

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 20

Issue 7

Wednesday, Sept. 9, 2026

Digging Deep with Goddess Gardener, Cynthia Brian **September seed saving**

By Cynthia Brian



A bed of multi-colored zinnias.

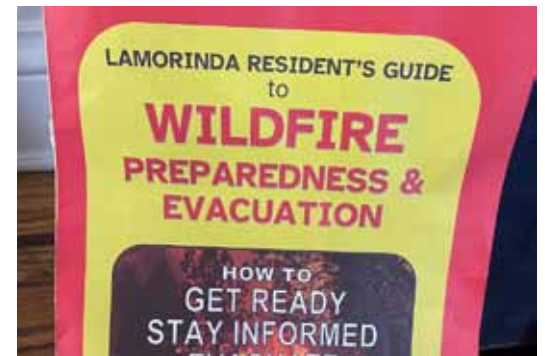
"The flowers of tomorrow are the seeds of today."
~ Ancient proverb

With less than a month of summer left, it is time to prepare for our fall landscapes. A little planning now will keep your garden growing. The temperature may not be cooling just yet, but improving our soil, cleaning our beds, and saving seeds will provide a strong start for spring.

The splendid blooms of bougainvillea, hydrangea, zinnia, lantana, and echinacea color

late summer landscapes in a kaleidoscope of spectacle that teases the senses. For years I have cut bouquets of hydrangea to dry and saved seeds of zinnia. I have not saved seeds of echinacea because the birds, specifically goldfinches, love to eat these seeds, and I love my garden filled with birds. But this year, I am saving seeds while leaving a few samples for my feathered friends.

One of the best ways to save money in the



Wildfire Emergency Preparedness

... read on Page OH10

garden is to save seeds. For most plants, just clip, gather, dry, and save the seeds in an envelope or brown paper bag.

Here are the steps to saving echinacea seeds for sowing.

FIRST: Identify Readiness

Seeds are ready to harvest when the plant is finished blooming, and petals fall off naturally.

Look at the cone at the top of the flower. Is it dry, brownish, and hard? If it is spongy or green, the seeds are not ready yet.

...continued on Page OH8



Violet colored hydrangeas are beautiful fresh or dried.

Photos Cynthia Brian

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SALE PENDING - 233 Melody Ln, Orinda



**Remodeled Single Level Mid Century Home
In prestigious Sandhill neighborhood**

**SOLD 9 Easton Ct - Orinda
Went sale pending in 6 days**



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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	16	\$1,465,000	\$4,800,000
MORAGA	10	\$607,000	\$3,150,000
ORINDA	17	\$1,193,500	\$9,950,000

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

3018 Bradbury Drive, \$1,850,000, 4 Bdrms, 2340 SqFt, 1970 YrBl, 07-15-26

414 Castello Road, \$1,465,000, 3 Bdrms, 1330 SqFt, 1954 YrBl, 07-17-26,

Previous Sale: \$1,250,000, 08-27-19

4 Crest Road, \$1,830,000, 3 Bdrms, 2143 SqFt, 1947 YrBl, 07-15-26,

Previous Sale: \$1,900,000, 02-10-23

1676 Foothill Park Circle, \$2,465,000, 5 Bdrms, 3119 SqFt, 1957 YrBl,

07-15-26, Previous Sale: \$2,050,000, 09-29-20

1165 Glen Road, \$4,800,000, 4 Bdrms, 4511 SqFt, 1952 YrBl, 07-09-26

694 Glorietta Boulevard, \$1,700,000, 4 Bdrms, 1647 SqFt, 1967 YrBl, 07-10-26

2123 Hidden Pond Road, \$1,800,000, 5 Bdrms, 2990 SqFt, 1996 YrBl, 07-29-26,

Previous Sale: \$959,000, 04-10-15

944 Juanita Drive, \$1,600,000, 3 Bdrms, 1524 SqFt, 1950 YrBl, 07-09-26,

Previous Sale: \$850,000, 12-04-18

3250 Judith Lane, \$2,050,000, 3 Bdrms, 1953 SqFt, 1955 YrBl, 07-17-26,

Previous Sale: \$1,630,000, 09-23-19

858 Mountain View Drive, \$2,590,000, 5 Bdrms, 4280 SqFt, 1979 YrBl,

07-13-26, Previous Sale: \$2,800,000, 02-15-24

3500 Rowe Place, \$4,659,000, 5 Bdrms, 4130 SqFt, 2006 YrBl, 07-30-26,

Previous Sale: \$1,167,000, 09-13-04

599 Silverado Drive, \$2,025,000, 4 Bdrms, 2421 SqFt, 1964 YrBl, 07-16-26

3448 Solana Court, \$2,330,000, 3 Bdrms, 2030 SqFt, 1956 YrBl, 07-07-26,

Previous Sale: \$1,165,000, 04-18-25

3342 South Lucille Lane, \$1,250,000, 3 Bdrms, 1154 SqFt, 1954 YrBl, 08-04-26,

Previous Sale: \$600,000, 04-24-25

3284 Surmont Drive, \$2,825,000, 3 Bdrms, 5082 SqFt, 1988 YrBl, 07-13-26,

Previous Sale: \$2,100,000, 01-21-16

60 Terra Teresa, \$3,911,500, 5 Bdrms, 4987 SqFt, 2007 YrBl, 07-31-26,

Previous Sale: \$2,200,000, 03-27-08

...continued on Page OH4

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JUST LISTED

3960 Campolindo Drive, Moraga

5 BED / 3 BATH | 2,644 SQ. FT.* | OFFERED AT \$2,150,000

*Per public records



Photo credit: Kam Idris
Photo does not depict the Coming Soon home.

COMING 9/10

149 Sandringham Drive South, Moraga

5 BED / 3 BATH | 2,926 SQ. FT.* | CALL FOR PRICING

*Per public records



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VANGUARD PROPERTIES

The information contained herein has been received from Vanguard Properties' clients, third parties and/or public records. Vanguard Properties has not verified the foregoing information and will not confirm the accuracy of same. Buyers are advised to investigate all information important to Buyers and to verify the accuracy of the representations contained herein.

MORAGA

- 124 Ascot Court #B, \$607,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 07-30-26,
Previous Sale: \$605,000, 03-29-21
247 Corliss Drive, \$2,100,000, 4 Bdrms, 2056 SqFt, 1964 YrBlt, 07-31-26
275 Deerfield Drive, \$2,575,000, 5 Bdrms, 3414 SqFt, 1966 YrBlt, 08-04-26,
Previous Sale: \$1,250,000, 02-19-13
18 Fieldbrook Place, \$3,150,000, 4 Bdrms, 2757 SqFt, 1962 YrBlt, 07-06-26,
Previous Sale: \$1,700,000, 04-13-16
107 Hazelwood Place, \$1,501,000, 4 Bdrms, 1909 SqFt, 1967 YrBlt, 07-09-26
1142 Larch Avenue, \$1,258,000, 4 Bdrms, 1683 SqFt, 1962 YrBlt, 07-07-26,
Previous Sale: \$236,000, 12-01-86
204 Miramonte Drive, \$925,000, 3 Bdrms, 1514 SqFt, 1965 YrBlt, 07-06-26,
Previous Sale: \$1,015,000, 03-31-22
17 Sanders Ranch Road, \$2,925,000, 4 Bdrms, 3254 SqFt, 1985 YrBlt, 07-09-26
152 Tharp Drive, \$1,405,000, 4 Bdrms, 2404 SqFt, 1963 YrBlt, 07-07-26
263 Tharp Drive, \$1,695,000, 4 Bdrms, 2092 SqFt, 1967 YrBlt, 07-14-26,
Previous Sale: \$560,000, 02-11-00

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ORINDA

- 135 Canon Drive, \$1,250,000, 4 Bdrms, 2393 SqFt, 1965 YrBlt, 08-04-26
7 El Corte, \$1,450,000, 3 Bdrms, 2002 SqFt, 1953 YrBlt, 07-13-26,
Previous Sale: \$840,000, 11-22-04
38 Fiddleneck Way, \$3,050,000, 4 Bdrms, 2736 SqFt, 2021 YrBlt, 07-21-26,
Previous Sale: \$2,146,000, 11-01-21
1 Gardiner Court, \$3,570,000, 5 Bdrms, 5755 SqFt, 1990 YrBlt, 07-20-26,
Previous Sale: \$1,935,000, 06-02-11
1 Haciendas Road, \$1,193,500, 2 Bdrms, 1513 SqFt, 1938 YrBlt, 07-15-26,
Previous Sale: \$105,000, 02-19-99
7 Haciendas Road, \$9,950,000, 4 Bdrms, 9082 SqFt, 1957 YrBlt, 07-15-26,
Previous Sale: \$397,500, 06-01-88
130 La Espiral, \$2,000,000, 4 Bdrms, 2559 SqFt, 1970 YrBlt, 07-27-26,
Previous Sale: \$1,200,000, 11-16-21
24 Las Vegas Road, \$1,598,000, 3 Bdrms, 2021 SqFt, 1949 YrBlt, 07-14-26
32 Los Dedos Road, \$3,775,000, 3 Bdrms, 3112 SqFt, 1974 YrBlt, 07-07-26,
Previous Sale: \$795,500, 03-09-11
229 Manzanita Drive, \$1,580,000, 4 Bdrms, 1674 SqFt, 1950 YrBlt, 07-13-26,
Previous Sale: \$942,000, 03-24-05
518 Miner Road, \$1,825,000, 6 Bdrms, 2744 SqFt, 1949 YrBlt, 07-07-26
84 Mossbridge Lane, \$3,990,000, 5 Bdrms, 4396 SqFt, 2019 YrBlt, 07-16-26,
Previous Sale: \$3,495,000, 04-07-20
39 Saint Stephens Drive, \$1,460,000, 3 Bdrms, 2438 SqFt, 1977 YrBlt, 07-08-26,
Previous Sale: \$300,000, 03-01-87
53 Sleepy Hollow Lane, \$1,200,000, 3 Bdrms, 2234 SqFt, 1978 YrBlt, 07-21-26
612 Tahos Road, \$1,321,000, 3 Bdrms, 2039 SqFt, 1964 YrBlt, 07-09-26
66 Van Ripper Lane, \$3,000,000, 4 Bdrms, 3031 SqFt, 1953 YrBlt, 07-07-26
58 Van Ripper Lane, \$2,400,000, 4 Bdrms, 2885 SqFt, 1950 YrBlt, 07-08-26

...continued from Pahe OH4



Just Listed | 27 Stanton Ave., Orinda

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694 Los Palos Drive, Lafayette | \$4,995,000
4 Bedrooms | 4 Bathrooms | 694LosPalosDrive.com



17 Dias Dorados, Orinda | \$4,295,000
5 Bedrooms | 5F 2H Bathrooms | 17DiasDorados.com



6 Charolais Court, Danville | \$3,749,000
5 Bedrooms | 5F 1H Bathrooms | AnnNewtonCane.com



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9 Northridge Lane, Lafayette | \$2,495,000
3 Bedrooms | 3F 2H Bathrooms | 9Northridge.com



90 Woodbury Highlands Pl #16, Lafayette | \$898,000
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Readers asked what Jacobinia looks like as discussed in the last issue. Here it is!

...continued from Page OH1

SECOND: Harvesting Seeds

Using garden clippers, cut the stem two or three inches below the dried seed head.

Lay the seed heads on a cookie sheet or cardboard for a few days to ensure the seeds are completely dry.

THIRD: Extracting the Seeds

Wear gloves as the cones are spiky and prickly.

Get a bowl, tray, or other container and break the cones apart. Sharp, needle-like chaff will be mixed with tiny brown seeds. Use tweezers to separate the seeds from the chaff. Another method is to put the cones in a paper bag or jar with a lid. Shake vigorously until seeds are dislodged. Discard as much chaff as possible.

FOURTH: Storage and Germination

Preparation

Place seeds in an airtight container, paper bag, mason jar, or envelope. Label with the name and year.

Cold stratification is the secret to echinacea germination for spring planting. The easiest way

is to put your container, bag, jar, or envelope in the refrigerator for 90 days before planting. The cold helps with breaking dormancy. Common purple coneflower can be sown directly without cold stratification. Scattering seeds in October through December allows for natural cold stratification during winter months, with seeds breaking dormancy for early spring sprouting. (Zinnias do not like cold stratification, so don't put those seeds in the refrigerator.) Otherwise, scatter seeds when the danger of frost has passed in the spring for a stunning summer display.

Other flowers that benefit from saving seeds include marigolds, cosmos, poppies, snapdragons, nigella, bachelor's buttons, sunflowers, and calendulas. Cut the finished flower heads on a hot, sunny day. Dry completely, as moisture will mold and ruin the seeds. Save and label the seeds as directed for echinacea and store in a dark, dry place to sow next spring.

From your saved seeds, enjoy fanciful flowers "tomorrow."



It's apple season!



Planted in a large container, orange, red, and yellow lantana brighten a patio.

Photos Cynthia Brian



Echinacea flowers.

Photo Cynthia Brian



Live the dream in this beautiful lower Larch home tucked against rolling open hills, near Camino Pablo School, shopping, parks, and Highway 24. Updates include a renovated kitchen, solar panels and much more. This comfortable home holds 5 bedrooms and 3½ bathrooms, including two fully independent primary suites. Formal and informal dining options, formal living, game room and media room offer flexibility to suit any lifestyle. Enjoy easy indoor/outdoor flow to lawns, two decks, patio areas, the pool, hot tub, and outdoor grill area, in a very private backyard setting.

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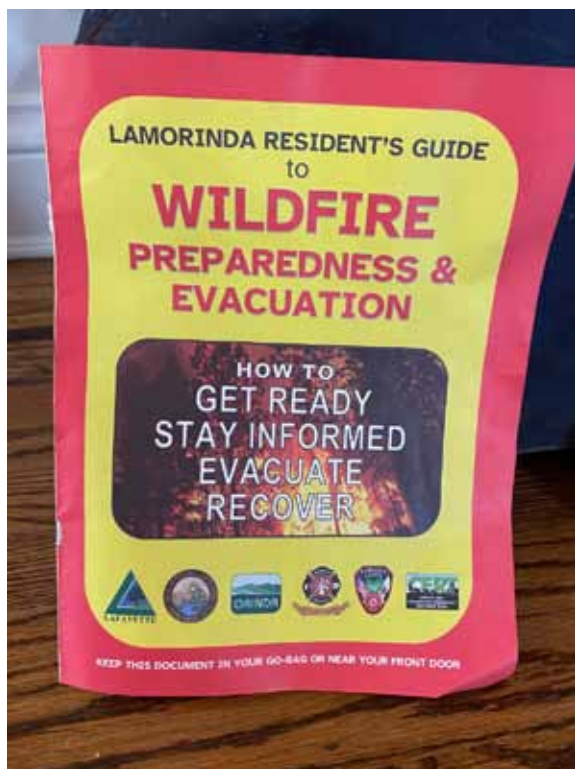
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When you are told to evacuate, Go, Go, Go!

By Cynthia Brian



Read Lamorinda Resident's Guide to Wildfire Preparedness and Evacuation for important information.

Picture this: It's the middle of the night. The power is out. It's pitch-black and cold. You are sick with the flu, and there is pounding at your door. The firefighter says, "Evacuate now ... you have sixty seconds."

What do you do? It happened to us, and because I was partially prepared for an emergency, my husband and I were in our car in less than a minute. Mistakes were made; lessons were learned.

Global warming is resulting in more frequent and devastating climate disasters. The best protection is to make a plan and practice being ready. Pack a Go Bag for each family member, which can be a backpack, duffel, roller bag, or suitcase. Prepare pet packs. Know exactly where important basics are located so you can seize them in seconds. Keep a small emergency kit in every car, and the family Go Bags in a closet closest to the cars. Leave with only one vehicle. Evacuations can last hours, days, or longer.

Preparation prerequisites

Sign up for emergency notifications at <https://www.nixle.com>. Have headlamps available.

Learn how to open automatic gates and garages manually.
Create a flash drive with updated copies of passports, driver's licenses, credit cards, insurance documents, important papers, and contacts to keep in your Go Bag.
Store mementos, heirlooms, picture books, or irreplaceable items near your Go Bag or in an area where they are quickly retrievable.
Make signs that say "Evacuated" and "Need help." Keep these with your Go Bag with a roll of tape to add to your door.
Know your neighbors.
Practice evacuation routes and know where to go.

Go Bag essentials

- First Aid kit
- Flashlight with extra batteries
- Portable Emergency Radio
- Duplicate chargers for phones, tablets, and computers
- Flash Drive with important document copies
- Work gloves
- Warm gloves
- Towelettes
- Towel
- Bottled water (1 gallon per person per day)
- Blanket
- Walking shoes
- Socks
- Warm jacket
- Peanut butter
- Honey
- Protein Bars
- Personal hygiene kit including soap, toothbrush, and toothpaste
- Medications
- Matches
- Candle
- Eating utensils and plates
- Breathing masks (NIOSH N95)
- Clothing change
- Sunglasses
- Reading Glasses
- Extra set of keys to home, office, etc.
- Cash
- Toilet Paper

Last minute necessities to grab

- Computer or tablet with cables
- Backup drives
- Cell Phone
- Wallet
- Purse
- Glasses
- Keys
- Pets

Natural disasters know no boundaries. When a first responder instructs you to evacuate, listen and obey.

What were the lessons learned in our emergency? Because of the power outage, my husband couldn't find his wallet, keys, phone, glasses, or tablet in the darkness. He escaped without them. I ran out the door barefoot. Fortunately, my gardening clogs were stashed under a bench on the front steps, saving my feet!

Be prepared for anything. Wear shoes. Stay calm, and go, go, go!



Packed Go Bag with readied signs and portable emergency radio.

Photos Cynthia Brian

Cynthia Brian's Goddess Gardener Guide for September

ADD a bench to your flower garden for a relaxing place to perch.

CONTINUE harvesting tomatoes, peppers, beans, eggplant, cucumbers, zucchini, and other summer favorites.

PLANT a pot of red, yellow, and orange lantana for an upbeat patio palette.

FREEZE, can, or share extra bounty of vegetables and fruits.

PREPARE garden beds for planting cool-season crops of lettuce, spinach, kale, beets, carrots, and radishes.

REFRESH mulch to protect plant roots, retain moisture, and deter weeds.

COMPOST to improve your soil and replenish nutrients.

CLEAN the garden, discarding diseased and spent plants to reduce pests. Do not compost diseased plants.

GATHER seeds of zinnia, echinacea, and other annuals to scatter in late fall or early spring.

HARVEST ripe, sweet, crunchy apples.

CUT branches of bougainvillea for a bouquet, being careful of the thorns. Wear gloves when working with prickly flowers.

PREVENT the bacterial infection of tetanus by getting a vaccine. Tetanus is on the rise in the United States. The microorganisms are found in soil, manure, and rust...all places gardeners encounter.

DEEP soak magnolia and redwoods.

DRY hydrangea stems as a fabulous focal flower to decorate throughout the year.

VISIT "Native Plant Extravaganza" with the Bringing Back the Natives Tour and Green Home Features Showcase on Sept. 12, rain or shine, or picnic on Sept. 20.

<https://bringingbackthenatives.net/native-plant-extravanzas-2023>

Happy Gardening! Happy Growing!



For more seasonal gardening tips and inspiration, grab a copy of "Growing with the Goddess Gardener" at <https://www.CynthiaBrian.com/books>. Raised in Napa County vineyards, 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, <https://www.BetheStarYouAre.org>. Tune into Cynthia's StarStyle® Radio Broadcast at <https://www.StarStyleRadio.com>. Her best-selling children's series, "Stella Bella's Barnyard Adventures," is available at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <https://www.CynthiaBrian.com>

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LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM



Price Change!

240 Tappan Lane, Orinda

6 Bd | 6 Ba | 6,800 Sqft | \$4,895,000

Once in a while, a home comes along that genuinely stops you. 240 Tappan Lane is that home. A long cobblestone drive winds beneath a canopy of Valley oaks before this stunning 6,800 sq ft contemporary comes into view.



New Listing!

16 Valley View Lane, Orinda

4 Bd | 4 Ba | 4,453 Sqft | \$3,295,000

Remodeled by Orinda architect Rich Bartlett, this sophisticated 4,453 square foot estate sits on 1.53 private acres of professionally landscaped serenity. The thoughtful floor plan opens every room to sweeping views.



2 Crane Court, Orinda

4 Bd | 3 Ba | 3,907 Sqft | \$3,495,000

Thoughtfully positioned to capture beautiful ridge-line views and blend seamlessly with its natural surroundings, the home offers a rare combination of architectural sophistication, exceptional construction, and everyday comfort.



30 Dias Dorados, Orinda

5 Bd | 4 Ba | 3988 Sqft | \$2,955,000

Stunning contemporary with 3,988 sf, 5 bedrooms, office, and 4 full baths with a flexible floor plan and nestled on a private .57-acre cul-de-sac lot in Orinda Country Club.



2169 Nelda Way, Alamo

4 Bd | 2.5 Ba | 3,181 Sqft | \$2,795,000

Nestled near prestigious Round Hill Country Club, this exceptional Traditional residence offers timeless elegance, refined comfort and effortless indoor-outdoor living on a private .72-acre lot.



Pending!

12 E Altarinda, Orinda

4 Bd | 4 Ba | 3,627 Sqft | \$2,450,000

This is a home built for the way families actually live now, entertaining outdoors, having room to flex as needs change, and staying close to everything that makes Lamorinda living worth it.



New Listing!

65 Bates Blvd, Orinda

4 Bd | 3.5 Ba | 4,015 Sqft | \$2,295,000

Discover a truly extraordinary European-inspired retreat where timeless architecture and enchanting landscapes create an unforgettable living experience.



New Listing!

210 Lafayette Circle #302, Lafayette

3 Bd | 2 Ba | 1,658 Sqft | \$2,195,000

Welcome to an exceptional penthouse residence in the heart of Lafayette—where sophisticated design, effortless convenience, and tranquil hillside views come together in one remarkable home.



1148A Upper Happy Valley Rd, Lafayette

3 Bd | 2 Ba | 1,868 Sqft | \$2,095,000

Set down a private drive and tucked into a picturesque natural setting, this quintessential Happy Valley home has been renovated throughout and offers easy modern living in a top location.



112 Camino Sobrante, Orinda

3 Bd | 2.5 Ba | 2,302 Sqft | \$1,695,000

Tucked into one of Orinda's most desirable neighborhoods just moments from Orinda Country Club and Lake Cascade, 112 Camino Sobrante embodies the charm that makes Orinda so beloved.



43 Monte Vista Road, Orinda

3 Bd | 2 Ba | 1,845 Sqft | \$1,695,000

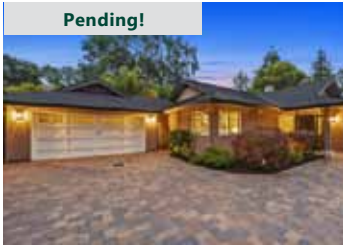
Charming, single-story ranch featuring on a rare 1.1-acre park-like setting with views from every room. A fenced front yard welcomes you to this move-in ready home featuring a hardwood entry, wet bar, bright galley kitchen and family room with fireplace.



499 Silverado Dr, Lafayette

4 Bd | 2 Ba | 2,473 Sqft | \$1,550,000

Stunning remodeled contemporary home in the highly desirable Burton Valley neighborhood! This dramatic 4-bedroom, 2.5-bath residence features a bonus room and sits on a private 1.15-acre lot at the end of a peaceful cul-de-sac.



Pending!

60 Karol Lane, Pleasant Hill

3 Bd | 3 Ba | 1,695 Sqft | \$1,295,000

This maintained home nestled on a quiet cul-de-sac in one of Pleasant Hill's most sought after pockets. A truly unique home to be experienced in person that offers endless opportunities with an unmatched pride of ownership.



1130 Glencourt Dr, Oakland

3 Bd | 2 Ba | 1,363 Sqft | \$849,000

Thoughtfully updated and move-in ready, it features hardwood floors, some dual-pane windows, great natural light, a spacious living room with a cozy fireplace, and an updated kitchen.



112 Ascot Ct B, Moraga

1 Bd | 1 Ba | 858 Sqft | \$399,000

Ideally located near Moraga's shops, restaurants, parks, and scenic trails, you'll enjoy a connected lifestyle with easy access to everything that makes Lamorinda so desirable -- including high-end dining and shopping in neighboring Lafayette and Walnut Creek

The Village Associates:

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It's Village. Of Course.