

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 12 Wednesday, August 29, 2012



*Digging deep with Cynthia*

*...read on page D5*

## The Many Flavors of Feng Shui

By Sophie Braccini



*Marsha Golangco likes a round light fixture above the dining room table to channel positive energy*

*Photo Ohlen Alexander*

Everybody seems to know something about Feng Shui – it's about numbers, colors, energy or direction; it's Chinese; all of Hong Kong's buildings are built following its rules; red is good; the number eight is good. Some people spend their entire lives studying this ancient art of placement.

"Feng Shui literally means wind and water, which are two of nature's dynamic forces influencing the flow of Chi, the energy of life," says Lafayette interior designer Lynda Catlin. "This an-

cient art and science balances, enhances and directs energy flow in a harmonious way within our environments, thus improving our life situations."

In Lamorinda, many residents incorporate some aspects of Feng Shui, either by studying it themselves or asking for help from professionals. All of those we met get a sense of balance and harmony from the practice, even when adding only a few elements of the complex system into their lives.

Interpretations of Feng Shui vary among the different disciplines or schools, says Catlin, who

studied Bon Tibetan Buddhist Feng Shui. "To analyze a space, a core tool is the concept of the Bagua, the eight-sided symbol with the trigrams of the I-Ching arranged in an octagon with each side of the diagram representing a different aspect of life. It is superimposed upon a space and becomes a compass and tool for analysis of the life situations: career, knowledge, family, wealth, fame, relationships, creativity, benefactors, health."

Some forms of Feng Shui align the Bagua on the entry door of a space, while the more traditional Chinese form aligns it with the north, east, west and south.

Teri Tanner taught herself Feng Shui and she always has a compass with her. Her bible is *The Complete Idiot's Guide to Feng Shui*. "When I bought my condo in Moraga I used to run my business from the garage, and it didn't work for me," she remembers. Tanner researched the favorable direction for herself, according to her birth year, and learned it is southwest. "I placed my office upstairs, my back to the southwest for support and I placed my fax machine so incoming faxes would come from that same direction," she explains.

Tanner says that her business thrived. Now that she is looking to purchase a house in Lafayette, the first thing she looks at is her compass and the orientation of the front door.

Jan Gruen met Marsha Golangco at a meeting of the California Professional Women in Building Council, and was very interested in the Chinese woman's practice of Feng Shui for builders. Gruen asked Golangco to come and take a look at her house.

*... continued on page D4*

## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	19	\$442,000	\$2,725,000
MORAGA	11	\$141,000	\$1,250,000
ORINDA	17	\$220,000	\$2,060,000

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

- 833 Broadmoor Court, \$975,000, 3 Bdrms, 1273 SqFt, 1950 YrBlt, 7-31-12  
 945 Carol Lane, \$705,000, 2 Bdrms, 1763 SqFt, 1951 YrBlt, 7-30-12  
 16 Hidden Valley Road, \$1,515,000, 5 Bdrms, 3137 SqFt, 1950 YrBlt, 7-25-12;  
 Previous Sale: \$1,579,000, 08-23-06  
 3765 Highland Road, \$866,000, 4 Bdrms, 1731 SqFt, 1952 YrBlt, 7-24-12;  
 Previous Sale: \$611,000, 05-04-01  
 884 Mountain View Drive, \$686,000, 3 Bdrms, 1675 SqFt, 1970 YrBlt, 7-26-12;  
 Previous Sale: \$230,000, 06-24-85  
 931 Mountain View Drive #B, \$520,000, 2 Bdrms, 1401 SqFt, 1983 YrBlt, 8-1-12;  
 Previous Sale: \$649,000, 08-11-05  
 3279 Mt. Diablo Court #13, \$600,000, 3 Bdrms, 2420 SqFt, 1987 YrBlt, 7-25-12;  
 Previous Sale: \$610,000, 08-27-04  
 24 Northridge Lane, \$1,662,000, 3 Bdrms, 3661 SqFt, 1993 YrBlt, 7-25-12;  
 Previous Sale: \$225,000, 04-07-92  
 928 Oak Street, \$442,000, 2 Bdrms, 1394 SqFt, 1947 YrBlt, 8-2-12;  
 Previous Sale: \$600,000, 08-26-05  
 2004 Reliez Valley Road, \$575,000, 1 Bdrms, 831 SqFt, 1938 YrBlt, 7-25-12;  
 Previous Sale: \$650,000, 08-27-04  
 3219 Rohrer Drive, \$625,000, 4 Bdrms, 1711 SqFt, 1952 YrBlt, 7-30-12  
 3111 Sandalwood Court, \$925,000, 4 Bdrms, 1778 SqFt, 1962 YrBlt, 7-24-12  
 30 Sanford Lane, \$2,725,000, 5 Bdrms, 4906 SqFt, 2006 YrBlt, 8-2-12  
 1098 Sierra Vista Way, \$709,000, 3 Bdrms, 1951 SqFt, 1954 YrBlt, 7-30-12;  
 Previous Sale: \$267,500, 01-24-97  
 543 Silverado Drive, \$995,000, 4 Bdrms, 2206 SqFt, 1971 YrBlt, 7-26-12;  
 Previous Sale: \$450,000, 06-06-91  
 3741 St. Francis Drive, \$2,650,000, 4 Bdrms, 3482 SqFt, 1973 YrBlt, 7-27-12;  
 Previous Sale: \$2,450,000, 06-30-10  
 2 Tanglewood Lane, \$1,050,000, 3 Bdrms, 2751 SqFt, 1974 YrBlt, 7-25-12  
 2 Wellesley Court, \$1,327,500, 3 Bdrms, 2136 SqFt, 1998 YrBlt, 7-30-12;  
 Previous Sale: \$180,000, 07-18-96  
 1021 Willow Drive, \$718,000, 3 Bdrms, 2234 SqFt, 1942 YrBlt, 7-24-12

## MORAGA

- 2051 Ascot Drive #102, \$269,000, 2 Bdrms, 1181 SqFt, 1971 YrBlt, 7-24-12;  
 Previous Sale: \$305,500, 06-02-08  
 2063 Ascot Drive #117, \$176,000, 2 Bdrms, 1068 SqFt, 1971 YrBlt, 7-24-12;  
 Previous Sale: \$125,000, 12-27-94  
 2091 Ascot Drive #129, \$240,000, 2 Bdrms, 1180 SqFt, 1971 YrBlt, 7-24-12  
 1917 Ascot Drive, \$469,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 7-26-12;  
 Previous Sale: \$490,000, 05-01-03  
 1043 Camino Pablo, \$1,085,000, 3 Bdrms, 1458 SqFt, 1953 YrBlt, 7-24-12  
 2121 Donald Drive #3, \$220,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 8-2-12;  
 Previous Sale: \$147,000, 09-20-91  
 127 Miramonte Drive, \$375,000, 2 Bdrms, 1134 SqFt, 1965 YrBlt, 7-31-12;  
 Previous Sale: \$400,000, 06-24-09  
 177 Miramonte Drive, \$470,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 7-25-12;  
 Previous Sale: \$560,000, 11-16-07



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## SOLD by VLATKA in 2012

- 44 Lucille Way, Orinda- Sale pending- representing Seller  
 9 Loma Linda Ct, Orinda-08/27/12- represented Buyer  
 9 Ewart Dr, Lafayette-08/03/2012- represented Buyer  
 917 Veterans Dr, Martinez-07/31/12- represented Buyer  
 234 El Toyonal, Orinda-07/25/12- represented Buyer  
 485 Woodminster Dr, Moraga-07/24/12- represented Tenant  
 94 Devin Dr, Moraga-05/29/12- represented Buyer  
 255 La Espiral, Orinda- 05/17/12- represented Buyer  
 20 Birch Ct, Orinda-05/11/12- represented Seller  
 17 El Camino Moraga, Orinda-05/01/12 represented Buyer  
 136 Spring Rd, Orinda-04/10/12- represented Seller and Buyer  
 9 Wanfleete Ct, Orinda-03/27/12- represented Buyer  
 122 Lombardy Ln, Orinda-02/24/12- represented Buyer

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... continued on next page

## Lamorinda Home Sales recorded

... continued from page D2

### MORAGA ... continued

- 651 Moraga Road #4, \$141,000, 1 Bdrms, 669 SqFt, 1962 YrBlt, 8-1-12;  
Previous Sale: \$275,000, 10-28-04
- 127 Shuey Drive, \$1,250,000, 5 Bdrms, 3934 SqFt, 1963 YrBlt, 7-25-12;  
Previous Sale: \$607,000, 09-15-98
- 3 Whiting Court, \$1,185,000, 4 Bdrms, 2754 SqFt, 1999 YrBlt, 7-24-12;  
Previous Sale: \$1,635,000, 04-06-05

### ORINDA

- 136 Ardith Drive, \$565,000, 4 Bdrms, 1975 SqFt, 1959 YrBlt, 7-24-12
- 73 Brookwood Road #23, \$220,000, 1 Bdrms, 673 SqFt, 1962 YrBlt, 7-25-12;  
Previous Sale: \$87,000, 07-16-84
- 34 Broadview Terrace, \$850,000, 3 Bdrms, 1765 SqFt, 1951 YrBlt, 8-1-12
- 13 Crestview Court, \$1,230,000, 4 Bdrms, 3018 SqFt, 1955 YrBlt, 8-1-12
- 14 Crestview Terrace, \$1,295,000, 5 Bdrms, 3652 SqFt, 1988 YrBlt, 7-24-12;  
Previous Sale: \$855,000, 07-16-99
- 35 El Gavilan Road, \$900,000, 4 Bdrms, 2244 SqFt, 1960 YrBlt, 7-24-12;  
Previous Sale: \$880,000, 03-05-03
- 234 El Toyonal, \$520,000, 3 Bdrms, 1530 SqFt, 1957 YrBlt, 7-27-12;  
Previous Sale: \$800,000, 02-22-06
- 8 Keith Drive, \$1,175,000, 4 Bdrms, 3474 SqFt, 1979 YrBlt, 7-25-12;  
Previous Sale: \$885,000, 10-17-02
- 21 Knickerbocker Lane, \$760,000, 3 Bdrms, 1659 SqFt, 1974 YrBlt, 7-24-12;  
Previous Sale: \$337,000, 09-28-95
- 14 Las Palomas, \$1,350,000, 5 Bdrms, 2831 SqFt, 1956 YrBlt, 8-1-12;  
Previous Sale: \$840,000, 06-04-02
- 9 Lavenida Drive, \$940,000, 3 Bdrms, 2100 SqFt, 1953 YrBlt, 8-1-12;  
Previous Sale: \$386,000, 05-28-93
- 106 Lombardy Lane, \$925,000, 3 Bdrms, 2177 SqFt, 1950 YrBlt, 8-1-12;  
Previous Sale: \$1,100,000, 11-16-07
- 238 Overhill Road, \$1,806,000, 5 Bdrms, 3432 SqFt, 1950 YrBlt, 7-26-12;  
Previous Sale: \$615,000, 05-31-00
- 1 Tappan Way, \$2,060,000, 4 Bdrms, 3961 SqFt, 2006 YrBlt, 8-2-12;  
Previous Sale: \$3,000,000, 02-05-08
- 71 Van Tassel Lane, \$875,000, 1 Bdrms, 1492 SqFt, 1957 YrBlt, 8-1-12
- 5 Vida Descansada, \$1,517,000, 5 Bdrms, 3952 SqFt, 1953 YrBlt, 8-2-12;  
Previous Sale: \$825,000, 08-16-90
- 415 Wovenwood, \$790,000, 3 Bdrms, 2150 SqFt, 1981 YrBlt, 7-26-12;  
Previous Sale: \$395,000, 08-27-91

## Lamorinda Foreclosures recorded

none

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Chefs kitchen with wood block center island, hardwood floors and high ceilings adjacent to family room with dramatic fireplace, high vaulted wood ceiling. Both kitchen and family room open onto large patio area overlooking yard and pool. The private master suite is facing the pool and gardens.

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2 full baths on a 7800 sq. ft. lot that includes a seasonal creek and adjacent land creating a true, county-like setting. The bright and sunny home has a wonderful blend of mid-century style with modern-day upgrades including a totally remodeled kitchen, beautifully updated baths, Andersen doors & windows, hardwood floors, crown moldings and more!

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# The Many Flavors of Feng Shui

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*Teri Tanner checks her compass with the tenant of her Moraga condo for a better orientation of his workstation*

*Photo Sophie Braccini*

“When she arrived, she just stopped at the curb and didn’t move for a long moment,” recalls Gruen, “then she proceeded and told me, ‘Your mail box: it’s at the wrong place,’ then she went on and we discussed the whole house.”

Golangco pointed to the bare white wall where the chimney is set. “This is not good Feng Shui. Fire burns wood, it creates ashes and absorbs oxygen; you need to balance it.”

There are five elements in Feng Shui: water, wood, fire, earth and metal – all of the elements need to be balanced. As a remedy to the negativity of the fire place, Golangco proposed putting tall green plants close to the chimney and a water feature, or a picture of a water element, above the chimney.

Many things in Feng Shui are symbolic. Water is the element of the north

and its colors are black, blue and white. Shapes also play a role. For a builder, a simple square is the best possible shape for a building, but when it comes to a dining table, no sharp angles. A round shape is a favorite since the circular pattern channels positive energy.

The symbolic colors, elements and shapes are just as important in the garden.

“I use Feng Shui as a complement to western techniques I studied to create gardens,” says local landscape designer Susan Morrison pointing to a container in her own garden. “Here, the silvery color that echoes throughout the succulent selection represents metal in the Feng Shui creativity cycle, and should be balanced by earth (represented by the terra cotta color of the container) and water (represented by the trailing shapes of the sedum and burrows tails,

which will eventually cascade down the side of the pot). If the container were bright red instead (fire), the high contrast would make the composition agitating rather than soothing. This combination works from a western garden design standpoint as well, as contemporary planting design emphasizes contrasting textures and forms rather than flower color.”

Morrison says she uses Feng Shui to check her designs and sometimes to solve a problem, like an unused corner, or a place that is not inviting enough.

“Harmony and balance are crucial factors in Feng Shui and can be achieved on the physical level and on the energetic or quantum physics level,” says Catlin. “Many factors are taken into account including geological elements, positioning of structures within the environment, the architectural and interior layout of a space, and the inhabitants.”



*A succulent container*

*Photos provided*



*The red roses (fire) are balanced by the square planter (earth) that contains them and the green plants (wood) nearby*

## Digging Deep with Cynthia Brian

# Pick a Peck of Harvest Homecoming

By Cynthia Brian

*"Tickle it with a hoe and it will laugh into a harvest."*

English Saying

As kids, after a summer of utilizing the grape tanks as our private swimming pools, September ushered in the seriousness of harvesting in the vineyards. My entire family worked in the fields alongside the Mexican laborers picking grapes from dawn to dusk. The most exciting part of the day would be "the haul" when one of us would be chosen to accompany my dad to the winery pulling two tank trailers filled to the brim with Cabernet Sauvignon, Chardonnay, Merlot, Petite Sirah, Zinfandel, or Sauvignon Blanc, depending on which varietal had reached its peak sugar content. When the autumn weather was exceedingly hot, the hauls could be thrice a day. Often we didn't return to the farm until long after dark, yet my mom's table awaited, laden with a garden feast. On days when we weren't picking, we manned the fruit and vegetable stand selling just picked produce from our orchards as well as freshly laid eggs to the city slickers for pennies on the dollar.

Fall harvest! Could any two words evoke more delicious memories? From mouth-watering tomatoes to plump purple eggplants, crisp tangy apples, and sunflowers on the sundeck, September is a cornucopia of scrumptious freshness ripe with expectation. If you hoed a spring garden, or have been tending a fruit orchard for a few years, this is the season of plenty. For those of you who prefer to let others do the sowing and growing, I have prepared a list of some of the just-harvested produce for purchase from farmer's markets, corner stands, or your neighbors' kids.

Grapes	Peppers
Blackberries	Tomatillos
Apples	Zucchini
Figs	Cucumbers
Pears	Squash
Plums	Olives
White Peaches	Beets
Nectarines	Beans
Elderberries	Carrots
Raspberries	Onions
Sweet Corn	Horseradish
Tomatoes	Melons
Sweet Potatoes	Lemons
Eggplants	Quince

### HARVEST STANDS

Your garden isn't producing these yummy indulgences? May I suggest a day trip to local farms. Tap into your inner farmer, grab your overalls, and head to the fields for farm fresh food. In Contra Costa County, a drive to Brentwood is your best resource. A Non-Profit Organization dedicated to educating the general public and "foodies" about farming and its products while improving Agri-tourism education in the Brentwood Region is Harvest Time. They publish the Farm Trail Map of U-pick locals as well as a harvest calendar. You'll be able to find your favorite produce ripe and ready in addition to flowers, condiments, nuts, and other goodies. Since there are over 40 farms to choose from, visit <http://www.harvest4you.com/> for more information.

About an hour north in Solano County, seasonal fruit and vegetable stands dot the country roads with local farmers providing the just picked pleasures.

#### Cal Yee Farms

5158 Clayton Road, Suisun Valley  
(707) 425-5377  
[www.calyee.com](http://www.calyee.com) (Open year-round)

#### Erickson Ranch Produce Stand & Dahlia Garden

2482 Cordelia Road, Suisun Valley  
(707) 864-0557  
[www.ericksonranch.com](http://www.ericksonranch.com) (Seasonal: June-November)

#### Larry's Produce

Corner of Suisun Valley and Ledgewood Roads, Suisun Valley  
(707) 864-8068 (Seasonal: June-December)

#### Parker Farms

2991 Rockville Road, Suisun Valley  
(707) 422-2915 (Seasonal: July-October)

FYI, Cal Yee and Larry's Produce are my personal favorites. Venture across the bridge to Sonoma County where the back roads are strewn with homegrown stalls. These modern day produce stands are a far cry from my childhood rustic two saw horses buttressing a plank of plywood creation, yet they offer field to table freshness and flavor you won't find anywhere except in your personal potager.

Whether you want to eat fresh, can, freeze, dry,



Sunflowers

Photos Cynthia Brian



Beets

Photos Cynthia Brian

make sauces, pies, cobblers, cider, jellies, or jams, load up your wagon this is the month with ranch indulgences. Like the squirrels gathering acorns, jumpstart your winter stores with the nutrients and essence of healthy crops. With the harvest homecoming, it's time to pick-a-peck to make those pickled peppers. Hmmm, hmmm good! Bon appetite.

# Cynthia Brian's Gardening Guide for September

*"I don't want to get to the end of my life and find that I lived just the length of it. I want to have lived the width of it as well."* Diane Ackerman

From pre-school to grad school, class is back in session. Where did the summer go as we were having fun in the sun? The good news is that with all the fresh, juicy, ripe fruits and vegetables available in September, our kids can enjoy a delicious and nutritious home-packed lunch. Autumn is harvest time and everyone benefits from the length and width of life. Make sure to bring the family to the Moraga Pear and Wine Festival on Saturday, September 29 to savor pear pies, local wines, and fresh fruits. Stop by the Be the Star You Are!® charity booth where our teens will be hosting a live radio show and I'll be talking dirt with you. Until then, let's eek out the last buds and blooms of the sunshine season before we begin putting our gardens to bed for a long winter's nap.

- **TIME** to feed irises with a low-nitrogen, well-balanced fertilizer. Don't overfeed and keep the fertilizer away from the rhizomes.
- **DRESS** up your fall patio by taking advantage of plant and furniture sales at local retailers.
- **STRETCH** before using your green thumbs as all the pulling, bending, twisting, and lifting require warmed muscles.
- **GRILL** your home-grown tomatoes adding inner SPF for the hot days of September. The antioxidant plant pigment, lycopene, increases skin's resistance to harmful UV rays.
- **FEED** and water our flying friends by keeping feeders filled with high quality seeds and fresh water in the fountains and birdbaths.
- **GROW** plenty of lettuce and spinach. Not only are they tastier straight from your garden, research has found that skin cancer survivors who munch these nutritious greens are less likely to have reoccurrences.
- **PREVENT** cataracts by eating at least five to nine servings of colorful fruits and vegetables daily. Both lutein and zeaxanthin have been found to help protect against eye diseases, which can be caused by oxidative stress and solar damage to the lens of the eye.
- **SOW** individual cloves of garlic this month, allowing them to sprout into scallions. Mulch and overwinter them to develop into full garlic bulbs by spring.
- **FILTER** volatile organic compounds (VOC's), like formaldehyde and benzene, found in many homes and offices by bringing in the natural air cleaners: houseplants!
- **RECYCLE** your plastic bags at Lafayette's Whole Foods this month and donate the five cents to a local charity. It's the Nickels for Non Profits Program to clean up our environment!
- **DELIVER** stress relief to yourself by spending more time in the garden. A recent survey conducted by the Nursery and Landscape Association found that a major reason people gardened was to escape the real world and get closer to God through nature. Gardening has its blessings!
- **CHECK** out the Lamorinda Winegrowers Association to purchase locally grown grapes and wines and receive information on vineyard harvesting notices. <http://www.lamorindawinegrowers.com/>
- **FERTILIZE** in fall with nitrogen, phosphorus, potassium, and calcium. The first three nutrients are found in most mixed fertilizers, and calcium can be purchased separately in the form of limestone.
- **TOSS** the chopped leaves of baby carrot tops, peas, radishes, broccoli, and cauliflower into your salad or tabouli. Do not eat parsnip or potato tops as they are toxic.
- **REDUCE** inflammation from sprains and sunburn by planting comfrey. Steep fresh leaves in boiling water, strain, cool, then soak the sprained or sunburned areas in the cool tea to reduce pain, discomfort, and promote healthy skin rejuvenation.
- **ATTEND** The National Heirloom Exposition and World's Pure Food Fair in Santa Rosa, California, September 11, 12, and 13 with over 3,000 varieties of heirlooms and seeds from farms and gardens across America with proceeds benefiting school gardens.
- **SELECT** bulbs for spring blooms. Tulips need to be refrigerated six weeks before planting. Peruse your garden centers and catalogues for a kaleidoscope of narcissi, crocus, galanthus, iris, hyacinths, scilla, fritillaria, anemone, and more. Two of my favorite beauty in bulb catalogues are John Scheepers, [www.johnscheepers.com](http://www.johnscheepers.com) and Van Engelen, [www.vanengelen.com](http://www.vanengelen.com)
- **VISIT** the Lamorinda Weekly booth at the Lafayette Art and Wine Festival on Sunday, September 16 between 4-6pm, enjoy a glass of wine and ask me your garden questions. Let's toast the harvest!

See you at the festivals. Celebrate the harvest homecoming and the final days of summer. Raise your glass!

Happy Gardening to You!

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Corn

Photos Cynthia Brian



Melons-cucumbers



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# Lamorinda's Leading Independent Real Estate Firm.



**159 Lombardy Lane**  
Paradise found in this desirable 4+bd/4ba Sleepy Hollow updated home. 1bd/1ba det au pair. Huge media/game rm, kitchen w/Wolf cooktop, gorgeous 1.1 ac grounds w/patio, bocce ball ct.  
**Offered at \$1,695,000**



**251 Monte Vista Ridge Road**  
Stunning gated custom estate hm w/pano views of Briones. Outdoor living at its best w/expansive terrace featuring fabulous kitchen. Romantic mstr retreat w/spa bath.  
**Offered at \$1,995,000**



**15 Inverleith Terrace**  
Charming 3bd/2ba single level home w/hdwd flrs, eat-in kitchen, views, lg lot set on a wonderful cul-de-sac. Close to schools, shopping. Pvt backyard w/stone patio.  
**Offered at \$830,000**



**838 Camino Ricardo**  
Custom 4bd/2.5ba ranch hm, beaut fam rm w/dj kitchen, in-home laundry/mud rm w/outside access. Spacious LR w/vaulted ceilings & hi windows. Hdwd thruout. Lg lvl yd w/patio/garden beds.  
**Offered at \$925,000**



**21 Sanders Ranch Road**  
Park-like .69 ac lot w/mature landscaping, pool & spa, expansive lawns & basketball court. Wonderful 4bd/3ba floorplan w/indoor-outdoor living spaces. Chef's kitchen, lg fam rm.  
**Offered at \$1,145,000**



**4 El Paraiso Court**  
Wonderful large yard w/sweeping lawn. Desirable, convenient location - walking distance to town, trails & parks. Spacious 5bd/2.5ba custom home.  
**Offered at \$1,150,000**



**54 Shuey Drive**  
Breathtaking views from this knoll setting! 1-story ranch home w/gorgeous updated kitchen/fam rm combo overlooking fabulous yd w/lawn, pool & forever views. www.54shuey.com  
**Offered at \$1,165,000**



**89 Brookfield Drive**  
Located in popular cul de sac neighborhood. Super-sized 5+bd/3.5ba home w/versatile floor plan on .40 ac. Sm office, lg updated kitchen overlooks yard w/pool. Hdwd flrs, 2 fam rms.  
**Offered at \$1,319,000**



**3199 Stanley Blvd.**  
Charming trad 3bd/2ba tastefully updated blending mid-century touches w/modern amenities. Hdwd flrs, crown moldings, remod kitchen, newer baths, dual panes, flex floorplan.  
**Offered at \$739,000**



**3500 Moraga Blvd.**  
Amazing location nr town, trails, schools, Bart & more. 4bd/3ba hm impressively blt w/high quality materials & the finest craftsman finishes. Lg mstr w/spa-like bath, open kitchen.  
**Offered at \$1,099,000**



**3645 Boyer Circle**  
Uniquely pvt 4bd/3.5ba 3600 sf custom hm on .76 ac natural setting close to town. Lovely views, lvl play area, fab decks, 3-car garage. Vaulted ceilings, hdwd flrs, French & sliding doors.  
**Offered at \$1,299,000**



**3388 Rossi Street**  
Charming 4bd/3ba + 1bd/1ba in-law/guest. Updated kitchen & baths. Beautiful pool & lots of lvl lawns/gardens/entertaining areas. Small court, close-in, excellent schools.  
**Offered at \$1,299,000**



**3898 Happy Valley Road**  
Fab orig owner property in Happy Valley's "Golden Mile". Prime 1.5 ac w/lvl lawn, secluded patio, towering redwoods. Gorgeous vus. Restore 1948 farmhouse or build new dream hm.  
**Offered at \$1,495,000**



**1420 Arbor Lane**  
Truly special orig custom spacious trad 3bd/3.5ba hm. Enjoy grand sz entertaining allure inside & out. European touches. Fab setting at end of flat cul-de-sac Westside quiet street. Level lot.  
**Offered at \$1,299,000**



**207 Dorchester Lane**  
Wonderful contemp 5bd/4.5ba hm thoughtfully designed & built to perfection w/finest quality detailing throughout. Dramatic 2-story entry, gourmet kit lux master suite, ofc, exquisite yard.  
**Offered at \$1,325,000**

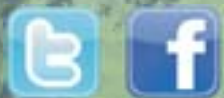


**3674 Rossmoor Pkwy. #6**  
Views of golf course and hills from 2bd/2ba condo. Dining, living room, roomy kitchen, laundry room, fireplace, storage loft in garage. Opportunity to improve and enjoy.  
**Offered at \$299,000**

## THE VILLAGE ASSOCIATES:

Ashley Battersby  
Patricia Battersby  
Joan Cleveland  
Joan Eggers  
Linda Ehrich  
Joan Evans  
Linda S Friedman  
Marianne Greene  
Dexter Honens II  
Debbie Johnston  
Susan Zeh Layng  
Art Lehman  
Charles Levine  
April Matthews  
Karen Murphy  
Ben Olsen  
Sue Olsen  
Kurt Piper  
Tara Rochlin  
Judy Schoenrock  
Ann Sharf  
Molly Smith  
Steve Smith  
Jeff Snell  
Lynda Snell  
Clark Thompson  
Ignacio Vega  
Terri Bates Walker  
Ann Ward  
Dan Weil  
Margaret Zucker

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93 Moraga Way, Suite 103 Orinda, CA 94563  
(925) 254-0505 or 1-866-856-VARE

