

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 17 Issue 14 Wednesday, August 30, 2023



Lamorinda Home Sales

... read on Page D2

## *Digging Deep with Goddess Gardener, Cynthia Brian* **Divide and delight!**



**A hillside of Naked Ladies.**

Photos Cynthia Brian



**Midnight blue agapanthus.**

### **By Cynthia Brian**

*“There are no happier folks than plant lovers, and none more generous than those who garden.” ~ Ernest Wilson*

Many years ago, I was considering adopting two miniature ponies. When I visited the ranch where they were living there was a small pond surrounded by a flush of gorgeous pink blooms that I had never seen before. When I asked the property owner what they were, she told me they were Naked Ladies, a bulb that boasted bright green spear-like foliage in the winter. When the foliage died at the

end of spring, it was necessary to remove the brown leaves, leaving the turtle-shaped bulbs slightly protruding from the ground.

Indicating that her Naked Ladies needed dividing, she dug up a bulb, instructing me to plant it in the sun “anywhere,” irrespective of soil condition. “Wait for next summer’s surprise,” she said. I followed her directions, and that one bulb has evolved into many hundreds that blanket my hillside in a sea of pink perfection. Over the years I have divided, dug, and donated bulbs to many friends, offering them a summer surprise. Divide and delight! It makes me so happy!

This time of year is a perfect time to divide a wide variety of bulbs and perennials. Besides increasing the number of plants in your garden, divisions can be donated to other gardeners. Dividing overcrowded plants will give the remaining plants room to grow, maintain their health, and rejuvenate your beds. Over-crowded and over-grown plants will not bloom profusely, however, not all perennials or bulbs benefit from dividing.

Before you begin, water the area well a few days before digging. With a shovel or garden fork, dig a large area to remove a clump with the root ball, bulbs, or rhizomes in-

tact. Once out of the ground, shake off the excess dirt and cut or pull apart individual crowns. For perennials, make sure you have roots and leaves. Bulbs and rhizomes need roots attached. To avoid having the roots dry out, plant immediately in another area at the same depth and water deeply. To conserve moisture, add mulch to these newly divided plants.

Not all plants want to be divided. It’s best to leave Baptista, goatsbeard, lupine, milkweed, Russian sage, peony, red hot poker, bleeding heart, Hellebores, lavender, verbena, and oriental poppies alone. ... continued on Page D6



### 11 El Gavilan, Orinda

Modern farmhouse with backyard tropical paradise, fresh interior finishes, and an additional detached approx. 700-square-foot flex space and bathroom that offers endless possibilities. The two-level home features approx. 2,769 sq. ft. of living space on a deep .65-acre lot with expansive front gardens and lawns and a gated entry. 4 Bedrooms | 2 full - 2 half Bathrooms \$2,385,000



### 47 El Gavilan, Orinda

Enjoy San Francisco style in this modern hillside home with contemporary updates, dramatic vaulted ceilings and walls of windows that maximize the impressive 180-degree unobstructed northwest view. Located in the desirable Country Club area of North Orinda. Oversized windows and transoms frame the eye-catching views from the sizeable living room, and a sliding glass door offers a seamless flow out onto the spacious view deck with gourmet kitchen nearby.

4 Bedrooms | 2.5 Bathrooms \$1,950,000



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## Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	9	\$1,200,000	\$4,900,000
MORAGA	10	\$780,000	\$2,400,000
ORINDA	7	\$2,400,000	\$3,200,000

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

3732 Happy Valley Road, \$4,900,000, 4 Bdrms, 4536 SqFt, 1964 YrBl, 07-17-23

2 Harper Court, \$1,712,500, 4 Bdrms, 2998 SqFt, 1975 YrBl, 07-13-23, Previous Sale: \$1,500,000, 11-16-22

121 Haslemere Court, \$1,200,000, 3 Bdrms, 2025 SqFt, 1988 YrBl, 07-20-23, Previous Sale: \$655,000, 03-17-04

2265 Hidden Pond Lane, \$1,400,000, 4 Bdrms, 3188 SqFt, 1993 YrBl, 07-21-23

210 King Drive, \$1,375,000, 4 Bdrms, 1856 SqFt, 1949 YrBl, 07-19-23, Previous Sale: \$320,000, 08-01-90

3337 North Lucille Lane, \$1,900,000, 4 Bdrms, 2037 SqFt, 1951 YrBl, 07-20-23, Previous Sale: \$950,000, 04-30-14

1324 Martino Road, \$1,734,500, 3 Bdrms, 2113 SqFt, 1875 YrBl, 07-17-23

3145 Plymouth Road, \$1,450,000, 3 Bdrms, 1538 SqFt, 1952 YrBl, 07-18-23, Previous Sale: \$800,000, 06-13-07

3362 Sweet Drive, \$2,600,000, 4 Bdrms, 2911 SqFt, 1955 YrBl, 07-10-23, Previous Sale: \$303,000, 03-01-89

### MORAGA

923 Augusta Drive, \$1,720,000, 4 Bdrms, 2828 SqFt, 1989 YrBl, 07-14-23, Previous Sale: \$1,325,000, 06-10-21

932 Camino Ricardo, \$1,875,000, 4 Bdrms, 2801 SqFt, 1965 YrBl, 07-17-23, Previous Sale: \$1,282,500, 07-28-15

1688 Del Monte Way, \$2,200,000, 4 Bdrms, 2529 SqFt, 1969 YrBl, 07-18-23

429 Fernwood Drive, \$2,125,000, 4 Bdrms, 3178 SqFt, 1969 YrBl, 07-10-23, Previous Sale: \$485,000, 02-01-91

117 Goodfellow Drive, \$1,665,000, 3 Bdrms, 1768 SqFt, 1966 YrBl, 07-18-23, Previous Sale: \$1,230,000, 11-15-18

1290 Larch Avenue, \$1,500,000, 3 Bdrms, 2169 SqFt, 1966 YrBl, 07-17-23

471 Millfield Place, \$2,400,000, 4 Bdrms, 3644 SqFt, 1966 YrBl, 07-18-23, Previous Sale: \$4,800,000, 06-05-23

3992 Paseo Grande, \$1,800,000, 4 Bdrms, 2341 SqFt, 1969 YrBl, 07-10-23, Previous Sale: \$1,250,000, 05-15-06

454 Rheem Boulevard, \$780,000, 3 Bdrms, 1322 SqFt, 1974 YrBl, 07-10-23, Previous Sale: \$643,000, 10-29-18

107 Wallace Circle, \$1,330,000, 3 Bdrms, 1998 SqFt, 2020 YrBl, 07-19-23, Previous Sale: \$1,115,500, 04-29-21

### ORINDA

26 Broadview Terrace, \$3,000,000, 5 Bdrms, 3492 SqFt, 1951 YrBl, 07-13-23, Previous Sale: \$1,315,000, 12-04-00

78 Estates Drive, \$3,000,000, 4 Bdrms, 3623 SqFt, 1955 YrBl, 07-13-23

8 Fern Way, \$2,660,000, 4 Bdrms, 3313 SqFt, 1946 YrBl, 07-17-23

21 Moraga Viax, \$3,200,000, 4 Bdrms, 3195 SqFt, 1978 YrBl, 07-13-23, Previous Sale: \$2,369,000, 08-01-17

44 Oak Road, \$2,400,000, 4 Bdrms, 2576 SqFt, 2017 YrBl, 07-18-23, Previous Sale: \$499,000, 08-16-16

57 Tara Road, \$2,500,000, 3 Bdrms, 2149 SqFt, 1937 YrBl, 07-20-23, Previous Sale: \$1,325,000, 08-19-05

14 Zander Drive, \$2,800,000, 4 Bdrms, 3165 SqFt, 1963 YrBl, 07-21-23, Previous Sale: \$2,620,000, 08-08-22



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## MY RECENT SALES



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**1990 San Miguel Dr., Walnut Creek**  
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**\$4,400,000**



**261 Benham Dr., Martinez**  
REPRESENTED BUYER

Excellent value in the coveted Valhalla Elementary School district with huge lot.  
**\$1,225,000**

## CLIENT TESTIMONIAL

"Soraya is hands-down the best real estate agent I've ever worked with – and I used to be a licensed agent myself so I know what I'm talking about! Soraya helped us sell 2 personal homes and purchase a personal home. Most recently she was able to sell our Walnut Creek home for the highest sales price ever in the city. She also represented us on the purchase and sale of many investment "flip" properties and has always secured sales prices over ask amount. She is incredibly professional, on top of every detail and has excellent relationships with other agents and lenders which has been helpful to us on several occasions. She works tirelessly for her clients and invests a lot in her marketing. I would never use another agent and give her my highest recommendation. Stop looking for an agent now and hire Soraya!"

- Maria F.



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## Digging Deep with Goddess Gardener, Cynthia Brian

### Divide and delight!

... continued from Page D1

Plants that need dividing every few years to keep them performing beautifully include:

- Agapanthus
- Bearded and Dutch iris
- Daylilies
- Daffodils and Narcissus
- Hosta
- Lilies
- Peonies
- Monarda
- Phlox
- Astilbe
- Rudbeckia
- Echinacea
- Yarrow
- Lamb's Ear
- Blanket Flower
- Aster
- Coreopsis
- Naked Ladies
- Agave
- Thimbleberries

When dividing plants, follow these general guidelines: Prepare the soil: Amend the new location with compost and choose a well-draining location for the divisions. Water: A day before dividing, water the plants thoroughly to ensure they are adequately hydrated.

**Dig:** Only divide healthy specimens. Be careful to not damage the roots or bulbs by gently digging up the plant clumps using a shovel or garden fork. Start at the drip line by creating a trench and work inwards.

**Divide:** The best time to divide is when flowering has halted. Once the clump is out of the ground, clip off the remaining stems at the base and trim any dead or dying leaves and roots. Carefully separate plants into smaller divisions using your hands or a sharp knife. Make sure that each di-

vision has healthy roots. Replant: Plant the divisions at the same depth as where the original plant was growing. Water deeply and mulch to conserve moisture.

**Maintenance:** To establish these new divisions, continue to water and watch. Remove weeds, leaf debris, and grassroots from beds and add a mulch of straw or wood chips. During the blooming season, spent blooms, as well as spent branches, can be removed carefully to keep your beds looking fresh and colorful.

Bulbs should be divided when they are noticeably overcrowded. Bulbs produce offshoot bulbs and as they grow, flowers diminish although leaves flourish. This is when you know it's time to divide. Let the foliage die back naturally as the plant needs that energy for next year's growth. Although most plants can be divided in spring or fall, by dividing plants in September, the root systems are allowed to grow before winter arrives. Sometimes when dividing in spring, the heat arrives before the roots have had a chance to develop. Ask for assistance from your nursery or gardening expert if you feel your plant has any specific needs. Follow best practices and you will be rewarded with a healthy garden with a bounty of flowers.

The agapanthus that I grow in my garden came from divisions. My favorite color is the midnight blue agapanthus followed by the pure white species. This season I will be dividing my agapanthus and my iris. The healthy green leaves of the iris will be left undisturbed until later this

month, then I'll trim the leaves to approximately six inches and start dividing.

If you are looking for easy-to-care desert-loving species that require minimal water, agave and prickly pear cacti could fit the bill. Agave is propagated by separating the pups from the mother plant and replanting in another location in sandy or gravel-filled soil. If you enjoy eating the fruit of the prickly pear cacti, and admiring its pretty flowers, I suggest you plant one at the back of your garden so that the spines won't interfere with your other gardening tasks. The fruit is delicious, the flowers are bold, and the spines are ferocious. Make sure to wear heavy gloves when working with prickly pears. If you don't want to cultivate a jungle of these cactus, make sure to pick up and discard any pads that fall on the ground. No need to divide a prickly pear ... they spread on their own via dropped pads.

Gardening and sharing the bounty results in joy and happiness. I've been enjoying the flocks of mourning doves that have decided to call my garden home. Each night I go to sleep to their calming cooing. These peaceful birds don't seem to mind me photographing them, even in their nests. (See photo, Page D7).

I didn't adopt the adorable miniature ponies because the family decided to keep them (smart move), yet I am forever grateful for that single division of the Naked Lady as these belladonnas have brought such beauty to my landscape and the gardens of others. Divide, share, and be happy!



White agapanthus will be divided after flowering.



This bed of purple iris will be divided.



The thimbleberry, a thornless relative of raspberries and blackberries, is a delicious treat for humans and animals.



This caterpillar fell on Cynthia Brian's head. What is it?



Cynthia Brian

For more gardening advice for all seasons, check out Growing with the Goddess Gardener at <https://www.CynthiaBrian.com/books>. 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, Family Forever, from the series, Stella Bella's Barnyard Adventures is available for PRE-ORDERS now at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. [Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com) <http://www.GoddessGardener.com>

On Saturday, Sept. 30, Be the Star You Are!® will host a booth sponsored by the Lamorinda Weekly Newspaper and MBjessee Painting at the Pear and Wine Festival in Moraga. Stop by to plant seeds and pick up bags of free potpourri. More info at [www.bethestaryouare.org/events-1/2023-pear-and-wine-festival](http://www.bethestaryouare.org/events-1/2023-pear-and-wine-festival)



Mourning doves with their baby in a nest.

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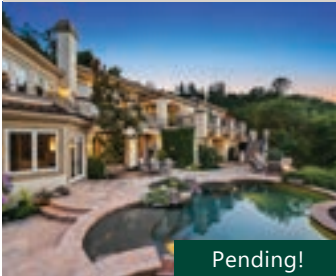
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## ORINDA



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## ORINDA



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## ORINDA



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## ORINDA



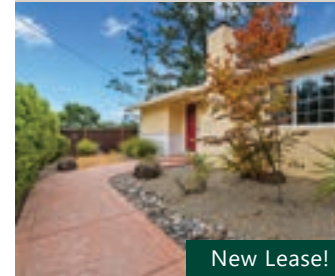
New Listing!

### 24 Altamount Drive

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## ORINDA



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## LAFAYETTE



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