

Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 9 Wednesday, July 2, 2014



Cynthia Brian's Gardening Guide for July ...read on page D13

Stylish Solutions

Decorating with Red, White and Blue

By Ann McDonald



Red, white and blue are quintessential summer colors. Let's be honest, your first thought about decorating the living room doesn't automatically go to the American Flag. When you start to train your eye and see color combinations, however, you will be shocked at how often this classic color combination pops up. These colors are actually incredibly easy to work with. Red, white and blue can be placed into almost any color story.

The good news: I will teach you a few tricks so you can think outside the box with my Top Stylish Solutions for red, white and blue decorating.

1) Get to know your undertones. An undertone is the foundation of the color or reduced color. You can mix any color with another, as long as the undertone is the same. This is one of those color theory truths many homeowners don't understand. It is single handedly responsible for sending us to the funny farm when trying to choose a basic white.

The easiest way to find the undertone is to look at the paint sample with variations of color from light to dark. Is it pink at the bottom and deep red at the top? The undertone is pink. Find a similar color of red where the light color at the bottom is yellow? The undertone is yellow. If you are mixing red with blue, you can match any tone as long as the undertones are the same. Look for a blue and red that stem from the same undertone and they will work together.

In a current Moraga family room project, we brought in deep cranberry reds in the boucle (for a large custom ottoman), a woven blue and white square pattern (side chair) and then a graphic bright red and white pattern with the same undertones (custom bench). What could have been loud and overdone became accessible and easy to live with simply by using and understanding tone.

The floors are a gorgeous deep brown hardwood and the custom chesterfields a rich felt grey menswear fabric from Scotland – all with the same undertones.

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Here we used two contemporary pieces in a traditional living room: a graphic blue lamp, white lacquer table and mixed stacks of design books, but added the tassel in red with the same undertones as the antique cabinet in the back. We also looked for books to stack that had varying tones of red and blue in their bindings.

Photos courtesy Couture Chateau llc, photos Faryn Davis Photography



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Orinda Downs luxury awaits you in this enchanting residence with tranquil setting on over-sized lot with playful flat areas.

FOR SALE

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SALE PENDING

42 Knox Dr, Lafayette

Charming Retreat in Hidden Valley



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	15	\$489,000	\$1,949,000
MORAGA	11	\$550,000	\$1,625,000
ORINDA	14	\$875,000	\$2,950,000

Home sales are compiled by CalREsource, 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 CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

975 1st Street, \$850,000, 3 Bdrms, 1223 SqFt, 1938 YrBlt, 5-30-14;

Previous Sale: \$840,000, 03-09-07

3317 Betty Lane, \$770,000, 3 Bdrms, 1291 SqFt, 1952 YrBlt, 6-3-14

3230 Burton Court, \$1,326,000, 3 Bdrms, 1833 SqFt, 1957 YrBlt, 6-3-14

3237 Camino Diablo, \$1,195,000, 3 Bdrms, 3694 SqFt, 1981 YrBlt, 5-30-14;

Previous Sale: \$819,000, 05-30-02

3204 Glenside Drive, \$1,188,000, 4 Bdrms, 2802 SqFt, 1941 YrBlt, 6-6-14;

Previous Sale: \$1,100,000, 07-14-06

3284 Marlene Drive, \$489,000, 3 Bdrms, 1160 SqFt, 1981 YrBlt, 6-6-14;

Previous Sale: \$345,000, 10-30-09

945 Mountain View Drive, \$565,000, 1 Bdrms, 867 SqFt, 1949 YrBlt, 5-30-14;

Previous Sale: \$549,000, 10-05-06

1245 Panorama Drive, \$1,710,000, 3 Bdrms, 2632 SqFt, 1951 YrBlt, 6-3-14;

Previous Sale: \$563,500, 03-20-92

3168 Rohrer Drive, \$900,000, 4 Bdrms, 1752 SqFt, 1952 YrBlt, 5-28-14;

Previous Sale: \$73,000, 11-24-76

533 Silverado Drive, \$1,080,000, 4 Bdrms, 1707 SqFt, 1963 YrBlt, 6-6-14

3742 Sundale Road, \$540,000, 3 Bdrms, 933 SqFt, 1951 YrBlt, 6-5-14;

Previous Sale: \$635,000, 07-24-07

1079 Sunrise Ridge Drive, \$1,191,000, 4 Bdrms, 3615 SqFt, 1997 YrBlt, 6-6-14;

Previous Sale: \$1,164,000, 04-30-13

1720 Toyon Road, \$1,825,000, 4 Bdrms, 3920 SqFt, 1998 YrBlt, 5-30-14;

Previous Sale: \$2,550,000, 08-02-07

960 Yorkshire Court, \$1,235,000, 3 Bdrms, 2243 SqFt, 1941 YrBlt, 5-30-14;

Previous Sale: \$320,000, 09-23-94

501 Winchester Court, \$1,949,000, 5 Bdrms, 3798 SqFt, 1989 YrBlt, 6-6-14;

Previous Sale: \$1,550,000, 12-03-03

... continued on page D11

Kat Rider

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A Once in a Lifetime Opportunity... 26 Cosso Court, Lafayette

East Coast meets West Coast in this exquisite 4BR/4BA (plus 2 half bathroom) custom gem located in the heart of Happy Valley on a private cul-de-sac. Designed by local architect, Alan Page, built by (and for) the Branagh family, timeless finishes, impeccable design and unparalleled quality are evident throughout this exceptional estate.

Situated on a 1.13± acre, pancake-flat dream parcel, the exterior grounds include an outdoor loggia with wood-burning fireplace, Mugnaini pizza oven and a fully appointed outdoor kitchen, salt water pool with spa and play area, oversized patio, Bocce ball court, raised vegetable beds, and a 1BR/1BA guest house above the detached 2nd 2-car garage.

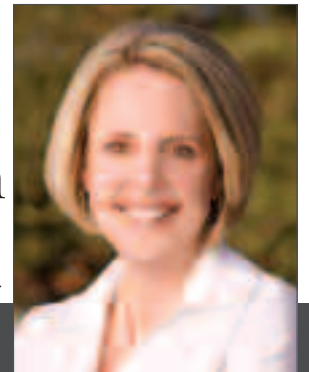
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Stylish Solutions

Decorating with Red, White and Blue

... continued from page D1



A classic tonal red, white and blue color story is being used for this residential project in Moraga. The undertone is brown-beige.

2) Look for something close by that is red, white or blue as a starting point. Trust me, when we were first contacted about an historic exterior on a major corner in Berkeley my heart skipped a beat. The building was outdated and needed major restoration. The old colors were all off. The owners wanted something fresh and I had one chance to get the color right. A wrong tone, especially when my first thought went to red in Berkeley, and we'd have the Cal Marching Band saying "Take off that red paint!" This Cal alum decorator didn't want to get the proverbial axe.

What did I do? I started with the blue from the nearby street signs and the red from the brick at the back of the building. I used that as a jumping off point for our main color selections, diminished the colors to common undertones in both red and blue, and applied the triad rule from the color wheel. The shades then fell into place. There was a great deal of testing and we actually have four shades of red as an accent, but it was so fun. Sometimes you have to go bold.

The next time you are considering an update, look around. What in your home is red, white or blue. Is it a stack of books? Is it a simple accessory from Home Goods? Then use them and group them!

Get intentional about those details and your space will perk up immediately.

... continued on page D8



Classic Glorietta Charmer

COMING SOON!



This fabulous traditional home has been lovingly maintained to preserve the original charm and beautifully updated for today's lifestyle. The home is approximately 2249 sq. ft., with four bedrooms ... including an en suite master with separate sitting room, three baths, formal dining room, gracious living room, and separate family room. The kitchen opens to an inviting deck with lovely views from the breakfast nook. The private .40 acre lot offers garden and play areas, patios, and decks ... great outdoor living. A perfect setting for family gatherings and entertaining friends.



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63 Moraga Via, Moraga
\$1,410,000
Represented the Buyer



72 Silverwood Dr. Lafayette
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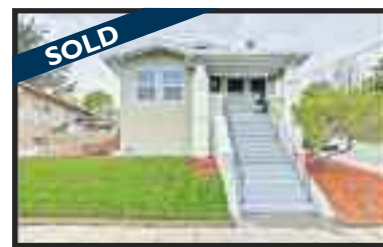
68 La Cuesta, Orinda
\$1,171,000
Represented the Buyer



28 Southwood Dr., Orinda
\$986,000
Represented the Buyer



3 North Ln. Orinda
\$975,000
Represented the Seller



2515 Rawson St., Oakland
\$550,000
Represented the Buyer



357 Westcliffe Cir. Walnut Creek
\$500,000
Represented the Buyer



112 Turk Dr. Orinda
\$1,275,000
Represented the Buyer



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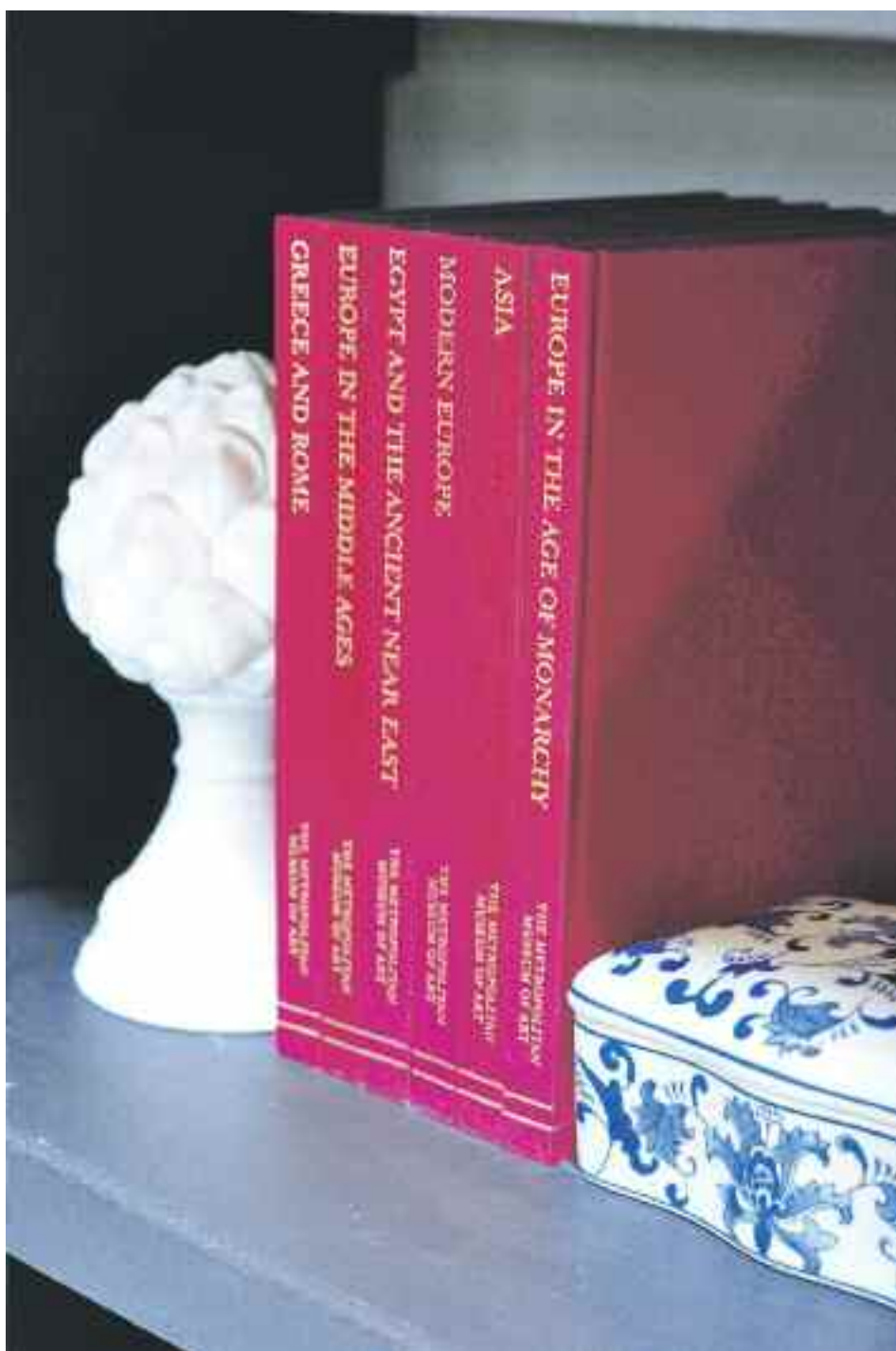


Coldwell Banker, Orinda

Stylish Solutions

Decorating with Red, White and Blue

... continued from page D4



Old books from the Met are flanked by simple accessories from Home Goods for less than \$50. Removing the glossy covers from the books helps with tones.

3) **Understand that mixing textures and types is what takes it to the next level. Mix it up to look more expensive.** This season we had an abundance of red, white and blue projects. From rental properties in Tahoe to traditional in Moraga, many clients were drawn to this combination.

To keep red, white and blue projects from being too “room in a box,” we mix textures and types. Get comfortable mixing simple cotton prints with heavier crewel fabrics or buying one yard of an over the top fabric and upholstering a simple vintage foot stool with it, then bringing it down a level by using woven or natural fibers such as with a tray, or use a blue grass cloth.

I like using stacks of books, which you can purchase second hand, single tassels and white ceramic accessories to fill out statement rooms with red and blue. Easily changed, these are good places to start. Mistakes aren't costly and you can practice with scale.

Whatever you choose, make a statement, do it with style, and live a custom life!



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in Orinda. If you are interested in chatting about your next decorating project, give us a call at (925) 386-0720 – we're here all summer. For more photos of red, white and blue projects, visit www.couturechateau.com/blog.



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Leslie Kalish - LMK Interiors

Ken Hansen - Landscape Architect

Bob Cleaver - Cleaver Design

Linda Catlyn - Catlyn Design

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Please indicate your preferred date(s), times(s) & design professional(s):

Saturday, July 12: 8am, 9:15am or 10:30am

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Breath Taking Views Listed at \$2,450,000

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It's a Gray (Water) Day, Lamorinda

By Cathy Dausman

An abundance of late spring rain storms makes it difficult for Lamorindans to accept California still suffers from drought. Still, when it comes to residential water use, weather experts insist we must learn to live with less. So you've installed low flow shower heads and learned to brush your teeth with the tap off. What more can be done? Hello, gray water recycling!

You might not even realize it, but gray water recycling is already a reality in commercial car washes (which can operate at up to 95 percent efficiency) and commercial laundries. California's newly revised (January, 2014) Uniform Plumbing Code defines gray water as "untreated waste water which has not come into contact with toilet waste." Gray water includes water from bath and shower drains, wash basins, washing machines (except loads of soiled diapers), and laundry tubs. Laundry water from soiled diapers is classified as black water, as is waste water from kitchen sinks, photo lab sinks, and dishwashers, none of which can currently be recycled.

Andy Scheck captures gray water from the tub otherwise headed for the drain with a pump placed just outside the bathroom window. The water gets used to water his flowers and fruit trees. (See story at <http://www.lamorindaweekly.com/archive/issue0401/Catching-the-Rain.html>) "It's all about storage," said Erik Leuteneker, of Reflow Water Works. A contractor, Leuteneker is learning this new business from the ground up ... or more precisely, down. He's had endless conversations with municipal and county permit, engineering and health department personnel. Japanese, German, Israeli and Australian gray water recycling is far more advanced, Leuteneker said, citing the Australian Nubian Water Systems (<http://www.nubian.com.au>).

Closer to home, "San Francisco is on the cutting edge," he said. New developments over 100,000 square feet are required to have water recycling systems on site

to take the burden off existing water infrastructure (<http://sfwater.org/modules/showdocument.aspx?documentid=55>). Lafayette expects contractors to supply rain barrel collectors and dig pits to collect groundwater runoff into aquifers at new construction sites.

For residential use, Leuteneker described three ways to glean gray water: from the roof, from storm water runoff, and through gray water recycling. Capturing rainwater runoff from the roof into a gravity fed system is simple, state approved, and requires no permit. Storm water runoff – rainwater from larger, flat surfaces (a driveway or patio) must be treated. Leuteneker is most excited, though, about gray water recycling.

Professional gray water recycling systems are custom engineered and assembled on site, but a do-it-yourselfer can recycle water from washing machine to garden use (Leuteneker calls it "laundry to landscape") simply and inexpensively with a three-way valve and hose. Out of pocket cost, depending on hose length, runs between \$150 and \$500. An older style top-load washer yields about 45 gallons of gray water per load. Running two loads a week for a year makes 4,500 gallons available for secondary use.

You'll want to use low-phosphate detergent and non-chlorine bleach; both of which are available in local stores. A permit is required only if your gray water recycling system involves tank storage or pumps. Most gray water recycling technology is fairly similar, Leuteneker said, differing only by how the system filters the water. Standard filtration uses a bio membrane, ultra violet light or chemicals. It simply becomes a matter of environmental stewardship.

"You recycle everything [else]," he said. "Why not lightly used residential water? I don't see any downside."

Additional Gray Water Recycling Resources

For more information call (734) 476-2543 or email wastewater@nsf.org.

Many gray water recycling sources are available online, including:

<http://www.urbanfarmerstore.com/pdflibrary/rainwater-harvesting/>

<http://greywateraction.org/>

<http://pacinst.org/>

Gray water recycling comes to the Alameda County Fair July 3:

<http://www.alamedacountyfair.com/2014fair/index.php>

Greywater Design and Installation Workshop (Richmond) Aug. 9 from 10 a.m. to 12:30 p.m.

DIY gray water system parts available through www.urbanfarmerstore.com.

Download the San Francisco gray water design manual for outdoor irrigation (83 pages) <http://sfwater.org/modules/showdocument.aspx?documentid=55>

Additional websites:

<http://www.instructables.com/id/How-to-Make-a-Laundry-Water-Recycler-Gray-Water-S/>

<http://www.letsogreen.com/greywater-recycling.html> (Canada)

<http://www.sustainable.com.au/greywater-treatment.html> (Australia)

<http://www.greywater.com/> (private author)

http://extension.ucdavis.edu/unit/green_building_and_sustainability/pdf/resources/greywater.pdf



Lamorinda Home Sales recorded

... continued from page D2

MORAGA

- 653 Augusta Drive, \$751,000, 3 Bdrms, 2148 SqFt, 1976 YrBlt, 5-30-14;
Previous Sale: \$795,000, 07-24-08
- 1320 Bollinger Canyon, \$1,290,000, 4489 SqFt, 1983 YrBlt, 6-3-14;
Previous Sale: \$1,075,000, 10-06-09
- 394 Calle La Montana, \$1,019,500, 3 Bdrms, 1756 SqFt, 1971 YrBlt, 5-30-14;
Previous Sale: \$679,000, 09-06-02
- 1443 Camino Peral, \$710,000, 3 Bdrms, 1697 SqFt, 1973 YrBlt, 6-6-14;
Previous Sale: \$380,000, 03-13-02
- 12 Doral Drive, \$865,000, 2 Bdrms, 1857 SqFt, 1978 YrBlt, 6-6-14;
Previous Sale: \$800,000, 05-02-07
- 17 Francisca Drive, \$600,000, 2 Bdrms, 1211 SqFt, 1984 YrBlt, 5-30-14;
Previous Sale: \$650,000, 06-21-06
- 2 Magee Court, \$1,625,000, 3 Bdrms, 2920 SqFt, 1984 YrBlt, 5-30-14;
Previous Sale: \$775,000, 06-01-98
- 40 Merrill Circle #S, \$1,210,000, 3 Bdrms, 2946 SqFt, 1988 YrBlt, 6-5-14;
Previous Sale: \$600,000, 07-25-91
- 106 Miramonte Drive, \$560,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 5-30-14;
Previous Sale: \$381,000, 04-19-02
- 1537 Moraga Way, \$550,000, 2 Bdrms, 1548 SqFt, 1974 YrBlt, 6-6-14;
Previous Sale: \$220,000, 04-02-91
- 40 Wandel Drive, \$700,000, 3 Bdrms, 1544 SqFt, 1962 YrBlt, 6-4-14

ORINDA

- 25 Bel Air Drive, \$1,010,000, 3 Bdrms, 1429 SqFt, 1959 YrBlt, 5-27-14;
Previous Sale: \$700,000, 07-10-09
- 36 Candle Terrace, \$2,950,000, 4 Bdrms, 4865 SqFt, 1993 YrBlt, 6-6-14
- 484 Dalewood Drive, \$2,205,000, 5 Bdrms, 4124 SqFt, 1972 YrBlt, 5-29-14;
Previous Sale: \$1,595,000, 06-16-11
- 2 Easton Court, \$963,000, 4 Bdrms, 2119 SqFt, 1956 YrBlt, 6-5-14
- 364 El Toyonal, \$1,140,000, 4 Bdrms, 2137 SqFt, 1960 YrBlt, 5-28-14;
Previous Sale: \$341,000, 09-23-94
- 26 Fern Way, \$875,000, 3 Bdrms, 1844 SqFt, 1968 YrBlt, 6-3-14;
Previous Sale: \$854,000, 08-14-07
- 101 Meadow View Road, \$1,200,000, 3 Bdrms, 1811 SqFt, 1952 YrBlt, 5-29-14;
Previous Sale: \$742,000, 08-23-02
- 42 Morello Place, \$1,383,500, 6-4-14
- 50 Morello Place, \$1,332,500, 6-4-14
- 206 Overhill Road, \$1,170,000, 3 Bdrms, 1844 SqFt, 1950 YrBlt, 5-30-14;
Previous Sale: \$950,000, 09-01-06
- 95 Scenic Drive, \$2,250,000, 4 Bdrms, 3791 SqFt, 1974 YrBlt, 5-30-14;
Previous Sale: \$1,650,000, 07-09-09
- 129 Sleepy Hollow Lane, \$1,125,000, 3 Bdrms, 2337 SqFt, 1950 YrBlt, 5-30-14
- 89 Tarry Lane, \$1,218,000, 3 Bdrms, 1711 SqFt, 1956 YrBlt, 6-6-14;
Previous Sale: \$803,500, 04-15-11
- 119 Via Floreado, \$2,150,000, 4 Bdrms, 3362 SqFt, 2003 YrBlt, 5-28-14;
Previous Sale: \$2,050,000, 05-30-08

655 Augusta Drive, Moraga Moraga Country Club Townhouse



Expanded 2 Bdr (from 3 Bdr)
3 Bath, 1 Half Bath
Loft with Built-in Cabinets
2,352 Square Feet, Approx.
Exp. Bath Master Suite w/
refinished Marble, Euro Décor
Cabinets, Recessed Lighting
3 Skylights, Blackout curtains
Granite Kitchen, Extended Family
Room, Newly Painted, New Solid
Hardwood First Floor, French
Doors to Patio from Dining and
Living Rooms, Closets, Closets,
Closets, Level Lot

Offered at \$839,000



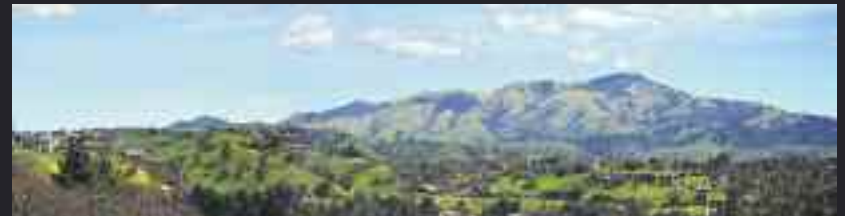
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Watching for Wildfire in Lamorinda

Red Flag Fire Patrol

By Cathy Dausman

A small crowd gathered atop Moraga's Donald Drive July 4, 2013. Most came to for the ridgeline view of local fireworks, but others came to work. They were participants in Lamorinda's first Red Flag Fire Patrol – volunteers from Moraga-Orinda Fire District's Communications Support-245. They brought binoculars and radios, and took turns in the hot sun and cool evening scanning surrounding hills for signs of smoke or fire.

They had been trained to look for wild fire and describe it well – its smoke color, plume size, nearby hazards and roads, fire fuel, size and direction of burn. This year fire stations in both Alameda and Contra Costa County will fly red flags distributed by Diablo FireSafe Council, when warnings are issued by the National Weather Service. Lamorinda's Red Flag Patrol will be on the job again this year.

Keith Riley, who worked the afternoon shift last year, remembers "lots of interaction with the public, who seemed surprised, but pleased that we were on watch." Carol Bergren remembers overlooking Orinda Intermediate School grounds (the site of an earlier fire) and seeing "all the way to Diablo, Tilden Park maybe even to San Jose, and of course the whole valley south of Orinda and Moraga." Fortunately, shifts were pretty much uneventful, said volunteer Patti Young. "There was one small ruckus at the country club, but it was taken care of pretty quickly," she added.

"I don't recall even seeing any backyard barbecues," added Riley.

"It was a great team; not hard work, just hot, and I would gladly sign up for another tour of duty," Bergren said.



Photo Cathy Dausman



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Cynthia Brian's Gardening Guide for July

"All good things are wild and free." – Henry David Thoreau

By Cynthia Brian



Thin the fruit on your tress. Santa Rosa plums are ripening but the large crop could break the limbs.
Photos Cynthia Brian

Summer is here in its full glory with the Fourth of July promise of parades, pancake breakfasts, barbecues, fireworks, and family fun. Our dry hills glisten golden while water conservation is the talk of the town. The warm winter allowed fruit trees to burst into bloom only to have the blossoms knocked to the ground by a late rain. Ripening fruit is sparse, if nonexistent, except for certain varieties. My experiment of early vegetable planting in April resulted in plants that didn't survive the acute climate changes. Despite this dismal failure, I'm glad I attempted the unexpected. Next spring I'll wait until the optimum moment to transplant seedlings. On the positive side, plants that froze have recovered and are thriving. Other than straightforward yard maintenance, July is relatively labor-free since we've already done all the really hard work in preparation for the season. Sit on the patio, pour yourself a cold one, and enjoy living in the land of the free.

- **RETHINK** summer beverages by making your own flavored waters with fruits and herbs from your garden. Add mint, cucumbers, tangerines, basil, and berries to your favorite cocktail for a splash of sunshine.
- **REMOVE** your lawn and replace it with an East Bay Municipal Utility District sustainable landscape option and you'll qualify for a rebate of 50 cents per square foot of grass removed. Call (866) 403-2683 to schedule an appointment.
- **CONSERVE** moisture by adding 2-3 inches of mulch to your landscape if you haven't already. Visit www.EBMUD.com for discount coupons on purchasing mulch.
- **WATER** early in the morning or evening to eliminate evaporation and water deeply yet infrequently. It's hot and deep watering encourages a deeper root system.
- **SOAK** tree roots with a deep soaker. While lawns will come back if they are not watered, your trees will die without H2O. Buy a deep soaker rod and use it.
- **LINGER** on a bench at the beach, in your garden, or at the park to enjoy the scenery.
- **GROW** your own vegetables, fruits, and herbs and be water-wise. Home gardeners use 1/4 to 1/8 less water than commercial growers for the same produce.
- **ADD** straw to beds as an excellent covering that provides a habitat for beneficial microbes while keeping the soil moist.
- **THIN** apricots, peaches, pears, apples, and lemons on your trees to allow for a tastier, larger fruit harvest when ripe.

... continued on page D14

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Cynthia Brian's Gardening Guide for July

... continued from page D13

- **PROPAGATE** herbs such as lovage and lemon grass and edible flowers like nasturtiums and calendula for a perennial party of exotic flavors.
- **INCREASE** the amount of sunscreen you use while in the garden. Make sure to re-apply often, wear a hat, and sunglasses to protect your eyes.
- **EAT** fresh organic eggs as eggs currently sold in supermarkets are nutritionally inferior to eggs produced by hens raised on pasture. Testing has found that, compared to official U.S. Department of Agriculture nutrient data for commercial eggs, eggs from hens raised on pasture contain 1/3 less cholesterol, 1/4 less saturated fat, 2/3 more vitamin A, two times more omega-3 fatty acids, three times more vitamins, and seven times more beta carotene.
- **CLEAR** debris, leaves, limbs, dead grass, wood, reeds, and all flammable materials from around the perimeter of your home. Fire danger is high all summer.
- **PREPARE** to pay more for fresh produce at your local grocer and farmers' market if you haven't grown your own.
- **SPRINKLE** Growstone's Gnat Nix®, a non-toxic, chemical-free fungus gnat control top dressing made from recycled landfill glass on the surface of your containers and beds to reduce gnats on plants, indoors and out. www.growstone.com.
- **VOLUNTEER** in a city or community garden even if you are not a gardener. Research indicates that even a little digging in the dirt boosts serotonin levels and decreases depression.
- **LEARN** from your mistakes. Don't get frazzled when something you planted doesn't grow in a particular spot. Plants wither and die. Plant something else.
- **CUT** back alliums after they are dry to encourage new growth and naturalization.
- **CHECK** yourself for ticks every time you come in from the outdoors. Ticks will jump on your body during hiking, gardening, or just strolling. (I've had four hitchhike so far this season!)
- **WALK** around your garden daily to observe what is new, what needs attention, and to admire your artistry.



Red and white cyclamen, blue lobelia, white perennial alyssum paired with variegated society garlic makes a festive moveable display.



Uncle Sam rides happily amidst a plethora of potted plants.



The delicate blue Nigella flower makes a wonderful cut flower, and next month the pod will be the star.



Get a rebate from EBMUD when you substitute lawn for sustainable landscaping such as this agave, aloe, and gravel yard.

- **DECORATE** for Independence Day by filling containers with the colors of our flag. Red and white cyclamen, blue lobelia, white perennial alyssum paired with variegated society garlic makes a festive moveable display.
- **NAP** in the shade. You deserve a break today.

Wishing you a fabulous Fourth of July with family and friends. Be safe, be wild, be free! Happy gardening and happy growing!



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Time to Prune - Proper pruning is essential in developing a tree with a strong structure and desirable form. Trees that receive the appropriate pruning measures while they are young will require little corrective pruning when they mature.

Proper technique is essential. Each cut has the potential to change the growth of the tree.

Poor pruning can cause damage that lasts for the life of the tree.

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

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73 Brookwood Road #22 Top floor condo w/raised beam ceilings, views of hills & 2 decks. New kitchen granite counters, appliances & flrs. New bathrm tub, vanity, counters & flrs. Walk to dwntrwn, parks, shops & BART. **\$299,950**

ORINDA



New Listing

1 Lavina Court Charm & Curb Appeal. 3bd/1ba home w/1290 sf on spacious .24 ac. Hdwd flrs, dual pane windows, frplc & new roof. Plenty of potential for updating/expanding & fabulous location. Near top schools. **\$750,000**

ORINDA



54 Diablo View Drive Enjoy beautiful setting, one level living, quality craftsmanship w/Marvin windows/patio doors, Wolf range & Subzero appliances. Gorgeous gardens, patios, privacy & stunning views. **\$969,000**

ORINDA



New Listing

24 Altamount Drive Fully remodeled mid century 3bd/2ba + 1 room/1 bath detached guest house or artist studio. Dual panes, hdwd flrs, gourmet kitchen. Bkyd retreat w/deck & hot tub. Great commute loc., top schools. **\$995,000**

ORINDA



Back on Market

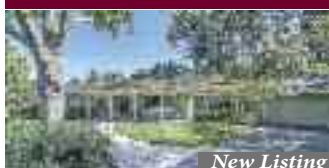
42 La Cresta Walk to Del Rey! 4 bd+bonus/3 ba, 2469 sq. ft. home on .45 acre. This home has it all, open floor plan, flat lawn, large deck, around the corner from 12 years of top rated schools. **\$1,095,000**

ORINDA



62 Van Tassel Lane Charm abounds in this 4bd/3.5ba, 3422 sq. ft. traditional on .68 acre in Sleepy Hollow. Formal LR & DR; eat-in kitchen/ family combo; master retreat with large separate office; and den/study room. **\$1,295,000**

ORINDA



New Listing

7 Pueblo Court Rare end of the cul-de-sac opportunity! Updated 2279sf, 4bd/3ba single lvl on unique, private .48ac. Lvl lwn, pool, patio. Hdwd flrs, vaulted beam redwd ceilings in kit/fam rms, formal living & dining. **\$1,300,000**

ORINDA



Back on Market

155 Amber Valley Orinda Downs 3bd/2.5ba, 2506 sf custom traditional on 1.55 ac cul-de-sac lot; formal LR & DR; updated eat-in-kitchen opens to FR; large paver patio w/outdr kit., pool & fire pit; downstairs bonus rm. **\$1,395,000**

ORINDA



36 Linda Vista Country Club nghbrhd beauty & convenience combine in this 5bd/5.5ba home of over 3098sf incl. "Nanny" unit & sep. 1bd/1ba cottage. Sunset views + incredible design style make this property a rare find. **\$1,465,000**

ORINDA



2 Los Altos Road Experience living on private .27ac lush setting in sought-after Country Club area. Remodeled 4bd/2.5ba of apx. 3035sf. Vaulted ceilings, kitchen/fam rm, deluxe master suite. Beautifully landscaped. **\$1,575,000**

ORINDA



28 Calvin Court Located at end of cul-de-sac in private location with fantastic views, this 4bd/3.5ba updated home boasts 3146 sq. ft. & lovely indoor-outdoor living. Guest House, garden, pool with mini kitchen. **\$2,395,000**

ORINDA



36 Charles Hill Circle Stylish upscale 5bd/5ba, 4168 sf gated contemp. on 1.46 ac, updated & gorgeous! Large open kit/fam rm + outdr kit.; two masters; two study rms; heated pool; lighted tennis crt; 1000 bottle wine cellar. **\$2,395,000**

MORAGA



720 Augusta Drive Moraga Country Club Plan 3 with 2 bedrooms and 2 and a half bathrooms. Serene lagoon setting, minutes from pools, tennis courts, golf course, & Club House. **\$739,000**

MORAGA



New Listing

736 Moraga Road Beautiful 4bd/3ba home w/ 2313 sf on .6 ac. Fabulous opportunity w/private & tranquil creek-side backyard. Hdwd flrs, spacious country kitchen, expansive craft/laundry rm. Close to town, schools, trail. **\$840,000**

MORAGA



New Listing

259 Corliss Drive Incredible 4bd/2.5ba remodel on half acre w/privacy, newly landscaped yd, paver patios, storage shed. High end chef's kitchen, oversized master suite. Walk to town, trails, park, library, transportation. **\$1,379,000**

LAFAYETTE



New Listing

31 Crest Road Turn-key 5 bdrm traditional w/vaulted ceilings, hdwd flrs, spacious rms & lower fam rm. Cedar lined walk in closets. Priv. gated lot w/views, flat yd, guest quarters. Close to town. Zoned for HV School. **\$1,295,000**



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