

Lamorinda OUR HOMES

Lamorinda Weekly Volume 07 Issue 7 Wednesday, June 5, 2013

A Great Place to Stay: Orinda's Sleepy Hollow Neighborhood

By Cathy Dausman



With 150 years of Sleepy Hollow residency among them are, from left: Barbara Ward, Elva Rust and Andy Amstutz.

Photo Cathy Dausman

There's something special about the Sleepy Hollow neighborhood so many call home. Barbara Ward, who grew up in Sleepy Hollow, attended Sleepy Hollow Elementary School, Pine Grove Middle School and Miramonte High

School said, "I don't expect to ever leave." She moved away once, but is now back living down the block from where she grew up. Resident Andy Amstutz, who moved to Sleepy Hollow in 1968, put it simply: "We feel like we have roots here."



Digging Deep with Cynthia Brian

...read on page D12

Well known neighbors have included the owners of Boysen Paints and Long's Drugs; even author Washington Irving plays a part. While other Lamorinda neighborhoods bear Spanish or nature-oriented street names, Sleepy Hollow residents live on Ichabod Lane and Crane Court, or Van Tassel Lane, Washington, and Irving Lanes, Sleepy Hollow, Van Ripper or Van Tassel Lanes. And the tree growth has transformed bare California hillsides into a forest glen.

Once, there was very little natural vegetation. In the days before central air conditioning "the hillsides were [originally] so barren and people were hungry for shade," said original owner Nancy Du Puis. Her family purchased their Sleepy Hollow home in the early 1950s. "Now, they take out trees," she added.

Sleepy Hollow in its present form – 457 homes spread across 599 acres – was developed in the early 1950s. A private swim club and a public elementary school lie within its boundaries, and the Sleepy Hollow Book Club is still active after 60 years.

The neighborhood originally was called Sleepy Hollow Syndicate when developer John Allen began building in the 1920s. He placed stone gates standing 12 feet high at Miner Road and Lombardy Lane. Richard Rheem began buying Sleepy Hollow Syndicate land in the 1930s, when he and his brother noticed the area's seemingly perpetual sunshine. By 1937, Rheem owned at least 705 acres.

...continued on page D4



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Although interest rates are at historic lows they have begun to rise. The low interest rates brought buyers to the market (demand) and with few homes on the market (supply) that led to a strong rebound in home prices in accordance with fundamental economics. However the increasing prices have begun to encourage more people to put their homes on the market so inventories have begun to rise but demand still outstrips supply which economists will tell you means that prices should continue to show strength.

So what does it all mean?

If you are a **BUYER** then now is a great time to take advantage of low interest rates and lower home prices, a great combination.

If you are a **SELLER** then now is the time to take advantage of strong demand to get a good price before rising interest rates tame demand. You can also trade up so you can benefit from those relatively low interest rates and prices.

There are no crystal balls showing the future. Shakespeare wrote "There is a tide in the affairs of man", meaning there is a time when you must act to take advantage of your environment.... now is the time.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	12	\$500,000	\$2,635,000
MORAGA	12	\$320,000	\$1,590,000
ORINDA	12	\$912,500	\$1,850,000

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

- 386 Castello Road, \$770,000, 3 Bdrms, 1890 SqFt, 1954 YrBlt, 5-3-13
133 Haslemere Court, \$513,000, 3 Bdrms, 1638 SqFt, 1988 YrBlt, 5-8-13;
Previous Sale: \$545,000, 12-17-03
623 Lucas Drive, \$1,700,000, 3 Bdrms, 1617 SqFt, 1957 YrBlt, 4-26-13;
Previous Sale: \$670,000, 10-13-09
3396 Moraga Boulevard, \$992,000, 3 Bdrms, 1430 SqFt, 1939 YrBlt, 4-30-13;
Previous Sale: \$527,500, 06-13-00
3513 Moraga Boulevard, \$750,000, 2 Bdrms, 1175 SqFt, 1941 YrBlt, 5-1-13;
Previous Sale: \$287,500, 06-20-97
3337 North Lucille Lane, \$500,000, 2 Bdrms, 1357 SqFt, 1951 YrBlt, 5-3-13
2004 Reliez Valley Road, \$1,615,000, 1 Bdrms, 831 SqFt, 1938 YrBlt, 4-26-13;
Previous Sale: \$575,000, 07-25-12
3472 Silver Springs Road, \$1,693,000, 3 Bdrms, 2302 SqFt, 1957 YrBlt, 5-1-13;
Previous Sale: \$1,520,000, 05-09-08
1079 Sunrise Ridge Drive, \$1,164,000, 4 Bdrms, 3615 SqFt, 1997 YrBlt, 4-30-13;
Previous Sale: \$1,200,000, 09-19-08
1083 Upper Happy Valley Road, \$1,175,000, 3 Bdrms, 2073 SqFt, 1957 YrBlt, 5-3-13;
Previous Sale: \$205,000, 12-16-85
5 Wellesley Court, \$2,635,000, 4 Bdrms, 4368 SqFt, 1980 YrBlt, 5-7-13;
Previous Sale: \$1,200,000, 12-05-02
3280 Withers Avenue, \$810,000, 3 Bdrms, 1693 SqFt, 1954 YrBlt, 4-30-13;
Previous Sale: \$857,000, 05-23-08

MORAGA

- 2016 Ascot Drive #B1, \$553,000, 3 Bdrms, 1682 SqFt, 1972 YrBlt, 4-26-13;
Previous Sale: \$425,000, 08-05-03
919 Augusta Drive, \$925,000, 3 Bdrms, 3000 SqFt, 1989 YrBlt, 5-6-13;
Previous Sale: \$510,000, 09-30-97
1266 Bollinger Canyon, \$1,110,000, 4274 SqFt, 2007 YrBlt, 5-8-13;
Previous Sale: \$343,000, 12-21-04
103 Cypress Point Way, \$699,000, 3 Bdrms, 1749 SqFt, 1973 YrBlt, 5-8-13;
Previous Sale: \$765,000, 08-16-05
141 Fernwood Drive, \$835,000, 4 Bdrms, 2226 SqFt, 1969 YrBlt, 5-1-13
259 Lakefield Place, \$1,590,000, 5 Bdrms, 4643 SqFt, 1977 YrBlt, 5-1-13;
Previous Sale: \$164,000, 08-05-77
651 Moraga Road #36, \$320,000, 2 Bdrms, 1144 SqFt, 1962 YrBlt, 5-8-13;
Previous Sale: \$101,500, 03-28-88
1533 Moraga Way, \$480,000, 2 Bdrms, 1604 SqFt, 1974 YrBlt, 5-7-13;
Previous Sale: \$60,000, 05-18-76

... continued on page D10



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Orinda's Sleepy Hollow Neighborhood

...continued from page D1

In the mid-1940s a new, lower set of stone gates marked the perimeter; those still stand.

Some Sleepy Hollow land was earmarked for recreational use. Du Puis said early residents talked the Rheems into setting aside a parcel for a neighborhood swimming pool. The Sleepy Hollow Swim Club was built on that land in 1955. Founding members and heirs were granted free membership, Du Puis said. She remembers a 1960s controversy over whether to add tennis courts on site. Members feared an increase in dues, but ultimately, the courts went in, and the club was re-named Sleepy Hollow Swim and Tennis Club.

Members recently celebrated the completion of a \$3 million revitalization project, including two new swimming pools and tennis court renovations (see related story, page A1).

Many Sleepy Hollow lots were zoned as one-acre or half-acre parcels until the late 1960s. "The [oversized] Boysen lot is now subdivided, after that terrible fire in which Mrs. Boysen and her father died," said Du



Puis. The property still referred to as the Long's Estate was also oversized. Public records show the Long family trust sold the home in 2001. The estate was listed as an 8,470-square-foot home on a 12-acre parcel of land.

Sleepy Hollow Homeowner's Association co-president Wayne Hill said there is "a lot of new blood" in the development as original owners move out and sell to young families. The association is charged with promoting neighborhood communication; something they've done through the online website NextDoor. The association also participates in the Firewise program, training volunteers to inform neighbors about how to eliminate ladder fuels in their yards.

An annual neighborhood barbecue at Sleepy Hollow Swim and Tennis Club helps promote community involvement, he said.

...continued on page D6

DON'T JUST TAKE OUR WORD FOR IT...

"You have dotted all the "I"s and crossed all the "T"s from the inception to the completion of this transaction. I am a stickler for detail and have appreciated greatly your consistently outstanding performance. You are the BEST!"

Bert Gilling, MD, Anesthesiologist

"Thank you for your excellent work in helping me sell my Lafayette home, and for your wise advice. There wasn't one time when I thought your suggestions were off the mark--they were always astute. Your staging and marketing was extremely effective."

David Johnson, Faculty member at Diablo Valley College



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What's Your Title?

By Andi Peterson Brown

Do you remember how you took title to your home? Are you a sole owner? Joint tenant? Is it community property? Is it in a trust? ...and are you sure?

A recent health scare with an extended member of my family brought this subject to the forefront for us. Once calm was restored and relief set in that all was going to be ok, we all started to mull over the dreaded "business of death" and "what would have happened" questions. Did this person have a will? Is there a Power of Attorney? Really, they picked who? Are there DNR instructions? What about the cat? What about the house? Would it have to be sold? Would there have been tax repercussions for the surviving family? And on and on this went as we all realized that we were grossly underprepared.

As this family member later did their due diligence with an attorney and began their estate planning in earnest, it was discovered that their property was not vested the way they had thought. There would have been major unintended legal and financial complications on surviving family. This family member was upset that their initial lack of planning could have caused such ramifications but took comfort in knowing that they were able to change their vesting to best suit their personal and financial goals.

Do you know how your home is vested? See above for why it's a good reason to check.



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Orinda's Sleepy Hollow Neighborhood

...continued from page D4

Sleepy Hollow Book Club member Patty Moore said their club is one of the oldest in Contra Costa County. Moore joined when she started chauffeuring her mother-in-law to meetings. The group was originally composed of young mothers who were "short on time to read." They met mid-morning, once a month when kindergarten was in session, to hear a book review from one member who read one book. The club still adheres to that format and schedule.

Sleepy Hollow Elementary School, one of four Orinda Union School District elementary schools, is perched on a hilltop. Built in 1953, the K-5 school has a student body of 390. Principal Ken Gallegos said the current enrollment includes grandchildren and children of alumni, and students usually hear the story of Irving's "The Legend of Sleepy Hollow" each October.

How perfect is that?

The next Lamorinda neighborhood featured will be Lafayette's Burton Valley.

To learn more about the history of the Sleepy Hollow Swim and Tennis Club, see the Lamorinda Weekly story, "Preserving a Community Gem - The Legend of Sleepy Hollow Continues," at

www.lamorindaweekly.com/archive/issue0616/Preserving-a-Community-Gem-The-Legend-of-Sleepy-Hollow-Continues.html.



"We have neat street signs [in Sleepy Hollow]," said Sleepy Hollow Homeowner's Association co-president Wayne Hill. "They're not the traditional wooden ones but curved..."

Photos Cathy Dausman

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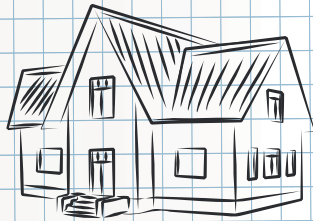
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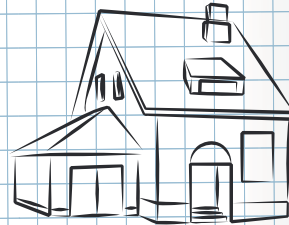
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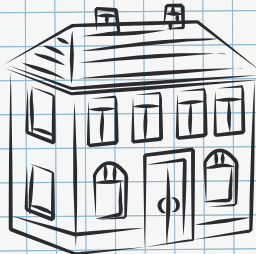
36 Los Altos, Orinda
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519 Miner Road, Orinda
\$3,000,000 Buyer



1083 Upper Happy Valley,
Lafayette
\$1,175,000 Buyer



79 Rheem Blvd, Orinda
\$1,325,000 Buyer

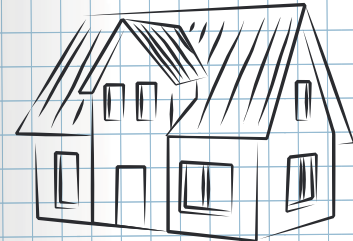


6 Ellen Court, Orinda
\$830,000 Buyer

PENDING



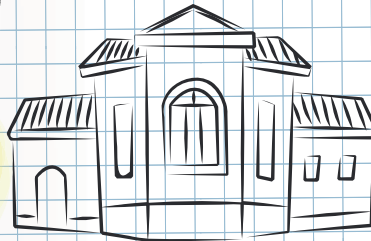
158 Paseo Del Rio,
Moraga \$1,025,000 Seller



16 East Altarinda, Orinda
\$1,400,000 Seller

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21 Via Barcelona, Moraga
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Lana Fitzpatrick

Coldwell Banker Top 100 Producer Presents



57 Parson Brown, Moraga



Rep. Seller, \$1,650,000

1581 Del Monte Court, Moraga



This single level, 4 bedroom, 2 bath, 2100 sq. foot home with a sparkling pool, is conveniently located to bike trail, the Moraga Commons, library, school and shopping.

113 Cypress Point, Moraga



Rep. Buyer, \$750,000

4 Whiting Court, Moraga



Rep. Seller, \$1,350,000

108 Warfield, Moraga



Rep. Buyer, \$790,000

470 Fernwood, Moraga



Rep. Buyer, \$1,110,000



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Soraya's Home Tip of the Month:

What is a good way to add value to your home this Spring?

Create an outdoor room! Outdoor rooms have become a huge trend in the last couple of years and they are one of the top 10 home trends for 2013. These spaces are becoming more of an extension of indoor spaces with nice furnishings, kitchens, fire pits and even curtains!

Adding a deck for extra outdoor space is also a good investment. You will not only be able to enjoy the additional space, but you will recoup 67.1% of the cost upon sale (per the 2012-13 Cost vs. Value Report).

Whatever you do to your home, make sure it is something you will enjoy and if you plan on selling it in the near future, keep in mind those projects that will add value so that you get the highest possible price upon selling.

Call me for help with buying or selling your home or if you just have questions on your home's value. I'm happy to help. I have a great team and

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Lamorinda Home Sales recorded

...continued from Page D2

MORAGA ... continued

146 Paseo Del Rio, \$1,250,000, 3 Bdrms, 3078 SqFt, 1977 YrBlt, 4-30-13

224 Sandringham Drive #N, \$901,000, 4 Bdrms, 2577 SqFt, 1974 YrBlt, 4-29-13

397 Tharp Drive, \$1,050,000, 5 Bdrms, 2424 SqFt, 1968 YrBlt, 4-26-13;

Previous Sale: \$314,000, 12-29-86

160 Via Joaquin, \$605,000, 3 Bdrms, 2117 SqFt, 1980 YrBlt, 5-8-13;

Previous Sale: \$555,000, 04-09-10

ORINDA

156 Ardith Drive, \$1,630,000, 5 Bdrms, 3181 SqFt, 1961 YrBlt, 4-30-13;

Previous Sale: \$680,000, 09-26-97

339 El Toyonal, \$960,000, 4 Bdrms, 2429 SqFt, 1962 YrBlt, 5-7-13;

Previous Sale: \$180,000, 06-09-83

16 Evergreen Drive, \$912,500, 5 Bdrms, 2430 SqFt, 1965 YrBlt, 4-26-13;

Previous Sale: \$375,000, 12-20-93

10 Hilldale Court, \$1,507,000, 3 Bdrms, 2731 SqFt, 1955 YrBlt, 5-2-13;

Previous Sale: \$779,000, 07-21-00

53 La Cresta Road, \$970,000, 4 Bdrms, 2086 SqFt, 1949 YrBlt, 5-1-13;

Previous Sale: \$578,500, 09-28-12

35 Los Dedos Road, \$1,085,000, 3 Bdrms, 1698 SqFt, 1959 YrBlt, 5-8-13;

Previous Sale: \$185,000, 10-19-78

255 Manzanita Drive, \$1,250,000, 4 Bdrms, 2376 SqFt, 1958 YrBlt, 4-30-13;

Previous Sale: \$750,000, 10-23-12

251 Monte Vista Ridge Road, \$1,850,000, 4 Bdrms, 4527 SqFt, 1989 YrBlt, 4-30-13

34 Oak Road, \$1,425,000, 4 Bdrms, 2689 SqFt, 2001 YrBlt, 5-2-13;

Previous Sale: \$1,375,000, 08-11-06

33 Southwood Drive, \$1,380,000, 3 Bdrms, 2965 SqFt, 1938 YrBlt, 5-3-13;

Previous Sale: \$313,500, 05-29-87

42 St. Stephens Drive, \$1,020,000, 4 Bdrms, 2744 SqFt, 1962 YrBlt, 5-8-13;

Previous Sale: \$642,500, 10-05-01

32 Sunnyside Lane, \$1,085,000, 3 Bdrms, 2554 SqFt, 1970 YrBlt, 4-30-13

Jim Colhoun Presents



Big views of Mt. Diablo from this 3800 sq ft Alamo home. Next to Roundhill C.C., this mainly single-level home features a home theater, grand-sized living room and a separate downstairs in-law apartment. Visual tour at www.2353HagenOaks.com.

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Just completed in 2013 by Ryder Homes, this single level, 2,892 SF home offers all the features and amenities of new construction in the heart of Lafayette. Walking distance to top rated Acalanes schools, shopping, restaurants and coffee shops, this home was designed for family living and entertaining. A beautiful kitchen with a large island is adjacent to the family room and dining area, all of which open to the outdoor deck.



Glenn Matsuhara, Broker phone: (925) 376-2002 cell: (510) 913-3873 email: matsusf@aol.com

DRE # 00646297



Digging Deep with Cynthia Brian

Garden Gala

By Cynthia Brian

"The day is coming when a single carrot, freshly observed, will set off a revolution."

– Paul Cezanne, French artist, 1839-1906

Entertaining in the summer garden is my favorite manner to gather friends and family for al fresco dining, conversation, and laughter. There is always so much to celebrate in June – end of school, graduations, Father's Day, birthdays, showers, and weddings that sprucing up the end of my springtime yard in anticipation of the summer to come is stimulating and pleasurable. (In truth, the 37 green bins of dried daffodil, tulip, and freesia leaves that I pulled and collected to add to my compost pile was not exactly fun, but it was necessary.)

After power washing and sealing the brick and stone patio, washing all the outdoor furniture, sweeping the cobwebs from crevices, cleaning the barbecue, repairing the nightscaping, filling the fountains and pond, I took an inventory of what's hot and what's not.

My beautiful peonies, camellias, and rhododendrons finished just as my foxgloves, hollyhocks, geraniums, abelia, and pelargoniums exploded into bloom.



The tall spires of foxglove (digitalis) thrive in shade or sun. Plant is toxic, yet beautiful.



Queen Anne cherries are coveted by both birds and Cynthia Brian.

Photos Cynthia Brian

As the weather warms, the calla lilies are nearing the finish line for the year while the Four O'Clocks and Stargazers are setting blooms. Since the spring bulbs had completed their beauty routine, the garden was in need of perky colorful annuals. I planted dianthus, dahlias, zinnias, lobelia, and salvia to enliven the palette. The isotoma blue star creeper was expanding exponentially on my lawn, much to my delight, although a greedy gopher had moved in. That problem was quickly remedied by putting garlic in the holes. Next it was on to the orchard as I prepped for my nature revelry.

The birds, squirrels, and deer had obviously also decided it was party time. A flock of jays and crows swarmed my Queen Anne cherry tree, each flying off to enjoy their spoils sitting on my pickets with a red ball in each beak. I had carefully watched the flowers turn to buds, then turn to fruit for the past few months and wasn't about to relinquish my claim to my cherry treasure.

...continued on next page



Invite butterflies to your garden by adding a butterfly abode to your landscape.



A basket of pelargoniums hangs from a pole to create a ball of fiery sparkle.

Leaning the ladder against the trunk and bending the branches to almost breaking point, I filled my basket with the sweetest as well the greenest cherries, leaving only the top branches for the birds. A garden is to share, after all. The squirrels attacked my two loquat trees, but not before I was able to pluck enough of this luscious Mediterranean delicacy for our own personal pleasure. (FYI: loquats have large pits that will sprout into trees when spit into the garden. That's why I have two trees instead of the one I actually planted!) The deer noticed that the gladioli had sprouted and began their dine-around, therefore I uprooted the corms to replant in my fenced back yard. My bucked was filled to the brim with hundreds of gladioli cormels. Six hours later, I had free sword lilies in all the right places. Picnicking on the patio, we watched two bucks stand on their haunches stretching for the Asian pears. "There is plenty for all," I declared, while everyone at the table enjoyed their acrobatic antics.

...continued on page D14



Lacy oak leaf hydrangeas thrive in the mottled shade.

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Digging Deep with Cynthia Brian

...continued from page D13

Feeling smug that I had outsmarted the gopher, blue jays, crows, squirrels, and deer, I ventured to see what was ripe and ready in my vegetable garden. Before arriving, I snapped a photo of two dragonflies “in flagrante” in my crepe myrtle bush, a sight I had never witnessed. They didn’t budge the entire time I was inspecting the herbs. The pilgrimage to my potager revealed an absence of culinary poverty. Artichokes, arugula, sorrel, lettuces, potatoes, radishes, carrots, beets, Swiss Chard, mustard, mints, parsley, cilantro, dandelions, onions, fennel, nasturtiums, kale, thyme, basil, guava blossoms, and many greens were the beginnings of the fresh summer flavors awaiting my table. Dust the dirt off a just dug carrot and you’ll understand Cezanne’s words about a revolution. There is nothing more tasty than eating what you grow straight from the soil. It’s superfood packed with all the vitamins, taste, and heart-health nutrients we all crave and need. Soon I’ll be harvesting tomatoes, peppers, eggplant, cucumbers, squash, beans, peas, tomatillos, melons, and whatever other seeds I planted or the birds brought in.

Now that summer is upon us, any day or evening is worth celebrating. Arrange a pretty table with bouquets of fuchsia hued carpet roses, get out the croquet mallets and horseshoes, set out the votives, fill the tiki torches with oil, light the fire pit, let the birds sing the tunes and the wildlife provide the entertainment for a

stellar summer supper. Throw some burgers, salmon, or halibut on the grill along with greens, fruit, and veggies, open a bottle of local vino, and invite your loved ones over for a garden fresh feast. Let’s get this party started!



Nature calls – a rare sight – dragon flies mating on a crepe myrtle.



Carpet roses, cypress trees, and grasses make great cut bouquets for any gala gathering.



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Mulching trees and shrubs conserves water

Mulching is important for trees and also shrubs. Besides being attractive, mulch can be used to conserve soil moisture, to buffer soil temperature extremes, to control weeds and competing vegetation and to replenish organic matter and nutrients in the soil.

The majority of landscape trees evolved in a woodland environment with natural mulch around them. Often the practice is to rake up or blow away any natural mulch in a home landscapes.

In a natural environment, trees generally do not grow in lawns or meadows and their root systems do not compete well against lawn grasses. A mulched area around a tree should be provided for the benefit of the tree. The size of the mulched areas around a tree depends on the size of the tree.

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

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Cynthia Brian's Gardening Guide for June

To the dull mind all nature is leaden. To the enlightened mind the whole world sparkles and burns. ~ Ralph Waldo Emerson

The summer season sensually speaks to us of water, fragrance, flowers, fireworks, deck lounging, hammock swinging, sleepovers, swim meets, barbecues, celebrations, camping, concerts, traveling, and eating fresh, fresh, fresh direct from your garden. Whatever you do this June, decide to plant something edible—herbs, vegetables, fruits, or berries. Make iced tea from black currant leaves mixed with fennel, create your unique designer waters with cucumbers, limes, and peaches; delight your guests with a refreshing cold soup of blended melon, mint, and ginger. There is a plethora of abundant varieties to choose from and space is not an issue. Plant, grow, care, harvest, eat, and be healthy. Your enlightened body, mind, and spirit will be grateful to your inner gardener and your world will sparkle and shine.

- **MAKE** your own potting mix by combining equal parts of compost, good soil, and sand. Add leaf mold plus a small amount of liquid fertilizer.
- **GROW** Swiss chard, kale, lettuce, cilantro, parsley, and basil in containers with rollers to provide a quick snip for your supper.
- **WEED** a final time before the hot weather arrives. Weeds suck the moisture from nearby plants.
- **BRING** butterflies to your landscape with lantana, butterfly bush, and sunflowers. Butterflies have sensory receptors on their feet to help them land on their tasty treats rapidly. Go a step further and provide a butterfly dwelling on a perch.
- **POUR** leftover beer in saucers to trap slugs and snails.
- **WATER** lawns and flowerbeds deeply to encourage strong root growth.
- **HARVEST** seeds of perennials like pentstemon, calendula, and poppies to spread in other areas where color is needed.
- **SUCCESSION** planting is the key to a plentiful supply of summer greens including lettuces, arugula, beets, carrots, and radishes. Sow your favorite seeds every three weeks as you consume.
- **PREVENT** fires by removing debris, dead branches, and refuse from around your home and yard.
- **DAZZLE** your summer garden by planting dahlias in full sun with good drainage. You'll enjoy blooms until the first frost.
- **PROVIDE** food, cover, water, and nesting places for birds, butterflies, and bees with nectar-rich plants, host plants, and seed-bearing plants. Your garden can become a popular wildlife destination ensuring a long blooming season. Plant asters, cosmos, amaranth, echinacea, peppers, eggplant, squash, lavender, bee balm, zinnia.
- **PLANT** day lilies (hemerocallis), the main stay of summer gardens for prodigious numbers of flowering stems, heavily loaded with buds, from June to September.
- **GIVE** your children sunflower seeds to plant. The seeds are large and pop out of the ground quickly, delighting the child within us all. Sunflowers are the essence of summer fun.
- **TRIGGER** delightful memories with the seductive powers of afternoon/evening fragrant blooms including Angel trumpets, Nicotiana, four o'clocks, evening stock, summer phlox, and evening primrose. To strengthen the scents, water your garden before sunset.
- **CUT** back leggy perennials and deadhead roses as blooms wither. Save the rose petals to make rose water.
- **PACK** your garden with summer blooming bulbs including gladioli, lilies, and allium.
- **SPREAD** seeds of calendula in your potager or vegetable garden to harvest the flavor of "poor man's saffron." Calendula don't transplant well, thus seeding is best.
- **EAT** organic fruits and vegetables from your garden or farmers' market for a variety of reasons – your own health, the health of the planet, and generally heightened environmental awareness.
- **SHORT** on space? Plant a container garden of fruits and vegetables. Seed companies have developed plants that are compact in size, yield more, taste great, and feature unique colors and shapes.
- **SAVE** the monarchs. Plant milkweed, the butterfly's favorite nectar. P.S. A spectacular 3-D movie about the monarchs' odyssey, *The Flight of the Butterflies*, is now showing in 40 IMAX theaters at museums across the country.
- **SHAKE** the dead leaves from magnolia trees using a sweeping motion with a broom or tall pole. Within days, the large creamy white blossoms explode with pollen attracting the buzzing bees needed for garden pollination.
- **ADD** a taste of the tropics to your landscape with the pineapple guava shrub. It boasts edible pretty magenta and white striped petals topped with fireworks of cranberry feathered pom poms plus later in the year delicious green fruit great for juice or jam.
- **FIRE** up the tiki torches, votives, and fire pits to illuminate the summer gatherings.
- **WATCH** for your plums and apricots to ripen soon. The birds will be the first to your trees so either pick early or net the branches you want to keep.
- **EXPLORE** the world of bee pollinators and create a garden filled with nectar-rich flowers.
- **CONGRATULATIONS** to all our graduates. Encourage them to become green thumbs by gifting a peace lily to keep their dorm room air fresh. (These spathiphyllum are resilient indoor plants that are hard to kill!)
- **THANKS** to all the great men who are shaping the lives of our children with their love and dedication. Happy Father's Day! We lift our rakes to you.

Happy gardening and happy growing to you!

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Cynthia Brian
The Goddess Gardener
Cynthia@goddessgardener.com
www.goddessgardener.com
925-377-7827
Cynthia is available as a speaker and consultant.



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ORINDA



New Listing

674 Moraga Way Wonderful 4bd/3ba family home w/vaulted ceilings, hdwd flrs, double pane windows. Home was updated few yrs ago. Newer kitchen opens to family rm. Lvl yd w/pool. Walk to schools.

\$949,000

ORINDA



New Listing

154 La Espiral Situated above Orinda Country Club area, this traditional offers wonderful floor plan in private setting. 2 story, 4+bd/3 ba, remodeled kit, 2 decks overlooking trees & flat grassy yard.

\$1,199,000

ORINDA



New Price

9 Las Piedras Picturesque 6 bedroom private estate in a park like setting. Views, level lawn and recreational pool. Classic custom home with vaulted ceilings, walls of windows, and hardwood floors.

\$1,495,000

ORINDA



New Listing

29 La Vuelta Custom built contemporary in heart of OCC. Impressive entry, spacious living & well-appointed kit, walls of windows, master w/private terrace. Au pair quarters w/full kit. Separate office.

\$1,595,000

ORINDA



199 Crestview Drive Stunning 3400 sf home built in 2006 with beautiful architectural detail. Granite kitchen opens to expansive family room with vaulted ceiling, custom fireplace. Outdoor kitchen, huge level lawn. View knoll surrounded by oaks.

\$1,599,000

ORINDA



New Listing

393 Camino Sobrante Elegant 4Br/3.5Ba, 3653sf updated custom traditional in country club location. Chef's kitchen/din&fam rm combo; 2nd fam rm on lower level; lrg patio w/outdoor kitchen, pool & spa. A showplace!

\$1,999,000

ORINDA



65 La Espiral Updated 4bd/4ba with beautiful custom features & amenities. Very well maintained. Majestic setting, lovely gardens, new pool + views/privacy, fully fenced. Tuscany ambiance, European flair.

\$2,195,000

ORINDA



17 Tappan Lane Vistas across Orinda come alive from all rms of this spacious 4,155 sf w/ 6 bd/4 ba & 2 half ba. High ceilings & light & bright. Perfect for fun in the sun w/yards, decks, pool, & vineyard on 1.15 ac.

\$2,495,000

ORINDA



Coming Soon

40 Los Altos Prime acreage in OCC, 2 ac w/ tennis, swimming pool, cabana. Lush landscape & view of Orinda Hills. 5bd/3.5ba 4600+ sf contemporary. Priced to sell. Taking appts for showing now.

\$3,595,000

ORINDA



33 Dias Dorados OCC prime location historical Spanish Hacienda on 1.67 acre spectacular grounds. Beautifully updated, Grand living areas, wine cellar, library, fabulous master, stylish guest house, 4 car gar.

\$3,950,000

LAFAYETTE



970 2nd Street Premium location, original charm circa 1946. Trail neighborhood, walk to town, 3bd/2ba w/priv. lvl back yd, huge side yd. Hardwood floors, vaulted ceilings. Bonus studio above garage.

\$865,000

LAFAYETTE



New Listing

938 1st Street "Trail Neighborhood" Prime location, 3bd/2ba, approx. 2100sf. Great rm opens to backyard & deck. Formal dining & living rms +breakfast nook/bar. Tons of natural light, vaulted ceilings. Walk to town.

\$985,000

CLAYTON



6024 High Street Beautiful detached downtown patio home built in 2007, 4bd/2.5ba, 2124sf on 5100sf lot. Hdwd flrs, high ceils. Great location. Walk out front door to Sat. Farmers Market or coffee.

\$645,000

RICHMOND



New Price

6170 Plymouth Avenue 3bd/1.5ba w/2850sf Richmond View hm needs TLC but real possibilities. Bring contractor & investor. Price incl. separate .40 ac lot for possible dvlprmt. Possible ct confirm. As is! No reports.

\$489,000

WALNUT CREEK



New Listing

652 Saint Ives Court Beautiful light-filled single level with exceptional upgrades. Gorgeous master bath, spacious kitchen, new appliances, granite. Vaulted ceilings. Quiet court. New A/C & much more!

\$635,000

WALNUT CREEK



2050 Shell Ridge Trail Northgate Vineyard Estate with Gated 1.08 Acres, Grand main house, gorgeous grounds, guest/ party house with movie theatre, diner style game room + newer salt-water pool, 5-car garage.

\$1,950,000



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