

Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 13 Wednesday, August 27, 2014



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

Green House Rises on Lafayette Hillside

The paint is green, but so is the entire structure

By Cathy Tyson



The Milovic family on site, from left: Ed, Carolyn, Tanya and Danica.

Photos provided

Starting from scratch on a challenging acre-sized lot on the west side of Lafayette, Ed and Carolyn Milovic designed their new home for maximum energy efficiency and included durable, sustainable products in their 4 bedroom, 2,700 square foot home. It just makes sense in the long run to have a smart home and to embrace sustainable design, explains Ed Milovic.

Their goal is for the new family home to achieve the highest Leadership in Energy and Environmental Design (LEED) rating possible: platinum.

LEED is a voluntary building rating system based on existing proven technology to promote sustainable best practices. All rating is done by an independent third party, and construction and energy performance is documented. There are 136 points possible; to achieve the platinum level takes 90 points.

There are eight categories that points are divided into; the Milovics were mindful to make choices that would garner points in every category. For example, the water efficiency category has a possible 15 points for water conservation practices both indoor and outdoor, the materials and resources category is worth a potential 16 points for reduction of material waste during construction and selection of green products. Other categories include energy and atmosphere (38 possible points) – that covers efficient insulation, and the home's heating and cooling system, as well as the indoor environmental quality category (21 points possible) – which specifies the type of appliances that are installed.

Many of the features that contribute to the home's green design are hiding in plain sight. The sturdy retaining wall concrete is composed of 30 percent fly ash, the walls are made from SIP panels, or structural insulated panels – prefabricated insulated foam core sandwiched between two structural facings that are airtight and significantly reduce construction waste.

On a recent tour, Milovic points out resilient bamboo flooring, along with nearly indestructible recycled quartz countertops, both items a wise choice for a family with two young daughters who will surely contribute to wear and tear over the years.

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4060 Fiora Place, Lafayette,
represented Seller



953 Bridgecrossing VWay,
Concord, represented Seller



1234 Morning Glory, Concord,
represented Seller



1354 Meadow Glen Way,
Concord, represented Seller



127 Jervis Bay, Alameda,
represented Seller and Buyer



42 Knox Dr, Lafayette,
represented Buyer



52 Miner Road, Orinda,
represented Buyer



10 Laird Drive, Moraga,
represented Buyer



1702 Toyon Rd, Lafayette,
represented Buyer

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	14	\$792,000	\$2,350,000
MORAGA	8	\$610,000	\$1,760,000
ORINDA	15	\$285,500	\$1,950,000

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 Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

971 1st Street, \$1,320,000, 3 Bdrms, 2045 SqFt, 1938 YrBlt, 7-18-14;

Previous Sale: \$125,000, 01-30-86

3289 Beechwood Drive, \$792,000, 2 Bdrms, 1178 SqFt, 1947 YrBlt, 7-24-14

1024 Carol Lane, \$850,000, 3 Bdrms, 1390 SqFt, 1951 YrBlt, 7-18-14

1122 Hidalgo Court, \$1,147,500, 4 Bdrms, 1774 SqFt, 1960 YrBlt, 7-25-14;

Previous Sale: \$1,119,000, 06-04-13

570 Hunsaker Canyon Road, \$1,532,000, 1881 SqFt, 1985 YrBlt, 7-21-14

592 Michael Lane, \$1,050,000, 3 Bdrms, 1634 SqFt, 1956 YrBlt, 7-29-14;

Previous Sale: \$995,000, 09-28-05

3494 Moraga Boulevard, \$1,155,000, 2 Bdrms, 1430 SqFt, 1941 YrBlt, 7-18-14;

Previous Sale: \$820,000, 12-16-10

3993 North Peardale Drive, \$1,275,000, 2 Bdrms, 2102 SqFt, 1950 YrBlt, 7-21-

14;

Previous Sale: \$106,000, 10-12-78

1127 Oak Hill Road, \$1,675,000, 3 Bdrms, 2858 SqFt, 2003 YrBlt, 7-18-14;

Previous Sale: \$1,395,000, 07-21-04

479 Peacock Boulevard, \$1,112,500, 3 Bdrms, 2054 SqFt, 1954 YrBlt, 7-18-14

3294 Theresa Lane, \$1,205,000, 4 Bdrms, 2102 SqFt, 1960 YrBlt, 7-21-14

1740 Toyon Road, \$2,350,000, 5 Bdrms, 4308 SqFt, 2012 YrBlt, 7-25-14;

Previous Sale: \$470,000, 06-12-08

1224 Upper Happy Valley Road, \$1,350,000, 3 Bdrms, 2235 SqFt, 1936 YrBlt,

7-25-14;

Previous Sale: \$1,040,000, 05-22-07

1076 Via Roble, \$1,446,000, 5 Bdrms, 2886 SqFt, 1958 YrBlt, 7-30-14;

Previous Sale: \$410,000, 04-30-96

MORAGA

124 Alta Mesa Court, \$870,000, 3 Bdrms, 2486 SqFt, 1974 YrBlt, 7-21-14;

Previous Sale: \$829,000, 04-15-05

... continued on page D8

Kat Rider

Loan Advisor

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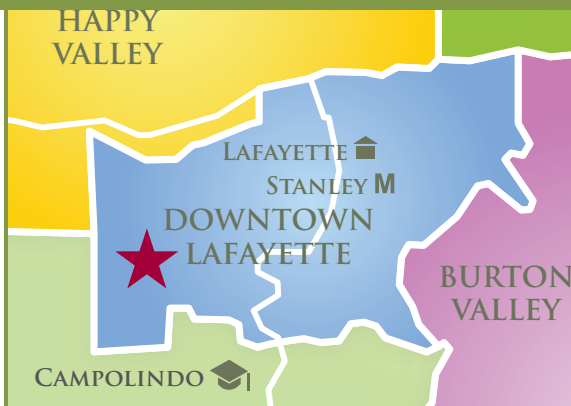
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STILL #1 FOR A REASON



2008, 2009, 2010, 2011, 2012, 2013



Coming Soon!

3353 Victoria Avenue, Lafayette
Turnkey 4BR/3BA, 2461± sq. ft. home with amazing cottage charm. Manicured .26± acre level lot steps to town, schools & trail.
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Coming Soon!

Burton Valley, Lafayette
Wonderful 4BR/2BA, 1728± sq. ft. gem on .25± acre lot with fantastic yard space. Ideal location steps to Burton Valley Elementary (check availability).
Call for Price & Details



New Price!

21 Tiana Terrace, Lafayette
4612± sq. ft., 5BR/4.5BA Reliez Valley view estate with 2BR/1BA, 1000± sq. ft. cottage on a spectacular 1.93± acre lot with pool.
\$3,425,000 | 21TianaTerrace.com



New Price!

1420 Reliez Valley Road, Lafayette
Napa Valley inspired 4BR/2.5BA custom home with separate 2BR/1BA guest cottage on a beautiful .77± acre lot.
\$2,999,000 | LafayetteUrbanFarmhouse.com



Just Listed!

4 Burr Court, Lafayette
Newly updated 4BR/3BA, 2500± sq. ft. Burton Valley rancher with mid-century flair. Rare .46± acre level lot in a desirable court on court location!
\$1,625,000 | 4BurrCourt.com



Premium Lot!

746 Saint Marys Road, Lafayette
Amazing opportunity to build on this premium, pancake-flat 1.04± acre parcel in the heart of Burton Valley.
\$1,195,000 | PremiumLafayetteLand.com

Call me today to view any of these wonderful listings!

Dana Green

925.339.1918

License #: 01482454



DanaGreenTeam.com

Green House Rises on Lafayette Hillside

... continued from page D1

Milovic, a mechanical engineer, and his wife Carolyn are the owners/builders of the very functional structure, with input from the city's Design Review Commission.

A significant part of the challenge of the sloping site was to engineer the structure for adequate drainage and meet city standards for runoff. "Nothing was easy," says Milovic. Piers are sunk into to the earth and he jokes that they've created a dam with the amount of concrete required to secure the foundation. In addition, they needed to carefully work around existing mature oak trees. At some point when it eventually rains, the home will "harvest" 50 percent of the water that falls on the metal roof; it will be directed to a cistern at the base of the structure and can be used on landscaping.

Milovic has a blog where he posts regular updates on construction. Colorful pictures and a perky narrative illuminate many milestones along the way to the finished project, including the change of shade of the exterior's green paint. Readers

can learn about the "wonderful world of spray foam," which is similar to robust shaving cream and is a top-of-the-line insulating material, and that walking on the newly finished metal roof is a bit slippery, "but man, it's going to be real easy to clean."

As with any project, there is always something that doesn't quite go according to plan. May rains brought standing water to the site, and when combined with the recently installed subfloor that was guaranteed not to swell, produced – you guessed it – swelling.
... continued on page D6



This specially grooved metal roof will harvest approximately 50 percent of the water that hits it, diverting it to a cistern below.



Heavy roof trusses and mature trees make for a tricky installation.

A New Addition to the Lafayette Landscape in September!

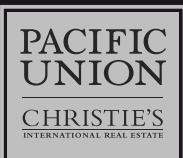


Coming soon to Lafayette is rare, new construction within a small enclave of homes at the edge of the Reliez Valley -- centrally located with superb commute access, as well as within walking distance to Springhill Elementary and Acalanes High School.

The first home is an expansive 3500± sq. ft., single-level floor plan with 4 bedrooms, 3.5 baths, plus an office. Designed from the ground up for the contemporary living needs of today's families and those who entertain. It features dramatic, spacious central living areas with seamless integration of the kitchen and family room. A large, level backyard complements the home, framed by beautiful oaks and rolling hills. Extraordinarily efficient use of space allows for a sumptuous master suite, and well-proportioned secondary bedrooms.

Built by Lafayette's TT Construction and Engineering, the home exhibits an exceptional level of craftsmanship that is rarely seen in today's marketplace.

Please call or email us for additional information or a private showing.



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925.314.4888

Green House Rises on Lafayette Hillside

... continued from page D4



Milovic holds flooring and countertop samples. Foam insulation can be seen above.

steep hillsides,” said Michael Cass, the city’s associate planner. “He managed to minimize the impacts by constructing a modest-sized home that limits its impact on the natural environment. The city strongly supports his efforts to obtain LEED Platinum certification and use of ‘green’ technologies such as a rainwater catchment system, structural insulated panels, pervious pavement, and solar panels.”

The couple and their daughters Tanya, 10, and Danica, 7, were looking for a parcel in Danville and Alamo originally, but widened the search to Lafayette and Orinda for their great schools, cooler temperatures and a greater inventory of available parcels. “We liked the outdoor feel the area has with the trees and reservoir nearby,” says Milovic. Indeed as the project nears completion the structure has the feel of a tree house, due to the mature oaks just outside the windows and the slope of the lot.

If all goes according to plan, the family should move in around mid-September. For the time being they are in temporary cozy digs in Danville until the house is finished.

In addition, lifting the very heavy manufactured roof trusses on the sloping site surrounded by large trees was difficult. Milovic explains it took some interesting positioning and crane operator skill to unload the substantial trusses on the top of the home. Once the trusses were installed, then a “cool roof” topped off the building which reflects the visible, infrared and ultraviolet wavelengths of the sun and of course, solar panels.

Other unique features include a high-efficiency air conditioner, and an new eco-friendly decking material called NyloDeck, made of recycled carpet fiber that has been made into mold, mildew and termite resistant planks for the upper deck.

“Ed Milovic had a challenging job to locate his house on a highly constrained lot with dense vegetation and



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Lamorinda Home Sales recorded

...continued from Page D2

MORAGA ... continued

787 Augusta Drive, \$1,250,000, 4 Bdrms, 2680 SqFt, 1978 YrBlt, 7-25-14;

Previous Sale: \$1,010,000, 03-30-11

248 Draeger Drive, \$1,450,000, 4 Bdrms, 2530 SqFt, 1972 YrBlt, 7-21-14;

Previous Sale: \$719,000, 09-07-01

3 Gloria Court, \$842,000, 3 Bdrms, 1582 SqFt, 1961 YrBlt, 7-18-14;

Previous Sale: \$660,000, 07-03-03

112 La Quinta Street, \$1,460,000, 3 Bdrms, 3424 SqFt, 1981 YrBlt, 7-30-14;

Previous Sale: \$1,380,000, 07-12-07

181 Miramonte Drive, \$610,000, 3 Bdrms, 1798 SqFt, 1965 YrBlt, 7-22-14;

Previous Sale: \$540,000, 12-23-04

1896 School Street, \$1,760,000, 5 Bdrms, 3254 SqFt, 1969 YrBlt, 7-18-14;

Previous Sale: \$1,400,000, 02-14-12

27 Via Barcelona, \$952,500, 5 Bdrms, 3129 SqFt, 1990 YrBlt, 7-22-14;

Previous Sale: \$900,000, 05-14-04

ORINDA

1 Brookbank Road, \$922,500, 2 Bdrms, 2010 SqFt, 1951 YrBlt, 7-23-14

73 Brookwood Road #41, \$285,500, 1 Bdrms, 673 SqFt, 1962 YrBlt, 7-25-14;

Previous Sale: \$255,000, 03-24-04

32 Charles Hill Road, \$855,000, 3 Bdrms, 1543 SqFt, 1951 YrBlt, 7-29-14;

Previous Sale: \$90,000, 11-10-75

47 Charles Hill Circle, \$995,000, 4 Bdrms, 1943 SqFt, 1938 YrBlt, 7-22-14

85 Davis Road, \$1,115,000, 4 Bdrms, 1855 SqFt, 1940 YrBlt, 7-24-14;

Previous Sale: \$1,000,000, 08-01-06

8 La Campana Road, \$840,000, 3 Bdrms, 1547 SqFt, 1955 YrBlt, 7-25-14;

Previous Sale: \$695,000, 08-04-04

49 Loma Vista Drive, \$1,230,000, 3 Bdrms, 2022 SqFt, 1939 YrBlt, 7-29-14;

Previous Sale: \$329,000, 11-08-99

121 Meadow View Road, \$1,950,000, 5 Bdrms, 3854 SqFt, 1944 YrBlt, 7-30-14;

Previous Sale: \$440,000, 08-21-98

510 Miner Road, \$1,600,000, 4 Bdrms, 2544 SqFt, 1955 YrBlt, 7-21-14;

Previous Sale: \$940,000, 05-15-09

62 Morello Place, \$1,373,500, 7-22-14

28 Oakwood Road, \$900,000, 2 Bdrms, 1512 SqFt, 1951 YrBlt, 7-22-14;

Previous Sale: \$642,000, 03-22-01

55 Persimmon Walk, \$1,104,000, 7-30-14

59 Persimmon Walk, \$1,084,500, 7-25-14

7 Pueblo Court, \$1,555,000, 3 Bdrms, 2043 SqFt, 1954 YrBlt, 7-22-14;

Previous Sale: \$235,000, 04-29-88

5 Sunrise Hill Road, \$1,725,000, 4 Bdrms, 3518 SqFt, 2001 YrBlt, 7-22-14;

Previous Sale: \$339,000, 05-23-13

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//NEW LISTING



3329 Helen Lane, Lafayette

YOUR LAFAYETTE ESTATE AWAITS

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//OPEN - Sunday, 8/31 1 -4pm

//OFFERED AT \$940,000

3329 Helen Lane offers a level private yard with lovely garden areas, pool, patio, a separate spacious bonus cottage - it has endless potential and possibilities.

The charming home has been beautifully updated and remodeled offering a new kitchen with granite counters, gas range, stainless steel appliances, recessed lighting, and seamless access to the back patio and inviting yard. The hardwood floors, the flagstone fireplace in the formal living room, and natural light, all add warmth to this special home with a traditional floor plan.

Enjoy walking distance to Burton Valley Elementary School, Merriewood Children's Center, and the Lafayette Bike Trail. **Welcome to Lafayette Valley Estates living.**



www.3329HelenLane.com

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Stylish Solutions

Ageless Back-to-School Design

By Ann McDonald



Vintage and antique drop front desks are easily sourced from consignment shops to new dealers and can be worked into almost any décor.

Photos courtesy Couture Chateau llc, photography by Couture Chateau llc

Let's be honest, those slick advertisements showing us beautiful desks with neat rows of colored pencils, a hot cup of coffee and students happily working away on their homework and art projects for school gets us every time. Even as a professional designer who stages photo shoots for national press, I am wooed.

Each fall I get the bug to update. I have visions of grand efficiency. I picture happy teens in the perfect rec room, a nice movie on, enjoying never spilling buckets of organic popcorn and gluten-free snacks and a happy spouse at the perfect desk chair, swiveling with efficiency and effectiveness while the music plays. Then I look around to find the glue stick on my desk is without a cap and our afghan is draped over a stain from our teen's late night snack. Real life.

So what is a stylish suburbanite to do when it's time to put our spaces back in order for the fall? Our kids need appropriate work spaces for sure. Our spouses and we need clutter free and beautiful inspiring spaces to tackle the demands of real life. Where to start ... and does it really matter?

Yes, it matters. Just this week, I was reminded how important order is. My college freshman dislocated his elbow and we got a call. With a moment's notice I had to find things on his desk, in his room and scurry out the door. His faithful small drop front bedroom desk made a huge difference. Everything was there and in order. Can't say that about the rest of his room, but the desk? Lovely.

Here are my top tools for the Fall Refresh and some thoughts about why they work well:

1) Contain. I am a huge fan of vintage and antique drop front desks. They are easily sourced from consignment shops to new dealers and can be worked into almost any décor. Like accent chairs, petit drop front desks are the workhorses that receive little praise. I enjoy placing them in guest rooms, teen's bedrooms and living/family

rooms. These desks can be contemporary, traditional, inexpensive or off the charts but best of all, the compartments for order are built in.

Stock with fresh pens and pencils, note pads and run the electrical cord through the back if it's not a priceless antique. Most newer models from showrooms have the cord hole built in. The one in our son's room was found at a local consignment shop for less than \$200. I had it re-finished – it was not an heirloom but was too pretty to paint over – and the compartments hold everything from pencils to calculators and rulers. The books sat on top stacked and the mac fit even when closed up at night.

When the work is done, a simple close: out of sight, out of mind. I believe the ability for a teenager especially to close the desk is critical to a good night's sleep and these drop front desks are the perfect excuse to unplug and close up shop.

2) Go Round. One of the most productive table tops for working is the round table. In my studio we have two 60-inch rounds, one 30-inch round and only one traditional desk top. Guess where everyone wants to work? Yes, the rounds. Why do I like them? From a design standpoint they are hugely flexible and the smaller ones easily move from room to room.

Smartly dressed with seasonal tablecloths, these do double duty as dining and craft tables. We also consistently suggest smaller bistro-style tables for teens and young adults, who are used to more unconventional work spaces. The small round table is easily picked up and moved to a patio, back porch or other space.

A key for effective use of a round surface is to limit function. Don't try to do everything on the round. Productivity experts tell us to focus on a single task. The round helps us do that. These can be easily worked into traditional furniture plans as 30- to 36-inch high end tables.

... continued on page D12

Gated Happy Valley Estate



3921 Happy Valley Road, Lafayette
Offered at \$2,795,000



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Broker, MBA

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joancleve@gmail.com
CalBRE# 00592537

Stunning estate in the heart of Happy Valley with a long driveway in one of the most coveted areas in Lafayette. Embraced by two majestic oak trees, this spectacular custom home was built in 1996 with 4,583 square feet on 1.06 acres. Beautifully landscaped grounds with a sparkling pool surrounded by sunny patios and mahogany decks. Sweeping views of the hills and valley from all living areas. There are 4 bedrooms, 3 and a half baths, living, dining, kitchen/family room along with a playroom and cozy library. 3 car garage and workshop.

Exquisite finishes embellish the spacious floor-plan with dramatic volume and tray ceilings, smooth finished walls, hardwood, marble, and carpeted floors, dramatic nine foot doors, custom chandeliers, cherry bookcases, and cabinets. Easy access to bike and walking trails, vibrant downtown Lafayette, Farmer's Market, BART and all commute routes. Top rated schools.



Giving Dreams an Address

Stylish Solutions

Ageless Back-to-School Design

... continued from page D10



Round tables from Kmart ship to home, covered with Couture Chateau custom-lined and interlined table cloths, are incredibly functional and multi-purpose.

3) Chip It. This is one of the biggest things we tackle when clients ask for what we call “focus space.” This is my design term for highly functional work stations within our design world. I could banter all day about how much color matters in design but suffice it to say, choosing a color palate that speaks to you is one of the hardest and most important things people do, especially when it comes to creating functional work spaces that call you back to productivity.

What do we do? We literally chip it, Sherwin Williams style. There are countless programs out there but I like this one because it is user friendly, quick and not designer exclusive.

How does it work? Find a plant or item that is precious and inspirational to you, get a photo, upload the picture and hover the “chip it” icon over the photo. In no time, a palate is generated!

That becomes our Focus Space Color Guide. It is area specific. By generating a specific color palate for a specific area you will work in, even if it’s only a slight variation on your overall room scheme, when you go to that area you are ready to work.

This fall what will you update? Can you find a space for a small round bistro table that your teen can work on? What about a fantastic drop leaf desk for that retired spouse or in-law who could use some fresh beauty while writing thank you notes or paying bills the old fashioned way. Even stamps look better in a beautiful drawer inside a beautiful desk. Let us know.

And if you need some help creating those focus areas or getting a guest room in order for the holidays, call us. We’re here! Until then, live a custom life!



This clearly labeled box keeps supplies tidy.



Sherwin Williams Chip It App



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 a complete blog post including photos of different work spaces, visit www.couturechateau.com/blog.



Cynthia Brian's Gardening Guide for September

By Cynthia Brian

"Count the garden by the flowers, never by the leaves that fall." ~ Source unknown



Fill a vase with orange and yellow gerbera, grape leaves, and asparagus ferns to brighten your autumn kitchen.
Photos Cynthia Brian



Kangaroo paw is available in a variety of colors. It's drought and deer tolerant with long lasting conversation inducing flowers.

Summer is winding down and autumn is fast approaching. For gardeners, it's a time for deadheading our perennials to keep them flowering until the first frost. September is the time to determine if you want to plant a fall vegetable garden to provide fresh vegetables throughout the colder season without the headaches of weeds, pests, and water conservation. This month is also the time to plant a cover crop to enrich tired soils with vital organic matter, adding nitrogen while protecting the bare ground from erosion. Cover crops suppress weeds and improve the overall structure and water retention capacity of soil. Water conservation is an ongoing challenge. Scientists have now changed their prediction of an El Niño this winter from an 80 percent chance to less than 60 percent. Even if we do get substantial precipitation, drought conditions will continue to prevail. Keep water awareness in mind when planting this fall and choose drought resistant species whenever possible. Ornamental grasses take center stage as they sway in the wind with their feathery fronds offering texture and beauty with minimal water requirements.

- **PLANT** a cover crop of fava beans. This giant vetch can easily reach 4 feet tall. It is grown both for its edible beans and as a soil-building cover crop planted in late summer, then overwintered and tilled under in spring before planting.
- **VISIT** the National Heirloom Exposition with hundreds of farmers, "The World's Largest Pure Food Fair," Sept. 9-11 in Santa Rosa. www.theheirloomexpo.com
- **SHOP** for produce in season. If you don't grow your own, buy locally grown at farmers' markets.
- **FREEZE**, pickle, or dry the extra produce from your garden, including herbs. Whip up a pesto paste with cilantro, basil, fennel, sage, and thyme, put into ice cube trays, save in freezer bags for whenever you want a quick and delicious sauce. Presto pesto!
- **GREEN** up your lawns by adding sugar chelated liquid iron during the hot weather. It absorbs quickly while building chlorophyll without promoting excessive growth or the need for extra water.
- **DIG** up your potato crop. Spread on newspaper to dry for three hours before storing in a dark, cool place. Make sure to store only undamaged, disease free tubers, or your whole crop will spoil.
- **RAISE** pumpkins and squash off the ground by placing a piece of wood underneath to prevent rotting.
- **PLANT** garlic bulbs, onions, parsley, snap peas, and arugula while soil is warm and sunshine is still abundant.
- **TIDY** the garden by cleaning up crops that have finished their cycle.
- **RAKE** falling leaves to add to your compost pile.
- **DEADHEAD** annuals and perennials to extend their autumn color.
- **CUT** fall blooming gerberas for indoor arrangements. Mix with grape leaves and asparagus ferns for a natural look.

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- **ENJOY** the bright blooms of the crepe myrtle in shades of florescent pink, purple, violet, and white. Their leaves will bring fall color next month.
- **FIX** leaks! Buy new hoses and check your irrigation system monthly.
- **DIVIDE** perennials. Move to other places in your garden and share with friends.
- **PRE-COOL** your body before working in the garden by drinking a big glass of water with ice to ward off heat-induced fatigue.
- **CLEAR** pond weeds if you have a pond and keep leaves out of the water.
- **DIRECT SOW** lettuce, mache, arugula, and other greens to enjoy fresh salads through the autumn.
- **START** kale, broccoli, Brussels sprouts, and cabbage. Did you know that these brassicas originated from heritage seeds of wild mustard?
- **ATTEND** the Vermicomposting and Bin Building Workshop from 10 a.m. to noon Saturday, Sept. 6 at the Civic Park Community Center in downtown Walnut Creek. All instruction, bin materials, and worms included; \$20 per household, 25 household max capacity. CCCSWA service area residents only. www.wastediversion.org.
- **EXPAND** your shade garden by planting one of the new varieties of hydrangeas. Bloom colors range from lime green, to blue, fuchsia, pink, white, multi-hued, and aging to red. Sizes vary from a few feet in height and width to 8 feet or more.



Throw clover seeds in the lawn to enrich the soil.

- **PICK** up free seeds, potpourri, and garden book marks at the Be the Star You Are!® booth at the Moraga Pear and Wine Festival between 11 a.m. to 4 p.m. Saturday, Sept. 27. Participate in the story game and say hello to yours truly. Sponsored by Lamorinda Weekly and Napa Valley Wealth Management.
- **BUY** spring bulbs. Tulips need to be refrigerated for a month before planting.



Bees are still working hard at pollinating. This bee feeds on a colorful zinnia.

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New Tree Planting

Think of the tree you just purchased as a lifetime investment. How well your tree, and investment, grows depends on the type of tree and location you select for planting, the care you provide when the tree is planted, and follow-up care the tree receives after planting.

The ideal time to plant trees and shrubs is during the dormant season—in the fall after their leaves drop or early spring before bud breaks. Weather conditions are cool and allow plants to establish roots in the new location. The proper handling during planting is essential to ensure a healthy future for new trees and shrubs.

So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you find your perfect tree.

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Add lantana to cascade over a retaining wall to soften the pathway.

- **FILL** gaps in your landscape with autumn flowering plants including colorful chrysanthemums, pansies, and asters.
- **ADD** clover to lawns to supply nutrients to the soil, help with water retention, resist damage from pet urine, and fix the nitrogen needs. Clover remains green even when grass turns brown. As an added bonus, pretty pinkish white flowers poke through the drought tolerant foliage.

School is back in session. Drive carefully. Enjoy the final days of exuberant blooming flowers as summer fades into autumn and the trees begin their wardrobe change.

Happy gardening and happy growing!



There is nothing tastier than tomatoes straight off the vine.



Cynthia Brian

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81 Mossbridge Lane Beautifully updated apx. 4700sf, 6bd/5.5ba Traditional Orinda Downs gem! Form meets function in this exquisite home perched on a private lane. The home you have been waiting for! **\$2,650,000**

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92 Sandhill Road Estate setting of unmatched appeal. Large spaces plus modern design allure for appealing family living or grand scale entertaining. Fabulous views of valley & Briones reservoir/sunsets. **\$4,475,000**

MORAGA



621 Augusta Drive Moraga Country Club 3bd/2.5ba End Unit Townhome w/new carpet, fresh paint, great outdoor living space, lagoon setting & close to tennis courts & Clubhouse. **\$835,000**

MORAGA



259 Corliss Drive Incredible 4bd/2.5ba remodel on half acre w/privacy, newly lndscpd yd, paver patios, storage shed. High end chef's kit., oversized mstr ste. Walk to town, trails, park, library, transportation. **\$1,325,000**

LAFAYETTE



3329 Helen Lane The best of "Lafayette Valley Estates". Charming 3bd/2ba +spacious bonus cottage. Lvl yd, pool, garden areas & huge RV space. Seamless in/outdr living. Top rated schools. Walk to Laf. Bike Trail. **\$940,000**

LAFAYETTE



63 Bacon Court Delightful traditional 4bd/2ba ranch home. Updated kit. w/brkfst bar, open flr plan w/access to priv. lvl yd from fam rm. Acalanes Vly nghbrhd w/grt freeway access, no noise. Excellent schools! **\$949,000**

LAFAYETTE



1023 Windsor Drive Beautiful renovated 4+bd/3ba with incredible attention to detail! Remodeled chef's kitchen & fabulous master suite, office/ gym, gleaming hardwood floors & great outdoor living with pool. **\$1,396,000**

LAFAYETTE



3921 Happy Valley Road Stunning 4600+sf custom, gated estate on 1 ac. in heart of H.V. High ceilings, hdwd flrs, 9 ft doors, pool, pano. views. Cherry kit. w/SS appl., center island open to fam rm. Lib., elevator, 3 car garage. **\$2,795,000**

LAFAYETTE



3494 Black Hawk Road Nestled at the end of Black Hawk Road awaits the ultimate opportunity 7.41 acres of mostly flat land surrounded by hills. Custom built 3779sf 5+bd/4ba home w/oversized rms, sunrm, office. **\$4,200,000**

PLEASANT HILL



536 Odin Drive Wonderful 4bd/2ba home with fenced-in level park-like yard. Fabulous neighborhood, walk to schools, trails, restaurants. **\$619,000**



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