

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 3 Wednesday, April 8, 2015



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

## Saving Water In The Garden Can Be Magical

By Sophie Braccini



*A flagstone path meanders through this native backyard oasis.*

*Photo provided*

Adding your house to the list of East Bay homes featured in the May 3 Bringing Back the Natives Garden Tour says a lot about pride of a job well done. Lafayette residents Sandy and Richard Brehmer transformed their garden into a native beauty one and a half years ago. In the beautiful 7,000 square foot space, they enjoy the outdoors more now than they ever have before.

When the Brehmers decided to replace their lawn, they took a hard look at the large flat surface and thought it was time to create something a little more interesting.

"For years we had been concerned about our water bill," remembers Richard Brehmer. "At one point it reached \$600 and our very large lawn was not even as beautiful as Sandy would have liked it to be."

A neighbor had already "gone native."

"We liked what she had done a lot, and we asked her the name of her landscape architect," says Sandy Brehmer.

Roxy Wolosenko, owner of Roxy Designs, came over and started imagining how to transform the Brehmer's level space into something more remarkable. Wolosenko focuses on drought-resistant

landscaping "because it just makes sense to plant what is naturally thriving in an area," she says. "I create gardens that are about 80 percent native, adding plants that are drought tolerant, but from other regions. Not everything flowers at the same time and it makes for a more interesting display."

Although they had several discussions about concepts and plants, the Brehmers gave carte blanche to Wolosenko.

First, she created a new backbone for the garden. Wolosenko constructed berms and flagstone alleyways meandering between them. Each berm is different from the others and offers a different visual presentation. Large grasses sit next to flowers or cacti-like plants. Large purple bushes planted alongside colorful ground cover. Wolosenko and the Brehmers chose rocks to place among the plants, creating a more natural look.

Their garden invites discovery. When the Brehmers' grandchildren come to visit, they love to explore the pathways. A few quiet areas of the garden are perfect for reading. There, when Richard Brehmer isn't enjoying a book, he is observing the wildlife that now populates his garden. "I watch the bees on their daily forage for nectar, and the hummingbirds that now come all the time," he says with a peaceful smile.

Wolosenko says she loves the moment plants arrive in their pots on a site. "Immediately the insects start showing up, and the magic begins," she says.

... continued on page D4



## VLATKA BATHGATE



**IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?**

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784



**COMING SOON!**

**5 Owl Hill Ct, Orinda**

Breathtaking Mediterranean Estate with Views

Newer steel construction just under 5000 sqft. Separate guest house with loft. Cul de sac in Glorietta neighborhood. Price upon Request



**18 Bobolink Rd, Orinda**

**FOR SALE!**



Mid-Century Modern in Orinda Country Club Romantic private setting. Single story with flat yard. Offered at \$1,700,000

**SALE PENDING**

**774 Crossbrook Dr, Moraga**

**3523 Wild Flower Way, Walnut Creek**



Spectacular views abound! Updates galore. Representing Buyer



Incredible Remodel on Walnut Creek Border. It went sale pending in 7 days with 7 offers. Representing Seller

**EXCELLENT TIME to take advantage of strong demand to get the highest possible price on your home and buy something else while interest rates are still low. They will go up. If I had a Buyer for your home would you sell it?**

**VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME. WWW.BESTLAMORINDAHOMES.COM**

## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$505,000	\$2,900,000
MORAGA	4	\$400,000	\$1,130,000
ORINDA	6	\$412,500	\$1,962,500

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

- 11 Amber Lane, \$1,550,000, 4 Bdrms, 4739 SqFt, 1952 YrBlt, 2-20-15; Previous Sale: \$275,000, 01-06-97
- 1166 Crescenta Court, \$1,125,000, 3 Bdrms, 1542 SqFt, 1957 YrBlt, 2-18-15; Previous Sale: \$735,000, 08-28-07
- 3723 Crestmont Place, \$1,525,000, 3 Bdrms, 2991 SqFt, 1978 YrBlt, 2-20-15; Previous Sale: \$1,625,000, 10-20-06
- 933 Diablo Drive, \$890,000, 3 Bdrms, 1619 SqFt, 1967 YrBlt, 2-20-15; Previous Sale: \$725,000, 01-21-04
- 3250 Marlene Drive, \$505,000, 3 Bdrms, 1160 SqFt, 1972 YrBlt, 2-26-15; Previous Sale: \$296,000, 07-11-01
- 1536 Pleasant Hill Road, \$800,000, 4 Bdrms, 2815 SqFt, 1939 YrBlt, 2-23-15; Previous Sale: \$264,000, 07-22-88
- 3190 Somerset Drive, \$1,255,000, 3 Bdrms, 1720 SqFt, 1957 YrBlt, 2-18-15
- 3954 South Peardale Drive, \$2,900,000, 4 Bdrms, 4033 SqFt, 1949 YrBlt, 2-18-15; Previous Sale: \$2,600,000, 07-01-08
- 1106 Upper Happy Valley Road, \$1,680,000, 3 Bdrms, 1828 SqFt, 1939 YrBlt, 2-17-15; Previous Sale: \$956,000, 03-11-14

### MORAGA

- 124 Ascot Court #B, \$435,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 2-26-15; Previous Sale: \$344,000, 04-07-04
- 2024 Donald Drive, \$930,000, 3 Bdrms, 1441 SqFt, 1958 YrBlt, 2-23-15; Previous Sale: \$565,000, 11-30-00
- 114 Merion Terrace, \$1,130,000, 3 Bdrms, 2828 SqFt, 1988 YrBlt, 2-20-15; Previous Sale: \$755,000, 01-28-11
- 110 Miramonte Drive, \$400,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 2-19-15

### ORINDA

- 4300 El Nido Ranch Road, \$1,150,000, 3 Bdrms, 2299 SqFt, 1977 YrBlt, 2-26-15; Previous Sale: \$30,000, 11-02-77
- 75 Estates Drive, \$1,499,000, 4 Bdrms, 3068 SqFt, 1976 YrBlt, 2-17-15; Previous Sale: \$1,310,000, 10-08-04
- 89 La Espiral, \$1,075,000, 3 Bdrms, 2456 SqFt, 1980 YrBlt, 2-25-15; Previous Sale: \$1,097,000, 08-30-07
- 547 Miner Road, \$412,500, 3 Bdrms, 2499 SqFt, 1974 YrBlt, 2-24-15; Previous Sale: \$825,000, 04-28-00
- 246 Overhill Road, \$1,962,500, 5 Bdrms, 3633 SqFt, 1950 YrBlt, 2-19-15; Previous Sale: \$459,000, 08-09-96
- 28 Via Moraga, \$609,500, 4 Bdrms, 2655 SqFt, 1965 YrBlt, 2-17-15; Previous Sale: \$1,400,000, 10-16-14

*Two Masters Providing World Class Service*

**Frank Woodward  
Tina Jones  
925-330-2620**

**WoodwardJonesTeam.com**



CalBRE#01335916/0883925 ©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304.



# DUDUM REAL ESTATE GROUP

PROFESSIONALISM. INTEGRITY. RESULTS.

A REAL ESTATE EXPERIENCE THAT WILL HAVE YOU SOLD!

JULIE DEL SANTO  
BROKER/OWNER



925.818.5500

ANGIE CLAY



925.207.9366

THE CHURCHILL TEAM



RANDY 925.787.4622  
SERETA: 925.998.4441

JANE SMITH



925.998.1914

JON WOOD TEAM



JON WOOD: 925.383.5384  
HOLLY SIBLEY: 925.451.3105

LISA TICHENOR



925.285.1093

MATT McLEOD



925.464.6500

PAT AMES



925.330.5849

TERESA ZOCCHI



925.360.8662

TERRYLYNN FISHER



925.876.0966

LEGACY COURT, ALAMO

\$3,495,000

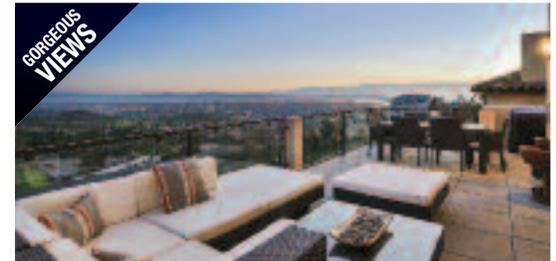


SERETA & RANDY CHURCHILL

925.998.4441 / 925.787.4622

1582 GRAND VIEW, BERKELEY

\$1,835,000



MARISA COX / JOHN SEFTON

925.383.3084 / 925.330.1985

WALNUT CREEK (WALNUT KNOLLS)

\$1,200,000



SERETA & RANDY CHURCHILL

925.998.4441 / 925.787.4622

7960 CREEKSIDE DRIVE, DUBLIN

\$1,149,000



LISA TICHENOR

925.285.1093

592 SILVERADO DRIVE, LAFAYETTE

\$1,099,000



ANGIE CLAY

925.207.9366

418 KIRBY COURT, WALNUT CREEK

\$989,888



TERESA ZOCCHI

925.360.8662

1930 ARGONNE DRIVE, WALNUT CREEK

\$849,888



TERESA ZOCCHI

925.360.8662

1590 AMHURST WAY, CONCORD

\$699,000



JANE SMITH

925.998.1914



CALBRE #01882902

WWW.DUDUM.COM

*Distinctive Properties*



## LAFAYETTE

999 OAK HILL RD., #100  
LAFAYETTE, CA 94549  
O: 925.284.1400 F: 925.284.1411

## WALNUT CREEK

1910 OLYMPIC BLVD., #100  
WALNUT CREEK, CA 94596  
O: 925.937.4000 F: 925.937.4001

Proud to be affiliated with

commerce | mortgage



# Saving Water In the Garden Can Be Magical

... continued from page D1



From left: Julie Lienert (Roxy Designs), Sandy Brehmer, Richard Brehmer, Roxy Wolosenko

Sandy Brehmer also enjoys her new garden, especially on their new flagstone terrace shaded by a trellis.

Although changing their backyard so dramatically was more expensive than replacing their lawn, they did it "because it felt like the right thing to do," says Richard Brehmer, referring to the drought.

During these dry times, the East Bay Municipal Utility District is offering incentives to help people re-

duce their water use in the garden. The Water Smart program includes a rebate of up to \$2,500 for single-family homeowners. There is up to \$20,000 for commercial and multi-family units to convert lawns to sustainable landscaping or to install other water saving measures. "Outside water use represents 60 percent of a single family's water use, and lawns require a lot of water to stay green," says EBMUD Public Information Representative Nelsy Rodriguez. She believes that this summer is the perfect time to let lawns dry up and to replace it in the fall with drought resistant plants.

Gov. Jerry Brown signed an executive order April 1 requiring cities and water districts to cut water use by 25 percent compared to 2013 levels or face fines of up to \$10,000 a day this summer. "EBMUD's board of directors will meet in June to approve the budget for the next two years," says Rodriguez. "Besides raising the rates, they may consider penalties for those residents whose water use is significantly above average." Rodriguez adds that there is already a state restriction in place that limits lawn watering to only twice a week, before 6 a.m. or after 10 p.m. In EBMUD's service area, a typical family of three uses about 280 gallons daily indoors and out.

The process to get rebates is simple, she explains: Go to the agency's website at EBMUD.com and register before beginning any changes to your garden. EBMUD

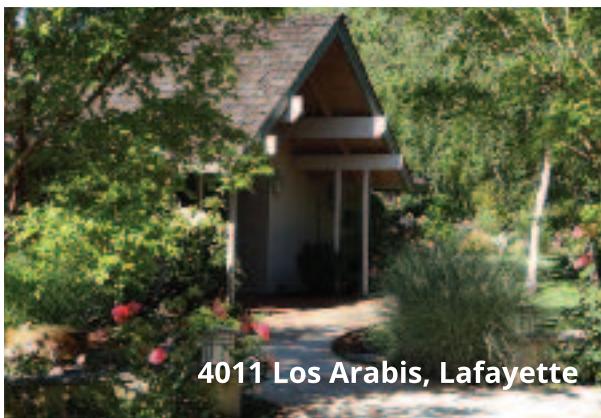


Photos provided

representatives will visit the residence. Then after the improvements have been made and documented, homeowners get the rebate.

The free May 3 Bringing Back the Natives Tour features several workshops. It is a great opportunity to see different drought-resistant native gardens, to get inspired and to learn. Besides the Brehmers' home, two gardens in Moraga and three in Orinda are among the 30 East Bay homes featured on the tour.

To receive the catalog that includes addresses of the homes, registration is required and it ends April 25. To register, visit <http://www.bringingbackthenatives.net/>.



4011 Los Arabis, Lafayette

4 BR, 3 BA, 2689 square feet, on an almost 3/4-acre lot

Dramatic Upper Happy Valley home in zen-like creekside setting. Enter to find a glass wall overlooking the creek, bamboo flooring, and a custom kitchen. Beautiful, mature landscaping.

Open Sunday, April 12th from 1-4 PM  
(Price Upon Request)

## PRESENTING TWO OPPORTUNITIES IN BEAUTIFUL LAFAYETTE.



MOTLEY TEAM  
REALTORS®



925-385-8503 [motleyteam.com](http://motleyteam.com)

Saraya Motley: License #01265873, Simon Motley: License #01798658



3348 Victoria, Lafayette

3 BR, 2 BA + Bonus Cottage with Full Bath,  
2525 square feet, 12750 square foot lot

Chic downtown rancher on a most-desirable street. Designer details: dark stained hardwoods, custom cabinetry and oversized kitchen island. Peaceful creek setting with a sunny back patio and lawn.

Coming Soon (Price Upon Request)

# Selling Lamorinda



50 Corte Maria  
Moraga



Rare newer construction in a coveted Moraga neighborhood near K-8 schools, this fantastic 4 bedroom, 2.5 bath single story home circa 2001 offers an easy lifestyle with a outstanding indoor-outdoor access.

Offered at \$1,549,000

3911 Happy Valley Road  
Lafayette



Estate style living with privacy, vintage charm and thoughtful updating. Gorgeous 1.53 acre lot boasts 5750 square feet with a 5 bed/7 bath main residence (including in law) & a detached 1 bed/1bath guest house. Pool, lighted tennis court & views of the hills.

Offered at \$2,995,000

7 Maloyan Lane  
Lafayette



Gracious Happy Valley English Tudor at the end of a cul de sac features 4 bedrooms + home office, 2.5 baths, a traditional floorplan with kitchen/family room level out to dream backyard with large flat lawn, pool, spa, sport court & play area.

Price upon request



Terri Bates Walker

Broker

925.253.6441

[www.terribateswalker.com](http://www.terribateswalker.com)

[terri@terribateswalker.com](mailto:terri@terribateswalker.com)

CalBRE #01330081



Giving Dreams an Address



STILL #1 FOR A REASON 2008 THROUGH 2014



Just Listed • Call to View!

*1258 Upper Valley Road, Lafayette*

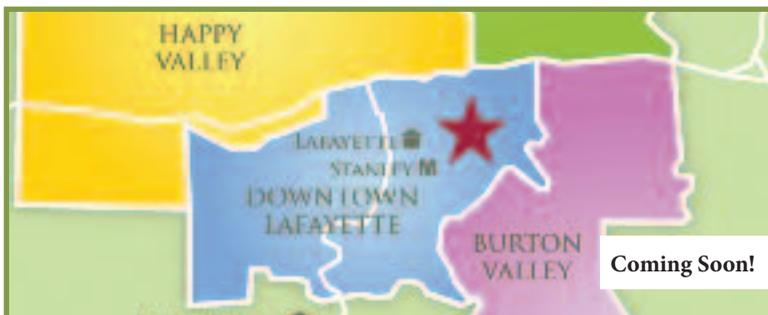
Loved 5BR (+ 2 offices)/4.5BA, 5000± sq. ft. estate on an amazing .72± acre level parcel.  
Offered at \$4,250,000 • 1258UpperHappyValley.com



Just Listed • 1st Open Sun. 1-4!

*2 Roxanne Lane, Lafayette*

4BR/2.5BA, 3615± sq. ft. home with an attached 1BR/1BA apartment on .66± acre property.  
Offered at \$1,875,000 • 2RoxanneLane.com



Coming Soon!

*Lafayette Charmer with Acreage*

Updated 4BR/2BA, 1822± sq. ft. home on a rare, 2.38± acre parcel with enormous potential!  
Call for Price • DanaGreenTeam.com



Dana Green  
License #: 01482454



DanaGreenTeam.com | 925.339.1918

# JUST LISTED!

## 15 SOUTHWOOD COURT, ORINDA



One of a kind 1939 classic Orinda home tucked away at the end of a private cul-de-sac on approx. .78 of an acre. This distinctive 4 bedroom and 3 full bathroom traditional home is filled with natural light and boasts incredible old world charm. With +/- 2,631 square feet, this single story home features newly refinished hardwood floors, hand plastered walls, beautiful moldings, generous living spaces and gorgeous outdoor space.

Walk to town! Just minutes from Theatre Square, Orinda BART and restaurants.

Offered at \$1,695,000



Finola Fellner  
925.890.7807  
BRE #01428834



Suzi O'Brien  
925.286.8520  
BRE #01482496

©2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.



## Coming Soon!

### 531 Miner Road, Orinda

5397 sq. ft./.78 acres | 4 bedrooms + office, 4 ½ bathrooms

A stunning two-story contemporary home that was designed by Sandy and Babcock Architects and custom built in 1977. Thoughtfully preserved and updated through the years, the home has walls of glass and high vaulted ceilings to create a light filled environment and perfect venue for indoor/outdoor living and entertaining. Every inch of the yard is usable and has been meticulously landscaped and designed to include a pool, flat lawn, covered patios, a japanese garden and a soothing waterfall. Some interior highlights are a mahogany paneled library, 3 fireplaces, mudroom, large kitchen with a breakfast nook surrounded by windows, a family room with a full kitchen/bar area, master with his and her walk-in closets, and an incredible 881 sq. ft. unfinished storage area with high vaulted ceilings and skylights that could be a perfect play-area or au-pair suite.

Call Shannon for more information.



[www.shannonconner.com](http://www.shannonconner.com)  
Phone 925-980-3829  
calbre#01885058

*SC*  
shannon conner  
YOUR NEIGHBOR, YOUR FRIEND, YOUR REALTOR

CELEBRATING  
**14**  
YEARS  
2000 - 2014

**Village**  
ASSOCIATES  
REAL ESTATE

Giving Dreams an Address



## Stylish Solutions

# Spruce Up for Spring

By Ann McDonald



*Don't be afraid to mix fabrics, shapes, colors and sizes. Refer to your inspiration photo, make a list and do it. Photos courtesy Couture Chateau llc*

This month stylish suburbanites all over Lamorinda are looking at their tired family rooms, bedrooms and other spaces, and wondering what they can do to bring some beauty and love into their homes without breaking the bank.

I have a time-honored strategy involving gathering and arranging pillows and accessories when clients want a refresh without a complete remodel. This is how I teach my design assistants to create beautifully layered spaces. There are many who think decorating and design are out of their natural bent, but let me assure you, there are ways even the most non-aesthetic of the family bunch can bring style into a dated room.

The truth is I have a very simple three-pronged strategy to make spaces look layered and more expensive. You can do this! When spaces are highly matched, they provide less movement for real life. While I love a gorgeous hotel suite, the bland match and lack of layers, even



*This is a great example of an inspiration photo. It has color variation: blues, greens, whites, yellows; texture variation: flat tablecloth, petals, rougher greenery, thistles; and scale variation: flowers.*

in textures can prove boring. Who wants a boring spring home? Not me! I also need spaces that work for real people sitting and sleeping in real bedrooms. That means if one pillow gets moved, it can't mean disaster for the design. This strategy helps tremendously with movement.

First, we find a layered and expensive looking inspiration photo. These inspiration photos are typically not designed spaces, but rather live floral arrangements or natural landscapes, where layers are expressed differently than in decorating shots. This keeps us from shopping a look and equips design assistants and clients with the ability to generate their unique look while developing their design eye.

Second, we set a budget. Trust me, even billionaires have budgets. Typical pillow costs at local discount home stores range from \$25 to \$60, plus tax. For three pillows, you can reasonably set a \$100 budget, for five pillows consider \$200 so you can purchase a show stopper and for larger more luxurious spaces, think about \$300 and up. The same is true of accessories.

Third, we shop with and from lists. Don't be fooled. Most designers and decorators who head out for free-fall inspiration do just that and waste a ton of time and money doing it. You don't walk into a sports store, throw out your hands and declare, "Inspire me!" without knowing what sports equipment you need. Why on earth would you do that for your home? Lists, inspiration, and budgets protect you.

Now that you have that three-pronged strategy at

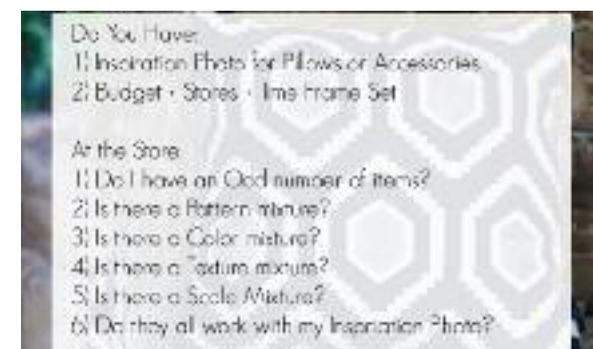
### When Pillow Shopping:

- 1) Bring an inspiration photo
- 2) DON'T match fabrics + pattern
- 3) DO match the inspiration photo
- 4) THIS helps you gather unique pillows that look mismatched in store but GREAT in the room

hand, here's how to create expensive and fresh updates using pillows and accessories. Use this in your family rooms, bedrooms, even rental properties (our example) and kid's apartments.

**1) Get comfortable with odd numbers.** I have dear clients who are very symmetrical in nature, but even a pair of something can use an anchor in the middle. If you have two candlesticks on the fireplace, add something simple in the middle and create an odd number on the mantle.

**2) Work the pattern mix.** In our Tahoe rental example, we have floral, applique, geometric, striped and solid pillows. If you went out without a list or inspiration photo, it is highly unlikely you would put all those pillows into your cart. When you shop from a nature-inspired photo, however, and pull each item with reference to the photo alone (not your design thoughts), you get home with a glorious mix that works. ... continued on page D12



*Make a list, and stick to it.*



**Patricia Battersby**

925-330-6663

pb@patriciabattersby.com

BREA 00854469

**Ashley Battersby**

925-323-9955

ashley@ashleybattersby.com

BREA 01407784



[www.patriciabattersby.com](http://www.patriciabattersby.com)

## **COMING SOON IN HAPPY VALLEY!**

### **HAPPY VALLEY GLEN FABULOUS NEIGHBORHOOD NEAR TOWN 1186 Glen Rd, Lafayette**



SINGLE STORY OPEN LIVING AREAS  
4 BEDROOMS 3 BATHS 2779 SQ FT\*\*  
.67 ACRE+ SENSATIONAL PRIVATE SETTING  
FANTASTIC BACKYARD WITH POOL

Traditional style, charm, and great updates throughout  
Super, center isle kitchen, dining area, family room  
Grand sized living room and gallery  
Light and bright, lots of windows, Anderson glass doors  
Pool, patio, lawn, gardens, views of surrounding hills  
Master Retreat with marble bath, sauna  
Near end of cul-de-sac, close to town, Bart, commute, great schools

A RARE OPPORTUNITY 2.16 ACRES\* EXQUISITE PRIVATE SETTING  
MAGNIFICENT VIEWS OF TREES, HILLS, NATURAL LANDSCAPE  
SPECTACULAR GROUNDS LEVEL YARD, POOL, SPA IN RESORT SETTING  
STYLISH CUSTOM HOME  
3 BEDROOMS 2 OFFICES 2.5 BATHS 4 CAR GARAGES  
3127 Sq Ft\*

Beautifully Updated, Shingled Exterior, Walls of Glass, High Ceilings  
Hand selected recycled California barn wood & fireplace river rock  
Dramatic two story living & formal dining rooms  
State of the art kitchen, informal eating & family area  
Large family room with fireplace, walls of built-ins

### **EXTRAORDINARY GATED ESTATE IN PREMIUM HAPPY VALLEY LOCATION 4038 Happy Valley Road, Lafayette**



\*per Public Records, \*\*per Appraisal

WWW.HOLCENBERG.COM

*Client satisfaction: a family tradition*

## Just Sold in Moraga



236 Calle La Montana,  
Moraga

Beautiful 4 bedroom, 2 bath  
Campolindo Home with  
private yard with pool and  
hot tub and access to the  
Rim Trail and Lafayette  
Reservoir.

Offered at \$1,099,000  
Sold for \$1,200,000



Wendy Holcenberg  
wendy@holcenberg.com

925.253.4630  
CalBRE#00637795

Michelle Holcenberg  
michelle@holcenberg.com

925.253.4663  
CalBRE#01373412



©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

Let us help you navigate this wild market. Call us today so we can help you get top dollar for your property.

## RE/MAX's #1 Lamorinda Agent 2013 and 2014

Contact Paddy to sell your home.

### Paddy Kehoe

925-878-5869

paddyrealtor@gmail.com

paddykehoe.com



CalBRE#01894345



Paddy Kehoe receives an award from  
Michael Carter, Owner of RE/MAX Accord.





**Dana Reedy | JD**  
925.253.4621 | Direct

Dana.reedy@camoves.com  
www.DanaReedyHomes.com  
Cal BRE # 01880723



©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

**Kat Rider**

**Loan Advisor**

CA BRE #00512156 NMLS# 202928

**925.787.1692**

**Best Rates!**

**51 Moraga Way #2 Orinda**



RPM Mortgage, Inc CALBRE# 01818035 – NMLS# 9472  
CA Bureau of Real Estate,  
Real Estate Corporation License. Equal Housing Opportunity.



You know who we are...we'd like to know who *you* are!  
We promise unparalleled personal service.  
We guarantee results.



**Paul & Virginia Ratto**

925.998.9501  
vvarni@pacunion.com  
www.RattoandRatto.com  
License #: 00900621 | 01361537



*Finola*  
**FELLNER**



**Just Listed!**



**1225 Cambridge Drive, Lafayette**  
**Fabulous Happy Valley Home!**  
**Offered at \$2,695,000**



**Finola Fellner**  
**925.890.7807**  
**www.FinolaFellner.com**  
**BRE #01428834**

©2014 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.

## Stylish Solutions

# Spruce Up for Spring

... continued from page D8



When you have a darker space or winter feel and need the update for spring, after you switch out pillows and accessories, bring your floral arrangements up to date, too. Don't forget the details. Here we pulled in the spring color yellow and did a simple but strong floral to match.

**3) Shop the color wheel.** We constantly talk about undertones (see previous articles in the Lamorinda Weekly online archives for more about this). You can mix rusts, reds, blues, greens and shades of white because their undertones are similar.

**4) Develop a feel for textures.** Don't be afraid to use a sweater type pillow in your spring decor. Mix it with wool, linen, cotton and applique for an expensive looking grouping. By consistently going back to our inspiration photo, we were comfortable picking up a nubby linen solid blue with applique (similar to the thistle) and mixing it with the white cable sweater pillow (similar to the flower petals).

**5) Mix shapes and sizes.** You can incorporate everything from oblong to oversized. Play with the arrangements and have some fun. The best part? When people sit and move pillows, it's OK! There is no 'perfect' arrangement. Like people at a dinner party, it's the mix that makes the fun.

As a final note, if your room has a winter bent, gather your floral from a spring color and match strongly. We used a yellow stripe in Hudson Bay Blankets at a rental cabin in Lake Tahoe and added a striking simple floral in the same yellow.

Have a great time shopping, stylish suburbanites,

and do let me know how it goes! Share with friends and shop with flair.

Blessings this April.



Ann McDonald, IIDA, NAPO, is the Founder/CEO of Couture Chateau, a luxury interior design firm in Orinda. For a complete blog post including other design ideas, visit [www.couturechateau.com/blog](http://www.couturechateau.com/blog)

PACIFIC  
UNION

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Lisa Geary



### 1106 Larch Avenue, Moraga

Spacious 4 bedroom, single level home in a great Moraga location. Large living room/dining room areas with beautifully vaulted ceilings overlooking a lush backyard and patio. Expansive family room off the kitchen. Close to K-8 schools.

Offered at \$1,048,000 • Represented the Buyer



#### Lisa Geary

925.808.8540  
Lisa.Geary@pacunion.com  
License #: 01885447

2 Theatre Sq, Suite 117  
Orinda 925.258.0090  
pacunion.com

Open Sunday 1:00-4:00!



### 140 Castle Hill Ranch Road, Walnut Creek

On a private, country road in sought after Tice Valley, this custom one level home is nestled on a level .59± acre lot surrounded by gorgeous mature landscaping, including patios, lawns & pool. The property features a 4BR/2BA main house with a dramatic redwood paneled living room and updated kitchen, and a 1BR/1BA guest house with a fireplace & wet bar. Ideal for outdoor living, the pool house includes a lanai, bathroom & green house. Enjoy this charming home or create the home of your dreams on this exceptional site.

Offered at \$995,000 • [140CastleHillRanchRd.com](http://140CastleHillRanchRd.com)



#### Susan O. Peterson

925.381.2211  
SPeterson@pacunion.com  
License #: 00992024

PACIFIC  
UNION  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# Cynthia Brian's Gardening Guide for April

By Cynthia Brian

*"Nothing is so beautiful as spring – when weeds, in wheels, shoot long, and lovely, and lush ..."* – Gerard Manley Hopkins



*This peony has blossoms the size of dinner plates.*

*Photo Cynthia Brian*

**P**oppies and lupines dot the green hillsides and roadways. The skies are azure blue, the weather is wickedly warm, turkeys hobble and gobble in neighborhoods. Spring is in full swing.

As it always is every April, my orchards and hills are carpeted with weeds. This year I sprinkled seeds of mustard throughout my landscape as a cover crop to heighten the nitrogen levels in the soil. A sea of yellow waves in the wind, greeting me on my morning walks. Large black crows call my casa their casa. The birds are back, splashing in the fountain outside my office alongside the occasional red-tailed hawk popping in for a drink. A covey of quail with their baby chicks darting behind them munch insects and dandelions around my lawn. The rebirth of nature recharges my energy and makes me grateful to be alive in our bucolic rural locale.

This week I received my East Bay Municipal Utility District home water report with my water score and this congratulatory note: "Way to go, WaterSaver! You ranked in the top 20 percent!" While the American average usage according to the Environmental Protection Agency is 400 gallons per day, we used only 147 gallons per day versus the average EBMUD household of three at 280 gallons per day. Households in the top 20 percent used an average of 213 gallons per day. I'm using 29 percent less water than the previous 12 months, perhaps putting me in the top 10 percent of water savers. But I'm scared of what will happen when summer comes. The drought is real and it will affect each of us. I plan on watering by hand with a hose as much as possible as this will save approximately 33 percent more than turning on the sprinklers.

... continued on page D14

**SK**  
Sheryl  
Kortright

Bringing **SMILES** to  
Since **1986**

*As a former Orinda Family Dentist...  
I've helped Lamorinda residents  
(and their smiles) for over two decades...*

*And now, as an Orinda Realtor,  
I'm still helping people smile!*

*When you're ready to 'sink  
your teeth' into Lamorinda's  
profitable Real Estate Market...  
Let's talk!*



**Sheryl Kortright**  
REALTOR®  
CalBRE #1956426

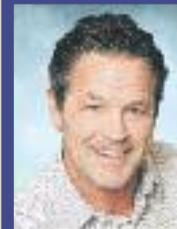


Cell: 925.528.9798

Email: [Sheryl@SherylKortright.com](mailto:Sheryl@SherylKortright.com)

Website: [www.SherylKortright.com](http://www.SherylKortright.com)

©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage Office is Owned by a Subsidiary of NRT LLC. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Real Estate LLC, Coldwell Banker Residential Brokerage or NRT LLC. CalBRE License #01908304.



**Kyle Davis**

Mortgage Consultant/Owner/Partner

Lamorinda Resident Since 1995

CalBRE License #01111347/NMLS #274107

Direct: 925-314-5299 [Kyle@Stonecastle-LHF.com](mailto:Kyle@Stonecastle-LHF.com)

319 Diablo Rd., Ste 103 • Danville • CalBRE Lic. # 01327738, NMLS#280803

**RATES ARE NEAR ALL TIME LOWS!**  
**30 YEAR FIXED RATE TO \$2,000,000!**  
**3.750% / 3.850% APR**  
**GREAT CONFORMING RATES!**

	Fixed Rates to \$417,000		Fixed Rates to \$625,500	
	RATE	APR	RATE	APR
<b>30 Year Fixed</b>	3.625%	3.625%	3.875%	3.875%
<b>15 Year Fixed</b>	3.000%	3.000%	3.250%	3.250%

*"PROVIDING PREMIER LOAN PRODUCTS AND SERVICE FROM THE MOST EXPERIENCED AND SOLUTION-ORIENTED PROFESSIONALS IN YOUR COMMUNITY."*

**Call 925-314-5299 for Today's Quote!**

This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of production. Interest rate is subject to borrower and property qualifying. Stonecastle Land and Home Financial, Inc. is an Equal Opportunity Lender.

**StoneCastle**  
Land & Home Financial

# Cynthia Brian's Gardening Guide for April

... continued from page D13

Soaker hoses will be great assets for water conservation in my vegetable and herb gardens. I will only be planting a smattering of color spots with specimens I am certain can withstand less moisture. Any extra water used for washing or rinsing dishes and bodies is collected and used in my patio pots. What are your plans to keep your garden alive through the forthcoming hot weather while conserving H2O?

**CHECK** your irrigation system and consider investing in newer drip or weather based controllers.

**START** seeds in any recycled container from plastic cups to coconut hulls. Drill a hole in the bottom, add good potting soil, and you are ready to roll. If you plant in orange rind halves, you can plant the entire "container" in the ground.

**SAVE** water by placing a bowl under your colander when washing greens and vegetables in the sink. Dump the water in the garden.

**SCRUB** your outdoor furniture and organize your patio. Spring is here and it's time to start the party planning.

**FRESHEN** your curb appeal with fragrant flowering plants such as star jasmine that will welcome guests with their heady spring perfume.

**EMPTY** any standing water in saucers, old tires, buckets, gutters or barrels. Mosquitoes are already on the prowl. If you have a pond and want free mosquito fish, contact Vector Control at (925) 685-9301. Vector Control is also your resource for problems with skunks or yellow jackets.

**WATCH** for holes of voles in your lawn and garden. Voles are extremely destructive and non-discriminating when it comes to eating everything and anything growing. For major infestations, call in the professional eradicators.

**BRIGHTEN** your garden with drought tolerant succulents. With so many shapes, sizes, textures and colors, you'll be able to create a palette of striking performance that requires minimal moisture.

**CUT** and turn into the soil any cover crops you planted last fall to add nitrogen and nutrients. Clover, mustard and fava beans are ready to be tilled.

**CASCADE** lantana from retaining walls and containers for long-lasting color that attracts beneficial bees and butterflies.

**TRELLIS** thornless lady banksia roses or purple wisteria for a glorious spring mix that will continue to delight year after year.

**VISIT** the Moraga Gardens plant sale from 9 a.m. to 4 p.m. Saturdays and Sundays through April 19 for a wide variety of home-grown-from-seed vegetables, herbs and other plants. Each four-inch pot is only \$3. Address is 1370 Moraga Way, Moraga.

**SHEAR** and shape conifers, removing any dead or diseased branches.

**FERTILIZE** roses, lawns and all perennials.

**DIVIDE**, transplant or share iris, delphinium, daylily, and chrysanthemum with friends.

**RE-SEED** lawns with clover or high quality grass seed for a thicker, lush mat.

**TAKE** any moveable houseplants outdoors to give them a good shower and thorough drink. Put them on your lawn when you wash and water them, giving your grass a bath as well.



Purple lantana cascades over a container.

Photos Cynthia Brian



Mustard flowers and leaves are delicious in salads and the entire plant is good for the ground.



Lic.: #611120

**ADVANCE  
TREE SERVICE  
& Landscaping**

Family owned in Moraga since 1987



*Your friendly neighborhood  
arborists Darren and Lew Edwards*

**SPRING IS IN THE AIR**

Spring is here – it's time for spring cleaning but for your landscape! The trees and plants in the yard need to be inspected for water damage, remove dead or dying branches which may have been injured by disease/severe insect infestation or storm damage.

We also want to prune for improved plant appearance, tree and plant size to ensure all around health for your landscape.

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





*Advance Tree Service*  
*Your Authority on Trees and Landscape.*

**925-376-6528**

**advancetree@sbcglobal.net www.advancetree.com**

*Follow us on Twitter (advancetree) and like us on Face Book  
(ADVANCETREESERVICEANDLANDSCAPINGINC.)*



*Vole holes in the lawn must be dealt with to eradicate these destructive creatures.*

**THANKS** for all the wonderful comments about my last Digging Deep column, Paradise Found. Special thanks to Lamorinda Weekly reader, Sydney, who shares this tip about growing her 65-year-old spectacular peony: When winters are mild, put ice cubes around the base of your peonies. Prune stems low to a bud in January. Fertilize with fish emulsion and deadhead after blooms are spent in April.

**COME** to the Be the Star You Are!® charity Book Bash Blow Out on April 25 at 5A Rent A Space in Moraga to buy brand new books at discount prices. Pick up your free seed packets and complimentary potpourri when you say you read the Lamorinda Weekly! For information, visit <http://ow.ly/K3zXG>.

**PRAY** for April showers!

Enjoy the beauty and scents of springtime. May all your weeds be flowers. Continue being water savvy and garden smart.

Happy Gardening, Happy Growing.



*Cynthia Brian  
relishes the  
spring  
wisteria  
vines.*

©2015

Cynthia Brian

The Goddess Gardener

Starstyle® Productions, llc

[Cynthia@GoddessGardener.com](mailto:Cynthia@GoddessGardener.com)

[www.GoddessGardener.com](http://www.GoddessGardener.com)

925-377-STAR

I am available as a speaker, designer, and consultant.

# McDonnell Nursery

shop now to receive McDonnell bucks

family owned since 1933

Trees • Shrubs • Vines • Annuals • Perennials  
Vegetables • Containers • Statuary & Fountains  
Indoor Plants • Decorative Items

[www.mcdonnellnursery.com](http://www.mcdonnellnursery.com)

196 Moraga Way • Orinda • (925) 254-3713 • Open Daily

DESIGN  
INSTALLATION  
IRRIGATION  
DRAINAGE  
STONEMWORK  
CONCRETE WORK  
DECKS  
FENCES  
PATIOS  
LAWNS  
PONDS  
CLEANUP &  
HAULING

## BLUE RIDGE



925-258-9233  
CELL: 510-847-6160

LANDSCAPE COMPANY INC.

BLUE JAY FELDMAN  
OWNER/OPERATOR

[WWW.BLUERIDGELC.COM](http://WWW.BLUERIDGELC.COM)



LICENSED  
INSURED  
Lic# 818633

## Get Out & Stay Out!

In Your New Outdoor Room

Let Garden Lights Landscape Development give you good reason to "Get Out and Stay Out" this summer.



Enlarge your living area with an outdoor kitchen or entertainment space complete with a built in barbecue and the warm glow of a stone or masonry fireplace.

Garden Lights Landscape Development, Inc. is a full service landscape & pool design build firm. We design & install with just one call 925-254-4797 • [www.gardenlightslandscape.com](http://www.gardenlightslandscape.com)

Celebrating over 20 years of service in Lamorinda. Bonded – Licensed & Insured License# 702845 C27 & C53

# Lamorinda's Leading Independent Real Estate Firm

## ORINDA



**40 Dos Osos** Incredible Orinda, San Pablo Dam, Mt. Diablo views + abundance of nature surrounds this supersized parcel bordering EBMUD land. Once in a lifetime opportunity raw land sale.

**\$489,000**

## ORINDA



**62 Van Tassel Lane** Great Sleepy Hollow opportunity w/exceptional value price per sq.ft. 4bd/3.5ba, abundance of space, large rms, easy access outside. Kitchen/fam rm combo, close to Swim/Tennis Club.

**\$1,279,000**

## ORINDA



**73 Scenic Drive** Fabulous Glorietta 6486 sf spacious home tucked on a private .82 acre lot with a view. Complete with 5 bedrooms, 6 baths, 2 family rooms, level lawns, private decks, 3 car garage.

**\$2,395,000**

## ORINDA



**134 Crestview Drive** Private Orinda Hills renovated 1948 Spanish retreat w/apx. 4000sf, 4+bd/3.5ba on sun-splashed apx. two acre setting. Outdoor kitchen, large level yard & near top-rated Orinda schools.

**\$2,995,000**

## MORAGA



**740 Country Club Drive** Serene lagoon setting, sought after Moraga Country Club single level, 2bd/2ba plus den. Steps from pool, golf and tennis.

**\$699,000**

## MORAGA



**50 Corte Maria** Rare newer construction in coveted Moraga neighborhood near K-8 schools, fantastic 4bd/2.5ba single story home circa 2001 offers easy lifestyle w/outstanding in-outdoor access.

**\$1,549,000**

## LAFAYETTE



**0 Pleasant Hill Road** Spectacular .43 acre lot w/pano views of Mt. Diablo & city lights. Tranquil building site set back from road. Next to 1494 P.H. Rd. Formerly an almond orchard. Acalanes School district.

**\$360,000**

## LAFAYETTE



**3354 Sweet Drive** Fantastic opportunity in Lafayette. Sweet home with incredible view. Live in as-is or expand. 3bd/1.5ba + room for office or playroom. Sweeping views of the valley & Mt. Diablo.

**\$849,000**

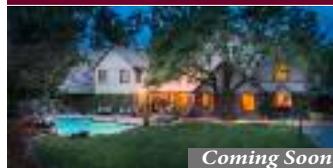
## LAFAYETTE



**928 Oak Street** Incredible opportunity to live/work within walking distance to all that Lafayette has to offer. Completely updated kitchen & baths w/beautiful hdwd flrs. Detached bonus space downstairs.

**\$899,000**

## LAFAYETTE



**7 Maloyan Lane** Gracious H.V. English Tudor at end of cul de sac features 4bd+ home ofc, 2.5ba, traditional flrpln w/kitchen/fam rm level out to dream bkyd w/flat lawn, pool, spa, sport crt & play area.

**\$2,250,000**

## LAFAYETTE



**3911 Happy Valley Road** Estate style living w/vintage charm yet thoughtfully updated. Gorgeous 1.5ac property boasts 5bd/7ba main home (incl. in law qtrs), detached 1bd guest home, pool, tennis court & views.

**\$2,995,000**

## LAFAYETTE



**23 Sessions Road** Gated English Manor 12.18 acre 5bd/6ba Estate. Grand foyer, living, family rms + "Club" rm, deluxe kitchen, dramatic solarium + executive office. Gorgeous grounds w/lap pool/lawns, views.

**\$3,895,000**

## DIABLO



**2611 Caballo Ranchero Dr.** Down a private tree lined drive a rare one of a kind Diablo property on almost level 1.55 acres with 7th fairway frontage. Perfect for building dream estate or updating.

**\$1,600,000**

## PLEASANT HILL



**20 Whitfield Court** Great 2.58 acre parcel at top of knoll with views of Mount Diablo & ideal privacy. Truly special setting sites for development zoned R-10 & R-15. Wonderful opportunity for investment.

**\$1,950,000**

## SAN RAMON



**2 Lone Tree Lane** Lease Rental. Model 3bd/2.5ba home on cul de sac. Close to schools, freeway, business park. Many builder extras. Small tot park across street. New paint & carpeting. Outstanding home!

**\$3,950/month**

## WALNUT CREEK



**0 Brodia Way Lot D** Fabulous .92 acre lot in prestigious Walnut Creek neighborhood of La Casa Via. Expansive views of valley, hills & Mt. Diablo. All utilities underground in street. Build your dream home!

**\$575,000**



## THE VILLAGE ASSOCIATES:

Ashley Battersby  
 Patricia Battersby  
 Joan Cleveland  
 Shannon Conner  
 Joan Eggers  
 Linda Ehrlich  
 Joan Evans  
 Linda S. Friedman  
 Marianne Greene  
 Dexter Honens II  
 Anne Knight  
 Susan Zeh Layng  
 Art Lehman  
 Charles Levine  
 Erin Martin  
 April Matthews  
 Karen Murphy  
 Ben Olsen  
 Sue Olsen  
 Tara Rochlin  
 Jaime Roder  
 Altie Schmitt  
 Judy Schoenrock  
 Ann Sharf  
 Amy Rose Smith  
 Molly Smith  
 Jeff Snell  
 Lynda Snell  
 Clark Thompson  
 Angie Evans Traxinger  
 Ignacio Vega  
 Terri Bates Walker  
 Ann Ward  
 Dan Weil  
 Margaret Zucker



[facebook.com/VillageAssociates](https://www.facebook.com/VillageAssociates)

[twitter.com/villageassoc](https://www.twitter.com/villageassoc)

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit [www.villageassociates.com](http://www.villageassociates.com) Click on

Sunday Open Homes