

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 15 Wednesday, September 26, 2012



Digging Deep with Cynthia

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The Moraga Country Club Kitchen Tour Promises to Delight

By Sophie Braccini



The custom-made center island adds seating and prep space to John and CJ Greenblatt's kitchen

Photos Ohlen Alexander

Every year Sue Olson enthusiastically sets out to convince Moraga Country Club homeowners to open their recently remodeled kitchens for a tour that raises money for the Moraga Education Foundation (MEF) – and every year she succeeds in convincing a handful of homeowners to do so.

This year, the 5th annual Moraga Country Club Kitchen Tour (MCCKT) is presenting four of the most interesting remodels in this large community. The tour shows how crafty architects have opened up and completely redesigned floor plans that were a bit dated, and offers a way for community members to check the latest trends while enjoying wine and appetizers at each home, and contributing to Moraga schools.

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SOLD by VLATKA in 2012

- 44 Lucille Way, Orinda-09/18/12 represented Seller
- 9 Loma Linda Ct, Orinda-08/27/12- represented Buyer
- 9 Ewart Dr, Lafayette-08/03/12- 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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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	16	\$415,000	\$1,725,000
MORAGA	11	\$639,000	\$3,500,000
ORINDA	5	\$795,000	\$1,270,000

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

- 3448 Black Hawk Road, \$1,725,000, 4 Bdrms, 2386 SqFt, 1959 YrBlt, 8-17-12;
Previous Sale: \$1,320,000, 04-03-07
- 939 Dewing Avenue, \$433,000, 2 Bdrms, 765 SqFt, 1941 YrBlt, 8-22-12;
Previous Sale: \$186,000, 07-10-96
- 40 Diablo Circle, \$1,075,000, 3 Bdrms, 2683 SqFt, 1948 YrBlt, 8-28-12;
Previous Sale: \$1,035,000, 08-21-09
- 865 Hidden Pond Court, \$1,070,000, 4 Bdrms, 3455 SqFt, 1991 YrBlt, 8-28-12;
Previous Sale: \$570,000, 09-25-90
- 3704 Highland Road, \$415,000, 4 Bdrms, 1924 SqFt, 1955 YrBlt, 8-17-12;
Previous Sale: \$720,000, 06-16-05
- 1790 Ivanhoe Avenue, \$780,000, 4 Bdrms, 1699 SqFt, 1955 YrBlt, 8-24-12;
Previous Sale: \$177,000, - -
- 670 Jennie Court, \$1,150,000, 4 Bdrms, 1947 SqFt, 1950 YrBlt, 8-17-12;
Previous Sale: \$1,145,000, 06-11-08
- 3318 Las Huertas Road, \$1,200,000, 5 Bdrms, 3930 SqFt, 1937 YrBlt, 8-17-12
- 3309 Moraga Boulevard, \$777,000, 3 Bdrms, 1504 SqFt, 1966 YrBlt, 8-24-12;
Previous Sale: \$260,000, 01-15-93
- 3279 Mt. Diablo Court #11, \$515,000, 3 Bdrms, 1731 SqFt, 1987 YrBlt, 8-17-12;
Previous Sale: \$400,000, 06-18-09
- 1166 Oak Hill Road, \$3894 Quail Ridge Road, \$935,000, 3 Bdrms, 2057 SqFt, 1973 YrBlt, 8-22-12
- 100 Rodeo Court, \$1,608,000, 4 Bdrms, 3014 SqFt, 1984 YrBlt, 8-22-12;
Previous Sale: \$1,390,000, 10-14-10
- 1588 Silver Dell Road, \$900,000, 4 Bdrms, 2942 SqFt, 1966 YrBlt, 8-28-12
- 1710 Toyon Road, \$940,000, 3 Bdrms, 2538 SqFt, 1953 YrBlt, 8-27-12;
Previous Sale: \$464,000, 04-28-94
- 1006 Windsor Drive, \$740,000, 3 Bdrms, 1525 SqFt, 1957 YrBlt, 8-22-12;
Previous Sale: \$541,000, 05-23-00
- 1,430,000, 4 Bdrms, 2620 SqFt, 1948 YrBlt, 8-24-12

MORAGA

- 755 Augusta Drive, \$730,000, 2 Bdrms, 1444 SqFt, 1974 YrBlt, 8-17-12;
Previous Sale: \$400,000, 10-26-94
- 3 Baltusrol Street, \$639,000, 3 Bdrms, 2148 SqFt, 1979 YrBlt, 8-23-12
- 1844 Camino Pablo, \$825,000, 4 Bdrms, 2180 SqFt, 1965 YrBlt, 8-22-12;
Previous Sale: \$825,000, 08-22-12
- 2151 Camino Pablo, \$3,500,000, 8-17-12;
Previous Sale: \$610,000, 07-12-99

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Lamorinda Foreclosures recorded

LAFAYETTE

Huston Road, 94549, HSBC Bank, 08-29-12, \$418,500, 1318 sf, 2 bd

ORINDA

Dias Dorados, 94563, Ing Bank, 08-31-12, \$925,792, 1966 sf, 4 bd

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I am also pleased to announce the expansion of my real estate team - the **KURT PIPER GROUP**. I have welcomed back my sister, **Leslie Piper** and have added a new member with **Scott Sans** who grew up in Lamorinda. **Christine Gallegos** has been a team member for two years and is equally excited about our new beginning. We look forward to delivering an exceptional real estate experience to you."

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The Moraga Country Club Kitchen Tour Promises to Delight

... continued from page D1



The Grennblatt's view from the kitchen window

One of the four homes belongs to empty-nesters, John and CJ Greenblatt, who agreed to open their home despite their daughter's wedding that same weekend. "We could not say 'no' to Sue," says CJ Greenblatt, who adds that friends will be there to answer questions.

Their home, which is set close to the sixth green of the golf course, still had the original floor plan when they bought it. The kitchen and family room had no view of the greens. "We started thinking about moving spaces around," says Greenblatt, "and when our architect, Allan Sayles, came in he had the same idea." The wall that separated the small kitchen from the dinette area was removed and the family room was moved from the front to the back of the house so the great view could be enjoyed most of the time.

In the larger kitchen, a center island was custom-made to fit the room, adding seating space, prep space and a prep sink. The Greenblatts chose two different tones of gray granite for the counter tops and the island. All of the cabinets are white and hide the appliances, including a cool built-in Miele coffee machine. The color contrasts pleasantly with the dark oak floor. The openness of the plan serves the view well, and light abounds in the house. The transitional style blends nicely with the Japanese inspiration of the garden that was redone a few years ago.

Transitional describes another home on the tour belonging to a young family with school-age children. When the Foleys bought their house a year and a half ago, the kitchen had been redone by the previous owners, but a serious leak damaged it and they turned that accident into an opportunity to remodel the floor plan to their liking.

... continued on next page



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The Foleys chose rainforest serpentinite countertops in their remodeled kitchen

Photo Ohlen Alexander

Walls were removed between the kitchen and the family room to add perspective. “My husband loves the view of the hills; by removing the kitchen wall we can now enjoy our view from the family room as well,” says Foley. They chose Premier Kitchens in Lafayette to design the space with dark cherry cabinets, quite different from the former light gray that was there before.

The countertops are made of rainforest serpentinite, a kind of marble that’s stronger than regular marble. The slabs have been very nicely cut to hug the space, with some reddish veins that match and contrast with the rest of the room’s décor.

While this event is supposed to be a kitchen tour only, visitors to this house will enjoy the three-tiered garden with decks, entertainment areas and a Jacuzzi.

The two-hour tour will begin at 5 p.m. October 4. After touring the homes attendees are invited to the new Moraga Country Club Clubhouse for raffle prizes and a tour of the new MCC clubhouse kitchen. Information and reference material will be available at each home, along with the architects, contractors or homeowners who will respond to questions and brainstorm design solutions with guests.

Last year, the MCCKT raised \$6,600 for MEF and Moraga schools. Kitchen Tour tickets are \$20 in advance and \$25 the day of the tour, and may be purchased at the Moraga Country Club front desk, Across the Way or online. For more information or to purchase tickets go to www.mcchometour.com.

The Summer Sizzle

by Andi Peterson Brown

Summer 2012 was a hot one for our local housing market. While the heart of summer is historically a slower selling season, this year was an incredible exception. In fact, last month was the best August that we’ve had over the past six years in the Bay Area.

Years of pent up buyer demand, historically low interest rates, and an overall lack of supply created an incredibly competitive environment this summer that initially caught many buyers, sellers, and Realtors off guard. We typically see buyer activity drop off towards the end of July as people take vacations and become distracted with other fun family activities. But because we had a competitive spring season—with many homes receiving between 3 and 15 offers in less than a week—we still had a lot of buyers out there who had lost out in multiple offer situations and who still needed a house. Add new buyers into the mix each week and the competition only increases. While 15 offers on a home in Lamorinda is nothing to balk at, well-priced homes in Walnut Creek and Concord were getting upwards of 30 offers last month. Wow, how times have changed!

Our local housing market is faring much better than the national housing market. If you’ve been thinking about selling your home, now is an excellent time. We have buyers lined up and ready to go. The only thing missing is the house.



DRE# 01738605

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Digging Deep with Cynthia Brian

Under Cover

By Cynthia Brian

“What I enjoy is not the fruits alone, but I also enjoy the soil itself, its nature, and its power.” Cicero



Mustard reinvigorates soil and is a great cover crop growing as tall as ten feet. It's edible and pretty, too. Photos Cynthia Brian

To grow healthy plants, fruits, and vegetables, we have to have hearty soil. Before we put our gardens to bed for the long winter nap, we want to blanket the beds with nutrient rich cover crops. Replenishing nitrogen, preventing erosion, building soil, increasing water absorption, cover crops are the workhorses of the late autumn and winter landscape.

It is critical to implement the correct combination of cover crops for the right job. Because all plants need nitrogen and all microorganisms depend on it, nitrogen is the most challenging material to maintain in the soil. The best nitrogen fixers are in the Legume family, as they interact with beneficial bacteria in the dirt to enhance the roots. Let's take a look at crops to plant this autumn that will help with preventing weed seeds from germinating while providing a habitat for beneficial insects as well as compost for the garden.

Hairy Vetch: An annual legume that resembles peas with a pretty purple flower, toxic to humans and chickens, vetch is a favorite food of goats and cows and one of the best sources of nitrogen for plants. It sprawls and twines around other specimens. Instead of pulling it out, till it under in spring to use as mulch.

White Dutch Clover: Sown in either spring and fall, the white flowering perennial White-flowering Dutch clover spreads by underground runners. It takes two weeks for the clover to break down in the soil.

Crimson Clover: A pretty red flower sprouts in the spring when this hardy annual is planted in the fall. Crimson clover can survive winter freezing to minus ten degrees Fahrenheit. It prefers a neutral PH soil that drains well and does better when sown thickly. The entire plant can be turned under in April, its succulent leaves and stems will decompose in only 10 days leaving

the soil nitrogen rich.

Fava Beans: For abundant green manure, plant hardy annual Fava beans. They will grow to four or five feet tall and can be planted as late as November. These hardy plants grow slowly. The tops can be cut down to the base for the compost pile. Till the roots into the soil for best results and richer planting medium.

Mustard: This is one of the most popular cover crops for home gardens, vineyards, and fields. White mustard suppresses soil borne diseases, nematodes, and common root rot. It provides some weed control, especially from rye grass. It adds lots of organic matter when tilled under and the flowers and leaves are edible. Brassica crops are not to be planted following a mustard cover.

Barley: If you have a hillside and are seeking erosion control, barley is a great solution. It's a fast growing grass with fibrous roots. It will die if the weather gets down to 17 degrees.

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Final harvest of squash, cucumbers, eggplant, peppers, and tomatoes—plenty for a fall festivity.

Lamorinda Home Sales recorded

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MORAGA ...continued

18 Hammond Place, \$751,500, 3 Bdrms, 1467 SqFt, 1959 YrBlt, 8-16-12;

Previous Sale: \$830,000, 03-09-05

44 La Salle Drive, \$790,000, 4 Bdrms, 2116 SqFt, 1963 YrBlt, 8-23-12

103 Merion Terrace, \$777,000, 3 Bdrms, 2486 SqFt, 1988 YrBlt, 8-23-12

1087 Sanders Drive, \$700,000, 3 Bdrms, 1608 SqFt, 1975 YrBlt, 8-22-12

1725 Spyglass Lane, \$755,000, 3 Bdrms, 1842 SqFt, 1976 YrBlt, 8-17-12;

Previous Sale: \$700,000, 07-02-01

3 Wingfoot Street, \$760,000, 3 Bdrms, 2090 SqFt, 1988 YrBlt, 8-23-12;

Previous Sale: \$350,000, 05-17-88

10 Woodford Drive, \$665,000, 3 Bdrms, 1927 SqFt, 1958 YrBlt, 8-21-12;

Previous Sale: \$337,000, 06-20-91

ORINDA

38 Mira Loma Road, \$1,250,000, 4 Bdrms, 4195 SqFt, 1939 YrBlt, 8-21-12;

Previous Sale: \$401,000, 04-16-86

18 Orchard Road, \$1,250,000, 6 Bdrms, 3235 SqFt, 1964 YrBlt, 8-17-12;

Previous Sale: \$412,500, 12-06-90

122 Scenic Drive, \$836,000, 4 Bdrms, 2039 SqFt, 1955 YrBlt, 8-20-12

92 Van Ripper Lane, \$1,270,000, 3 Bdrms, 2791 SqFt, 1948 YrBlt, 8-17-12;

Previous Sale: \$1,200,000, 09-03-09

80 Via Floreado, \$795,000, 4 Bdrms, 2040 SqFt, 1972 YrBlt, 8-23-12;

Previous Sale: \$161,500,

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Michele earned a degree in Business Administration and Real Estate from Cal State, Hayward. A GRI and active in CAR, he is president-elect of WCCAR for 2013. Michele is an award-winning top producer who specializes in high-end homes as well as income properties and foreclosures. Both Leslie and Michele are life-long residents of the Bay Area and reside in Moraga with their children.

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Digging Deep with Cynthia Brian

Under Cover

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Fall Planting Ideas

Visit your nursery to find trees and shrubs boasting sensational sunset colors to compliment your fall landscape. Take advantage of the balmy days, chillier evenings, and the warm soil to plant seeds offering up greens, vegetables, and flowers through the beginning of winter. Here's what you'll want to sow now:

Peas	Endive
Parsley	Radicchio
Broccoli	Turnips
Kale	Beets
Arugula	Leeks
Lettuce	Calendulas
Asian greens	Violas
Spinach	Cilantro
Chicory	Bare Root Peonies
Chard	

Cover the planted patch with straw. Some seeds will germinate quickly followed by dormancy. In our mild climate greens and root vegetables can be harvested throughout the winter. Keep in mind that you can mix the many "foliage" edibles like lettuce, cabbage, or Swiss Chard amongst your fall ornamentals. Look for those that add color, interesting leaf shapes, varying sizes, and form. For a bigger design impact, plant in swaths. Thin when the plants are a few inches high, and add the sprouts to your dinner plate.

Engage your children in garden based learning to spark their curiosity and grow their confidence with practical skills they will use forever. In a large container



It's not fall without pumpkins and ghoulish gourds! If you don't grow them, find them at the farmers' markets.



Clematis shines as it twines with forget-me not and geranium along a fence.

Photos Cynthia Brian

at least 18 inches deep, let your kids plant a slice from their favorite red, golden, or brown potato with two or three eyes up in a manure rich soil. Leaves will sprout, the plant will flower, and about 10 weeks later the po-



Cynthia's freshly harvested red potatoes. Easy to plant and grow. Delicious and nutritious. A great project for kids!

tatoes are ready to be harvested. In most areas, tubers are planted in spring, but I plant them all year 'round with continued success as long as I protect them from frost or super cold weather. Your children will love eating their own baked potato or making fries.

Choose bulbs that will be deer and rodent resistant to plant towards the end of the month or any time in November for continuous spring color without the nibbling. Besides daffodils, consider alliums, snowdrops, bluebells, checkered lilies, and fritillaria.

Without good soil, we'll never achieve a healthy, beautiful landscape. Just as we lather creams on our bodies to moisturize our skin to keep it young, our soil needs nutrients to feed the seeds. Cover crops are the anti-aging replenishing regimen that keep our gardens growing and glowing year after year. As Franklin D. Roosevelt commented: "The nation that destroys its soil destroys itself." Take care of nature's most important organ—its earth and it will reward you a hundred fold.

Fall forward with fabulous foliage!

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Cynthia Brian's Gardening Guide for October

"All my hurts, my garden spade can heal." Ralph Waldo Emerson

A season of great beauty, autumn is the best time of the year for planting and it is a busy time for gardeners. Raking leaves, deadheading perennials, cleaning out flowerbeds, storing patio furniture, fall provides us with plenty of exercise outdoors in the fresh air. October has historically been a notorious month for fires and earthquakes, thus it is imperative to revisit our family emergency plans. And let's not forget to harvest our ghoulish gourds and decorate our steps with fierce pumpkins for a haunting Halloween to awaken the child within us all.

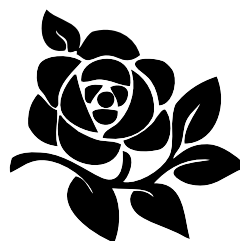
- CLEAR a defensible space around the perimeter of your home and develop an evacuation plan in case of a wildfire. October is notorious for being a fire month. Create an emergency supply list, especially if you live at the top of a canyon as fire normally runs uphill. For more information visit the Cal Fire site at <http://www.fire.ca.gov/>.
- CHOOSE fire resistant plants when considering your landscaping needs. Most fire resistant specimens are also drought resistant, a good pick to help conserve water.
- INFUSE vinegar with the final fresh picked fruits and herbs of this season in preparation for holiday gifts.
- HAND-PICK bugs off plants as a first defense, apply insecticidal soap for harder to kill pests.
- CONTROL next year's weeds with a vinegar based herbicide or corn meal gluten as a pre-emergent.
- GROW swaths of late season interest, especially grasses.
- BRANCH out with fiery leaves of gold, russet, bronze, zinfandel, and sienna hued arrangements for festive fall centerpieces.
- PICK your remaining green tomatoes as soon as temperatures start dropping. Sauté with olive oil and garlic for a tangy, tasty treat of famous fried green tomatoes.
- SEEK sanctuary in your garden by placing a bench in a tranquil, soothing location where you can watch birds, butterflies, and bees be busy. A gently engaging experience, green spaces revitalize people physically, psychologically, and emotionally.
- SPROUT seeds of arugula, mesclun, Asian lettuces, and other gourmet greens in a large container by your kitchen for easy pinching and eating throughout autumn.
- OVER-SEED bare spots in lawns at the first drops of rain, then fertilize with an organic product.
- PUNCH up the drama in your landscape with containers planted with fall colored succulents and annuals available now in garden centers.
- PREVENT garden injuries by stretching before going out to dig, and always bend from the knees, not the back.
- DIVIDE, move, re-plant deer resistant herbaceous peonies in well draining, loaming soil.
- STOP BY the Be the Star You Are!® Express Yourself!™ booth at the Pear and Wine Festival in Moraga on September 29 from 10 a.m. to 3 p.m. to meet me and writers of Teen Scene, be on the radio and receive free, fresh potpourri; sponsored by the Lamorinda Weekly.
- ROOT cuttings from Jacobinia for a showy next season fall performance.
- PROBLEMS with skunks, yellow jackets, or mosquitoes? Call Contra Costa Vector Control for assistance, removal, and extermination at (925) 685-9301. Sorry, they don't eradicate rats but will give you tips on how to keep your property rodent resistant.
- PLANT alliums and daffodils towards the end of the month to fill the gap between the tulip and peony spring blooms. Stagger plantings of narcissus through January for a long season of beauty.
- VISIT the local farmer's markets for the final fresh fruits and vegetables of the year. Pick up gourds, pumpkins, and fall decorations that will last through Thanksgiving.
- RAKE your fallen leaves and grass clippings to add rich nutrients to the soil. Build your own bin or buy one at selected retailers. Mowing the leaves helps them decompose faster.
- COVER fences or dress up railings by planting clematis, a super easy twining vine with fragrance and flowers.
- KEEP the birds happy in your garden by continuing to provide food, water, and shelter. Your hospitality will be rewarded.
- HARVEST your potatoes as soon as the leaves dry and curl. Dig gently to not bruise the tubers. Leave the tiniest ones to mature longer.
- EXPERIENCE and enjoy a haunted, happy Halloween.

See you on September 29th in Moraga at the Pear and Wine Festival. Wishing you Halloween Dreams of goblins, ghosts, and gourds!

Happy Gardening to You!

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ASK CYNTHIA: Reader Requests



Dear Cynthia

We are having a problem with skunks coming in the backyard and eating our plants and cat food. Sometimes they spray and it's awful. Any solution? Thanks for your help.

Susan, Orinda

Dear Susan:

Sounds like you have a smelly problem! Skunks are scavengers that invite themselves to dine wherever they smell food. They will dig in a garden for insects and they'll eat plants, too, but I believe they are coming for the cat food. First thing to do is to remove any pet food and batten down the garbage cans. Clients have used mothballs placed around the perimeter of a yard to keep the small critters away, but I personally have not had success with this method. Normally once you remove the food source, you control the problem unless they are truly attracted to your delicious garden.

The more urgent concern with skunks is the possibility of encountering a rabid animal. Vector control encourages homeowners with a skunk issue to contact them for trapping and removal. They will lend a trap to you for a first visit. You place the trap with food inside at the place where the skunks are visiting. When you've captured the skunk you call them and they arrive within 24 hours to euthanize it. To contact Vector Control in Contra Costa County, call (925) 685-9301 or visit www.ccmvcd.dst.ca.us. If you have continued problems, it is recommended that you buy a trap. I ordered mine through The Snare Shop. They are called Super Tuff Trap #6, cost approximately \$50 each plus shipping and are humane ways to catch squirrels, cats, opossums, or any small critter. This company has snares for bears and mountain lions, too. Hope you don't need those! Go to www.snareshop.com.

Keep lots of tomato juice on hand until you've solved this stinky scenario.

ASK CYNTHIA: Reader Requests

Hello Cynthia:

I enjoy reading your column in the *Lamorinda Weekly*. I have a very vexing problem that hopefully you might be willing to help me solve. I have a planting bed that is lamentably overrun by oxalis. It is also oozing out into my lawn. I just can't seem to eradicate it. Short of removing the top four inches of soil in my planter, do you have any magic solution? I have tried letting the planting area go fallow and then spraying it with various poisons the nursery people have suggested but no luck killing it. Any suggestions from you would be much appreciated.

Sincerely,

Joy from Lafayette



Hello Joy:

As we all know, a weed is just a flower growing where we don't want it. Oxalis, a South African invasive, is one of those plants that people either love or hate. I have clients in Los Angeles who planted a lawn of oxalis and clover and are thrilled with the results. They never have to mow, they get flowers in winter, and their dog loves playing and rolling in its lushness.

Oxalis goes by many names including creeping wood sorrel, Bermuda buttercup, sour grass, good luck plant, and my personal favorite, Shamrock or lucky clover. The genus name Oxalis is derived from the Greek word meaning "sour." Oxalic acid in the plants is sour tasting and the plant is generally considered poisonous although eating small amounts of the nutrient rich leaves, tubers, flowers, and seeds are not considered dangerous when consumed raw. But I digress—obviously you are not interested in eating your Oxalis!

Getting rid of Oxalis can indeed be difficult yet not impossible. It sounds like you've exhausted the expert advice from your garden centers. You can pull out oxalis easily for a season but it will be back blanketing your garden with yellow blooms when not much else is flowering. I've had clients use a mixer of equal amounts of dishwashing detergent, water, and vinegar to drench the new shoots with some satisfaction. Spraying must be done the moment you see even one plant emerge. Diligence is required. If you are not opposed to the use of chemicals when all else fails, Weed Be Gone has a special oxalis product and Roundup is effective. I'm not advocating these methods, but it's good to have options. Removing all the dirt in your planter and replacing with topsoil, mulch, and a pre-emergent are possibilities, but you will still have to be on patrol to eradicate any seedlings that sprout. You said it's "oozing out into your lawn." Make sure you clean the mower blades or you'll have my Los Angeles clients' lawn, too.

Here's my very magic potion—get a few chickens and let them free range. Chickens love eating oxalis and they are fairly excellent at getting to those teeny tiny tubers that are almost invisible to the naked eye. With chickens your oxalis will be gone forever, your garden will be treated with free fertilizer and you'll have organic, delicious eggs.

Here's hoping you put the "joy" back into your planter and enjoy some "egg-citement" as well.

Cynthia Brian

The Goddess Gardener

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Cynthia will answer questions when space permits.

Email your comments or questions to Cynthia@GoddessGardener.com

Lamorinda's Leading Independent Real Estate Firm.



73 La Espiral
Well maint. 4bd/3ba hm for easy living. Vaulted ceilings & abundance of windows. Updated baths & mod. kit. This 2825 sf hm offers "Great Room" concept, stylish decor, & quality features.

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43 Canyon View Drive
One of a kind, secluded, Tahoe-like 4bd/3.5+ba hm on 1.25 ac w/views of hills & Mt. Diablo. Sep 1bd cottage, & artist studio/ofc. Fruit trees abound. Stone fireplace. Updated kit/baths.

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31 Parklane Drive
Glorietta Sngl Lvl Charming updated w/exceptional finishes & design. 4bd/3ba, vaulted ceilings, hwdwd flrs, Fr. doors, priv. mstr retreat. Outdr kit/patio/firple & lrg lvl lawn. Quiet street & ez commute.

Offered at \$1,545,000



159 Lombardy Lane
Paradise found in this desirable Sleepy Hollow nbrhd. 4+bd/4ba updated hm. 1bd/1ba det au pair. Huge media/game rm, kit. w/Wolf cooktop, gorg. 1.1 ac grounds w/patio, bocce ball ct.

Offered at \$1,595,000



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.

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65 La Espiral
Updated w/beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/privacy, fully fenced. Tuscany ambiance, European flair.

Offered at \$2,350,000



60 Coachwood Terrace
1st time EVER on mrkt. An Estate in prime location. 5bd/5.5ba, pool/spa, apx. 6000 sq ft on apx. 6.45 ac. Fab. stone walled gardens, many fruit trees. Reflects Orinda living at its best.

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15 Inverleith Terrace
Charming 3bd/2ba single level home w/hwdwd 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



3349 Carlyle Terrace
Cute fixer with curb appeal and potential. 3bd/ 2ba with approx. 1230 sf. Foundation and chimney repairs needed.

Offered at \$599,000



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 \$1,295,000



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, hwdwd flrs, French & sliding doors.

Offered at \$1,299,000



3767 Happy Valley Road
Fabulous updated H.V. Trad. Dream kit., spacious mstr ste. Hwdwd flrs, custom detail Fr. doors open to priv. deck. Lush setting w/lvl lawn. Top neighborhood, walk to town.

Offered at \$1,349,000



4145 Canyon Road
Remodeled Happy Valley gated estate w/views, utter privacy & serenity, & custom craftsmanship throughout. Beautiful lawns & grounds. One-of-a-kind kitchen!! Lots of light.

Offered at \$2,950,000



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 \$1,195,000



34 Winding Glen
Classic ranch style 4bd/3ba home combines sophisticated elegance w/ charming ease. Huge park like yard features, 42 acre yard with grass play areas, covered patio, pool & spa.

Offered at \$1,425,000



312 Kathleen Drive
Adorable updated 3bd/2ba in approx. 1574 sq. ft. on 7100 sq. ft. lot in heart of Gregory Gardens. Great house and location.

Offered at \$450,000

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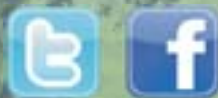
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