

Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 2 Wednesday, March 23, 2016



Digging Deep with Cynthia Brian ...read on page D16

A Neighborhood Grows in the Grove

By Cathy Tyson



Pulte Homes' Orinda Grove off Altarinda Road

Photo Andy Scheck

With few opportunities to build near downtown, the quick sellout of Pulte Homes' Orinda Grove collection of expensive homes is a testament to the level of housing demand in the area.

It only took 20 months, from the first model home opening in October 2013, to June 2015, when the very last of the 73 units was sold, to create a brand new neighborhood with close proximity to downtown and a walkable distance to the BART station. That process included building streets, side-

walks and retaining walls, landscaping, installing water service, sewer, electrical and cable – along with two baseball fields and a tot lot.

Natasha Grasso, husband Ernesto and their young daughter just love Orinda Grove. They had previously lived in Burlingame and found their dream home here in Orinda, getting much more bang for the buck – and they love the fact that there is no yard to take care of.

“Pretty much everybody moved here for the schools,” she said. The community easily came to-

gether – first there was the “OG Moms” group, then some of the dads wanted in, so now it’s called “OG neighbors.” During warm weather, around 4 p.m., families get together at what she calls “kid alley,” the central play area.

Residents include professionals from the technology field, finance, pharmacists, doctors and business owners, as well as some retired couples. Many came from Berkeley and Oakland, but some from Washington, D.C. and New York. More than half of the duplex units house local teachers. Reflecting on the newly-made neighborhood, Grasso says, “These people have made it so special.”

The community has already held Christmas parties and a huge Halloween bash in 2015 that the entire neighborhood attended. Everyone dressed up, there were organized games and prizes, a cake-walk and a photo booth.

While residents are becoming fast friends, some relationships were already formed – two siblings each purchased homes, and former high school pals also each bought a house in Orinda Grove.

Jessica Sinnarajah grew up in the Bay Area, moved to Cleveland, and came back here to settle down with her husband, Jason, and their young family. She has been amazed how well all the residents get along and that, “We’ve learned to lean on each other.” As co-director of the 800-plus member Lamorinda Moms, she personally feels the support from the group that hails from all areas of Lamorinda – parents who live in condos, apartments and homes – and sees the very same inclusiveness and sense of community in Orinda Grove.

... continued on page D6

THE Beaubelle GROUP



EXCLUSIVE NORTH ORINDA NEIGHBORHOOD

Custom Mediterranean hillside estate showcases 6 bdrms and 5 1/2 baths w/approx. 6,963 s.f. of living space. \$3,795,000



GLENN & KELLIE BEAUBELLE

925.254.1212

TheBeaubelleGroup.com

CABRE# 00678426, 01165322



Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	6	\$655,000	\$2,350,000
MORAGA	6	\$445,000	\$1,725,000
ORINDA	2	\$1,275,000	\$1,998,000

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

1015 2nd Street, \$1,100,000, 2916 SqFt, 1960 YrBlt, 2-26-16

36 Knox Drive, \$1,950,000, 4 Bdrms, 3932 SqFt, 1979 YrBlt, 2-19-16;

Previous Sale: \$1,238,000, 10-08-08

3445 Moraga Boulevard, \$900,000, 2 Bdrms, 768 SqFt, 1961 YrBlt, 2-25-16;

Previous Sale: \$459,000, 10-21-11

1546 Pleasant Lane, \$655,000, 3 Bdrms, 1457 SqFt, 1954 YrBlt, 2-23-16;

Previous Sale: \$527,000, 09-19-06

18 Springhill Lane, \$2,350,000, 4 Bdrms, 3872 SqFt, 1973 YrBlt, 2-24-16

1006 Woodbury Road #301, \$1,974,000, 2-26-16

MORAGA

115 Ascot Court #B, \$445,000, 2 Bdrms, 1191 SqFt, 1973 YrBlt, 2-24-16;

Previous Sale: \$220,000, 03-21-11

435 Donald Drive, \$1,068,000, 4 Bdrms, 2300 SqFt, 1967 YrBlt, 2-24-16

20 Indian Wells Street, \$1,495,000, 4 Bdrms, 3424 SqFt, 1989 YrBlt, 2-19-16;

Previous Sale: \$531,500, 12-02-88

471 Millfield Place, \$1,725,000, 5 Bdrms, 3644 SqFt, 1966 YrBlt, 2-26-16;

Previous Sale: \$1,300,000, 03-29-12

265 Sandringham Drive #N, \$1,350,000, 4 Bdrms, 2696 SqFt, 1983 YrBlt, 2-26-16;

Previous Sale: \$990,000, 09-13-04

491 Woodminster Drive, \$659,000, 3 Bdrms, 1572 SqFt, 1974 YrBlt, 2-18-16;

Previous Sale: \$485,000, 11-14-12

ORINDA

32 Orchard Road, \$1,998,000, 2 Bdrms, 1171 SqFt, 1946 YrBlt, 2-26-16;

Previous Sale: \$29,000, 09-29-70

539 the Glade, \$1,275,000, 2 Bdrms, 2175 SqFt, 1985 YrBlt, 2-23-16



Refinancing? Purchase? 2nd Home?

Home Lending in Lamorinda over 25 years.

Call Kat today!

Kat Rider Sales Manager NMLS#202928

Cell: **925.787.1692**

kat.rider@prospectmtg.com

8 Camino Encinas, Suite 115 Orinda



Equal Housing Lender. Prospect Mortgage, LLC, NMLS ID #3296, (www.nmlsconsumeraccess.org) is a Delaware limited liability company, licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act. This is not an offer for extension of credit or a commitment to lend. Terms and conditions apply. Additional loan programs may be available. This is not an offer to enter into a rate lock agreement under MN law, or any other applicable law. Call for details. 3/2015 NMLS ID # 1438399 Orinda Branch



PROSPECT
MORTGAGE

FIVE STAR
MORTGAGE PROFESSIONAL

Just Listed

PACIFIC
UNION

CHRISTIE'S
INTERNATIONAL REAL ESTATE

License # 0186677

3395 Woodview Drive, Lafayette



Just Listed. Perched on a **.77± acre lot**, this beautifully updated **4 bedroom (plus a home office or 5th bedroom) and 2.5 bath** home is located in the popular Burton Valley neighborhood. The home offers a fabulous two level **2500± sq. ft.** floor plan including family room (with fire place), separate living and dining rooms, lower level 5th bedroom/home office/play room, light and bright eat- in kitchen with quartz counter tops, and stainless steel appliances. Upstairs bedroom level has a large master suite with views of Mt. Diablo and three spacious bedrooms including adjacent remodeled hall bath.

Offered at \$1,165,000 | Contact Kurt for a private showing



KURT PIPER

925.818.8000

Kurt@KurtPiperGroup.com

License #: 01130308

**Please visit our new website
at luvlamorinda.com**

KPG
KURT PIPER GROUP



STILL #1 FOR A REASON



2010 THROUGH 2015



Treasured Lafayette Estate ~ 4045 Happy Valley Road

East Coast meets West Coast in this alluring Happy Valley estate. Impressive living spaces including a dream kitchen, executive office, second family room, game room, and pool house, as well as incredible finishes, combine to create this rebuilt retreat tucked along one of Lafayette's most desirable streets! Located just 25 minutes East of San Francisco, Lafayette is known for award-winning schools, Michelin-rated restaurants, outdoor amenities, and old-fashioned charm.

This custom 5BR/6.5BA, 6041± sq. ft. Happy Valley estate is beautifully positioned behind gates on a rare, 1.58± acre level, street to creek parcel. Exterior features include incredible privacy, garage parking for 10+ cars and stately grounds with multiple entertaining and dining venues including pool, outdoor fireplace, expansive level lawns, vegetable garden, and fresh landscape.

4045HappyValleyRoad.com • Details Upon Request

Call me today to view this wonderful new listing!

Dana Green

925.339.1918

License #: 01482454



License #: 01866771

DanaGreenTeam.com



Since November 2015, our real estate professionals have sold almost 200 Lafayette homes – over 24% of all homes in the Lafayette market.

With 4 of the top 10 real estate agents in Lafayette, we have experience and knowledge of Lafayette, from the most desirable street in the neighborhood to current market conditions and future trends.

PACIFIC
UNION

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Experience Exceptional.

pacificunion.com

Lafayette 925.444.4300 | Danville 925.743.9330 | Orinda 925.258.0090 | Source: Trendgraphix 2016



Pulte's Orinda Grove Creates Community, Friendships

... continued from page D1



Photos Andy Scheck

Voiced concerns from project naysayers have apparently continued, but the schools have not seen the feared spike in student numbers and the City of Orinda has benefitted from a bump in property tax revenue, albeit not an overwhelming windfall.

One home recently sold in June 2015 for \$1.4 million, which would equate to \$14,000 per year in property taxes, but of that figure only 7 percent goes to the City of Orinda, or \$980 per year. The remaining 93 percent of every tax dollar goes to schools, Contra Costa County, special districts and the Moraga-Orinda Fire District.

Although there are occupants in all the homes, the school census is down this fall from last year. At the end of the 2014-15 school year, 2,564 students were enrolled in the Orinda Union School District. As of January 2016 the student population has actually 24 fewer students than last year, now 2,540, according to Teresa Sidrian, director of business services. She speculates this could be due to a number of factors, such as children living in the development might be too young for

kindergarten or neighborhood kids attend private schools. Either way, "We are not seeing higher numbers," she said.

Unlike many of Orinda's ranch-style homes, the development by PulteGroup embraces vertical space and density – there are just slightly less than seven units per acre in the new neighborhood near Orinda Woods. What they lack in exterior space, the new homes make up for on the interior – with residences ranging from 1,533 square feet for duplex units to 2,672 for single-family homes in models with three, four or five bedrooms and two or three bathrooms. Open concept interior spaces feature a functional great room on the main level connecting the stylish kitchen with a massive island, dining and living rooms.

Although the unusual configuration of garages accessed from alleyways was supposed to make the development more pedestrian friendly, in practice, it means the row of homes facing Highway 24 also has their front doors facing the freeway. While only the four duplex

units have a shared common wall, the space between homes is miniscule, and there are no backyards. Architects did make a real effort to employ an array of paint colors to help differentiate the homes, along with a variety of porches, decks, trellises, upper level setbacks and planter boxes to help the homes look less boxy.

The two new ball fields fronting the Pulte development were a component of the negotiations from the beginning; they replaced aging fields that had been part of the original site, and are still owned by the City for public use. OUSD negotiated with Pulte Homes to construct the new school district office building on the just under half-an-acre of the property that the district retained; it opened in 2014.

The project is more than a decade in the making. What was a run-down, vacant former school is now home sweet home to 73 friendly families.

[Editor's Note: This is the second in a series the Lamorinda Weekly has done on new communities in Orinda.]



//NEW LISTING



1146 Palomares Ct, Lafayette

COZY UP TO THIS SPECIAL LAFAYETTE COTTAGE



Charming 4 Bedrooms, 2 Baths cottage built in 1935 on a private .58 level acre lot. Lovely creek-side setting, walk to Springhill Elementary and Acalanes High School. Home has been updated while maintaining the original charm.

//OFFERED AT \$949,000

Sue Layng
REALTOR®

Sue Layng
// BROKER

925.963.7189
sue@suelayng.com
www.suelayng.com
BRE# 000970956



WWW.HOLCENBERG.COM

Client satisfaction: a family tradition

One-Story in Campolindo with Pool

3832 Via Granada, Moraga



This charming home is ready for you to move in and enjoy. With four bedrooms, two baths, an open kitchen/family room, living and formal dining rooms with vaulted ceilings, and a large level yard that's set up for entertaining, don't let this be the one that got away! Updates include dual-paned windows, granite countertops and more. The yard features a pool, hot tub, patio, level lawn, gardening area and basketball hoop. **Offered at \$1,289,000**

Westside Alamo Dream Location



In the heart of Alamo close to the Iron Horse Trail and Rancho Romero School lies the perfect home with space to spread out and enjoy the best the area has to offer. With five bedrooms (including one with it's own entrance and full bath) and three and half bath on a large, level lot there's space for all. Features include hardwood flooring, granite countertops, vaulted ceilings, dual-pane window, professional-grade stainless appliances and more. **Price upon request.**



Michelle Holcenberg
michelle@holcenberg.com

925.253.4663
CalBRE#01373412

Wendy Holcenberg
wendy@holcenberg.com

925.253.4630
CalBRE#00637795



©2016 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 IN SLEEPY HOLLOW

32 Sunnyside Lane | Orinda



This charming Mediterranean, located in coveted Sleepy Hollow has so much to offer! The spacious living room has high ceilings, dark hardwood floors, crown moldings, and a gorgeous glass door banked by tall windows. You'll love the updated kitchen, and formal dining room. With 4 bedrooms, 3.5 baths and over 3000 sf, this beautiful property has a large master suite with a separate dressing room. The lower level has a bonus area with space for an office, au pair or workout room. Just steps to Sleepy Hollow Swim and Tennis Club. Beautiful redwoods and views of the hills provide a lovely setting for this special home.



LINDA EHRIICH
Experience Matters.



(925) 698-1452
Linda@LindaEhrich.com
CalBRE01330298



Patti Camras

I believe in the art of living well.

Whether helping first-time home buyers & move-up buyers or downsizing empty nesters & seniors, I want my clients to live well at every stage of their lives. I'll do whatever it takes to help them enjoy a seamless transition from one of life's passages to the next. This is my promise.



PATTI CAMRAS
REALTOR®

CalBRE# 01156248

925-899-9282

patti.camras@camoves.com
5 Moraga Way, Orinda

www.patticamras.com



©2016 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.



Visit our new retail showroom
In The Heart of Lafayette
Plumbing • Tile • Lighting



Present this ad to receive
\$250 off any therapy or freestanding tub



Qualifying exclusive collections include:



Minimum purchase \$2,000. Cannot be combined with another offer. Does not apply to trade pricing. Discount is applied at time of purchase. Expires 6/1/16.

Douglah Designs • 3535 Mt. Diablo Blvd, Lafayette
925-284-1772 • DouglahDesigns.com • Lic. 962876

Spring Forward in Lamorinda!



1936 St. Andrews Drive, Moraga

4 Bedrooms, 3 ½ Bathrooms
Updated Country Club living!
Offered at \$889,000



141 Orchard Road, Orinda

3 Bedrooms, 2 Bathrooms
Hardwood floors & level yard in Glorietta!
Offered at \$1,095,000



Jay Williams

925.878.5050

Jay@JayWilliams.Biz

License #: 00868489

PACIFIC
UNION
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Feng Shui

Bring Balance to Your Home Office

By Michele Duffy



A desk in the commanding position helps strengthen your office's feng shui.

With home offices common in many homes these days, what are the secrets to making a functional, well-designed, and highly creative space for your business? And what are common feng shui mistakes that many Bay Area entrepreneurs make when setting up an office at home?

I recently met with a Lamorinda client about this issue, and included a few of my client's questions, and my responses below:

Q: Should I work from my dining room or kitchen table?

A: Running your business from the dining room or kitchen table is less auspicious than designating a room to conduct your business. Using the dining room table for what it was intended and designed to do – gathering around to share celebratory food with family and friends – is ideal. A home office in this area can create unwanted untidiness in plain view, reduce privacy for sustained focus, and foster unwanted interruptions. Kitchens tend to be where the family congregates and can be noisy and chaotic, so they are typically not the best locations for setting up your home office. There is an inherent strength of placing your office in a strategic position of the Bagua, and it is also important to work from an actual desk and

to pick a strong placement for your office desk. Your desk can be designed with flare and be creative and unconventional, but your work will have a different result when you have set aside a space specifically for that purpose versus a more temporary place like a dining room table. These considerations have a profound effect on whether or not your business thrives or not.

Q: Should I set up my desk and computer in my master bedroom?

A: In the bedroom we map everything back to the two R's – rest and romance. Both R's are considered more Yin or less active. Master bedrooms ideally are restful and serene and evoke a more Zen/yin-like quality, blended by specific serenity in our choices of color, lighting, art, bedding and a truly integrated design. Computers and work are much too Yang/active and are undesirable for the only room in which we are meant to power down our selves, recharge restfully with sleep and reconnect with our partners. Failing to honor and observe the main function of any room and engage in activities that the room is not primarily designed to support, is counter productive to the purpose of feng shui.

... continued on page D14

//JUST LISTED

HIDDEN LAFAYETTE GEM IN HIDDEN VALLEY

4080 Legion Ct, Lafayette



This wonderful home is filled with happy memories of the original owners and their family. This 4 bedroom 2 bath home is approx 1986 sq. feet, situated on a .28 acre lot. The home offers a large, gracious living room with welcoming natural light. The spacious Great Room was before its time and provides seamless access to the inviting deck, level yard and fenced pool. The lot offers space for a chicken coop, garden beds, boat storage and parking while still having ample entertaining areas.

//CALL FOR PRICING

Sue Layng
REALTOR®

Sue Layng
// BROKER

925.963.7189
sue@suelayng.com
www.suelayng.com
BRE# 000970956





15 Hilldale Court, Orinda

This home's open floor plan is functional and thoughtful with abundant natural light, gorgeous garden views, vaulted ceilings, arched doorways, curved walls and welcoming verandas. 5 Bedrooms, 4.5 Bathrooms, 5,270± sq. ft. on 1.53± acres with lawns, numerous patio spaces, an outdoor kitchen, a swimming pool and spa, a full-size tennis court and a Merlot vineyard. Secluded yet just minutes to 12 years of excellent Orinda schools!

Offered at \$2,795,000 • 15HilldaleCourt.com



Paul & Virginia Ratto

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



Obtaining a Mortgage is Not Easy These Days!!

Let Mark Provide The Service and Expertise You Would Expect When Getting A Loan!!



Mark Zinman

Mortgage Broker/Owner
 MZ Financial Group

415-203-6369

Mark@mzfinancialgroup.com
 35 Williams Drive, Moraga

MZ FINANCIAL GROUP

Mark has been a Lamorinda Resident and Mortgage Broker for 15 years and would love to put that experience to work in handling your mortgage needs!

MZ Financial Group handles financing up to \$3,000,000. With Interest Rates at Historic Lows give Mark a call today to talk about your specific situation!

Equal Housing Opportunity. Loan Officer Mark Zinman | mark@mzfinancialgroup.com | CA Bureau of Real Estate License #01335252 | NMLS License #248181 | Pacific Mortgage Consultants Inc. | CA Bureau of Real Estate License #01378482 | NMLS License #2131

REAL ESTATE CONSULTANTS AND INVESTMENT ADVISORS SINCE 1989
Together Leslie & Michele have over 55 years of experience,
and 4th generation Realtors.

With a team of experienced property agents, we are able to provide the highest quality of service every customer deserves. We want to know more about you and your real estate needs. Contact us today for a Free home evaluation or any additional information and assistance you need. We are more than willing to serve you and guide you through the process of buying or selling a property in Lamorinda.

CONTACT US TODAY.



Manzone Team

Leslie & Michele Manzone

925.388.6056 | 925.222.5512

manzoneteam@gmail.com

manzoneteam.com

License #: 01120753 | 01028002



License #: 01866771

Genuine Real Estate Expertise



Chris Swim

925.766.1447

Chris@ChrisSwim.com

ChrisSwim.com

Tracy Keaton

925.766.1136

Tracy@TracyKeaton.com

TracyKeaton.com

Chris Swim & Tracy Keaton

are the very best full service real estate team in Lamorinda. With over 50 years of experience, they provide one-on-one personalized attention to each and every single client, leaving nothing to chance.

Neither should you!

Call Chris & Tracy today! They are simply ... the best!

Chris Swim and Tracy Keaton

Pacific Union and
 Christie's International Real Estate
 201 Lafayette Circle, Suite 100
 Lafayette, CA 94549





Village Associates Real Estate

welcomes

Hillary Murphy

as a sales associate

Village Associates is pleased to welcome Hillary Murphy as an agent, joining Karen Murphy's 22-year practice to form The Murphy Team. Hillary brings a unique marketing background to Village. Her expertise in web, social media and traditional marketing ensures that all Murphy Team listings are highly visible to today's internet-savvy buyers. Prior to Village, Hillary spent 15 years working with high-profile technology innovators and Fortune 500 companies in marketing and communications roles. She lives in Orinda with her husband Brian and their two children, where she is actively involved in the community and schools. Visit www.MurphyTeamRE.com to learn more.



Hillary Murphy

Village Associates Real Estate

415.309.5061

Hillary@MurphyTeamRE.com

www.MurphyTeamRE.com

CalBRE #01967218



93 Moraga Way #103
Orinda, CA 94563



SUE DIMAGGIO ADAMS

suercal@aol.com

925-207-9212

CalBRE# 00620932

KATHIE DIMAGGIO STEIN

kathie@kathiestein.com

925-699-6258

CalBRE# 01947595

55+ Community



Rossmoor Realty

1691 Tice Valley Blvd.
Walnut Creek, CA 94595

ROSSMOOR

DO YOU
KNOW PARADISE
EXISTS
RIGHT HERE
IN THE
EAST BAY??



Visit and Talk to
Your Rossmoor Specialists.

ROSSMOOR

Looking to Buy or Sell?



CalBRE# 01905614

Chad Morrison

INTERNATIONAL DIAMOND SOCIETY
BAY AREA TOP 100

Direct: 925.253.4650

Mobile: 925.330.1416

chad.morrison@cbnorcal.com

www.sellinglamorinda.com

*I look forward to assisting
you with your real estate
needs in 2016*



Home Office Feng Shui

... continued from page D10



Office plants and flowers add life to your space and clean the air, like in this Lafayette home office.

Q: Are plants a good idea in my home office?

A: Plants are an excellent addition to any space, they introduce live Qi and clean the air. Avoid spiky, prickly plants, unless you want that to be a dominant trait of your business. Fresh flowers are also worthy of a home office space and there are many reasonable options. Enjoy the fresh “blooming” Qi, allowing your business to blossom with delightful growth, solid financials, and harmonious, sweet smelling relationships.

Here are a few tips for setting up a home office with feng shui design principles in mind:

PLACEMENT ... First and foremost, if you are able, place the desk in the all-important commanding position – the furthest corner of room away from the door, but facing the door, with your back to a solid wall, not a window. Your back should not face the door either. This placement in many cases also allows for a view out a window, hopefully providing respite or inspiration. If your office easily accommodates the commanding position for the desk, place that piece of furniture first, then find place the other pieces. The commanding position is the single most important feature of any office with auspicious feng shui.



A modern, well-lit office will add good feng shui, and help you see better.

DE-CLUTTER ... Keep your desk from turning into a dumping ground. If you want to move forward with your business, clean your office and keep your desk as tidy as possible. It is a complete myth that “messy” desks are a sign of creative genius. Staying organized and on top of your business allows you to respond versus react to new opportunities. Remember the law of attraction: Chaos attracts more chaos.

LIGHTING ... Allow for full and proper illumination of the work you do in your home office by checking to make sure you have 100-watt bulbs, at a minimum. Use floor and desk lamps, and drum shades to effectively create a clean, updated, and crisp work environment while still remaining consistent with your

home office location.

ART ... Fill your walls with inspiring pieces that remind you of the meaning of your work and what you share with the world. There are specific places for your credentials to be displayed, and apply the five elements (earth, fire, metal, water and wood) to create an additional level of vibrant energy in your environment.

DISTRACTIONS ... Remove as many reminders of home-based distractions as possible, with the intention to focus on your work even if your office is in your home. This will help so you are not constantly reminded of the distractions of home that may keep you from timely completion of tasks.



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.



Suzi O'Brien
real estate



109 Ardith Dr. Orinda



Contemporary Orinda home with Eichler vibe
3BD + bonus room • 2.5 BA • 2548 sq.ft. • Views
\$1,330,000

OPEN SAT/SUN 1-4PM

11 Arroyo Dr. Orinda



Charming Rancher w spacious backyard
3BD • 2BA • 1588 sq.ft • light & bright
\$1,050,000

OPEN SAT/SUN 1-4PM

Let me help you find your way home.

Suzi O'Brien
925.286.8520
suziobrien.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 And Operated by NRT LLC. BRE License #01482496.



fluff
Residential Staging and Design



The very best home staging ...

Fluff Residential Staging & Design can make your home shine like no-one else can! From re-arranging and adding a few key pieces to your existing look to a full service install of a current, fresh, new appearance; Fluff is your "go to" staging expert who will showcase your home to appeal to the greatest number of buyers and ultimately produce the highest price.

Call us today for a complimentary consultation and discover the 'fluff' difference. Simply the best!

Fluff Residential Staging and Design

925.385.8507 • FluffStaging@gmail.com • FluffStaging.com



Gen. Eng. Lic #971074



925.932.5432

www.sewerinspections.com

Sewer Inspections & Cleaning

Locally Owned & Operated

38 Years of Experience

Video Inspections & Locating

Sewers Unclogged

Overflow Protection Device Installation

Trenchless Replacements & Repairs

We let the video speak for itself!

Digging Deep

How to Cultivate a Wildflower Meadow

By Cynthia Brian

“May all your weeds be wildflowers.”*A field of wildflowers in Moraga pear orchard.**Photos Cynthia Brian*

When I was a child weeds and wildflowers were synonymous. I would meander through the hills and creeks with my handy Golden Nature Guide called “Flowers: A Guide to Familiar American WildFlowers,” along with notebook, paper and a Brownie camera to capture the images and properties of as many specimens that I could find.

Trillium, morning glory, lupin, California poppy, clover, stargazer, brodia, columbine, buttercups and mustard all captivated me. I would pick the flowers to quickly bring home to iron between wax paper and catalogue into my wildflower scrapbook. In a field of specimens, I’d dig a plant up with the attached roots to transplant into my personal flower plot.

What I found out is that wildflowers aren’t fussy. They grow in all kinds of soil, don’t need water once

they are established, and add stunning textures and vibrancy to your landscape.

1. Find a place where the flowers will get at least six hours of daily sunshine. Wildflowers need lots of sunshine.
2. Before spreading the seed, clear the dirt. Purge all weeds, grasses, or any other growth from the area. Turn the soil with a hoe or a tiller.
3. Rake the soil.
4. Add sand to the seeds at the rate of 10-parts sand to one-part seed. This will help you to see it when you spread it. Use a seed spreader if you are seeding a big area, or feel free to sprinkle by hand.
5. Don’t cover the seed with soil. It does need to be compressed for better germination either by walking on it or rolling it. I use a five-gallon bucket to roll over the seeded soil in any smaller locations.

*California poppies and wild iris makes a stellar combination during wildflower season.*

6. Water the seeds regularly until the plants reach six inches. After that, wildflowers flourish without the addition of extra water, especially great addition to any garden when there is a drought.
7. Prepare for a cavalcade of colors. Annuals bloom quickly, usually within five weeks while perennials may not blossom until the second year.

While many of these flowers are sold in nurseries as “annuals,” they are wildflowers that will look handsome in your new garden. Annuals live, bloom and die in one year. Many spread their own seeds after they are done flowering.

Here are some types of Annuals:

African Daisy	Four O’Clock
California Poppy	Gaillardia
Cleome	Lupin
Cornflower	Morning glory
Coreopsis	Shirley Poppy
Cosmos	Sunflower
Delphinium	Tithinoa
Forget-Me-Not	Zinnia

... continued on next page

“Perennials” are interesting as most of them are blue, yellow, orange or pink. Perennials come back year after year and continue spreading their seeds and beauty. They do need to be pruned back at the end of the season.

Here are some types of Perennials:

Agastache	Gloriosa Daisy
Aster	Indian Paint Brush
Bee Balm	Joy Pye Weed
Blanket Flower	Lobelia
Blazing Star	Mexican Hat
Blue Eyed Grass	Milkweed
Blue Flag Iris	Oriental Poppy
Blue Flax	Turtlehead
Butterfly Weed	Purple clover
Cardinal Flower	Soapwort
Columbine	Shooting Star
Echinacea	Wild Petunia
Goldenrod	

“Biennials” are plants that live for only two years. During their first year they have foliage but no flowers. In the second year they bloom, set seeds then die. Their complete life-cycle is two years.

Here are some types of Biennials:

Black-eyed Susan	Hollyhock
Canterbury Bells	Queen Anne’s Lace
Dame’s Rocket	Sweet William
Evening Primrose	

Where to Find Seeds:

- Baker Creek Heirloom Seeds:
www.RareSeeds.com
- Renee’s Garden:
www.ReneesGarden.com
- Sow True Seed:
www.SowTrueSeed.com
- American Meadows:
www.AmericanMeadows.com
- Territorial Seed Company:
www.TerritorialSeed.com
- Select Seeds:
www.SelectSeeds.com
- John Scheepers Garden Seeds:
www.KitchenGardenSeeds.com

Lady Bird Johnson may have said it best with her heartfelt words about wildflowers: “Almost every person from childhood on, has been touched by the untamed beauty of wildflowers. Buttercup gold under a childish chin, the single drop of exquisite sweetness in the blossom of wild honeysuckle, the love-me, love-me-not philosophy of daisy petals.”

Wildflowers have certainly been an essential element in my life. I still have that “Golden Nature Guide” (it cost me a hard earned \$1 selling chicken eggs) and that Brownie camera (now on display on my collectibles shelf) but most of all I still have the passion for wildflowers. My wildflower garden has been sown and I look forward to sharing photos with you once the blooming begins.

Spring forward and enjoy the outdoors. Plant a wildflower meadow.

... continued on page D18



A selection of Renee’s Garden seeds that Cynthia will be planting this spring.



Patricia & Ashley Battersby

925-323-9955

ashley@ashleybattersby.com

BRE# 01407784

www.ashleybattersby.com



1155 Camino Vallecito, Happy Valley



Esherick Architectural Masterpiece

Main Residence 3 Bedrooms + Study 3.5 Baths

Separate Guest/Office with Bath, Wine Cellar

2.01 Acres* 3741 Square Feet*

Extraordinary 2 Acre Private Estate Setting

Spectacular Views + Undeveloped Acreage

Designed by notable California Architect, Joseph Esherick, this exquisite single story residence has been beautifully appointed and offers luxurious living in a spectacular, private two acre setting in prestigious Happy Valley. It showcases classic Esherick sophisticated style with extra high ceilings, a series of tall French doors, and floor to ceiling walls of glass which bring the outdoors in and offer panoramic views of the surrounding hills. It is a fine example of Esherick's genius at creating California indoor outdoor living at its best.

Offered at \$3,825,000

*per Public Records

MID-MARCH REMINDERS from Cynthia Brian

CONGRATULATIONS are in order to the Lamorinda Wine Grower's Association for their diligent efforts in getting the 29,369 acres of Lamorinda recognized as an American Viticultural Area (AVA). To buy local wine or learn more, visit www.LamorindaWineGrowers.com

CUT the spent blossoms off of daffodils and narcissus but leave the leaves to add nutrients for next year's blooms.

HARVEST asparagus spears when they are six to eight inches long.

DYE eggs for Easter with colors from your garden. Red and yellow onions, grapes, blueberries, raspberries, blackberries, beets and more will give a unique look to your egg hunt.

PLANT your bare root roses, vines, and trees. Prepare the soil with compost, dig the hole according to directions, fill with top soil, water and wait for the magic.

UPCOMING GARDEN EVENTS:

VISIT the San Francisco Flower and Garden show from 10 a.m.-7 p.m. March 16-19 at the San Mateo Event Center, 1346 Saratoga Drive, San Mateo, to find answers to your gardening dilemmas. \$22. www.sfgardenshow.com.

ATTEND the Water Conservation Showcase on March 22 between 9 a.m.-6 p.m. at the P.G.&E. Energy Center, 851 Howard Street, San Francisco. It's sponsored by the United States Green Building Council dedicated to educating and inspiring solutions for saving water, energy, and our Earth. Jackson Madnick, Founder of



Who can resist the deep rose blossoms of a crab apple tree?

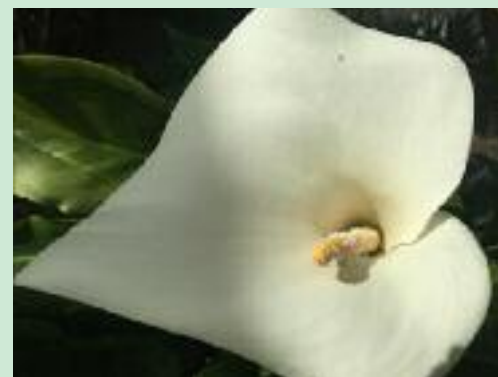
Pearl's Premium grass seed, will be presenting at 4 p.m. This is a great opportunity to meet the lawn pioneer in person to understand how revolutionary his seeds are and how you can have a lawn in a drought.

SWAP plants and tools from 12-4 p.m. on March 26 at 4500 Lincoln Avenue in Oakland. Trade your goods for other garden elements. Free. www.theplantexchange.com

MARK your calendars for wine and books event benefiting Be the Star You Are! charity from noon until 7 p.m. on Saturday, April 9 at Dawn's Dream Winery Tasting room, NW Corner of Seventh and San Carlos, Carmel-by-the-Sea. www.bethestaryouare.org/#!events/kgh2e.

SAVE the Earth from 11:30 a.m. to 4:30 p.m. April 17 at the Wildlife Earth Day Festival at Wagner Ranch in Orinda.

Happy Gardening and Happy Growing.



Cala lilies usher in spring.



A glorious bouquet of stock, roses, and wild Queen Anne's Lace.



Lic.: #611120

Family owned in
Moraga since 1987



*Your friendly neighborhood
arborists Darren and Lew Edwards*

CALL AN ARBORIST

The most common reason a tree owner calls an arborist is concern that something is wrong with a tree. It may be that some of the leaves are discolored, a branch has died, or perhaps the entire tree has been dropping leaves. Sometimes the cause of the concern is a minor problem that is easily explained and corrected. Other times the problem is more complex-with several underlining causes and a remedy that requires treatments extending over several years. Unfortunately, there are instances in which the problem has gone undetected for so long that the tree cannot be helped, and the only option is removal. If an arborist had been called earlier, perhaps the tree could have been saved.

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

*Advance Tree Service
Your Authority on Trees.*



925-376-6528

advancetree@sbcglobal.net www.advancetree.com



The once-a-month mow grass of Pearl's Premium.



©2016

Cynthia Brian
 The Goddess Gardener
 Starstyle® Productions, llc
 Cynthia@GoddessGardener.com
 www.GoddessGardener.com
 925-377-STAR
 Tune into Cynthia's Radio show at
 www.StarStyleRadio.net
 I am available as a speaker, designer, and consultant.

Cynthia Brian with
 a backdrop of New
 Zealand flax.



DAVID PIERCE

Helping Lamorinda Homeowners Since 1987

Direct: 925 254 5984

david.pierce@sothebysrealty.com

www.DavidPierce.net

CalBRE #00964185



Each Office is Independently Owned & Operated

McDonnell Nursery

shop now to receive McDonnell bucks



family owned since 1933

Flowers • Trees • Succulents • Pottery & Fountains
 Benches • Garden Decor • House Plants • Gifts • Jewelry
 Landscape Consultation

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



LANDSCAPE COMPANY INC.

BLUE JAY FELDMAN
 OWNER/OPERATOR

WWW.BLUERIDGE.LC.COM

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



LICENSED
 INSURED
 Lic# 818633

Lamorinda's Leading Independent Real Estate Firm

ORINDA



New Listing

112 Via Floreado Special location plus open light 4bd/3ba home combine for attractive spaces inside & out. Vaulted ceilings +walls of windows offer views & living charm. Covered patio, sun-splashed pool. **\$1,240,000**

ORINDA



15 Estates Drive Redesigned & renovated. Living, dining & island kitchen all in a "Great Room". 4bd/3ba + study/den. Hwd floors thruout. Patio & side yard. Close in loc. on .53ac lot. Top rated Orinda schools. **\$1,698,000**

ORINDA



8 Camino Del Diablo Stunning Contemporary 4bd/5.5ba home rebuilt in 2002 by MGHG Designs. Impeccable design & architectural finishes. Chef's kitchen w/top of the line appliances, Carrera marble counters, radiant floors. **\$1,795,000**

ORINDA



New Listing

15 Valley View Drive Fabulous picture postcard traditional ranch, 4bed +office, granite & stainless kitchen adjoining spacious family rm, formal dining rm. Private yard with expansive lawn & flowering gardens. **\$1,795,000**

ORINDA



111 Bear Ridge Trail Gated 1.22ac lush knoll parcel. Custom 5bd/4.5ba, 3952sf home w/light & bright rooms, walls of windows & high ceilings. Modern kitchen w/informal eating area & adjoining fam. rm. Views! **\$1,895,000**

ORINDA



New Price

8 El Sueno Custom ranch of the finest quality w/exceptional attn. to detail. This 3450 sq. ft., 4bd/3.5ba home overlooks the 8th fairway. Swimming pool w/waterfall, gazebo & extensive patio. **\$2,950,000**

ORINDA



125 Alta Haciendas The views don't get better than this! Breathtaking 3.5 acre parcel w/architect. designed apx. 5000sf contemporary. 5bd/5.5ba+ ofc+ studio+ workout room, pool, tennis court & more! **\$3,950,000**

MORAGA



New Listing

25 Tamarisk Expanded Inverness in Moraga Country Club on Cul-de-sac. 3 Bedrooms, 2 Bathrooms, plus office. Hardwood floors, new carpet, fresh paint, updated bath. Great backyard. **\$1,050,000**

MORAGA



New Listing

1094 Country Club Drive Great 3 bed/2 bath single level 1875sf home, w/ hwd flrs, beautiful updated kitchen w/granite counters, pantry & wine bar overlooking family rm & yard. Low maint. garden & outdoor covered dining trellis. Views! **\$1,150,000**

LAFAYETTE



Springhill Road Great opportunity to build approved to setting for popular Springhill neighborhd 8.41 acre location. Design in place by AIA James Wright. Road & utilities all at site. City approval for approach & layout dimensions. **\$879,000**

LAFAYETTE



New Listing

1146 Palomares Court Charming 1935 Cottage, 4+bd/2ba on .58 acre lovely level lot with creekside setting. Room to roam yet great freeway access. Walk to Acalanes & Springhill Elem. Award winning schools. **\$949,000**

LAFAYETTE



3957 Woodside Court Situated on .83ac park-like lot adj. to Laf. Reservoir w/private gate to Res. Best views! Updated kitchen & master ba. Hwd flrs. Spacious family room. **\$1,595,000**

LAFAYETTE



1155 Camino Vallecito Happy Valley 2 acre estate designed by CA notable architect Esherick, sophisticated style, extra high ceils, french drs, glass walls, gorgeous kitchen adjacent to family rm. +office, guest quarters. Views! **\$3,825,000**

ALAMO



New Listing

156 Camille Avenue Desirable single story 4 bed+2 ofc, 3.5 bath ranch home updated w/high end custom finishes thruout! Expansive patio, custom pool w/hot tub, fire pit, heaters & BBQ. Amazing west side Alamo location. **\$2,295,000**

CONCORD



New Listing

2039 Sierra Road, Unit 5 3 bed, 2 bath townhouse-like condo in sought after Comstock Gardens. 1099 sq. ft. Patio, garage, parking, extra storage. Great location for shopping and commute. Investors welcome. **\$315,000**

WALNUT CREEK



New Listing

2773 San Benito Drive Great opportunity to bring designer touch to mid-century modern Eichler nestled in Rancho San Miguel neighborhood. Wonderful 4bd/2ba has large level backyard. Walls of glass. Very special! **\$815,000**



THE VILLAGE ASSOCIATES:

Ashley Battersby
Patricia Battersby
Shannon Conner
Meara Dunsmore

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
Hillary Murphy

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
Ann Ward

Dan Weil
Jenny Lyons Wilhite

Margaret Zucker



facebook.com/VillageAssociates

twitter.com/villageassoc

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

Visit www.villageassociates.com Click on

Sunday Open Homes