

Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 3 Wednesday, April 22, 2015



'Through the Garden Gate'

Garden tour showcases spectacular outdoor spaces

By Cathy Dausman



Japanese maples frame the front of the Diraimondo's Lafayette home.

Photos Cathy Dausman



Wild grasses are found throughout Pat Rose's Moraga garden. A vineyard is tucked behind this grassy knoll.

The 2015 Moraga Junior Women's Home and Garden Tour showcases a collection of five fabulous spaces owned and occupied by Lamorinda residents in Moraga, Lafayette and Orinda. Here is a preview of what to expect for the 10th anniversary tour:

The Rose Garden. It seems unfair to call Pat Rose's tour location a simple garden. It is more correctly a collection of outdoor spaces – acres of them – in a setting that feels remote yet is only a short drive from Moraga Commons.

By her estimation, Rose owns a property spread over six acres. It includes a vineyard, a man-made pond and island, a pool, a backyard cook island, a wood burning fireplace, an on-site cottage, a side yard with clear bulbs laced overhead for night time garden parties, and outlying corrals and coops. Rose acts as her own gardener and brings in help when she needs it. In the two-plus years since moving in, she has replaced two lawns with a vineyard and planted a small apple orchard.

Sal Captain designed the vineyard; its 450 vines are a 50/50 mix of petite Syrah and Grenache grapes. Thanks to an on-site well and drip irrigation, Rose's water bill

has fallen by 26 percent. The grounds are a collection of vistas, pathways and sitting areas with a purpose: Rose is developing the site as a wedding and events venue called Campana Farm. There is poolside seating, covered entry seating and side-yard seating – even a picnic bench on the artificial island Rose's grandson christened "Pirate Island."

Wild grasses cover swaths of land. Potted plants include a containerized orange tree – left behind when the previous owners moved to Seattle. Two wheelbarrows house a collection of succulents. Houses set in trees welcome birds. Frogs croak midday on the property edge.

The Geary Garden. Lisa Geary loves the three-quarter acre lot she shares with husband Scott and their children, describing it as a combination of sunny, shady, sheltered and windy areas. "It's tucked away and flat and overlooking the Orinda Theatre," she said.

Seeing the theater marquee at night from afar is a special treat, she noted. Even with the yard's natural shade – the lot is laden with mature oak trees – and a heightened water rationing awareness, Geary said, "There's always something to be done."

... continued on page D6

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	2	\$1,000,000	\$1,400,000
MORAGA	9	\$280,000	\$1,384,000
ORINDA	11	\$720,000	\$2,500,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

109 Camelia Lane, \$1,000,000, 3-3-15; Previous Sale: \$550,000, 11-18-13
1135 Camino Vallecito, \$1,400,000, 3 Bdrms, 2502 SqFt, 1951 YrBlt, 2-27-15;
Previous Sale: \$1,050,000, 12-07-12

MORAGA

2067 Ascot Drive #243, \$280,000, 1 Bdrms, 790 SqFt, 1971 YrBlt, 3-11-15;
Previous Sale: \$110,000, 04-21-99
67 Buckingham Drive, \$1,182,000, 4 Bdrms, 1987 SqFt, 1968 YrBlt, 3-2-15
778 Crossbrook Drive, \$1,150,000, 4 Bdrms, 2213 SqFt, 1967 YrBlt, 2-27-15
65 Greenfield Drive, \$1,384,000, 5 Bdrms, 2374 SqFt, 1971 YrBlt, 3-3-15;
Previous Sale: \$1,200,000, 10-05-05
90 Greenfield Drive, \$900,000, 3 Bdrms, 1786 SqFt, 1972 YrBlt, 3-6-15;
Previous Sale: \$630,000, 01-23-15
30 Hardie Drive, \$1,133,000, 5 Bdrms, 2570 SqFt, 1962 YrBlt, 3-2-15
162 Selborne Way, \$978,000, 4 Bdrms, 1837 SqFt, 1964 YrBlt, 3-3-15
112 Via Joaquin, \$590,000, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 2-27-15;
Previous Sale: \$220,000, 08-10-89
56 Wandel Drive, \$1,250,000, 4 Bdrms, 2178 SqFt, 1970 YrBlt, 3-4-15;
Previous Sale: \$410,000, 06-02-98

ORINDA

49 Camino Lenada, \$1,237,000, 2 Bdrms, 2846 SqFt, 1948 YrBlt, 3-2-15
73 El Gavilan Road, \$2,500,000, 3 Bdrms, 3773 SqFt, 1948 YrBlt, 3-6-15;
Previous Sale: \$1,300,000, 07-01-04
2 Jack Tree Knoll, \$1,406,500, 3-6-15
8 Lind Court, \$1,337,500, 3 Bdrms, 1899 SqFt, 1972 YrBlt, 3-10-15;
Previous Sale: \$885,000, 05-15-03
33 Marston Road, \$720,000, 4 Bdrms, 3267 SqFt, 1981 YrBlt, 3-9-15
19 Mira Loma Road, \$853,500, 2 Bdrms, 1535 SqFt, 1946 YrBlt, 3-4-15;
Previous Sale: \$750,000, 09-21-05
81 Muth Drive, \$920,000, 4 Bdrms, 1978 SqFt, 1961 YrBlt, 3-3-15
150 Ravenhill Road, \$1,030,000, 3 Bdrms, 2793 SqFt, 1983 YrBlt, 3-5-15;
Previous Sale: \$747,000, 05-24-04
16 Ridge Lane, \$1,310,000, 3 Bdrms, 3148 SqFt, 1962 YrBlt, 3-5-15;
Previous Sale: \$329,500, 02-25-87
266 Sundown Terrace, \$1,999,000, 4 Bdrms, 3427 SqFt, 1987 YrBlt, 2-27-15;
Previous Sale: \$870,000, 06-22-93
412 Wovenwood, \$999,000, 3 Bdrms, 2284 SqFt, 1981 YrBlt, 3-6-15;
Previous Sale: \$440,000, 09-28-99

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ORINDA DOWNS ORINDA

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OLD WORLD CHARM IN LAFAYETTE



1186 PLEASANT HILL CIRCLE, LAFAYETTE

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- Custom Antiqua entry doors with antique German glass
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- Charming living room with gas fireplace and French doors
- Spacious family room with built-in cabinets
- Light filled office with double doors
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- Charming vaulted white wood ceilings and hardwood floors
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- Sunken spa area set under a rose filled pergola
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Offered at: \$1,599,000

Coming Soon

Charming Rancher

Sandalwood Court, Lafayette

Fall in love with this turn-key 3BD/2BA charmer only steps away from Burton Valley Elementary. With 2,184+/- sf., this wonderful home enjoys great spaces and large living areas. Entertain or unwind in the backyard of this fantastic property located on a .32+/- ac. lot.
Call for more information.

Hidden Valley Gem

11 Middle Road, Lafayette

Beautiful 4BD/3.5BA remodeled home with sensational views. The dramatic, open floor plan of this 3,074+/-sf lends itself to family living at is best with the open kitchen and great room being the heart of the home. A peaceful courtyard with lush mature landscaping surrounding it provides a tranquil retreat.
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Lisa Brydon 925.285.8336 | Kristi Ives 925.788.8345

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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 an 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.

Offered at \$1,999,000

761 Tofflemire Drive, Lafayette



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Giving Dreams an Address

Through the Garden Gate'

... continued from page D1



This stone-edged infinity pool was installed in the sunniest backyard location of the Geary's Orinda home.

Photos Cathy Dausman



To one side of the pool the hillside slope was pushed back and is kept at bay by a waist-high retaining wall, allowing space for a built-in barbecue, just steps from the outdoor dining room in the Diraimondo's back yard.

"I'm a realtor, so I see so many beautiful homes," Geary explained. This has allowed her to borrow successful landscaping ideas from other homes. She strove to incorporate a good indoor and outdoor flow between her house and its grounds. She also recycled a portion of one natural resource predominating her space: rocks! Pointing to a collection of landscape-sized boulders collected along the side yard, Geary said many have been repurposed as retaining walls and pathway pavers.

Originally built as a cattle ranch, the late 1940s home retains its modest hillside profile. The original flat roof was given a pitch, which lessens the topside collection of leaves and nut debris, and the Gearys installed an outdoor pizza oven in the side courtyard, which is tied together with a wisteria trellis. The largest change was removing an old black-bottomed pool from its shady front yard location and installing a stone-edged infinity pool in the sunniest backyard location. When swim time is done, guests can enjoy a game of bocce ball in the nearby shade.

The Gearys strove to incorporate a sense of how they might best use their space, taking into account their three teens. Their landscape plan should be 90 percent complete by the garden tour date, she promised.

The Diraimondo Garden. Feng shui is the term Mary Diraimondo most likes to describe the garden feel of the spaces surrounding her Lafayette home. It is intended to have an orderly, Japanese feel, while not being overt.



This covered outdoor area with wood burning fireplace at the Rose home in Moraga offers a cozy space for entertaining.



Two ceramic geese tucked into a corner near the Rose house entry are by far the quietest wildlife on the lot.

Four beautiful Japanese maples set the tone in the front yard, framing the house and bracketing a river of gravel flowing around to the side yard. "It was absolutely beautiful before, but we've done a total remodel," Diraimondo said of her outdoor space. "Something is always blooming."

The birds are delighted, as evidenced by their ever-present songs. In the last two to three years, guided by Shari Sullivan of Enchanting Planting, the owners have removed a lawn, extended the back yard, lowered fences, installed an outdoor kitchen, built retaining walls and a fire pit, restructured the wisteria arbor, and relocated a charming tea garden onto a hillside. Because the Diraimondo family loves golf, there is even a putting green of artificial turf that takes advantage of sweeping vistas to the northeast.

A hillside slope to one side of the pool was pushed back and is kept at bay by a waist-high retaining wall, allowing space for a built-in barbecue, just steps from the outdoor dining room. Views of Mt. Diablo have been carefully framed by growing vegetation; each bedroom has its own special outside space.

In addition to these three outdoor spaces, the self-guided 10th Moraga Juniors Garden Tour will showcase two additional gardens in the Lamorinda area from 10 a.m. to 3 p.m. Sunday, May 3. Guests can gather inspiration and ideas while supporting the Moraga Juniors' 2015 beneficiary, the Contra Costa Crisis Center. Cost is \$35 per ticket. For information, visit moragajuniors.org.

Backyard Mania!



41 Van Tassel Lane, Orinda
\$2,750,000



4161 Coralee Lane, Lafayette
\$1,595,000



134 Crestview Drive, Orinda
\$2,295,000



23 Sessions Road, Lafayette
\$3,696,000

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Hidden Valley Gem Lafayette

Situated on more than 1/3 acre on a quiet street, this split-level home has 4 bedrooms plus a bonus room and 2.5 baths. The private yard features lots of greenery and many spaces to play and relax. The home is located in a convenient commute location with easy access to the Lafayette Reservoir, shopping, dining, and great schools.

Price upon request.



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Coming Soon in Orinda & Moraga!



132 Glorietta Blvd., Orinda

Charming 3BR/2BA Dutch Colonial style home on .49± acre lot. Updated throughout with hardwood floors, crown moulding, French doors & dual-pane windows. Level yard with aggregate patio, lawns, maple trees, storage shed & white picket fence.

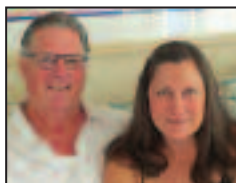
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12 Via Barcelona, Moraga

Elegant 3BR/2.5BA townhome in Rancho Moraga with granite Kitchen, marble Baths, separate Family Room, Master Suite with balcony, Loft area, vaulted ceilings, skylights & dual-pane windows. Level fenced yard.

Offered at \$759,000



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3326 Las Huertas, Lafayette

Enjoy this one of a kind home situated in the sought after trail neighborhood in the Lafayette. This charming approximately 3460 sq. ft. home with 4 bedrooms and 3 baths plus a bonus room is tucked away beautifully upon 1.45 of a flat acre. This private residence, with casual and formal spaces, boasts vaulted ceilings, chef's kitchen, private master suite, recessed lighting, hardwood floors and wonderful lush gardens.

OFFERED AT \$2,195,000



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Just Listed

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.



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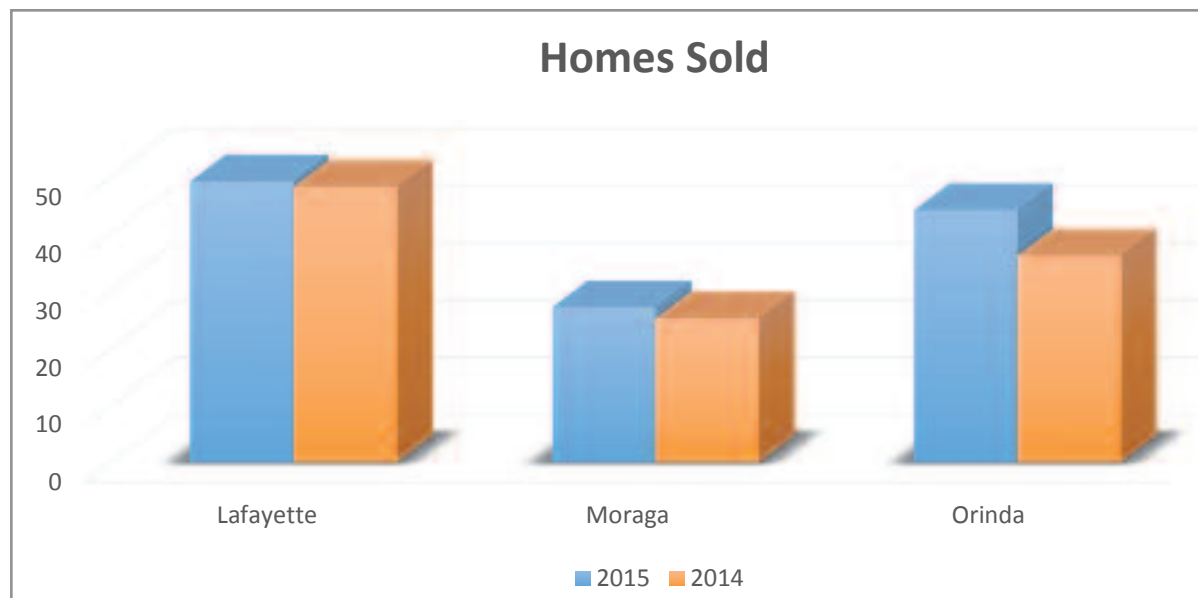
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*per Public Records



The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T



The first quarter of 2015 showed a continued fast pace in activity on the residential side of Lamorinda real estate. Supply has again decreased and most of those homes that have recently come on the market have gone quickly pending. Closed sales remain relatively low only because the supply has been down. The average sales price continues to increase in Moraga and Lafayette versus the year ago period. In Orinda, it skyrocketed!

Per Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, 49 single-family homes closed in Lafayette, which was nearly the same as 2014 with 48. It was 55 in 2013. Sales prices ranged from \$750,000 to \$2.9 million and the average number of days on market was 39, the same as the first quarter a year ago. The average sales price was \$1,411,281 up from \$1,323,841 in the same quarter of 2014, \$1,283,618 in the same period in 2013 and continuing the upward trend from the \$971,889 in the first quarter of 2012 and the first quarter of 2011 when it was \$973,341.

In Moraga the number of single-family closings was 27, consistent with the 1Q2014 when 25 closed. Prices ranged from \$900,000 to \$1.85 million. The average sale price was \$1,195,451, compared to the first quarter of 2014 when it was \$1,151,360 – a slight increase from the \$1,137,226 in the first quarter of 2013, and a huge increase from the same quarter in 2012 when it was \$959,857 and the \$823,931 in 1Q2011. The average marketing time was 27 days, up from 19 in the year ago first quarter.

In Orinda the number of single-family closings was 44, up from 36 in 2014, 33 in 1Q2013, and 24 in 1Q2012. Sales prices ranged from \$507,000 to \$3.8 million with an average

price of \$1,511,044. This was a huge increase from a year ago when the average price was \$1,128,161. In 1Q2013 it was \$1,151,882. In the first 90 days of 2012 it was \$934,541. In 2011 it was \$894,857. It took an average of just 26 days on the market to sell a home, almost the same as the first quarter of last year when it took 28 days.

In the first quarter of this year, Lafayette homes sold at \$524.42 per square foot; Moraga at \$509.81, and Orinda at \$563.91. At this point in 2014, the average price per square foot for Lafayette homes was \$542 per square foot, Moraga was \$462 and Orinda was at \$495. This is the first quarter ever where the price per square foot exceeded \$500 in all three communities.

In the condominium/town home category, Lafayette had only one closing – at \$674,000 while a year ago there were eight. Moraga had nine ranging from \$280,000 to \$818,000 and Orinda had three – \$540,000, \$999,000 and \$1.03 million.

As of April 7, there were 88 homes under contract per the MLS in the three combined communities with asking prices of \$395,000 to \$1.295 million. It should be pointed out that there is only one pending “Potential Short Sale.” This is the same as the same period last year. In 2013 there were 13 and 23 in 2012. There are no pending sales that are REOs (bank owned properties) at this time.

Inventory has fallen again with only 71 properties of any type available for sale. A year ago there were 117 condominiums, town homes and single family homes on the market. In 2013 there were 70 in early April.

There are 33 Lafayette properties currently on the market

versus 43 properties on the market in April, 2014. Asking prices in Lafayette currently range from \$899,000 to \$4.25 million. Of these, there is only one distressed sale – a short sale. In Moraga, buyers have their choice of 10 homes, a huge decrease from the 24 homes or condos at this time in 2014. There were nine in April, 2013. They are listed between \$575,000 and \$2.599 million. There are no short sales or REOs listed in the MLS. This is also true in Orinda.

In Orinda there are only 28 homes on the market. A year ago there were 50. In 2013 there were 30. The list prices range from \$899,000 to \$4.1 million.

As is the case nearly every quarter, the most active price range is in the more “affordable” area. At the high end, 12 homes sold above \$2 million in the three communities combined. A year ago there were seven. There are 26 currently available above this amount in the three communities combined.

Interest rates continue to be attractive and many corporations continue to relocate families both into and out of the area. The real estate markets in San Francisco, the Peninsula, and the other side of the hill in Oakland and Piedmont have been even more active so there has been some spillover effect where buyers are willing to make longer commutes in order to find more “affordable housing.” Of course, Lamorinda and affordable housing are seldom mentioned in the same breath.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices and they do not sell, but in the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 49 single-family home sales that closed in Lafayette in the first quarter of 2015, 33 sold at or above the list price. In Moraga, 19 of the 27 sales were at or above the asking price and in Orinda, 29 of the 44 sold at or above the final listing price.

This will typically happen when a house goes pending in the first two weeks on the market. Of the 88 currently pending sales in the three Lamorinda communities combined, 63 went pending in 15 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they hold the home open to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market – pointing to a high likelihood of a continued trend in homes selling above the asking price.

In the detached home category in the first quarter of 2015, the average sale price in Lafayette was 102 percent of the asking price. In Moraga it was just under 102 percent and in Orinda it was 101.4 percent of the final asking price.

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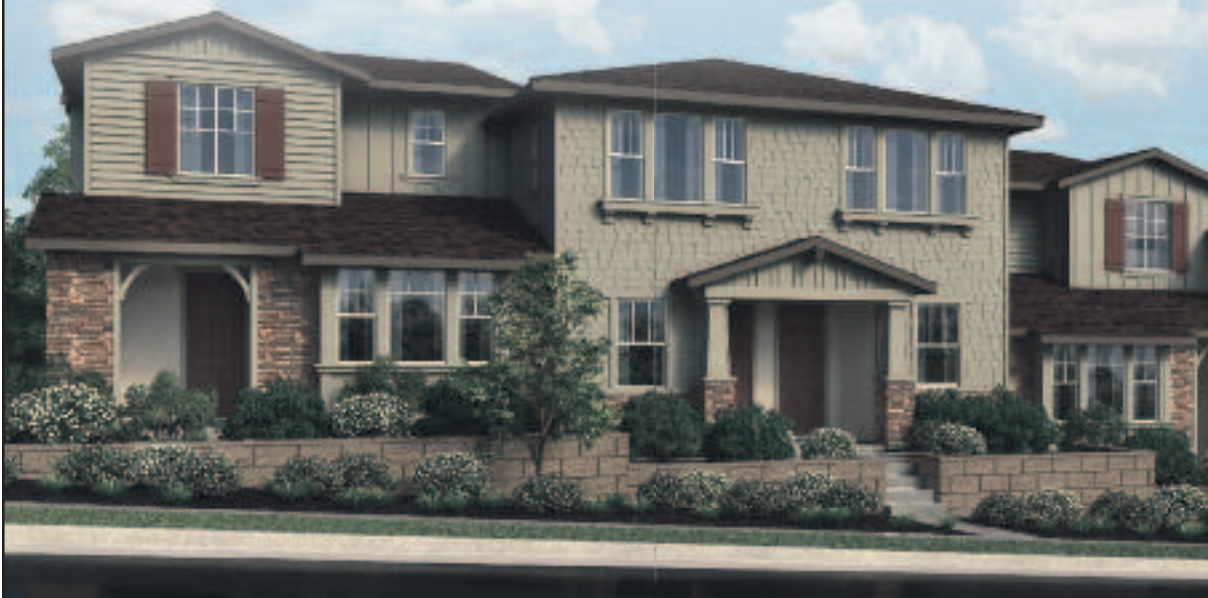
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The Art of the Open House

By Andi Peterson Brown

The 2015 spring real estate market is in full swing and you've decided: this is your year to jump in. You've found yourself starting to use terms like Days on Market and Offer Deadline, and every front yard Coming Soon sign seems to be speaking only to you. This can only mean one thing—you're ready for the next level. The Open House. Believe it or not, there is an art to perusing other people's homes, and below are some tips to help you make the most of your Sunday afternoons.

Do have a game plan. While it's easy to hop in the car and follow random signs, finding your next home is not a scavenger hunt. Do research ahead of time.

Do bring business cards. If you already have an agent, hand their business card over to the hosting agent.

Do open doors. Checking closet and storage space is important.

Don't rummage through any personal belongings.

Do ask questions, **don't** forget to take notes. After a day of house-hunting, houses tend to blend together.

Do make decisions quickly. If you like the house, find out if there is an offer deadline and have your agent follow up right away.



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Feng Shui Tips When Selling Your Home

By Michele Duffy



Adding a wind chime at the front entrance of your home can activate the good flow of energy or Qi. Photos provided

Spring is in full swing, and the new beginnings, and upward growth and development associated most with the Wood Element can apply to the sale of our homes. If you have been contemplating putting your home on the market, spring is an auspicious time since many buyers are naturally drawn outside to look for homes in warmer weather. Ignoring the energetics of home while selling or buying, however, can complicate a transaction that is already stressful.

Feng shui can be of enormous help to gain insight when preparing your home to go on the market. Choose symbolic versus sterile staging, or use feng shui principals to understand what to avoid or what to seek out when buying a new home.

Be aware of poor feng shui that can cause stagnant energies or Qi, and utilize fixes that can help smooth the selling process. One home for sale in Moraga was on an energetic dead end, in the round part of a cul-de-sac. As a fix, I suggested the owners place a medium-sized tiered water fountain between the front door and the street to circulate the stagnant street Qi. The realtor commented it was one of the

most-attended open houses she had in months.

In another real estate readiness project, there was a lot of draining Qi. The people selling were in short sale, the husband had a long-term illness and they were downsizing not by choice. We did a thorough space clearing to attract buyers that would connect with fresh new energy devoid of the heavy illness and financial loss Qi. In under a week, the owners had the offer that ultimately sold the home.

Remember, doing all of the mundane tasks like picking a professional realtor who listens, creating fabulous marketing materials, and deciding on a reality-based price will all help whatever feng shui you create to draw in a buyer who emotionally connects with your home.

Staging is as important as decluttering and depersonalizing, however, make the environment warm and inviting – not sterile. Welcome an abundance of buyers by placing fresh flowers in the foyer, for example, and a large bowl of oranges in the kitchen.

Additional feng shui real estate tips include:

1. Pay attention to outdoor landscaping, lighting and color to enhance curb appeal. It takes a nanosecond to make a good first impression. Use red drought tolerant flowers.
2. Conduct a space clearing and home blessing to remove energy obstacles. Is everyone on the same page regarding selling the home?
3. Finish all indoor and outdoor repairs. Broken objects in certain areas of the Bagua (see map page D18) can create stagnant Qi.
4. Arrange furniture for easy conversations.

... continued on page D18



Color doesn't have to be daunting. Use fresh colors, like in this Lafayette bedroom.




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Feng Shui Tips When Selling Your Home

... continued from page D16

5. Tidy, clean and flank the entrance with plants, water elements and a wind chime. Make sure the foyer includes a “wow” factor, the master bedroom is cozy and romantic, and the kitchen is spotless and tidy.

6. Finally, activate the different feng shui areas of the Bagua map in your home. Foster relationships and all the harmonious people involved in the sale; garner helpful people we need for success; activate fame, so people know you are selling; money, to receive the asking price and cash offers; and completion, for escrow.

Feng shui can create the energetic possibilities you need to discover the home of your dreams. When you move to a new home, don't forget about the importance of space clearing the previous owner's Qi since you want the home to be truly yours.



Add fragrant plants at the front entrance like at this Orinda home to create magical anticipation before buyers enter the door.

Photo provided

WEALTH & PROSPERITY "Gratitude" REAR LEFT <u>Wood</u> Blues, purple & reds	FAME & REPUTATION "Integrity" REAR MIDDLE <u>Fire</u> Reds	LOVE & MARRIAGE "Receptivity" REAR RIGHT <u>Earth</u> Reds, pinks, & whites
HEALTH & FAMILY "Strength" MIDDLE LEFT <u>Wood</u> Blues & Greens	CENTER "Earth" Yellow & earth tones	CREATIVITY & CHILDREN "Joy" MIDDLE RIGHT <u>Metal</u> White & Pastels
KNOWLEDGE & SELF CULTIVATION "Stillness" FRONT LEFT <u>Earth</u> Black, blues & greens	CAREER "Depth" FRONT MIDDLE <u>Water</u> Black & dark tones	HELPFUL PEOPLE & TRAVEL "Synchronicity" FRONT RIGHT <u>Metal</u> White, grey & black

"Front Door"

What is Feng Shui?

Feng shui (or Wind and Water) is the practice of arranging your environment so that energy or "Qi" flows gently and smoothly through your home or business. The principles of feng shui are founded on traditional Chinese medicine, which is based on the dynamic opposites of yin and yang, together with the five elements (water, wood, fire, earth and metal) as well as form, landscape, space orientation and time. Feng shui is about creating a natural equilibrium that promotes health, harmony, stability and prosperity. Feng shui is based on the concept that everything is connected and you and your environment have a life force or energy called "Qi." Just as Qi flows through your body, Qi also flows through your living environment. When the energy flow is stagnant, stuck, obstructed or moves too quickly, unbalanced Qi may lead to ill health, domestic strife or financial concerns. Professional feng shui advice, adjustments and blessings help create nurturing energy in the spaces and places where we spend the most time, our homes and offices. The goal is sustainable good luck, good health, harmonious relationships and prosperity.



Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating "Space as Medicine" Feng Shui one space at a time, as well as

hiking in nature, cooking, and spending time with her family; Canyon Ranch Feng Shui Master, International Feng Shui Guild (IFSG) Red Ribbon Professional. To schedule a professional 2015 Feng Shui Consultation, contact Michele at (520) 647-4887 or send an email to spaceharmony@gmail.com.



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Ask Cynthia Brian – Readers Request

Anthuriums

Hello Cynthia

Loved your *Paradise Found* article. Any suggestion for getting an anthurium to rebloom? I give it plenty of water.

Thanks,
Glenda

Hi Glenda:

Anthuriums are one of my most favorite tropical plants providing year round glossy green foliage and striking wax-like blossoms in white, red, yellow or pink. They have become the mascot of Hawaii although they are native to Colombia and are found throughout Central and South America. Although you may read that they need constant water, I have not found that to be true. In fact, too much water rots the roots, yellows the leaves, hinders blooming and may even kill your plant. Water thoroughly only when the soil is dry. Good drainage is mandatory.

To get your anthurium to rebloom, make sure it is placed in a warm area with indirect bright light. North and east windows are best. Anthuriums flourish in temperatures of 70-85 degrees Fahrenheit and they love humidity. It helps to mist your plant a few times a week, or mimic the rain forest environment by putting your pot of anthuriums on a saucer with gravel. Pour water into the gravel to act as a localized humidifier.

As soon as a bloom dies, cut it off, otherwise new blooms will not form and the old stalks redirect all the energy to the dead flower. Every two or three months, feed it with a fertilizer for blooming plants. Don't over fertilize or you'll just produce more lush leaves with no blooms. Anthuriums also do well planted in a group with other tropicals, including orchids.

In a nutshell, you should get continuous blooms by giving your anthurium the following:

- bright, indirect light
- warm temperatures
- humidity
- thorough watering, only when dry
- good drainage
- cutting old blooms immediately
- fertilizing every two to three months

After I won an award in 2003, my Irish first grade teacher sent me the gift of an anthurium in celebration. It has never stopped blooming, adding the joy of the tropics to my daily life.

Good luck. Happy Gardening and Happy Growing.
Cynthia Brian



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

Cynthia will answer one or more questions every other issue as space allows. Email your comments or questions to
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ORINDA



New Listing

5 Dover Court Classic Orinda single level home on private, quiet cul-de-sac w/views. 4bd/2ba, apx. 2161sf on .56 acre lot. Spacious eat-in kitchen. Drought sensitive landscape.

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ORINDA



New Listing

2 La Cresta Sophisticated Quality w/elegant detailing in this wonderful 4bd/4ba home. Totally renovated w/hdwd flrs thruout, custom cabinetry, lrg yard, beach entrance pool w/waterfall!

\$1,895,000

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



New Listing

41 Van Tassel Lane Allure abounds in/outside w/easy access through an abundance of doors. Fabulous high-end features, the finest of workmanship & materials. Spa, lawn, sports court.

\$2,750,000

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

LAFAYETTE



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

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LAFAYETTE



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

\$899,000

LAFAYETTE



New Listing

1858 Reliez Valley Road Totally updated & totally charming 4bd/2ba one-story w/hdwd, dual panes, great gardening/entertaining areas on level lot. Laf.schools, close to Briones open space, good commute.

\$1,148,000

LAFAYETTE



New Listing

4161 Coralee Lane Custom built by current owners, a well loved family home of great spaces w/large rooms, abundance of windows. Easy access outdoors to lawn, pool, decks & tons of beauty.

\$1,595,000

LAFAYETTE



New Listing

1186 Glen Road Happy Valley Glen fabulous nghbrhd near town, BART. One story w/super center island kit/eating area/fam rm, lux. mstr, gallery. Beautiful priv. .67ac, great yard, pool. Top schools!

\$1,595,000

LAFAYETTE



New Listing

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.

\$1,999,000

LAFAYETTE



New Listing

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

\$2,995,000

ALAMO



3291 Stone Valley Road Totally updated & totally charming 4bd/2ba one-story w/hardwood, dual panes, great gardening/entertaining areas on level lot. Laf. schools, close to Briones open space, commute.

\$1,189,000

CONCORD



New Listing

1046 Rolling Woods Way Single level 4bd/2ba, 2415sf home on a 9240sf lot in Crystyl Ranch w/private yard backing to open space. High ceilings, lots of natural light, open kitchen/family room.

\$785,000

OAKLAND



New Listing

229 Florence Avenue 1930 Spanish Revival in Upper Rockridge. Renovated & rebuilt in 2007. French drs lead to deck w/views of Golden Gate, Bay Bridge & city. Many custom details. Large flat bkyd.

\$1,449,000



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