

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 3 Wednesday, April 9, 2014



*The Home Designer*

*...read on page C10*

## How to Plant in Lamorinda's Microclimates

*Fog and topography a big factor when planning your garden*

By Sophie Braccini



*Now is the time to be planting fruit trees. Matt Cameron of the Moraga Garden Center shows a bare-root black mulberry tree to Hye Yeong Min of Orinda. She is curious about the roots.*

*Photo Chris Lavin*

**Y**ou don't need a green thumb to know that we live in an area of microclimates, but observant local gardeners will tell you that sub-microclimates may exist on any single plot of land. Microclimates vary from eastern Lafayette to western Orinda, Canyon to southwestern Moraga, so when deciding what vegetables and fruit trees will grow well on your prop-

erty, the devil is in the details.

Serious gardeners keep a record of what happens year after year, observing the sun, wind and hardscape, and sometimes even installing small weather stations to capture data in different parts of their gardens.

*... continued on page C4*





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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	14	\$600,000	\$2,275,000
MORAGA	13	\$245,000	\$1,450,000
ORINDA	5	\$765,000	\$2,500,000

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

- 3280 Brookwood Drive, \$862,000, 3 Bdrms, 1741 SqFt, 1963 YrBl, 3-13-14  
 1847 Del Este Street #1857, \$1,225,000, 6 Bdrms, 4719 SqFt, 1989 YrBl, 2-28-14;  
 previous Sale: \$1,195,000, 03-17-04  
 467 Florence Drive, \$915,000, 3 Bdrms, 1651 SqFt, 1951 YrBl, 3-4-14;  
 previous Sale: \$830,000, 08-10-06  
 631 Laird Lane, \$825,000, 4 Bdrms, 2082 SqFt, 1967 YrBl, 3-12-14;  
 previous Sale: \$650,000, 04-16-04  
 7 Lincolnshire Court, \$1,520,000, 3 Bdrms, 2595 SqFt, 1952 YrBl, 3-7-14;  
 previous Sale: \$650,000, 09-08-10  
 3210 Quandt Road, \$2,275,000, 4 Bdrms, 3606 SqFt, 1981 YrBl, 3-6-14;  
 previous Sale: \$740,000, 01-05-99  
 837 Reliez Station Road, \$959,000, 5 Bdrms, 2481 SqFt, 1949 YrBl, 3-7-14;  
 previous Sale: \$670,000, 12-03-12  
 1348 San Reliez Court, \$1,225,000, 3 Bdrms, 2326 SqFt, 1955 YrBl, 3-4-14;  
 previous Sale: \$910,000, 08-03-10  
 513 Silverado Drive, \$1,400,000, 5 Bdrms, 2724 SqFt, 1964 YrBl, 3-11-14;  
 previous Sale: \$715,000, 03-27-98  
 1 Springhill Lane, \$1,595,000, 4 Bdrms, 2516 SqFt, 1966 YrBl, 3-14-14;  
 previous Sale: \$470,000, 08-14-98  
 3176 Stanley Boulevard, \$600,000, 3 Bdrms, 1808 SqFt, 1950 YrBl, 3-12-14;  
 previous Sale: \$840,000, 05-14-08  
 3389 Sweet Drive, \$1,165,000, 3 Bdrms, 1743 SqFt, 1955 YrBl, 3-5-14  
 1106 Upper Happy Valley Road, \$956,000, 3 Bdrms, 1828 SqFt, 1939 YrBl, 3-11-14  
 1009 Willow Drive, \$910,000, 4 Bdrms, 1632 SqFt, 1941 YrBl, 3-6-14

#### MORAGA

- 111 Ascot Court #A, \$355,000, 2 Bdrms, 1106 SqFt, 1973 YrBl, 3-14-14;  
 previous Sale: \$380,000, 10-22-04  
 2079 Ascot Drive #139, \$245,000, 1 Bdrms, 713 SqFt, 1971 YrBl, 3-14-14;  
 previous Sale: \$165,000, 12-22-10  
 756 Augusta Drive, \$765,000, 2 Bdrms, 2079 SqFt, 1974 YrBl, 3-14-14;  
 previous Sale: \$690,000, 05-27-11  
 871 Augusta Drive, \$660,000, 2 Bdrms, 1552 SqFt, 1979 YrBl, 3-7-14  
 939 Augusta Drive, \$830,000, 4 Bdrms, 3108 SqFt, 1988 YrBl, 3-13-14;  
 previous Sale: \$512,000, 08-22-97  
 815 Camino Ricardo, \$1,416,000, 5 Bdrms, 2397 SqFt, 1965 YrBl, 3-11-14  
 875 Camino Ricardo, \$1,200,000, 4 Bdrms, 2160 SqFt, 1967 YrBl, 3-4-14;  
 previous Sale: \$878,500, 11-09-11  
 5 Corliss Drive, \$1,086,000, 4 Bdrms, 2406 SqFt, 1963 YrBl, 3-3-14;  
 previous Sale: \$155,000, 08-29-79

... continued on page C12

STILL #1 FOR A REASON



2010, 2011, 2012, 2013



**Just Listed! Open Sun. 1-4**

**3569 East View Drive, Lafayette**  
*Offered at \$925,000*  
**3569EastViewDrive.com**



**Just Listed! Open Sun. 1-4**

**624 Sky Hy Circle, Lafayette**  
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**624SkyHyCircle.com**



**Just Listed! Open Sun. 1-4**

**70 Ridgecrest Court, Lafayette**  
*Offered at \$1,850,000*  
**70RidgecrestCourt.com**



**Shown by Appointment**

**59 Cedar Terrace, Orinda**  
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**59Cedar.com**



**Shown by Appointment**

**1152 Brown Avenue, Lafayette**  
*Offered at \$2,775,000*  
**1152BrownAve.com**

**Pending!**

**3470 La Caminita, Lafayette**  
*Offered at \$3,475,000*  
**LaCaminitaEstateProperty.com**

**1985 Marion Court, Lafayette**  
*Offered at \$2,225,000*  
**1985MarionCt.com**

**1812 Newcastle Court, Walnut Creek**  
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# How to Plant in Lamorinda's Microclimates

... continued from page C1



Bobbie Preston with the Moraga Gardens Farm maps. Photo Sophie Braccini

The Moraga Gardens Farm, during its spring plant sale, is refining its neighborhood map to illustrate what vegetables grow best in which locations.

"I noticed that the tomatoes I plant in my garden do not grow the same way as the ones that are planted in the Gardens Farm," says Bobbie Preston. "I live in the Camino Pablo/Larch neighborhood of Moraga where the fog lingers longer, while the farm is close to the intersection of Moraga Road and Moraga Way and gets more sun." Preston is part of the team that sells the seedlings grown for sale on site.

As the team noticed these yield differences, its members decided to create a Lamorinda map indicating what varieties do best where, one street at a time. "Right now we have information that comes from our members who work at the Farms and also grow at home," says Preston. "What we're doing this year is collecting informa-

tion from people who buy our plants all over Lamorinda, telling us what works best and what doesn't grow as well where they live." The information collected will remain anonymous, with locations marked by the closest cross streets.

"It seems Champion tomatoes are doing very well almost everywhere," notes Preston. "On the other hand, the Cherokee purple are not producing much in my garden, they do not get enough sun. It does well at the Farm where there is less morning fog, but here we can't get it to develop its color and flavor." Preston also experimented with tomatoes planted in containers. "We wanted to see what types would do well in pots so we could advise people," she says. "The pots tend to dry out. Ceramic pots and plastic containers get really hot in the sun and the roots get too hot; wood is probably the best." She and other Farm members have noticed that cherry tomatoes tend to do very well in containers. "Artichokes are also very sensitive to weather micro-conditions, but as opposed to tomatoes that need a lot of sun, they enjoy more foggy summers," she adds.

... continued on page C6



This artichoke plant in a Moraga garden didn't grow in the first spot it was planted and had to be moved to a different location where it is now doing very well.



**Patricia Battersby**

925-330-6663

pb@patriciabattersby.com

BRE# 00854469

**Ashley Battersby**

925-323-9955

ashley@patriciabattersby.com

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\*per Public Records \*\*per Appraisal



# How to Plant in Lamorinda's Microclimates

... continued from page C4



*An avocado tree thrives in a hillside Moraga garden.*

*Photo Cathy Dausman*

"Climates are critical to the success and failure of crops," confirms Kenny Murakami, owner of the Moraga Garden Center. He recommends an analysis of the topography of each property to determine what to plant where.

"In winter on a slope, cold air is heavier than warm air, so it sinks. If your house is on the slope, cold air gets caught on the uphill side; then the cold air will go around [the structure of your home] causing a little triangle on the downhill side that's a little bit warmer," he explains. "If you have fences or shrubs, they will also deflect cold air. You can think of cold air as a thick viscous liquid and how it flows downhill in winter." Murakami says that avocados, which are very sensitive to frost, should be planted on the downhill side of a home.

Converse to winter cold, there is summer heat. "Lettuce does not like heat, so you can plant it on the east side of your tomato plants so the afternoon sun gets cut off," he suggests. In the sunnier spots he recommends tomatoes, squash, peppers, and melons, keeping the greens in the shade.

He agrees that the conditions in each garden are also linked to where people live. "The main factor around here

is the fog," he says. "Depending on when it sets in and burns out will create quite different microclimates." He does not recommend certain plants for the Lamorinda area, such as Kadota figs that require a lot of heat. "If you get closer to Concord you can get Kadota, but here in Moraga with the fog, you will have more success with Black Mission or Brown Turkey figs."

"Half of gardening is observing," states Murakami. He recommends that people watch the pattern changes with the seasons, and record observations year round. For example, people can record the exact time when fruit trees bloom and the associated conditions. Is it sunny? Windy? "If you do that over the years, you will notice slight differences," he adds. For ultimate information gathering, some gardeners install weather stations outside their homes; the data can be uploaded on a personal weather website and shared with weather networks around the world.

The Moraga Gardens Farm will sell its tomato, squash, pepper and herb plants every weekend from 9 a.m. to 4 p.m. through April 19 at 1370 Moraga Way (next to the fire station). The Moraga Garden Center is located at 1400 Moraga Rd. For information about weather stations, visit

<http://www.windandweather.com/weather-stations/weather-stations.htm>.



*Fog at Lafayette Reservoir*

*Photo Kathy Bowles*

# Welcome to the Spring Market!



**528 Tahos Road, Orinda**  
5 bedrooms - 4 baths - 2 half baths  
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820 Las Trampas



## The Home Designer Great Wall of Style

By Brandon Neff



*Phillip Jeffries makes beautiful grasscloth papers in dynamic colors.*

*Photos courtesy Brandon Neff Design*

After its heyday from the 1930s, through the beginning of the pivotal social and economic shifts that were the 1960s, American design didn't embrace wallpaper for decades to come. Once the height of chic decor for the home – no house was truly finished without a properly decadent wall covering – papers took a back seat to plain wall paint ranging in hues from off white to Swiss coffee. Can we all agree to never use Swiss coffee again?

I can remember as a child tagging along with my mother on a rainy Saturday to Ace Hardware to pick up a few gallons of fresh paint for the living room. While I was off exploring the color chips at the far end of the display looking at vibrant reds, blues and greens, my mom was at the opposite end firmly planted in front of the whites. She couldn't fathom using a color other than off white. "It matches the

draperies," she'd say, pulling me kicking and screaming from my controversial end of the samples' wall where those darker, vibrant colors were the Devil's work.

I think I knew then what I'd end up doing as an adult. Give me color!

Trends change, thank the Lord! Remember chintz and ruffled bed skirts, and mirrored ceilings! Yikes! Perhaps, they were once the cat's pajamas – not so much anymore. Unfortunately, when wallpaper was used during the Nixon to Clinton eras, it was uninspiring and a bit dowdy, relegated to bad hotel rooms, country cottages, Nancy Reagan's White House and Grannie's retirement home. But the decorating austerity that became the apotheosis of the well-designed American Home up until the late '90s finally changed, and the 21st century ushered in a new, fresh and glamorous age of high design mixing period styles with traditional and modern classics.

Thankfully, hand painted, hand blocked and re-issued archival papers, along with an ever increasing fresh stock of innovative motifs from today's designers have flooded the design scene making for some stunning results. In my practice today, wallpapers have become synonymous with adding individuality and texture to an often overlooked, or ignored opportunity in a space. Why have a bland, solid wall color, when you can transform your room into something inspiring?

Sure, I'll always use paint – some spaces look best with a clean backdrop. But, for many homes where there's not a lot of architectural interest, or the walls aren't in good condition, wallpaper can elevate them in an instant. From hand painted garden scenes and stunning murals (De Gourney makes some of the most beautiful), to graphic geometrics and bold metallics, the range of looks are transformative. Many of the established, venerable design houses like Colefax & Fowler or Schumacher are reimagining older releases in new and dynamic color ways. There are a new crop of smaller wallpaper companies like Walnut ([walnutwallpaper.com](http://walnutwallpaper.com)) out of Los Angeles that are releasing new and original wallpapers in irreverent patterns, styles and materials.

One of my current obsessions is grasscloth. Once, it was only available in a limited number of colors – all looking more Japanese Tea Garden than urban chic. But today grasscloth comes in myriad colors, textures and motifs. Some of my favorites are tone on tone geometric designs like hexagons or diamond patterns woven into the fibers.

Grasscloth is one of the easiest and most forgiving papers to apply – some are very DIY friendly. They come sold in wider rolls than most papers, so they cover more square footage, saving you money. Try Ralph Lauren Home for some great inspiration.

Fear of commitment? Aren't we all? For apartment dwellers, or those skittish about the permanence of wallpaper, there's a new range of temporary, peel and stick options. While not as detailed as some of the larger design house offerings, these temporary paper companies are rolling out more selection every season – easy to install, easy to remove. For renters who crave more than builder beige walls, these are perfect. A couple of great resources are [tempaper.com](http://tempaper.com), and [designyourwall.com](http://designyourwall.com). Check out the "faux bois" papers that mimic wood grain – super stylish in a family room or guest bedroom.

... continued on page C12

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**Corliss Drive, Moraga**



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**Heritage Oaks Road, Pleasant Hill**



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**Ellen Court, Orinda**



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**Thornhill Drive, Montclair**



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## The Home Designer Great Wall of Style

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*A dreamy Fornasetti wallpaper brings this home office to life.*

I probably don't need to remind you, but the paper you choose will only look as good as the wallpaper installer who hangs it. This is not an area to scrimp on. Choose wisely, and hire a pro. The walls will need to be prepped properly and the quantity of paper you order should both be done by a specialist. You want a pattern match on wallpapers that have a repeating motif, so ordering properly is essential. This isn't a Home Depot run kind of project.

Lastly, get samples before you decide. Most companies offer what's called a "memo" – tack this to the project wall and live with it for a while. Wallpaper will be the least mutable item in your décor, so it has to work on many levels.

Looking for more inspiration? Check out my website, [BrandonNeffDesign.com](http://BrandonNeffDesign.com), and shoot me an email – I'll add you to my free newsletter subscriber list.

**For more great ideas and inspiration sign up for my design newsletter. Simply drop me an email at [brandonneffdesign@yahoo.com](mailto:brandonneffdesign@yahoo.com).**

*Brandon Neff is a Bay Area based Interior Designer. He can be reached at [BrandonNeffDesign.com](http://BrandonNeffDesign.com) or at [brandonneffdesign@yahoo.com](mailto:brandonneffdesign@yahoo.com).*



## Lamorinda Home Sales recorded

... continued from page C2

### MORAGA ... continued

- 211 Fernwood Drive, \$1,338,000, 4 Bdrms, 2257 SqFt, 1968 YrBlt, 3-7-14
- 281 Fernwood Drive, \$1,450,000, 5 Bdrms, 3494 SqFt, 1981 YrBlt, 3-14-14;  
previous Sale: \$920,000, 07-28-11
- 16 Irvine Drive, \$1,075,000, 3 Bdrms, 2235 SqFt, 1985 YrBlt, 3-11-14;  
previous Sale: \$855,000, 10-05-09
- 103 Merion Terrace, \$851,000, 3 Bdrms, 2486 SqFt, 1988 YrBlt, 3-6-14;  
previous Sale: \$777,000, 08-23-12
- 3989 Paseo Grande, \$881,000, 4 Bdrms, 2340 SqFt, 1970 YrBlt, 3-13-14;  
previous Sale: \$90,000, 06-29-76

### ORINDA

- 24 Barbara Road, \$765,000, 2 Bdrms, 1341 SqFt, 1935 YrBlt, 3-5-14;  
previous Sale: \$585,000, 02-20-07
- 11 Fairway Drive, \$1,546,500, 3 Bdrms, 4195 SqFt, 1964 YrBlt, 3-11-14
- 723 Ironbark Court, \$1,420,000, 4 Bdrms, 3368 SqFt, 1979 YrBlt, 3-14-14
- 188 Lombardy Lane, \$2,500,000, 5 Bdrms, 3310 SqFt, 1950 YrBlt, 3-11-14;  
previous Sale: \$1,716,500, 04-29-04
- 731 Miner Road, \$1,350,000, 3 Bdrms, 1658 SqFt, 1950 YrBlt, 2-28-14

## Digging Deep-Gardening with Cynthia Brian

# Don't Doubt the Drought

*"Somewhere between right and wrong, there is a garden. I will meet you there." – Rumi*

**H**urray for the rain! How happy we have been to utilize our umbrellas for the recent April showers. But don't confuse this limited precipitation with full reservoirs. The recent downpours were only a trickle. The snowpack remains at only 30 percent of necessary and the water level in our lakes hovers around 50 percent of normal. Don't doubt this drought. It is here to stay and we have to adjust to the coming season of dry weather. Conservation is critical.

Do you know what xeriscaping is? Although some people have nicknamed the system "zero-scaping," nothing could be further from the truth. Xeriscaping is a beneficial way to conserve water while maintaining a beautiful garden. Gardens may contain cacti and succulents, but many other drought tolerant specimens are also included. Plants with similar water requirements are grouped together and the use of the plot is considered. Areas for relaxing, eating, playing, sitting, and privacy are part of the plan. Trees and shrubs are positioned to provide heating and cooling while curved wide swaths are encouraged for easier water efficiency. The resulting benefit of xeriscaping is a low maintenance garden that is drought resistant, water conserving, and a habitat for wildlife. Water usage may be reduced by as much as 50-75 percent.

There is no right or wrong in the garden, but this year, we definitely must be water conscious.

### Drought Gardening Series – Part 2

#### Next Steps

#### PLANT WISELY

Maintenance, not growth, is the goal of gardeners during a drought. If you must plant, decide on drought-tolerant plants instead of thirsty ones. In general, plants that can survive the dry times have leaves that are thick, small, glossy, fuzzy, or silver-grey. Be aware of exposure. Don't mix flowerbeds with plants that have different needs. Hot, dry areas with south or west exposures require more water while east and north facing gardens retain their moisture longer. Natives and desert plants drink less. Plant now while the weather is cooler and refrain from planting during the warmer months. Consider vegetables that will give you the biggest bang for your water buck such as tomatoes, beans, artichokes, eggplant, peppers, squash, Swiss Chard, lettuces, and cucumbers while eliminating choices that produce just one crop like cauliflower.

#### PLANT CLOSE TOGETHER

Learn from the Native Americans who planted "Three Sisters" including corn, beans, and squash. According to Iroquois legend, corn, beans, and squash are three inseparable sisters who grow and thrive together. The beans provide nitrogen, the corn is a trellis where beans can grow, and the prickly foliage of the squash keep the corn worms away in a sustainable system that has been used throughout history. Instead of organizing your garden in rows, plant in close knit squares or swaths to pack the punch in small places. Use tall plants as canopies of shade. In the fall, add a cover crop mix to protect and fertilize garden beds after harvest.



*Pretty, prickly, and great in drought plantings. Just don't fall in it! Cleistocactus hyalacanthus (white-spined columnar cactus)*  
Photos Cynthia Brian

#### DEADHEAD REGULARLY

Don't allow seeds or pods to form as they zap energy and use more water to form the seeds. By deadheading, you'll keep the juices flowing. Do not prune heavily as water-deprived plants are stressed and may not have the capacity to heal the pruned branches resulting in death. Pruning encourages side shoots and stimulates growth, which is not what you are seeking in a drought. Deadheading just the spent flowers is the key to keeping your plants alive.

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## Digging Deep-Gardening with Cynthia Brian

# Don't Doubt the Drought

... continued from page C13

### TURF WARS

Lawns are warriors. They can absorb a mountain of abuse as they give our eyes a rest from concrete chaos. I love a lawn for the visual appeal as well as the functionality of recreational activities and am not about to abandon my green space in order to be politically correct. Although lawns may not be as green as the Emerald Isle with minimal irrigation, they will survive when you take these steps:

1. Allow the grass clippings to remain on the grass to recycle nutrients and moisture.
2. Reseed or repair lawns with drought resistant fine fescues.
3. Set your mower height to three inches to encourage deeper roots.

Allow grass to go dormant when water is not available. Unless conditions are extreme, your lawns will return when the seasons grow cooler.

### SAVING WATER

Gray water is good for your garden. Keep a bucket in your shower and near your bath. Rinse and wash dishes in a container to recycle the soapy suds. If possible reroute your washing machine hose to water your landscape. Use wine barrels to catch rainwater and divert downspouts to your flowerbeds. Don't use roof run-off on your edibles.



*Tulips are the ultimate spring surprise.*

### CREATE SHADE

Use market umbrellas, canvas tarps, or canopies to create false shade. Move containers to covered patios or overhangs to reduce the direct sunlight from already stressed plants.

### BUILD WINDBREAKS

Wind dries the soil. Natural windbreaks include trees, shrubs, grasses, and hedges. Use decorative screens, art, or furniture as man-made wind barriers.

### RAISED BEDS

A magnificent solution to numerous gardening challenges is to buy or build raised beds. Self-contained cow troughs are excellent since no critters can get in for a nibble and they retain water. Whether your raised beds are made of wood, concrete, aluminum, or other material, make sure that the bottom is protected with wire and that you add a few inches of gravel to the bottom for drainage. Fill with good soil, compost, mulch, and crowd your plantings together. Raised beds save backs and knees as they eliminate the bending necessary for most garden tasks.

### DRY FARMING

I grew up on a dry farm. The flavors from the harvest were always intense, robust, and delicious. To dry farm, build your soil first with extra amounts of compost and use cover crops such as alfalfa, oats, beans, or vetch. When you plant your vegetables and fruit teach them to survive without water by giving them only a few drops to keep them alive. Once the fruit is set, stop watering completely.

By using all of the tips of the past two issues of Digging Deep-Gardening with Cynthia Brian, you will have begun your journey to xeriscaping.

My Drought Gardening series continues next month when Part Three features a list of drought tolerant plants. Stay tuned!



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**SPRING IS IN THE AIR**

Spring is here – it's time for spring cleaning but for your landscape! The trees and plants in the yard need to be inspected for water damage, remove dead or dying branches which may have been injured by disease/severe insect infestation or storm damage.

We also want to prune for improved plant appearance, tree and plant size to ensure all around health for your landscape.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping to make your yard a summer STAYCATION.

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## Cynthia Brian's Mid-Month Reminders

- **ADD** a birdbath to your xeriscaping as it is essential to provide water for our feathered friends.
- **SAVE** the bulbs from the Easter gifts of lilies and tulips. Plant in the ground for a more spectacular repeat bloom next year.
- **MIX** and match blue bachelor buttons, with white scabiosa, and pink dianthus for an easy, enchanted display.
- **CONTROL** pests with healthy gardening practices that are eco-friendly.
- **SAVE** space and water by planting a disease resistant fruit salad tree that has been grafted with multiple varieties of your favorites.
- **CELEBRATE** the Earth Day Wildlife Festival from 1 to 4 p.m. April 27 at the Wagner Ranch Nature Area in Orinda.
- **BUY** heirloom and organically grown plants from Moraga Community Garden sale every weekend in April located behind the walnut barn off of Moraga Way.

May flowers depend on more April showers thus we'll continue our rain dances. Wishing you a very Happy Easter and Passover. Happy Gardening! Happy Growing!



*Echeveria are excellent choices for xeriscaping.*

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The Goddess Gardener  
Cynthia@GoddessGardener.com  
<http://www.GoddessGardener.com>  
925-377-7827

Cynthia is available as a speaker and consultant.



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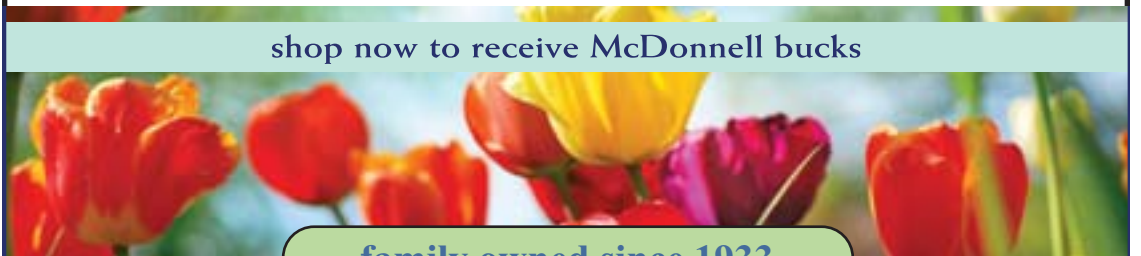
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## ORINDA



New Listing

**56 La Vuelta Country Club** Contemporary 2,472sf hm offers bright, open living spaces & gorgeous views. Well appointed 4 bdms & 3 baths are both stylish & comfortable. Kitchen/fam rm layout inviting & ideal for entertaining. **\$1,055,000**

## ORINDA



New Listing

**91 Redwood Terrace** You can see forever! Incredible views from this lovely 3502 square foot, 4 bedroom, 4 bathroom home. Vaulted living room ceiling, open floor plan, hardwood floors, gorgeous decks and level yard area. **\$1,100,000**

## ORINDA



**9 Las Piedras** Picturesque private 6bd/3ba hm in park like setting w/panoramic views, level lawn & pool. 3745sf classic custom w/vaulted ceilings, walls of windows, hdwd flrs, den, workout room, FR & well-appointed kitchen. **\$1,329,000**

## ORINDA



**89 Tarry Lane** Wonderful Sleepy Hollow location on .78 acre with 3bd/2ba, 1711 sq. ft., hardwood floors, large living room, family off kitchen, knoll setting. Views of the surrounding 'Hollow' hills. **\$1,395,000**

## ORINDA



Pending

**52 Singingwood Lane** Two story brick enhanced 5bd/2.5ba home on 1.06 ac. Formal entry, living & dining rms, spacious eat-in kit. & large family rm. Master retreat upstairs along w/ 3 other bdms. Dwnstrs bdrm could make perfect ofc. **\$1,495,000**

## ORINDA



**17 Tappan Lane** Vistas across Orinda come alive from all rooms of this spacious 4,155 sf with 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun with yards, decks, pool, & vineyard on 1.15 ac. **\$2,275,000**

## ORINDA



New Listing

**36 Charles Hill Circle** Stylish upscale 5bd/5ba, 4168 sf gated contemporary on 1.46 ac, updated & gorgeous! Lrg open kitchen/fam rm+outdr kitchen; 2 mstr suites; 2 ofc/study rms; heated pool; lighted tennis crt; 1,000 bottle wine cellar. **\$2,395,000**

## ORINDA



**81 Mossbridge Lane** Beautifully updated approx. 4540 sf, 6bd/5.5ba Traditional Orinda Downs gem! Form meets function in this exquisite home perched on a private lane. This is the home you have been waiting for! **\$2,795,000**

## ORINDA



**11 Scenic Drive** Gorgeous 4bd/3.5ba, 4695 sf single-story Orinda estate on .64 ac lot w/exceptional style & quality; LR & DR; office; showplace kitchen/dining/fam rm; 1bd/1ba guest house; solar heated pool & large poolside patio. **\$2,998,000**

## ORINDA



**92 Sandhill Road** Estate setting of unmatched appeal. Large spaces + modern design allure for appealing family living or grand scale entertaining. Fabulous views of valley & Briones reservoir/sunsets. A classic! **\$4,850,000**

## MORAGA



New Listing

**418 Woodminster Drive** Fabulous updated 3bd/2.5ba twnhm close to shopping, top rated schools. Stylish, high quality designer appointments, 1572sf, 2 decks, views of hills, walls of glass, kitchen/fam rm, hdwd flrs, 2 car attached garage. **\$559,000**

## MORAGA



New Listing

**127 Cypress Point Way** Stunning 3bd/2.5ba MCC twnhm w/new hdwd flrs in entry, LR, DR, kitchen/fam rm. Fabulous kitchen w/slab granite & SS appliances. Large fenced patio. Great loc. close to clubhouse, golf, swim, tennis & town. **\$759,000**

## MORAGA



**1320 Bollinger Canyon** Rarely available Bollinger Canyon two acre property; 5 bedroom/ 5 bathrooms; 4489 square feet with 5 car garage; 2 master suites + aupair/ inlaw; beautifully landscaped light and bright lot! **\$1,345,000**

## BERKELEY



New Listing

**3079 Bateman Street** Updated Craftsman in Elmwood. Walk Score of 94! Both units tastefully renovated with original (refinished) hardwood floors, moldings, built-ins, clawfoot tubs, pocket doors & wood-burning fireplace. Large attic. **\$950,000**

## BLACKHAWK



**20 Chestnut Place** Extraordinary Blackhawk Country Club 4980 square foot, country French style estate with pool on sought after cul de sac. Vaulted ceilings, Master suite with fireplace and adjoining office. **\$1,999,000**

## PLEASANT HILL



New Listing

**172 Paso Nogal Road** Fabulous 4+bd/3ba home w/2900 sf incl. 1bd/1ba in-law. Sep. ofc. Huge great rm w/vaulted ceiling. Main kitchen/baths new in 2013. Many upgrades. Super yard spaces. Near CC Country Club. Mt. Diablo views! **\$965,000**



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