- 210 Lafayette Circle, \$2,049,000, 2 Bdrms, 1706 SqFt, 2021 YrBlt, 03-21-23
- 3289 Lomas Verdes Place, \$2,120,000, 5 Bdrms, 3202 SqFt,
1980 YrBlt, 03-31-23, Previous Sale: \$1,135,000, 07-24-08
- 1071 Orchard Road, \$1,300,000, 3 Bdrms, 1446 SqFt, 1947 YrBlt, 03-23-23,
Previous Sale: \$800,000, 07-22-13
- 12 Park Gate, \$2,030,000, 5 Bdrms, 3258 SqFt, 1973 YrBlt, 03-28-23,
Previous Sale: \$1,775,000, 09-17-21
- 1016 Willow Drive, \$1,842,000, 3 Bdrms, 1613 SqFt, 1947 YrBlt, 03-20-23,
Previous Sale: \$1,540,000, 06-21-22
- 1004 Windsor Drive, \$1,508,000, 3 Bdrms, 1557 SqFt, 1957 YrBlt, 03-21-23,
Previous Sale: \$415,000, 06-24-99

MORAGA

- 112 Donald Drive, \$1,260,000, 6 Bdrms, 1921 SqFt, 1958 YrBlt, 03-24-23,
Previous Sale: \$830,000, 02-28-06
- 112 La Quinta Street, \$2,725,000, 3 Bdrms, 3416 SqFt, 1981 YrBlt, 03-22-23,
Previous Sale: \$1,460,000, 07-21-14
- 83 Marie Place, \$2,250,000, 4 Bdrms, 2414 SqFt, 1966 YrBlt, 03-21-23,
Previous Sale: \$1,050,000, 09-16-10
- 137 Tharp Drive, \$1,875,000, 4 Bdrms, 1857 SqFt, 1964 YrBlt, 03-31-23,
Previous Sale: \$1,140,000, 08-25-16

ORINDA

- 22 Bel Air Drive, \$2,250,000, 4 Bdrms, 2170 SqFt, 1959 YrBlt, 03-20-23,
Previous Sale: \$1,115,000, 12-14-10
- 73 Brookwood Road #37, \$580,000, 2 Bdrms, 882 SqFt, 1962 YrBlt, 03-29-23,
Previous Sale: \$289,000, 07-11-02
- 67 Brookwood Road #11, \$572,500, 2 Bdrms, 897 SqFt, 1963 YrBlt, 03-31-23,
Previous Sale: \$520,000, 08-14-18
- 1 Ellen Court, \$1,889,000, 4 Bdrms, 2922 SqFt, 1959 YrBlt, 03-28-23,
Previous Sale: \$770,000, 12-29-03
- 133 El Toyonal, \$2,800,000, 4 Bdrms, 2278 SqFt, 1948 YrBlt, 03-20-23,
Previous Sale: \$1,225,000, 07-19-10
- 22 El Toyonal, \$1,657,500, 3 Bdrms, 1676 SqFt, 1964 YrBlt, 03-23-23
- 4 El Verano, \$2,000,000, 4 Bdrms, 2456 SqFt, 1939 YrBlt, 03-23-23
- 82 Hillcrest Drive, \$1,328,000, 4 Bdrms, 2724 SqFt, 1950 YrBlt, 03-23-23
- 23 Lavina Court, \$1,450,000, 3 Bdrms, 1522 SqFt, 1953 YrBlt, 03-28-23
- 530 Miner Road, \$1,800,000, 5 Bdrms, 2344 SqFt, 1950 YrBlt, 03-28-23
- 275 Orchard Road, \$1,385,000, 3 Bdrms, 1882 SqFt, 1956 YrBlt, 03-24-23
- 147 Overhill Road, \$2,000,000, 4 Bdrms, 2278 SqFt, 1966 YrBlt, 03-21-23
- 6 Overhill Court, \$1,150,000, 3 Bdrms, 2292 SqFt, 1947 YrBlt, 03-22-23
- 9 Southwood Drive, \$2,105,000, 3 Bdrms, 1960 SqFt, 1950 YrBlt, 03-27-23,
Previous Sale: \$1,605,000, 05-18-19

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How to almost effortlessly hang your artwork



By Jim Hurley

Congratulations! You're moving into your new residence and hanging your artwork on the walls. Unless you have an original René Magritte, you might want to do this yourself. Grab your tools: A hammer, a level, a power screwdriver, and a drill. Get a good tape measure. Your sewing tape or 12-inch ruler will not suffice. I prefer a 25-foot measuring tape that stays rigid for a good reach. Also, a helper is very useful, if your artwork is large.

And you'll need hooks. What kind of hooks? Hanging methods vary from piece to piece. Some frames come with eyelets and wire, some with loops on each side, and some have little clips like saw blades that grip on to matching clips on the wall. Of course, in California, we should not forget about earthquake protection and there are clips especially for that too.

Picture hangers are rated by capacity, that is, the limit of weight they can hold. Pick up the piece you want to hang. Does it weigh



Photos Jim Hurley

more than a five-pound sack of sugar? Maybe it feels more like a 10-pound bag of flour? If it is heavier than that, you should probably pick it up and step on the bathroom scale. Then set it down and weigh yourself. Subtract your weight (alone) from the first weight and you know exactly how much it weighs.

... continued on Page D8

Turning Up the Rock Star Treatment

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BUYER SOLD: 205 Fernwood, Moraga - \$2,850,000



PENDING: 10 Sanborn, Orinda - \$1,585,000



BUYER SOLD: 112 La Quinta, Moraga



SOLD: 245 Orchard, Orinda - \$1,770,000



BUYER SOLD: 411 Tahos Rd, Orinda - \$2,125,000



BUYER SOLD: 1151 Sanders, Moraga - \$1,850,000



#1 Coldwell Banker Individual Agent 2022 and 2023 YTD



PENDING: 678 Carroll Dr, Moraga - \$1,295,000

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How to almost effortlessly hang your artwork

... continued from Page D4

Be sure your hanging clips are rated at that weight capacity or greater.

Now, where will it hang? Think of the space on the wall as a frame. Your goal is to hang the picture frame in the wall frame (space) on the first try. Let's define that wall frame. Is it between two windows? Between the fireplace and the door? If the door opens, does the frame get smaller? How do you want the art in relation to the frame? Most people prefer symmetry and choose to hang it in the center of the imagined wall frame.

Are you hanging more than one piece in the wall frame? One technique for arranging multiple pieces is to place the art on the floor in a space the same size and move the items around to find the arrangement you prefer, then transfer that arrangement to the wall.

Your next decision is how high to hang it. If it is a big piece, you might think about placing the top so it is level with a nearby door frame or window frame. If it is smaller, then you might want to center the focus of the work with the average height of a person (5'9") so that it meets the eye. Weigh all of these considerations along with your individual taste and aesthetic and

you are ready to hang your art.

Measure your wall frame and find the center (if you are centering the piece). Mark the center with a pencil or some painter's tape. Then have a helper hold the piece up on center and have them lift or lower the art so you can determine what height works. Then mark that height at the top of the frame on the wall.

Now, determine the height of the hook relative to the top of the picture frame. If the frame has a wire, pull the wire with the tip of your tape and measure to the top edge of the frame. Measure down from the top mark on the wall and install the hooks as needed.

I have seen a plastic gadget advertised on TV that is intended to make this process easier. It holds up the picture and allows you to mark where the hook needs to go. Ask yourself: Do I hang art frequently enough to justify buying such a gadget? Probably not.

Mirrors are generally much heavier and should be hung with heavier duty hooks. I often use molly bolts or plastic wall anchors and screws for heavier pieces. These require a drill and power screwdriver to install, but they are much stronger than a hook and nail in the sheetrock when you have a heavy mirror or piece of art that you love. One thing I don't use

are the wall anchors that come for free with the piece you're hanging. They are typically very cheap and frequently don't hold or the screws strip out. I carry a variety of fasteners in my truck, but a special trip to the hardware store to buy good hangers is worth saving the frustration of trying to use the free hangers that don't work.

As one client asked me, "Why do I always have 10 holes in the wall behind all my pictures?" Hopefully these tips can help you avoid having to buy increasingly larger pieces of art to hide those holes.

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.



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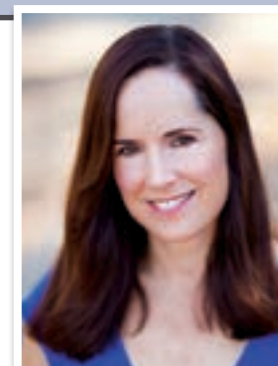


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Digging Deep with Goddess Gardener, Cynthia Brian

Start small



Spring is abloom under the redwoods with flowering cheery in the rear.

... continued from Page D1

To hungry insects and pests, the smell of onions is unpleasant, making them an excellent companion plant for many other vegetables including the members of the Solanaceae (nightshade) family of tomatoes, potatoes, eggplants, and peppers. Onions also act as a mild aphid repellent to roses. Here are other vegetables that will benefit from planting onions, garlic, or other alliums as companions:

- Beets
- Brassicas
- Carrots
- Chamomile
- Dill
- Lettuce
- Parsnips
- Parsley
- Spinach
- Strawberries

Don't plant onions with asparagus, peas, beans, or sage as the flavor will be negatively affected and the growth of the plants will be stunted.

Over the next few weekends, I'll be able to finish weeding areas where I want to plant more

tomatoes, zucchini, sweet corn, beans and cucumbers. Beans, corn and zucchini I'll plant by seed, and other vegetables I'll buy in small containers. I will continue the succession seeding of beets, carrots, and greens that my family enjoys eating. I'll add marigolds to repel other rodents and nematodes throughout the garden.

I am an advocate for growing my own groceries because I know that my soil is free of chemicals, insecticides, pesticides, and other harmful matter. You can also grow your own food even if you have a small space. Whether you buy a decorative container or repurpose a vessel, sanitize it with bleach and water. Rinse well. Add pebbles for drainage and rich potting soil. Plant what you like to eat. Keep your pot watered. Feed with organic fertilizers based on the requirements of what you plant. You will have produce that is delicious, nutritious, and healthy.

Most people don't know that many of the fruits and vegetables that we purchase in the supermarket or even at Farmers' Markets are filled with chemicals. Even if you are on a strict budget, the following Dirty Dozen of vegetables and fruits should only be purchased as organic produce or grown in your garden. Sadly, these are vegetables and fruits that most people enjoy and believe are good for us. Beware ... they are only good for you when they are grown without chemicals.

In order of the most chemicals used on each crop, The Dirty Dozen includes:

1. strawberries
2. spinach
3. collard greens, kale, mustard greens
4. peaches
5. pears
6. nectarines
7. apples
8. grapes
9. peppers and hot peppers
10. cherries
11. blueberries
12. green beans

A small amount of sweet corn, papaya, and squash is grown from genetically modified seeds. Always look to plant seeds that say "non-GMO".

The following fruits and vegetables are called The Clean Fifteen. You may purchase them anywhere, yet again, what you grow yourself will always be more beneficial.

1. avocado
2. sweet corn
3. pineapple
4. onions
5. papaya
6. frozen sweet peas



The weeds are as prolific as the yellow iris.

Photos Cynthia Brian

7. asparagus
8. honeydew melon
9. kiwi
10. cabbage
11. mushrooms
12. mangoes
13. sweet potatoes
14. watermelon
15. carrots

Finally, in May, plant annuals, perennials, and summer bulbs suited to your microclimate conditions as the weather warms. Cosmos, petunias, salvia, zinnias, yarrow, Agastache, penstemon, asters, marigolds, and echinacea are colorful choices that also attract pollinators. For bulbs, consider Lily of the Nile (*Agapanthus*), tuberous begonia, caladium, canna, dahlia, gladiolus, and lilies. Summer blooming plants need warm, well-draining soil. Always pay attention to the directions or plant tags. Keep everything watered sufficiently.

Start small and increase as you have the time and space. Don't buy too many plants at once if you won't be able to get them in their forever home within a few days. Make sure your area is weeded well before you sow any seeds. Cut high grasses and remove debris around the perimeter of your house as fire prevention. Inch by inch, it's a cinch!

Remember mom on Mother's Day with a plant or bouquet and enjoy mild May days.

Happy Gardening. Happy Growing! Happy Mom's Day!

PS: From May through June 30, DONATE your gently worn or new shoes to support women and families in poverty in developing countries as part of the Be the Star You Are!® charity Shoe Drive. Please tie shoes together or rubber band pairs to keep them together. Drop off at sponsor locations:

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The mustard is taller than Cynthia Brian

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. Her newest children's picture book, No Barnyard Bullies, from the series, Stella Bella's Barnyard Adventures is available now at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <http://www.GoddessGardener.com>

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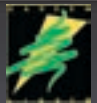
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ORINDA



New Listing!

367 Dalewood Drive

Fabulous single level home w/ lg chef's kitchen & formal living room w/ doors out to incredible backyard!

\$2,995,000

ORINDA



3 Del Mar Court

Move-in ready, this bright and light 4 bd/ 3 ba home has walls of glass, lofty ceilings, and Modern stylings!

\$2,580,000

ORINDA



115 Coral Drive

Enjoy beautiful views & tons of natural light in this adorable 3 bd/ 2 ba home in Orinda's beloved Ivy Drive neighborhood!

\$1,595,000

ORINDA

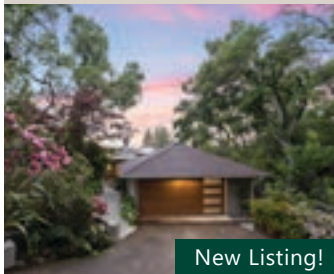


37 La Madronal

Nestled among majestic oaks w/ picturesque views of Mt. Diablo this property includes 3 bd/ 2 ba & 2427 sqft on a .25-acre parcel!

\$1,450,000

ORINDA



New Listing!

710 Miner Road

Peaceful 1.15 acre knoll setting w/ sunset views! 5 bd/ 3 ba, 3088 sqft home w/ spacious open floor plan & exceptional separation of space!

\$2,395,000

LAFAYETTE



New Listing!

3472 Silver Springs Road

Fabulous 4 bd/ 3 ba home w/ pool on stunning .5-acre lot in sought-after downtown Lafayette neighborhood. Must See!

\$2,450,000

LAFAYETTE



3243 Ameno Drive

Spacious 4 bd/ 3 ba home offers spectacular view of light & clouds, with panoramic views of Mt. Diablo!

\$1,725,000

MORAGA



New Listing!

30 Ascot Place

This single level 3 bd/ 2 ba home features vaulted ceilings and top of the hill location allowing ample natural light & wonderful views!

\$1,095,000

WALNUT CREEK



New Listing!

3177 Hambletonian Lane

This single-story end unit 4 bd/ 2 ba townhome has it all: open floorplan, vaulted ceilings, brick fireplace and expansive yard!

\$995,000

PLEASANT HILL



New Listing!

542 Odin Drive

Single level rancher features 4 bd/ 2 ba & a private, fully fenced yard w/ a patio, sparkling pool, spa, & lush landscape!

\$1,025,000

PLEASANTON



New Listing!

3024 Bolero Court

Beautiful 4 bd/ 3 ba, 2-story townhouse in the coveted Verona at Hacienda subdivision in Pleasanton!

\$1,190,000

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