

Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 11 Wednesday, July 31, 2013



Digging Deep with Cynthia Brian

...read on page D8

Two Lafayette Homes on AIA Tours

By Cathy Dausman

Six East Bay homes – two each in Berkeley, Oakland and Lafayette – are featured in this year’s American Institute of Architects East Bay Home Tours on Aug. 10. The Lafayette homes are as different as night and day. One is a multi-acre estate, the other an in-law add-on. One was built in 1929; the other is less than 10 years old. But large or small, what they both do well is blur the lines between nature and home.

It is impossible to focus on the architectural details alone of Rancho Diablo in a 90 minute tour. Better to have nine days, or even 90. One even gets lost in the details that fill each room – the light, the furnishings, paintings, window placements, architectural collections and careful blending of old and new space.

Built in 1929 by society doctor Clarence Wills, it almost didn’t survive. His daughter Helen Wills Moody didn’t like the house (a story for another time), and deeded it to the University of California, Berkeley. UC Berkeley nearly sold it to a developer, who, the thinking goes, surely would have torn it down.

Instead current owner/architect Lucia Howard bought the house in 1989 and became its second owner. She named it Rancho Diablo because it faced Mt. Diablo and because of her “love of things devilish.”

“It was built to beat the band,” Howard said of the original home, which had foot-thick brick walls, hand forged hardware and a handmade clay tile roof. Good thing it was, because 1989 was also the year of the Loma Prieta earthquake.

It “stood pretty firm” then, Howard said.

Howard restored the home before moving in, and began serious renovations in 2000. The original house footprint has been well preserved, with its hand-painted California Faience tiles still in evidence and centuries-old first-growth hand hewn redwood which frames many archways. Howard planned the additions like bookends on either side of the original house.

Where the old wood is heavy and dark, she brought in heavy but light colored wood in the new wings; where there was brick, the new wings feature rough stucco. Light fir in wide strips echo the board and batten wall covering in the old house section.



A blueprint of Rancho Diablo was etched into the fireplace flu in the living room.

Photo Cathy Dausman

...continued on page D4





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4616 Deercreek Ln, Concord



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JUST SOLD in July

10 Alice Pl, Orinda



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Spectacular Estate with views, pool and vineyard and wine cellar. Sold for \$2,995,000.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	23	\$600,000	\$3,700,000
MORAGA	8	\$340,000	\$1,470,000
ORINDA	11	\$700,000	\$2,455,000

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

970 2nd Street, \$865,000, 3 Bdrms, 1367 SqFt, 1946 YrBl, 6-28-13;

Previous Sale: \$840,000, 05-26-06

10 Candlelight Lane, \$1,750,000, 4 Bdrms, 2895 SqFt, 2004 YrBl, 6-27-13;

Previous Sale: \$2,000,000, 02-10-04

3530 Deer Hill Road, \$840,000, 3 Bdrms, 2588 SqFt, 2001 YrBl, 7-1-13

3473 Hamlin Road, \$1,105,000, 3 Bdrms, 1908 SqFt, 1954 YrBl, 6-26-13;

Previous Sale: \$1,000,000, 07-28-05

629 Huntleigh Drive, \$1,825,000, 4 Bdrms, 2540 SqFt, 1958 YrBl, 6-21-13

10 Mountain View Place, \$1,430,000, 4 Bdrms, 3747 SqFt, 1979 YrBl, 6-27-13;

Previous Sale: \$550,000, 04-15-93

3279 Mt. Diablo Court #6, \$600,000, 2 Bdrms, 1697 SqFt, 1987 YrBl, 6-21-13;

Previous Sale: \$216,000, 10-25-96

21 My Road, \$1,142,500, 4 Bdrms, 3180 SqFt, 1966 YrBl, 6-21-13

2 Quail Run, \$975,000, 2 Bdrms, 2222 SqFt, 1977 YrBl, 6-25-13

809 Rosedale Avenue, \$672,000, 3 Bdrms, 1499 SqFt, 1950 YrBl, 6-25-13;

Previous Sale: \$410,000, 11-21-00

3388 Rossi Street, \$1,312,000, 4 Bdrms, 2537 SqFt, 1947 YrBl, 6-28-13;

Previous Sale: \$370,000, 06-01-94

24 Sanford Lane, \$2,785,000, 5 Bdrms, 5169 SqFt, 2007 YrBl, 6-20-13;

Previous Sale: \$2,925,000, 03-03-09

1062 Sierra Vista Way, \$728,000, 4 Bdrms, 1692 SqFt, 1957 YrBl, 6-26-13

3444 Solana Court, \$900,000, 5 Bdrms, 1795 SqFt, 1956 YrBl, 6-28-13;

Previous Sale: \$700,000, 02-27-07

3357 South Lucille Lane, \$825,000, 3 Bdrms, 1671 SqFt, 1955 YrBl, 7-1-13;

Previous Sale: \$690,000, 10-21-11

3931 South Peardale Drive, \$1,725,000, 3 Bdrms, 2319 SqFt, 1950 YrBl, 6-24-13;

Previous Sale: \$535,000, 08-26-97

3335 St. Marys Road, \$1,200,000, 4 Bdrms, 2872 SqFt, 1983 YrBl, 6-27-13;

Previous Sale: \$560,000, 11-24-97

1164 Upper Happy Valley Road, \$3,700,000, 4 Bdrms, 4175 SqFt, 1949 YrBl, 6-21-13;

Previous Sale: \$1,100,000, 06-15-99

1037 Via Nueva, \$1,625,000, 3 Bdrms, 2094 SqFt, 1958 YrBl, 6-28-13;

Previous Sale: \$1,339,000, 08-10-11

3665 West Road, \$1,182,500, 3 Bdrms, 1532 SqFt, 1952 YrBl, 6-25-13;

Previous Sale: \$950,000, 06-12-12

19 White Oak Drive, \$1,270,000, 4 Bdrms, 3106 SqFt, 1958 YrBl, 6-26-13;

Previous Sale: \$1,130,000, 07-06-09

3933 Woodside Court, \$950,000, 4 Bdrms, 1739 SqFt, 1967 YrBl, 6-19-13

3312 Woodview Drive, \$840,000, 4 Bdrms, 2357 SqFt, 1974 YrBl, 6-26-13;

Previous Sale: \$325,000, 07-21-93

**Patricia Battersby**

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Just Listed in Happy Valley! 1138 Camino Vallecito, Lafayette



4 Bedrooms 3 Baths 3055 Sq Ft** .9 Acre* HAPPY VALLEY TRADITIONAL

Charming single story home with timeless style, classic beauty. Private setting, lovely yard, views, great neighborhood. Grand sized living rm, formal din rm, kitchen/family rm. High ceilings, walls of French doors, bay and true divided light windows, wide plank oak floors, extensive built-ins, granite and carrera bath counters. Luxurious master suite. Beautiful grounds with large flagstone patio, pathways, patio, seating and play areas, lawns, mature trees, gardens, covered porches, and swimming pool with brick surround. Close to town, res, top rated schools. *Offered for \$1,575,000*

Just Listed in Glorietta! 102 Orchard Road, Orinda



4 Bedrooms 3 Baths 2345 Sq Ft* .3 Acre* LOVELY PRIVATE SETTING

Situated in a lovely, well established Glorietta neighborhood in Orinda, this traditional style home is centrally located between downtown Orinda with theaters, shops and restaurants nearby, and twelve years of top rated Orinda schools. Meadow Swim and Tennis Club is a short distance away. Grand sized living rm, formal din rm, center isle kitchen with breakfast bar. Designed with a flexible floor plan, this charming home has spacious living areas with lots of windows and glass doors opening to the wonderful private back yard with patios, swimming pool and gardens.

*Per Tax Records **Per Measurement



Two Lafayette Homes on AIA Tours

...continued from page D1



Bringing the outside trellis indoors creates a built-in ledge to display some of the owner's art collection.

Photos courtesy of LDA Architects

The original road leading to the house was long and winding and approached the site from the south exposure. When a newer road was built into the area, a dogtrot entry facilitated flipping the front door to the north side.

Windows are unexpectedly built into room corners in the new wings, leaving the walls free to display artwork from the 1700s to 1900s, much of it part of a collection of architectural models from the European Grand Tour tradition. An additional several thousand 20th century souvenir models are housed in a museum space, a separate building with a soaring ceiling and a spiral staircase off to one side.

The landscape has been re-designed, leading those indoors outside, and inviting inside much of the surrounding oak trees and private hillsides. It doesn't feel like a 5,000 square foot home (some of which is off-tour), but it certainly invites you to take in the Cal-

ifornia hillside on which it is built.

The second Lafayette home is a bit of a Cinderella story – a free standing unit on a hillside intended to become an in-law/rental in a neighborhood of single family homes.

When its owners saw it for the glass slipper that it was, they moved in themselves. At only 750 square feet, the home still manages to be “neat, tidy and elegant,” said architect Thomas Lee.

It is the smallest whole house project Lee has ever designed, and one of his very few residential projects. “Just because you downsize, you don't have to lower your standards,” he said.

The original home design was submitted by a different architect and imagined as a tall and vertical structure climbing the hillside. It failed – twice – to pass the city's design review board.

Enter Tom Lee. The clients accepted his first design of a single level rectangle with recessed entry, with a bedroom and common room (kitchen/living space).

Wisteria vines cover the entry arch, providing

shade and color in summer.

The eastern walls are floor-to-ceiling glass, and the lines blur between the inside and out, with features like a river rock “streambed” running the inside length of the common room. A trellis brought inside became a ledge for displaying the owner's artwork.

The west side of the building is nestled into the earth, acting as insulation and minimizing view disruption for neighbors uphill. “We built a house that's responsive to the environment,” said Lee.

He likes his work to present the owners with “little surprises,” noting that the entry arch frames the best hillside view, and the front door opens onto a sky lighted niche, allowing yet another spot to feature artwork. The single bath shares that same skylight; the 11-foot-tall ceiling increases the feeling of abundant space.

East Bay AIA Home Tour 2013 runs from 10 a.m. to 4:30 p.m. Saturday, Aug. 10.

To purchase tickets (\$40 in advance; \$50 day-of) visit <http://tinyurl.com/jvqzd6v> and click on “register now.”



The bedroom gets morning sun through its west and south-facing windows, and shade from the protruding wisteria vines.

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Lamorinda Home Sales recorded

...continued from Page D2

MORAGA

1992 Ascot Drive #C, \$340,000, 2 Bdrms, 1062 SqFt, 1973 YrBlt, 6-21-13
 15 Corte Encina, \$1,375,000, 6 Bdrms, 3134 SqFt, 1970 YrBlt, 6-24-13; Previous Sale: \$1,350,000, 06-13-08
 123 Devin Drive, \$780,000, 3 Bdrms, 1356 SqFt, 1959 YrBlt, 6-25-13
 2121 Donald Drive #6, \$340,000, 2 Bdrms, 1224 SqFt, 1963 YrBlt, 6-28-13; Previous Sale: \$140,000, 10-27-94
 25 Francisca Drive, \$580,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 6-19-13; Previous Sale: \$750,000, 01-04-06
 1197 Larch Avenue, \$1,100,000, 4 Bdrms, 2102 SqFt, 1967 YrBlt, 6-28-13; Previous Sale: \$875,000, 03-16-11
 198 Miramonte Drive, \$592,000, 3 Bdrms, 1798 SqFt, 1965 YrBlt, 6-19-13; Previous Sale: \$500,000, 06-01-07
 11 Whiting Court, \$1,470,000, 4 Bdrms, 2825 SqFt, 1999 YrBlt, 6-28-13; Previous Sale: \$972,500, 04-10-00

ORINDA

83 Acacia Drive, \$1,200,000, 4 Bdrms, 2313 SqFt, 1950 YrBlt, 6-19-13; Previous Sale: \$450,000, 08-12-92
 18 Charles Hill Road, \$1,105,000, 6 Bdrms, 3274 SqFt, 1940 YrBlt, 6-28-13
 16 East Altarinda Drive, \$1,450,000, 3 Bdrms, 2577 SqFt, 1958 YrBlt, 6-19-13; Previous Sale: \$1,200,000, 09-26-06
 38 Heather Lane, \$1,675,000, 5 Bdrms, 3280 SqFt, 1979 YrBlt, 6-28-13; Previous Sale: \$750,000, 08-07-96
 51 Knickerbocker Lane, \$1,234,000, 4 Bdrms, 2482 SqFt, 1980 YrBlt, 6-20-13
 1 La Cuesta Road, \$1,500,000, 4 Bdrms, 2693 SqFt, 1965 YrBlt, 6-28-13; Previous Sale: \$1,500,000, 01-19-06
 420 Miner Road, \$920,000, 2 Bdrms, 1719 SqFt, 1953 YrBlt, 6-26-13; Previous Sale: \$670,000, 12-11-03
 67 Scenic Drive, \$1,180,000, 3 Bdrms, 2661 SqFt, 1956 YrBlt, 6-24-13; Previous Sale: \$406,000, 03-27-95
 68 Singingwood Lane, \$2,455,000, 5 Bdrms, 5047 SqFt, 1975 YrBlt, 6-27-13; Previous Sale: \$550,000, 07-09-91
 58 Sleepy Hollow Lane, \$700,000, 3 Bdrms, 1698 SqFt, 1951 YrBlt, 7-1-13
 308 Village View Court, \$1,200,000, 3 Bdrms, 2541 SqFt, 1989 YrBlt, 6-21-13; Previous Sale: \$650,000, 10-07-98

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Digging Deep with Cynthia Brian

What We'll Do for A Buck

By Cynthia Brian

"They run like deer, jump like deer, and think like deer." Charles Barkley



Oh Deer...

Photos Cynthia Brian

The back gate had been left open. He walked right in to help himself to dinner leaving his telltale droppings and the roses beheaded. "Bummer," I whispered to myself as I locked the gate, satisfied that he would not return to devour my prized agapanthus.

The next evening as I went outside to check the nightlights, I thought I saw the gigantic buck in my upper garden. When I blinked, he was gone. "I'm being paranoid," I thought to myself. "There's no way a deer could jump this eight foot fence."

Wrong!

Making my morning flower rounds, there he stood in my cutting garden, proud as a Poppa, fearless of my presence. He gazed at me with those huge brown eyes as if to say, "Hi Cynthia! Aren't I smart. I came to visit you!"

I was stunned to see him inside my high walls. In case he could understand me, I shouted at him to get out as I ran to open the locked gate. For a moment he didn't budge, then, ever so slowly he ambled to the formal rose garden and with one effortless leap, hurdled the fence.

Years ago I purposely planted extra crops outside the barrier to make sure that our enclave remained a sanctuary for my private plantings. This season, two bucks along with a doe and her twins have been dining on the plums, prunes, apricots, apples, and Asian pears in the orchard. They pay me no heed when I'm weeding as they munch away. As long as they stay outside my interior boundaries, I am happy to co-exist with them. I reason that the wildlife inhabited this region first, while I'm the interloper. Although we are surrounded by open space with all the endemic

feral animals roaming the hills and visiting our pastures, in the more than two decades that we've lived here, no creature has ever traversed the fence.

This was TROUBLE in all capitals.

It was time to dig into my bag of tricks. In my book, "Chicken Soup for the Gardener's Soul," I chronicled a humorous true story about a garden plagued by a marauding moose. I hoped to utilize a few of those antler deterrents for my uninvited buck. I began by attaching dryer sheets of Bounce on all of my major plants plus tacking them to the outside of the white pickets every six inches. The smell supposedly deters deer. I also installed waving flags and a burlap barrier on the areas where he leapt.

Didn't work. He returned for dinner that night.

Next, I bought bars of Irish Spring soap to scrape around the property. The dirt and plants smelled as fresh as the Emerald Isle. He basked in the clean fragrance of the leprechauns, leaping with glee.

The third night I installed motion detection lights. He reveled in the spotlight. The star jumped in.

The fourth night, I blasted the radio tuned to a raspy rap station. Mr. Buck grooved and pranced in my back yard.

The fifth night, frustrated, I ventured to the garden center where I met other gardeners deluged with deer. We commiserated while comparing notes. I bought several different animal repellents. Following directions, I sprinkled the granules of hot peppers and sprayed the mixture of rotten eggs formulated to drive critters away with a mild irritation to their nasal passages. The smell gagged me, but the aroma aroused him. He ate my agapanthus.

On the sixth night, I positioned wooden pallets and garbage cans around the perimeter to discourage his high jump. He's an Olympian.



Delicious Asian pears are a favorite fruit of deer and humans.

One week of exasperation ended with the sprinklers spraying. He enjoyed his shower, and probably used the remaining Irish Spring soap to irritate me further.

The eighth evening I waited outside the fence until Mr. Buck ambled within a few feet of me. He was ready to spring when I roared like a mountain lion. Being a big cat was the best and least expensive solution. Hurrah, one victory for me!

My triumph was temporary.

As I write this, we are on night 14 of battling the buck. None of the prescribed remedies have worked, and the deer has become a nightly nuisance. I have yet to attempt an electric fence, but stringing fishing wire from post to post did not arrest his soaring either. Since I don't know where to buy "panther piss" and although suggested, a venison dinner is not an option, my long-term remedy is to build higher fences.

Suggestions from my dear deer ordeal:

- Don't intentionally feed the deer.
- Pick up fallen fruit from trees.
- Yell, scream, and wave your arms to keep the deer away. Once they become unafraid of you as they are of me, they may just jump your fence.
- Let your dog be the night guard.
- Water drought-resistant plants just enough to keep them alive. When they get too healthy, deer devour new growth.
- Block the paths of invading deer to confuse their routine routes.
- Before planting a plethora of new flowers, consider planting a single plant in a deer test garden. If it survives two weeks without being munched, it's probably going to be safe. What I've learned from this experience is that not only are there no deer proof plants, but in our area, like us, deer are gourmet foodies.
- The only guaranteed full proof resolution is to build a fence tall enough that deer can't catapult over it.

...continued on page D10

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Digging Deep with Cynthia Brian

...continued from page D9

Here's a list of the major plants eaten. If you have a population of deer on your property, don't plant these or plan on putting chicken wire or netting around them.

- Gladioli
- Agapanthus
- Asiatic Lilies
- Roses
- Hydrangeas
- Firecracker Lily
- Blueberries
- Cherry tree leaves
- Dahlias
- Grapes
- Mock orange
- Fuchsia
- Camellias
- Johnson Blue Geraniums
- Jacobina
- Bergenia
- Purple Loosestrife



*Cynthia's rose bush before the buck jumped the fence.
Photos Cynthia Brian*

- Wisteria
- Sweet Potato
- Hollyhocks
- Mexican Primrose

These are the plants touted as extremely deer resistant, but my antlered visitor ate them, to my surprise.

- Osteospermum
- Marigolds
- Gaura
- Snapdragons
- Lamium
- Purple Loosestrife
- Wisteria
- Sweet Potato
- Dianthus
- Sunflowers
- Fennel

I noticed that deer on my land avoid grey leaved plant varieties. These are plants my guy didn't eat and are probably safe to plant in your garden.

- Foxglove
- Lavender
- Peony
- Sage
- Society Garlic
- Artemis
- New Zealand Flax
- Portulaca
- Boxwood
- Pink Bower Vine
- Begonia
- Calla Lily
- Four O'Clocks
- Yarrow
- Star Jasmine
- Muscari
- Ferns
- Naked Ladies
- Bearded Iris
- Birds of Paradise
- Ornamental grasses
- Hellebore
- Columbine



*The same rose bush after the deer's munching spree.
Notice the dryer sheet of Bounce stuck to the stem.*

- Gazania
- Primrose
- Daffodil

Keep in mind there are no deer proof plants. As graceful and beautiful as deer are, they are extremely destructive. I was totally astonished by many of the flowers consumed, especially since my plants are surrounded with specimens like spearmint, scented geranium, and lamb's ear that deer normally avoid. Vegetation they don't eat in my neighbor's yards, they are devouring in my garden. With no prescription for success, one size does not fit all when it comes to deterring deer. You will need to be diligent, watchful, and experiment with all the suggestions, then hope to buck the system of deer raiders.

If only we could run like deer, jump like deer, and think like deer, we could solve the grazing dilemma. As humans, we don't want a buck buddy in our fenced backyards. Although I wish he would move on to greener pastures, for now, the buck stops here.

Cynthia Brian's Gardening Guide for August

"What you plant today, you'll reap tomorrow. Choose wisely!" Cynthia Brian

I've always believed that being a gardener is more than digging in the dirt or communing with nature. The act of gardening makes us better people as we learn invaluable lessons in humility, perseverance, consideration, trust, hard work, patience, responsibility, and faith. A gardener can't be lazy, nor be greedy. Great gardeners are friends of our good earth. Through successes as well as failures, gardeners reap miracles of nourishment, harmony, and reconciliation. With the last full month of summer sunshine, warm evenings, and long hours of daylight, go into your garden to experience the satisfaction of being an authentic caretaker of your place on this planet.

- **SPREAD** a blanket on the lawn and look towards the heavens in the early hours of the morning on Aug. 11, 12, and 13 for a show of shooting stars. It's the annual Perseid meteor shower, perfect for backyard viewing.
- **DRY** herbs by hanging bunches upside down in a dry place, like a garage or shed. Good herbs to dry include lavender, sage, thyme, rosemary, and oregano. Store the dried leaves in a jar.
- **DOUSE** weeds with a concoction of white vinegar and liquid dish soap. To a gallon of the vinegar, add a capful of dish soap, shake in a spray bottle, use proactively.
- **GATHER** the seeds of fennel and cilantro after the flowers are spent. Dry the seeds on a cooking sheet. Cilantro seeds are called coriander. Both add flavor and texture to both sweet and savory recipes.
- **PRESERVE** flat-leaf parsley, basil, and chives by freezing them in ice cube trays. Put a spoonful of the chopped leaves in each cell, add water, and freeze. When you want a dash of fresh flavor, pop an ice cube.
- **PLANT** edamame and sweet potatoes, both warm weather crops. The soil needs to be warmer than 60 degrees. Plan on harvesting edamame in 90-100 days when the pods are plump but still green for a heart healthy omega 3 boost. To make potassium rich sweet potatoes sweeter, store at 90 degrees for two weeks after harvesting.
- **DEADHEAD** roses, annuals, and perennials as blooms fade to keep them coming through frost.
- **GROW** celery by rooting the base of your store bought vegetable. Put the stub in a glass jar filled with water in a sunny location, then transplant to a container or garden when rooted.
- **KEEP** bugs at bay for your evening dine outs by hanging dryer softener sheets next to, but not touching, light fixtures. As the sheets heat up, the smell drives moths, mosquitoes, and other flyers away. Place a citronella plant in a container on your patio as an additional insect repellent.
- **HARVEST** cucumbers and make an easy spicy summer snack as well as soothing eye pack. Peel, slice, add red onions, rice vinegar, and marinate for one hour in the refrigerator. Save the peels to place on your eyes to eliminate puffiness after swimming.
- **COLOR** your world with a bed of brightly hued zinnias. They are great for arrangements and cutting.
- **RE-PURPOSE** old pantyhose by using the seat to protect big watermelons and squash on the vines. The legs can be used to store bulbs or onions.
- **WATCH** butterflies pollinate your flowers as they flutter from blossom to blossom on monarda, tithonia, sunflowers, zinnias, butterfly bush, cosmos, alyssum, marigolds, thyme, oregano, and marjoram.
- **EXTEND** your garden's production with a second season planting of beets, scallions, kohlrabi, chard, broccoli, lettuce, peas, and carrots to carry your fresh offerings into late fall.
- **TOSS** a salad comprised of edible herbs, tender leaves, and fruit from your garden including basil, sage, thyme, loveage, fennel, arugula, spinach, chives, chard, tarragon, kale, beet tops, lettuce, cilantro, parsley, sorrel, apples, and plums dressed with lemon juice and olive oil for a tasty jolt of mineral rich nutrition.
- **DETER** deer by building fences 10 feet or higher. Send me an email if you discover ways to keep deer out without fences! Cynthia@goddessgardener.com
- **MAKE** jam, jelly, or wine with the beautiful blue elderberries at their peak this month.
- **PICNIC** on the patio where you can enjoy the beauty and scents of the hot August nights.
- **SHARE** your excess vegetable and fruit harvest with the neighborhood and take the extras to the local food bank for those in need to savor.

Enjoy the final days of summer with barbecues and swim parties with family and friends. School is back in session soon. Drive carefully.

Happy gardening and happy growing to you!

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Cynthia Brian

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Cynthia is available as a speaker and consultant.



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RISK ASSESSMENT

Some level of risk must be accepted to experience the benefits that the tree provides. Fortunately, tree failure is an infrequent occurrence. Serious damage, injury, or death from tree failure is rare. Tree failures during normal weather conditions are sometimes predictable and preventable. Decisions on whether a tree inspection is required or what level of assessment is appropriate should be made by an arborist with the consideration for what is a reasonable and proportional to the specific condition and situations. Have an arborist from Advance Tree Service take the risk away by assessing your trees health today. So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you assess your risk today.

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ORINDA



New Listing

70 Barbara Road This is not your typical Orinda rancher! Set on a hill surrounded by mature oaks, this light filled contemporary home offers privacy & beaut. views, yet just mins to downtown. 3bd/2ba, 1601 sf, .63 ac.!

\$749,000

ORINDA



New Listing

210 Moraga Way This lovely 2 bd/2ba home is located just minutes from downtown Orinda. Updated, lovely natural light and large bedrooms make this classic Orinda rancher a must see.

\$819,000

ORINDA



8 La Campana Super clean & ready one level living w/ 3bd/2ba, floor to ceiling windows, vaulted ceilings and lots of light. Easy access outside. New kitchen. Special setting, great high-end street, set for occupancy.

\$865,000

ORINDA



51 Valencia Road Ideal home with spacious & comfortable floor plan boasts great curb appeal. Remodeled with quality & attention to detail. Beautiful Chef's kitchen, hardwood floors, quiet & private.

\$987,000

ORINDA



New Listing

265 Ivy Place Walk to top ranked Miramonte High School from this lovely 4bd/2.5ba, 2330 sf single story ranch style home. Features are open floor plan with LR, DR, eat-in kitchen, fenced backyard, lawn/play area.

\$1,050,000

ORINDA



3 Overhill Road Charming updated 4bd/3ba, 2559 sf trad. on .38 ac in premium location. Short walk to dwntwn & BART; home theater w/surround sound; updated kit. & baths; lrg lvl fenced bckyd. Top schools.

\$1,198,000

ORINDA



29 La Vuelta Custom built contemporary in heart of OCC. Impressive entry, spacious living & well-appointed kitchen, walls of windows, master w/private terrace. Au pair quarters w/full kitchen. Separate office.

\$1,595,000

ORINDA



New Listing

108 Barbara Road Mediterranean style view home, 4bd/4.5ba, chef's kitchen with stainless appliances, huge office, lots of natural light.

\$1,595,000

ORINDA



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

\$2,495,000

ORINDA



40 Los Altos Majestic, inspiring, tranquil. It doesn't get any better! 5bd/3.5ba on private gated 2.27 acre with pool/ cabana, tennis court/ cabana and serene garden paths.

\$3,595,000

MORAGA



New Listing

728 Moraga Road Comfort, Convenience & Value! Creekside 3bd/2ba, 1493 sq. ft. on .57 acres with fireplace, dual pane windows, fruit trees and access to top Moraga schools!

\$699,000

MORAGA



New Price

10 Ross Drive Charming 4bd/3ba single level home. Hardwood floors, eat-in kitchen, updated baths, fresh paint, plenty of built-ins and storage. Convenient location.

\$995,000

MORAGA



New Listing

359 Deerfield Drive Entertainers' rancher 4bd/3.5ba-Great rm features updated kit., cathedral ceils, distressed wood flrs, "wall of windows" providing spectacular vus to lrg lvl bckyd w/patio, pool, lawn & deck.

\$1,065,000

MORAGA



New Listing

438 Stonefield Place Pristine cul-de-sac 4bd/3ba rancher w/gourmet kitchen, hdwd flrs, crown molding, plantation shutters & more! New high end roof. Landscaping by Ecliptic Design w/level lawn, decking & built-in gas firepit.

\$1,150,000

LAFAYETTE

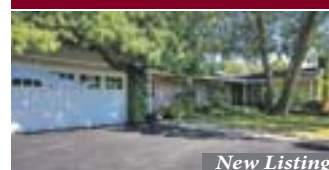


New Listing

3756/3758 Sundale Road Great Duplex next to the Lafayette Reservoir! 3756 is a 3bd/2ba and 3758 is a 2bd/1ba. They each have hardwood floors, great kitchens, laundry, storage, parking and a yard!

\$850,000

LAFAYETTE



New Listing

1138 Camino Vallecito Happy Valley traditional single level home. .9 ac lovely private setting - Great neighborhood. High ceilings, walls of glass, Fr. doors, bay windows, luxurious master, kit/fam rm, level yd & views.

\$1,575,000



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