

Lamorinda OUR HOMES

Lamorinda Weekly Volume 09 Issue 18 Wednesday, November 4, 2015



Digging Deep with Cynthia Brian ...read on page D12

Tour de Garage Aids Community Foundation

By Cathy Dausman



Sev and Margie Marsted toured the garage of Hays Englehart (on right).

Photo Andy Scheck

Garage, noun: a building or shed for housing a motor vehicle or vehicles – a humble definition, unless the structure has been reimagined. Lafayette Community Foundation’s Nov. 1 fundraising tour gave Lamorindans an inside look at several unique garage sites. For those who missed out, here is a recap of three revamped

spaces.

The Birdhouse:

Hays Englehart, a self-proclaimed gearhead geek is delighted to discuss his new 700-square-foot custom-built garage, saying it was “built like a fine watch.”

“This is not a shed,” he says emphatically.

ing home and allows Englehart’s wife to park her car inside and off the street.

Englehart chose Stevenson Construction for the four-month project, and praised his neighbors for being “so cool” during the work. Although elegant, the garage is definitely not fragile. “The foundation alone is four-foot-thick concrete,” he explains, with rebar-reinforced piers. The 14-foot ceilings allow clearance for the four-post car lift. Each overhead beam supports a 1,000-pound load. The walls are covered in 5/8 plywood, and every third 2-by-2 stud was upgraded to a 4-by-4.

Englehart says if there is a “big shake,” this is where he wants to be. The site has a sandblast cabinet and parts tank for motor work and 220 amp electrical services. The lighting is all LED. Englehart designed and installed his air compressor system, which he built using PVC schedule 40 pipe. He jokes he had the concrete floor sealed with Epoxy and colored dark red “to hide the blood.”

“Every house I’ve ever owned I’ve wanted a garage like this,” he says. The garage may have been clean on show day, but Englehart cannot wait to get his hands dirty. He plans to pull the T-bird’s engine and transmission immediately.

His granddaughter nicknamed the garage “The Birdhouse,” referencing the 1966 Thunderbird Englehart stores there. He also has a Triumph Bonneville motorcycle, vintage blue and silver Honda mini trail bike and an award-winning 1958 balloon tire Columbia bicycle. This is a second garage, which blends in with the exist-

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	23	\$318,000	\$3,150,000
MORAGA	25	\$305,000	\$1,750,000
ORINDA	11	\$850,000	\$3,300,000

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

- 972 4th Street, \$1,150,000, 3 Bdrms, 1636 SqFt, 1998 YrBlt, 9-11-15;
Previous Sale: \$729,000, 05-28-03
- 1181 Bacon Way, \$745,000, 3 Bdrms, 1154 SqFt, 1954 YrBlt, 8-31-15
- 2427 Cherry Hills Drive, \$825,000, 4 Bdrms, 1855 SqFt, 1963 YrBlt, 9-15-15;
Previous Sale: \$67,000, 04-03-87
- 1658 Glen Oak Court, \$1,225,000, 5 Bdrms, 3366 SqFt, 1973 YrBlt, 9-14-15;
Previous Sale: \$395,000, 06-21-90
- 4038 Happy Valley Road, \$2,095,000, 3 Bdrms, 3127 SqFt, 1971 YrBlt, 8-31-15
- 4087 Happy Valley Road, \$3,150,000, 5 Bdrms, 3879 SqFt, 1966 YrBlt, 9-15-15;
Previous Sale: \$1,200,000, 03-18-98
- 127 Marsha Place, \$930,000, 4 Bdrms, 1535 SqFt, 1963 YrBlt, 9-11-15
- 554 Morecroft Road, \$1,130,000, 4 Bdrms, 1997 SqFt, 1967 YrBlt, 9-11-15
- 1051 North Thompson Road, \$1,125,000, 3 Bdrms, 1847 SqFt, 1946 YrBlt, 8-31-15;
Previous Sale: \$230,000, 12-07-95
- 722 Old Jonas Hill Road, \$1,900,000, 4 Bdrms, 3353 SqFt, 1969 YrBlt, 9-16-15;
Previous Sale: \$1,250,000, 08-18-04
- 2548 Pebble Beach Loop, \$760,000, 2 Bdrms, 1871 SqFt, 1979 YrBlt, 9-10-15;
Previous Sale: \$699,000, 03-16-07
- 369 Read Drive, \$2,050,000, 5 Bdrms, 3578 SqFt, 1978 YrBlt, 9-14-15;
Previous Sale: \$40,000, 10-22-76
- 1253 Rose Lane, \$2,823,000, 5 Bdrms, 4826 SqFt, 1992 YrBlt, 9-1-15;
Previous Sale: \$2,500,000, 05-12-05
- 3500 Silver Springs Road, \$1,720,000, 3 Bdrms, 2299 SqFt, 1957 YrBlt, 9-9-15;
Previous Sale: \$1,599,000, 06-27-12
- 1060 Silverhill Drive, \$1,675,000, 5 Bdrms, 4095 SqFt, 1998 YrBlt, 9-17-15;
Previous Sale: \$1,300,000, 02-07-12
- 3175 Teigland Road, \$318,000, 5 Bdrms, 3583 SqFt, 1992 YrBlt, 9-11-15
- 1265 Upper Happy Valley Road, \$2,850,000, 5 Bdrms, 3343 SqFt, 1936 YrBlt, 9-15-15;
Previous Sale: \$615,000, 04-01-83
- 3620 Walnut Street, \$1,509,000, 3147 SqFt, 1968 YrBlt, 9-18-15;
Previous Sale: \$1,150,000, 06-13-06
- 14 White Oak Drive, \$1,405,000, 4 Bdrms, 2935 SqFt, 1959 YrBlt, 9-1-15;
Previous Sale: \$556,000, 05-14-91
- 1024 Windsor Drive, \$1,350,000, 4 Bdrms, 2209 SqFt, 1960 YrBlt, 9-3-15;
Previous Sale: \$1,219,500, 08-22-05
- 1010 Woodbury Road #101, \$1,168,500, 9-18-15
- 1010 Woodbury Road #301, \$1,774,000, 9-16-15
- 1010 Woodbury Road #302, \$1,605,000, 9-15-15

... continued on page D13

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Tour de Garage



When the Engels learned of an 1890s-era bar for sale in Vancouver, Washington, they purchased it and had it shipped to their Lamorinda home.

Photos Cathy Dausman

Vintage Saloon:

It is almost always casino night for Terry and Nancy Engel. Truth be told, the couple agrees they spend more time in their four-car bay than in any other room in the house. And why not? Engel and his wife have transformed the space so convincingly that a newcomer's jaw drops when first stepping inside.

The heavily ornate red and black colors of the drapes and walls, casino carpeting, poker tables and a vintage 1890s full length bar are the show stoppers in a lounge filled with memorabilia from Reno's old Harold's Club.

Terry Engel jokingly calls their space "a den of alcohol, tobacco and gambling."

"It has all the vices, except for the dancing girls," he adds. The solid oak furnishings show their age in a fine patina. Engel made the frosted glass cashier sign, and added a tin ceiling, stained glass skylights, a spittoon, mood lights and wall mirrors to make everything sparkle.

Only the garage door lift tracks betray the room's original design, and yes – even that is fully functional.

The Engels have owned this home for 12 years and began collecting casino artifacts shortly after moving in. It is a decidedly joint effort.

"My wife is as guilty (of expanding the collection) as I am," Engel confides. "A month doesn't go by that we're not adding something."

But this is not a "hands off" collection – it is the place for a weekly gathering of Engel's friends, and almost everything works. Frankie Avalon croons "Venus" from a Wurlitzer jukebox. The roulette wheel ball, when thrown, stops on black-17, and the custom poker tables are equipped with automatic card shufflers. There is usually a sports event airing on television, and the bar is well stocked.

At Christmas poker tables are topped with red and black tablecloths and small trees and become dining space for family and friends. Although the space is equipped with fire sprinklers, smoking is not allowed inside. But Nancy has little worry about spills. "The casino carpeting hides almost everything," she says, adding she even welcomes her brother's dog.

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Engel's trophy business has allowed him to do some of the glass etching on display at their casino garage.



The Wurlitzer jukebox plays 78 LP records. It is stacked with music from Frankie Avalon, Ritchie Valens, the Everly Brothers and Jerry Lee Lewis

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Tour de Garage Aids Community Foundation

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A collection of counterfeit coin detectors from Doug Scougale's collection. The slots verified proper coin size, the scale showed whether the metal was truly precious metal or a counterfeit filled with lead. Photo Cathy Dausman

Forty-niner Haven:

When it comes to daguerreotypes, Mathew Brady and Butch Cassidy were latecomers compared to Doug Scougale. In the past 15 years he has amassed what he proudly calls "an important collection" of Gold Rush-era photography and gold mining memorabilia, includ-

ing some California gold pieces. His second story man cave, although not a garage, was designed and built two years ago by his wife Leighla Douglah, and includes a bar, pool table, office space and room to display his collections.

Scougale began collecting coins as a child; it grew

to become both his avocation and his business.

With an interest in early Americana and a love of in-depth research he found absent from coin collecting – "You can look up the value in a book; what fun is that?" – Scougale began collecting daguerreotypes.

His collection of more than two dozen daguerreotypes shows men with the proceeds of their labor, some holding a poke of gold or coins traded to the assayer's office for nuggets or dust. He owns pictures of gold miners and gold camps from the Gold Rush era; rare, because it was complicated to lug the heavy photographic equipment to California, let alone drag it up to the back country and shoot subjects on site.

Scougale patiently explains the difference between early photographic methods that include daguerreotypes, ambrotypes and tin types. He proudly displays his toaster-sized pre-1855 era three-quarter plate Allen camera. There are gold scales to inspect, along with counterfeit coin balances, a safe made in San Francisco, stereopticons, a Wells Fargo cargo chest and a collection of reference books with titles like "Wyatt Earp," "The Diary of a Forty-Niner," "Days of Gold" and "Five Years a Dragoon."

It is a beautiful space to behold, whether you are viewing his paintings, his furnishings, or as Scougale says, "the innumerable aspects" of daguerreotype collections.

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Scougale holds a daguerreotype of an advanced scout, called a Royal Dragoon, in his hand. An enlargement of the photo is on the wall behind him. So called "blue dags" had to be hand colored.



The case containing Scougale's Gold Rush-era daguerreotypes was custom built by a friend.



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Feng Shui for Late Fall

Adjustments for the Joy, Descendants and Completion area

By Michele Duffy



Silver pumpkins and orange or "earth" silk flowers activate metal in this Lafayette home. Photos provided

Walking around Lamorinda I am always delighted by the clever fall displays of pumpkins, gourds, and fall wreaths. There is a truly clever witch display in Orinda, with said witch, driving her broom straight into a tree. Sweet. With days getting shorter and with the challenges shorter days present, such as living with less natural light, celebrating with all of our children and family around balances out the fall and winter seasons perfectly.

Understanding space as medicine can help you fill your environment with joyfulness, and create happy and healthy communications and energy or Qi.

The Feng Shui Bagua area of joy, descendants and completion is located from your front entrance to the middle right of your home. This area is ruled by metal, so you should minimize fire and wood elements in this area. Great colors to incorporate into your seasonal

décor include white, gray, silver, gold and metallic, plus the earth element also works strategically well here too, with orange, yellow and brown as accents.

This area is often misunderstood. We activate this area to enhance the childlike fearlessness we need to harness when completing all of the tasks ahead, and the resultant joy we feel when loose ends are buttoned up by our efforts. This is also the area we adjust and activate in homes if children are not doing well for whatever reason, for example, if they are struggling in school or perhaps not stepping into age-appropriate activities.

This metal element bagua area also governs things like conceiving and bearing children, finding fulfillment with a hobby or job, having more creative ideas for every situation, getting unstuck on a project, improving your relationship with children, becoming more comfortable showing the childlike side of your personality,

making "something out of nothing," creating efficiency in a company, or even deterring the aging process.

So in addition to buying those expensive wrinkle creams, try spending a moment in the middle right area of your home and listen to what it is saying to you. What is physically located in this area? Are you able to finish your projects? Are all of your children thriving? A pile of laundry, messy shelves or closets, or a bathroom located in this area can clog or drain positive Qi. Many common energetic culprits are easily adjusted and improved using feng shui or space as medicine.

Are the plants we have placed unknowingly in this area, not doing well or not growing as vibrantly as they might elsewhere? In this metal area, the wood element does not fare well, so minimize it and use instead a single silk orchid.

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Minimize the wood element in this middle right area to protect plants.



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Feng Shui for Late Fall

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Children's photos correctly placed hang prominently in the middle right area of this Moraga home.

Save your plants for better energetic areas of your home or office. If there is a fireplace in this metal area, we can adjust this anxiety-producing mix by applying the water element, which controls fire. Mirrors represent the water element, so placing a mirror over a fireplace in this location adjusts this friction nicely.

You can place metal angels depicting one for each of your children in the same middle-right area of your home's yard. Metal yard sculpture is an excellent way to activate and represent each one of your children. See what transpires.

Feng shui philosophy is based on the ancient but still entirely relevant philosophy of the TAO, which states that everything is connected to everything else. Since this bagua area rules children, too, as we prepare for the holiday season, work with intention to create magic with your kids. What delights can you bring into your home that will dazzle and delight in the candlelit glow of holiday days and nights to come?

As we plan all things sparkly for holiday festivities, borrow the Qi of a child by preparing to make new memories and traditions with joy and inquisitiveness. Include lots of metallic in cozy throws for chilly little kids, warm them up with hot cocoa served in ceramic snowmen mugs, and wrap gifts in abundant golds, silvers,

blue metallic and coppers for an auspicious reflection of the wonder of the season.

Making an effort to delight and dazzle will have many lasting returns and will connect generations in timeless ways.

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 <u>"Earth"</u> 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"



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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Digging Deep-Gardening with Cynthia Brian

By Cynthia Brian

"We need to teach people that the environment has a direct bearing on our own benefit." – Dalai Lama



It's November and pumpkins are ripe and ready.

Photos Cynthia Brian

As Americans, we love our grass, but as the years of drought drag on, the word L-A-W-N is becoming synonymous with wasteful. Daily in the U.S., over 29 billion gallons of water are used and of that, 30 percent or 8.5 billion gallons of water is devoted to our landscaping, mostly lawns. In arid states, the percentage of landscape water usage soars to over 60 percent. Add to this the amount of chemical fertilizers and weed controllers utilized on grass, and we have a recipe for ecological disaster.

The media bombards us with messages informing us that it is time to tear out the water guzzling, chemically infused turf and replace it with drought-tolerant native landscaping, shrubs, ground covers or gravel. Many water districts offer rebates for each square foot of lawn that is replaced. Yet, as much as I believe in water conservation and fully understand that water is our most precious natural resource, I am not convinced that

ripping out waves of green will solve our water shortage. Protecting our water supply depends critically on changing how we care for our lawns. An alternative solution to the high maintenance, chemical dependency and water waste must be available somewhere.

A lawn has many positive benefits. It generates oxygen, helps control erosion, decreases air temperatures, sequesters carbon dioxide and filters runoff. A lush emerald swath of turf gives our eyes a relaxing break and offers our families a place to play, tumble, picnic, or simply walk barefoot. It makes me sad when I stroll through my garden and my thirsty brown lawn crunches beneath me. Future generations many not enjoy memories of somersaults, cartwheels, croquet or the giggles of running through sprinklers if grass disappears from our yards.

In my quest to find a verdant resolution to the water wars, at the recent National Garden Symposium where I was a key lecturer, I spent hours meeting with plant specialists, growers and landscapers brainstorming the alternatives. I even visited a beautifully designed garden with synthetic turf. As pretty as it looked against the backdrop of the shrubs, it did not solve my desire for natural grass. Imitation lawn is fake, detracting from the splendor of the outdoors. To date, my best solution has been the slow spreading mini clover.

Then, I interviewed entrepreneur and water conservationist, Jackson Madnick, who for years has been researching innovative ways to save energy, improve surface and ground water quality and create healthier lawns that require no fertilizer, dramatically less time, money, water and greenhouse gasses. After 10 years of research and over 10,000 trials with world-renowned scientists, they discovered a mix of seven eco-friendly lawn seeds that reduce the water bill by three-fourths. Once established, the grass only has to be mowed every four to six weeks, it thrives without chemicals, can grow in sun or shade, all the while creating a beautiful organic lawn that stays deep green all year long.

Since fall is the best time to plant a lawn when soil temperatures range from 50-70 degrees, I am experimenting with Jackson's miracle seed called Pearl's Premium, named after his mother who was a life-long protector of Mother Earth. The secret to this seed's success, says Jackson, is its slow growth, boasting a 12- to 14-inch root system as opposed to three or four inches.

The seeds are natural, non-GMO, and all organic.

If the hype sounds too good to be true, hold your horses. Pearl's Premium has already won numerous national and international accolades for innovation, received rave reviews from garden experts, and even Newsweek and Popular Science magazines. As an award-winning environmental advocate and sustainable lawn expert Jackson has been commended by two White Houses, the United Nations, Al Gore, John Glenn and numerous environmental groups for his environmental advocacy. He even lives in a sustainable house that produces 95 percent of its heating, cooling and power from the sun and earth.

Perhaps the best news for homeowners, municipalities, city landscaping commissions, and even golf courses, is that the old lawn does not have to be removed to install the new seeds. Additionally, birds won't eat the seeds.

... continued on page D14



A stone path with grass inserts in a drought garden

Contra Costa Green Award for Lafayette Development



Ward-Young is proud to announce that the firm has been presented with the 2015 Contra Costa Green Building Award for Woodbury, a luxury condominium in Lafayette. The 7th Annual Contra Costa Leadership in Sustainability & Green Building Awards Gala on September 23rd paid tribute to local businesses, government programs, community groups, nonprofits and individuals who demonstrate an outstanding commitment to implementing sustainable practices.

Woodbury is the new residential enclave in the heart of Lafayette that hosts a community of 36 new luxury Garden Flats and 20 Terrace Flats, many with views of Mount Diablo. Woodbury was designed to promote convenience and eco-friendly initiatives. The idea is simple; less time spent caring for a home and more time enjoying the ease and independence of a state-of-the-art new residence in one of California's most popular towns. Located in the heart of Lafayette, and with walking and biking trails right outside the property, it is

a short walk to downtown, public transportation, and local parks.

"We are honored to receive this award! Working with The New Home Company to create eco-friendly spaces that our clients can enjoy and have a better quality of life was one of the goals of this project," said Scott Thomsen, Architect, the project designer at Ward-Young Architects.

Ward-Young Architecture & Planning was established in 1977 for the purpose of providing comprehensive architectural services for projects requiring creative solutions in response to special needs, in environmentally sensitive sites, and where community concerns may influence project viability. Ward-Young has a record of designing a wide variety of successful residential and commercial projects and has been recognized with national and regional awards for design excellence. The firm has studios in Lafayette and Truckee, California. For more information, visit www.wyarch.com.

Lamorinda Home Sales recorded

... continued from page D2

MORAGA

- 114 Alta Mesa Court, \$1,060,000, 4 Bdrms, 2785 SqFt, 1974 YrBlt, 9-4-15;
Previous Sale: \$962,000, 08-30-13
- 1894 Ascot Drive, \$670,000, 2 Bdrms, 1613 SqFt, 1973 YrBlt, 9-10-15;
Previous Sale: \$96,500, 06-02-78
- 2045 Ascot Drive #B, \$349,000, 2 Bdrms, 928 SqFt, 1974 YrBlt, 9-8-15;
Previous Sale: \$200,000, 02-18-11
- 661 Augusta Drive, \$820,000, 3 Bdrms, 2148 SqFt, 1976 YrBlt, 9-18-15;
Previous Sale: \$610,000, 03-20-15
- 1447 Camino Peral, \$690,000, 3 Bdrms, 1444 SqFt, 1973 YrBlt, 9-17-15;
Previous Sale: \$180,000, 05-04-89
- 32 Corte Aires, \$1,620,000, 4 Bdrms, 3123 SqFt, 1974 YrBlt, 9-11-15;
Previous Sale: \$499,500, 07-24-92
- 1068 Country Club Drive, \$1,230,000, 4 Bdrms, 2391 SqFt, 1974 YrBlt, 9-16-15;
Previous Sale: \$445,000, 12-11-96
- 1107 Country Club Drive, \$1,585,000, 4 Bdrms, 2573 SqFt, 1974 YrBlt, 9-10-15;
Previous Sale: \$335,000, 04-15-87
- 2121 Donald Drive #9, \$305,000, 2 Bdrms, 756 SqFt, 1963 YrBlt, 8-31-15;
Previous Sale: \$249,000, 12-10-13
- 1 Doral Drive, \$811,000, 2 Bdrms, 1552 SqFt, 1978 YrBlt, 9-18-15;
Previous Sale: \$600,000, 11-19-04
- 14 Josefa Place, \$810,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 9-8-15;
Previous Sale: \$676,000, 04-03-13
- 1920 Joseph Drive, \$1,700,000, 3 Bdrms, 3164 SqFt, 1997 YrBlt, 9-8-15
- 19 Ketelsen Court, \$1,105,000, 3 Bdrms, 3833 SqFt, 1981 YrBlt, 9-16-15;
Previous Sale: \$17,000, 05-29-75
- 1043 Larch Avenue, \$958,000, 3 Bdrms, 1427 SqFt, 1959 YrBlt, 9-4-15;
Previous Sale: \$45,000, 11-30-72
- 44 Lynwood Place, \$1,000,000, 3 Bdrms, 1883 SqFt, 1964 YrBlt, 9-2-15;
Previous Sale: \$123,500, - -
- 52 Miramonte Drive, \$650,000, 2 Bdrms, 1762 SqFt, 1964 YrBlt, 9-2-15;
Previous Sale: \$435,000, 05-30-03
- 111 Miramonte Drive, \$723,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 9-9-15;
Previous Sale: \$230,000, 07-31-97
- 703 Moraga Road, \$750,000, 3 Bdrms, 1381 SqFt, 1958 YrBlt, 9-11-15

- 728 Moraga Road, \$920,000, 3 Bdrms, 1493 SqFt, 1960 YrBlt, 9-1-15;
Previous Sale: \$700,000, 08-29-13
- 1140 Sanders Drive, \$1,238,000, 4 Bdrms, 2017 SqFt, 1963 YrBlt, 9-3-15;
Previous Sale: \$276,000, 06-01-87
- 51 San Pablo Court, \$1,625,000, 5 Bdrms, 2774 SqFt, 1974 YrBlt, 9-3-15;
Previous Sale: \$575,000, 06-11-96
- 66 Shuey Drive, \$1,750,000, 4 Bdrms, 2880 SqFt, 1967 YrBlt, 9-15-15;
Previous Sale: \$655,000, 11-05-99
- 1849 St. Andrews Drive, \$1,189,000, 3 Bdrms, 2828 SqFt, 1983 YrBlt, 9-15-15;
Previous Sale: \$1,130,000, 06-23-05
- 1932 St. Andrews Drive, \$885,000, 2 Bdrms, 1552 SqFt, 1978 YrBlt, 9-17-15;
Previous Sale: \$750,000, 06-15-07
- 427 Stonefield Place, \$1,565,000, 5 Bdrms, 2765 SqFt, 1965 YrBlt, 9-9-15;
Previous Sale: \$937,000, 06-13-03

ORINDA

- 48 Camino Don Miguel, \$1,190,000, 3 Bdrms, 1842 SqFt, 1950 YrBlt, 8-31-15;
Previous Sale: \$850,000, 05-15-15
- 208 El Toyonal, \$1,567,000, 4 Bdrms, 2584 SqFt, 1939 YrBlt, 9-10-15;
Previous Sale: \$790,000, 07-21-10
- 2 Hacienda Circle, \$1,412,000, 3 Bdrms, 2206 SqFt, 1941 YrBlt, 9-2-15;
Previous Sale: \$725,000, 07-24-02
- 26 Knickerbocker Lane, \$935,000, 2 Bdrms, 1385 SqFt, 1977 YrBlt, 9-2-15;
Previous Sale: \$680,000, 10-02-12
- 77 Meadow View Road, \$1,300,000, 3 Bdrms, 1790 SqFt, 1950 YrBlt, 9-3-15;
Previous Sale: \$90,000, 02-09-78
- 136 Moraga Way, \$850,000, 3 Bdrms, 1761 SqFt, 1971 YrBlt, 9-17-15
- 10 Muth Drive, \$1,300,000, 5 Bdrms, 3146 SqFt, 1958 YrBlt, 9-3-15;
Previous Sale: \$130,000, - -
- 34 Oak Ridge Lane, \$2,050,000, 4 Bdrms, 4012 SqFt, 1966 YrBlt, 9-15-15;
Previous Sale: \$625,000, 06-20-89
- 2 Rabble Road, \$2,750,000, 4 Bdrms, 5363 SqFt, 2013 YrBlt, 9-18-15
- 120 Silver Oak Terrace, \$3,300,000, 6 Bdrms, 5300 SqFt, 1987 YrBlt, 9-18-15;
Previous Sale: \$1,330,000, 06-11-98
- 25 Via Floreado, \$1,100,000, 3 Bdrms, 1524 SqFt, 1977 YrBlt, 9-10-15;
Previous Sale: \$750,000, 10-09-02

Here are the steps to planting a Pearl's Premium Lawn:



Large white clover mixed with grass for a lawn

1. Cut your old grass as short as possible.
2. Rake away the clippings.
3. Test the soil to adjust the pH to between 6-7.
4. If soil is compacted, core aerate.
5. Add ½ inch of topsoil to your existing lawn.
6. Spread the seed according to directions.
7. Add a small amount of organic fertilizer.
8. If it doesn't rain, water daily for three or four weeks.
9. The new grass will sprout in seven days and within one month, a beautiful soft, green lawn that requires only one-fourth of the water of a regular lawn will be ready to enjoy.
10. Once established, it can be cut once a month to 3 or 4 inches or it can be left to grow to 6 inches, when it flops over to make a deliciously soft meadow grass.

Pearl's Premium may already be at your favorite garden center and if it is not you can ask them to carry it. You can also buy directly from their website at www.PearlsPremium.com. If you type in the code "Blue Moon" at check out, you will get 20 percent off your purchase plus free shipping.

I will be reporting on my lawn's progress in future articles as finding a waterless grass is at the top of my gardening agenda. You can listen to the radio interview for more in-depth information at <http://www.voiceamerica.com/episode/88059/fall-garden-guide-pearl-premium-exercise>.



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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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Pearl's Premium lawn after three months of planting



A former lawn replaced by a gravel Zen garden

Since I wanted to give everyone a head start on a possible new lawn alternative, the November Garden Guide will be in the next issue. If you are aware of another solution for organic grass without guilt, send me an email at Cynthia@GoddessGardener.com. We want to avoid the turf wars and embrace sustainability and stewardship of nature where people, pets, and our planet are healthy, safe and happily enjoying the green.

Happy Gardening and Happy Growing.



Cynthia with fall colors

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ORINDA



115 Bacon Court For Lease, this beautiful 5bd/3ba, 4092sf home w/views of Mt. Diablo. Updated kitchen w/3 ovens, 2 dishwashers. The house also offers game rm for the kids, ofc, library, & a chicken coop!

\$6,000/month

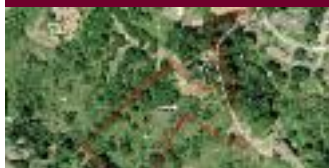
ORINDA



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



46 Cedar Terrace Excellent 3.93 acre property located at the end of Cedar Terrace, off of Cedar Lane. Views and Privacy! Build a Dream Estate!

\$699,000

ORINDA



New Listing

135 Crestview Drive Beautiful 1 acre setting for this charming single level 1287sf, 2bd/2ba retreat. Vaulted ceiling, hardwood floors, lovely views. Updated kitchen/baths. 3 car garage. Expansion potential.

\$899,000

ORINDA



42 Valley Drive Fabulous contemporary home in sought after Glorietta area. High ceilings, formal dining & living rm, large bonus rm, gourmet kit. open to fam rm. Walk to Swim/Tennis Club & Glorietta Elem.

\$1,450,000

ORINDA



8 Camino Del Diablo Stunning Contemporary rebuilt in 2002 by MGHG Designs. Impeccable design & architectural finishes. Chef's kitchen w/top of the line appliances, Carrera marble counters, radiant flrs.

\$2,100,000

ORINDA



New Listing

120 Sleepy Hollow Lane Rare opportunity in Sleepy Hollow. Incredible 1.2 acres, (two lots) w/private tennis crts. 4bd/3.5ba home, spacious rms, walls of windows bringing in the natural light. Endless possibilities.

\$2,250,000

MORAGA



New Listing

412 Woodminster Drive Sparkling totally renovated 3bd/2.5ba townhome with attached two car garage. Prime walk-to-town complex. Lovely community pool.

\$649,000

MORAGA



New Listing

250 Rheem Blvd. Updated Kitchen, refinished hardwood floors, new hardscape, fresh paint, 3 bedroom, 2 bath, conveniently located.

\$949,000

LAFAYETTE



1100 Rahara Drive Custom Upper Happy Valley home. 4 bedrooms, 2.5 baths, hardwood floors, resort-like yard, lush landscaping & beautiful views.

\$2,195,000

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.

\$3,550,000

LAFAYETTE



5 Burton Vista Court Spectacular 7bd/9+ba, 8986sf Estate w/luxury amenities in grand oversized spaces. Premium 2.25ac parcel w/sport court, sun-drenched pool, pavilion w/kitchen, dressing rms & showers.

\$6,595,000

PLEASANT HILL



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

\$1,750,000

WALNUT CREEK



New Listing

1501 Canyonwood Court #2 Fabulous Sonoma Wrap w/2bd/2ba + washer/dryer in unit. Cultured marble countertops in kitchen/baths. Elec. chair lift at stairs. Rear veranda enclosed, side veranda open. Views.

\$395,000

WALNUT CREEK



New Listing

1315 Alma Avenue Unit #433 Penthouse Top Floor with Mt. Diablo Views. Light & Bright 1 bdrm with bonus office space + large laundry room with sink. Granite Kitchen w/bar. Close to shopping. Top schools!

\$525,000

WALNUT CREEK



3311 Rossmoor Pkwy #4 A rarity! Fantastic, level in (no steps) Cascade model on golf course w/views of hills & course from most living spaces. Granite kitchen w/breakfast nook, plantation shutters, view deck.

\$629,000



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