

Lamorinda OUR HOMES

Lamorinda Weekly Volume 08 Issue 6 Wednesday, May 21, 2014



Digging Deep with Cynthia Brian ...read on page E16

Lean Back, Open the App, and Manage Your Systems

Technology enables homeowners to run everything from hot tubs to TV from afar

By Chris Lavin



Peter Lineweaver of Moraga starts his evening shopping at Safeway in Moraga by queuing up his Bose stereo system at home so that it will be playing when he arrives.

Photo Chris Lavin

It was only 15 years ago that reporters at the San Francisco Chronicle attended a mandatory training session regarding references they were making to technology in their stories. “Don’t,” the trainer admonished, “write, ‘And they’re talking about it on the Internet.’ That’s a big old ‘duh’ by this point.”

In 1940, reporters were writing the same thing, only they were calling it the telephone.

Now, in this story that will likely be deemed a big “duh” two years from now, people are indeed running their homes – from their security systems to their washing machines – via an application (OK, OK, an “app”) on their phones.

“This is just the beginning,” said Edward Zeidan, of Lafayette. He started his Nerd 4 Rent business back in 1984 and while he’s had ups and downs with the economy, he’s been in demand ever since. “People buy a nifty alarm system but then they need help with getting it synched with the rest of the network. It’s all about the network.”

Homeowners throughout Lamorinda are synching everything. Gone are the days of pulling out the remote for the automatic garage door opener, now so passé.

... continued on page E6

THE *Beaubelle* GROUP



NEW LISTING ~ MORAGA ~ \$1,275,000

Tucked along a quiet court is a charming and traditional one-story ranch-style home meticulously remodeled with superb finishes and attention to detail. The three-bedroom, three-bathroom home offers hardwood floors, vaulted beamed ceiling, bay windows, marble, slate, chef's kitchen, French doors and so much more! The park-like setting on the almost one-third-acre lot features a beautifully landscaped exterior.



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	19	\$645,000	\$2,700,000
MORAGA	11	\$552,000	\$1,800,000
ORINDA	12	\$555,000	\$1,875,000

Home sales are compiled by CalREsource, 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 CalREsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 1036 Dolores Drive, \$1,310,000, 4 Bdrms, 2555 SqFt, 1953 YrBlt, 4-15-14;
Previous Sale: \$750,000, 05-23-01
- 4060 Fiora Place, \$1,150,000, 3 Bdrms, 1508 SqFt, 1951 YrBlt, 4-16-14;
Previous Sale: \$39,000, 06-25-71
- 2 Hartwood Court, \$1,325,000, 4 Bdrms, 2418 SqFt, 1960 YrBlt, 4-11-14;
Previous Sale: \$1,100,000, 07-15-04
- 1250 Laurel Lane, \$2,325,000, 4 Bdrms, 3652 SqFt, 1957 YrBlt, 4-24-14
- 677 Moraga Road, \$2,130,000, 4 Bdrms, 5702 SqFt, 1980 YrBlt, 4-14-14;
Previous Sale: \$1,450,000, 02-12-13
- 3620 Mosswood Drive, \$820,500, 3 Bdrms, 2072 SqFt, 1948 YrBlt, 4-25-14;
Previous Sale: \$600,000, 02-24-03
- 3353 North Lucille Lane, \$645,000, 2 Bdrms, 1097 SqFt, 1953 YrBlt, 4-15-14
- 3137 Old Tunnel Road, \$885,000, 3 Bdrms, 1563 SqFt, 1959 YrBlt, 4-15-14;
Previous Sale: \$599,000, 04-25-01
- 3141 Padre Street, \$900,000, 4 Bdrms, 2126 SqFt, 1962 YrBlt, 4-24-14
- 12 Park Gate, \$1,275,000, 5 Bdrms, 3258 SqFt, 1973 YrBlt, 4-25-14
- 971 Pleasant Hill Road, \$950,000, 4 Bdrms, 2497 SqFt, 1977 YrBlt, 4-15-14;
Previous Sale: \$405,000, 07-21-93
- 3398 Ridge Road, \$895,000, 4 Bdrms, 2088 SqFt, 1958 YrBlt, 4-17-14;
Previous Sale: \$848,500, 03-29-12
- 3340 Rowland Drive, \$2,700,000, 4 Bdrms, 4627 SqFt, 1949 YrBlt, 4-11-14;
Previous Sale: \$825,000, 05-30-97
- 3290 Springhill Road, \$1,050,000, 3 Bdrms, 1576 SqFt, 1954 YrBlt, 4-18-14
- 990 Stow Lane, \$1,755,000, 3 Bdrms, 3031 SqFt, 1979 YrBlt, 4-11-14;
Previous Sale: \$510,000, 02-26-93
- 3760 Sundale Road #3762, \$947,000, 4 Bdrms, 2375 SqFt, 1951 YrBlt, 4-17-14;
Previous Sale: \$910,000, 06-29-05
- 1226 Warner Court, \$847,000, 3 Bdrms, 2004 SqFt, 1952 YrBlt, 4-23-14
- 1 West Creek Court, \$857,500, 3 Bdrms, 1926 SqFt, 1953 YrBlt, 4-25-14;
Previous Sale: \$525,000, 09-28-11
- 3280 Woodview Drive, \$1,350,000, 4 Bdrms, 2477 SqFt, 1964 YrBlt, 4-18-14;
Previous Sale: \$725,000, 06-07-13

... continued on page E12



KURT PIPER GROUP

Pocket Listing



- 5 bedrooms, 4 baths, 3100± sq. ft.
- Flat .37±AC with pool & sport court
- Close to town, trail, schools

679 Los Palos Dr, Lafayette
Offered at \$1,750,000

Just Listed



- 5 bedrooms, 4 baths, Burton Valley
- 3769± sq. ft. big floor plan
- .63±AC beautiful private yard

529 Morecroft Dr, Lafayette
Offered at 1,550,000

Just Listed



- 3+ bedrooms, 2 baths, 1700± sq. ft.
- Expandable .74±AC flat lot
- Close to town, trail & schools

710 Saint Marys Rd, Lafayette
Offered at \$1,250,000

Just Listed



- 4 bedrooms + office, 2 baths
- Lovely yard spaces. Large patio.
- .55±AC with views of Mt. Diablo

3380 Reliez Highland Rd, Lafayette
Offered at \$1,195,000

Pending ~ Represented Buyer



- 3 bedrooms + office, 2 baths
- Close in Burton Valley location
- Flat .25±AC parcel

616 Lancaster Dr, Lafayette
Offered at \$1,287,000

Sold ~ Represented Buyer



- 4 bedrooms, 3.5 baths, 4600± sq. ft.
- Exquisite over 1±AC flat lot
- One-of-a-kind park-like setting

3340 Rowland Dr, Lafayette
Offered at \$2,650,000

Sold ~ Represented Seller



- 4 bedrooms, 2 baths, 2000± sq. ft.
- Sparkling pool & big yard
- .25±AC cul-de-sac lot

326 Lowell Ln East, Lafayette
Offered at \$1,149,000

Sold ~ Representes Seller



- 4 bedrooms, 2.5 baths, 2298± sq. ft.
- Spacious kitchen. Built in 1975.
- Desirable Orinda Country Club

52 Miner Rd, Orinda
Offered at \$919,000

Kurt Piper



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Christine Gallegos



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Leslie Piper



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Amy Price



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Sophisticated Moraga Country Club Living



38 Corte Pinon, Moraga

Updates abound in this spacious, 2-story home. From the Brazilian cherry floors to the stainless and granite kitchen and updated baths, there's nothing to do but move in and enjoy. There are 3 bedrooms, including 2 master suites, a loft, and 3.5 baths. The kitchen opens to an inviting family room with fireplace. The dramatic living room has a vaulted ceiling and second fireplace and opens to the formal dining area and a private deck. Enjoy all that Moraga and the Moraga Country Club have to offer. Close to the Moraga Farmer's Market, top-rated schools, walking paths and more. **Offered at \$849,000**



Wendy Holcenberg
wendy@holcenberg.com

925.253.4630
CalBRE#00637795

Michelle Holcenberg
michelle@holcenberg.com

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Classic Craftsman in Baywood



5016 Winchester Court.com

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Patricia Battersby

925-330-6663

pb@patriciabattersby.com

BRE# 00854469

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Close to School, Park, Trail

\$995,000

1172 Glen Road, Lafayette

Happy Valley Glen!

Sensational Yard & Gardens

4 BD, 3 BA 2263 Sq Ft* .3 Acre*

Large Living & Family Rooms

Updated Granite Kitchen

Favorite Neighborhood

Close to Town, Commute

\$1,395,000



*per Public Records

Lean Back, Open the App, and Manage Your Systems

... continued from page E1



Edward Zeidan of Nerd 4 Rent shows that his car is safe and sound in the parking lot. He's shopping for a similar system for his Lafayette home that will be able to monitor his house by phone.

Photo Chris Lavin



Small cameras are popular security devices that can be integrated into home networks, so that any motion or pictures can be sent to a cell phone.

The gate and the door are on the smartphone, too.

"There are so many more devices now that connect to the network," Zeidan said. "Audio visual – the audio-visual folks are having a terrible time adapting, because everything is computerized now, and didn't used to be. But starting in the mid-2000s everything started getting integrated into the network. Your speakers, hot tubs, swimming pools, lighting, shutters, room temperature – everything."

Zeidan picked up his phone and punched the icon for the security camera pointing to the parking lot.

"My car's still there," he said.

In his hand he held an average smartphone, and even that has more computer power than got the Apollo space mission to the moon in 1969. RAM memory has become so inexpensive, he said, that almost any electronic device in the home can be programmed to interface with a phone or a tablet. You can start the wash, turn on the hot tub, or filter your pool. He said Sonos wireless hi-fi systems and Lorex home security systems are particularly popular.

... continued on page E10



Zeidan doesn't rely totally on technology for security. In what he calls "hillbilly security," he is not afraid of large metal locks.



Coming Soon!

232 Ivy Drive, Orinda

Spacious fixer-upper in great neighborhood, just minutes to K - 12 schools, shopping & BART bus. 4BR/3BA, approximately 2,146 sq. ft. on approximately .26 acre lot with large level yard and room for expansion.



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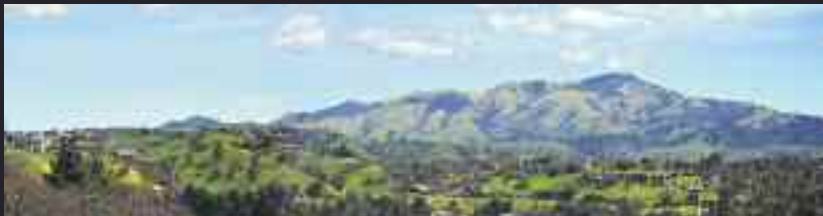
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16 Quail Xing, Moraga

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Just Listed // 2133 Donald Drive #10, Moraga
3 Bedrooms // 1 1/2 Bathrooms // \$389,000



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Offered at \$1,150,000



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Lean Back, Open the App, and Manage Your Systems

... continued from page E6

“Your smartphone is your universal remote,” Zeidan said. “You don’t have to have individual remotes for anything anymore.”

Zeidan’s real-time cameras could catch a thief in the act. He’s poised and ready: His business has been burgled twice. He now has cameras and motion detectors throughout his Concord office, and is shopping for a system for his Lafayette home. Depending on the cameras’ resolution, a system will run from around \$250 to \$1,200. Zeidan likes high resolution.

“If someone is breaking in, I want to be able to see a face,” he said. “I want a license plate.” He has so many cameras that if you’re talking to him in the office and waving your arms you can see yourself on his phone.

Zeidan occasionally runs late getting home, and

if there’s a favorite TV show coming on, all he has to do is pick up his phone and have his home network record it. One of his favorite jobs was in a large home that threw big parties, so he hooked up the network so that music could be synchronized by phone for the dance floor, with different music piped to the area where people were quietly chatting over hors d’oeuvres, and other areas. “You don’t want loud dance music in all those areas,” he said. But you don’t have to run from one area to another to keep it all going, either, he said.

Sarah Kellar, a realtor with the Dana Green Team, has been surprised by how many homes now have Nest systems installed to control indoor temperatures. The systems also send alerts to a phone when a smoke or carbon monoxide detector goes off.

“Probably half of all homes have them now,” she said. “We’re headed into a new world again.”

And even more people have them in their second homes, she said. Going up to Tahoe? Turn on the heat from the highway. “You program your phone to turn on the heat and you don’t have to wait for three hours for the house to warm up. You can just turn on the furnace en route. Lots of people are using these systems that way.” In reverse, you can turn your lights on and off back home to make it look like you’re home, while monitoring your security cameras.

No app is available yet for shoveling the snow for arrival or cleaning the kitchen before you return. But they’re probably not far off.



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4BR/2BA, 2268 sq ft on .66 acre
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Lamorinda Home Sales recorded

... continued from page E2

MORAGA

- 76 Ashbrook Place, \$1,349,000, 5 Bdrms, 2531 SqFt, 1971 YrBlt, 4-22-14
50 Ascot Place, \$613,000, 2 Bdrms, 1455 SqFt, 1973 YrBlt, 4-15-14
1432 Camino Peral, \$552,000, 3 Bdrms, 1440 SqFt, 1971 YrBlt, 4-18-14;
Previous Sale: \$605,000, 07-27-07
24 Carr Drive, \$1,236,000, 5 Bdrms, 2084 SqFt, 1962 YrBlt, 4-11-14;
Previous Sale: \$800,000, 04-18-03
833 Crossbrook Court, \$1,115,000, 4 Bdrms, 2128 SqFt, 1964 YrBlt, 4-17-14;
Previous Sale: \$1,000,000, 06-25-09
1704 Del Monte Way, \$1,200,000, 4 Bdrms, 2317 SqFt, 1969 YrBlt, 4-15-14;
Previous Sale: \$955,000, 04-02-08
24 Hanson Court, \$639,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 4-16-14;
Previous Sale: \$264,000, 05-14-93
60 Hardie Drive, \$1,235,500, 4 Bdrms, 2541 SqFt, 1962 YrBlt, 4-11-14
3 Hastings Court, \$1,800,000, 4 Bdrms, 3743 SqFt, 1989 YrBlt, 4-16-14
119 Sandringham Drive #S, \$1,600,000, 4 Bdrms, 2772 SqFt, 1977 YrBlt, 4-18-14;
Previous Sale: \$532,500, 05-01-97
420 Stonefield Place, \$1,300,000, 5 Bdrms, 2759 SqFt, 1965 YrBlt, 4-25-14;
Previous Sale: \$1,152,000, 08-09-05

ORINDA

- 73 Brookwood Road #5, \$555,000, 2 Bdrms, 1020 SqFt, 1962 YrBlt, 4-23-14;
Previous Sale: \$565,000, 03-15-06
106 Camino Don Miguel, \$1,300,000, 4 Bdrms, 3017 SqFt, 1940 YrBlt, 4-10-14
171 Camino Pablo, \$983,000, 3 Bdrms, 1431 SqFt, 1936 YrBlt, 4-18-14;
Previous Sale: \$700,000, 05-28-03
5 Corte Bombero, \$1,100,000, 4 Bdrms, 1531 SqFt, 1956 YrBlt, 4-22-14;
Previous Sale: \$953,000, 10-23-08
5 Edgewood Court, \$795,000, 3 Bdrms, 1504 SqFt, 1958 YrBlt, 4-16-14
19 Ivy Drive, \$790,000, 3 Bdrms, 1808 SqFt, 1954 YrBlt, 4-24-14
52 Miner Road, \$919,000, 3 Bdrms, 2298 SqFt, 1975 YrBlt, 4-22-14
68 Morello Place, \$1,339,500, 4-11-14
207 Orchard Road, \$940,000, 2 Bdrms, 1640 SqFt, 1948 YrBlt, 4-18-14;
Previous Sale: \$650,000, 06-24-03
550 Orindawoods Drive, \$1,875,000, 3 Bdrms, 4961 SqFt, 1997 YrBlt, 4-23-14
52 Singingwood Lane, \$1,555,000, 4 Bdrms, 2635 SqFt, 1972 YrBlt, 4-15-14
28 Southwood Drive, \$986,000, 4 Bdrms, 2709 SqFt, 1954 YrBlt, 4-10-14;
Previous Sale: \$600,000, 02-28-01



SOLD

5 CORCORANS



SOLD

26 ST. STEPHENS



SOLD

2 W ARBOR



SOLD

12 PARK GATE



SOLD

104 ACALANES



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95 SCENIC



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Memorial Day, Helpful People and Gratitude: A FengShui Perspective

By Michele Duffy

Memorial Day may mean the beginning of summer, backyard barbecues and the slathering of sunscreen while donning a new swim suit at one of the area beaches, but for many, it is symbolic of one ideal: gratitude.

Learning to appreciate what you already have (yogi's call this *samtosha*) instead of what you lack is a valuable life skill to promote a sense of well being. From a FengShui perspective, gratitude is easily expressed through healthy plants, joyful family photos, and warm colors that we infuse inside our homes. A home filled with gratitude is fantastic FengShui.

While each of us have our own ideas of what constitutes health and happiness, there is some consensus that solid relationships, a healthy outlook and a sense of curiosity about life contribute greatly to achieving contentment. When we express thanks it impacts the receiver and it also benefits the one giving thanks.

There are nine "life" areas of the FengShui Bagua map (see diagram). By focusing on the "Helpful People" area of the Bagua Map, we can recognize the blessings in our lives. Acting upon them regularly improves our quality of life and our awareness and appreciation of others. This is good FengShui and karma since none of us achieves lasting happiness, health or success without the constant help of others.

Albert Schweitzer, the Nobel Peace Prize recipient, once said, "At times our own light goes out and is rekindled by a spark from another person. Each of us has cause to think with deep gratitude of those who have lighted the flame within us."

If you stand at your front door looking into your home, the Helpful People area is located to the near right corner from where you stand and is connected to and symbolizes blessings and helpful people who bless your life. When we fully "activate" a particular Bagua area, like Helpful People, we do this in the house, master bedroom and the yard so the garden receives a lot of healthy FengShui.

The Helpful People area of the FengShui Bagua is governed by the metal element. We can "activate" the metal element of this life area by placing metal sculptures of our loved ones, angels or Buddhas, and the colors that represent metal including white, grey, silver, and metallic in that location. Place art that depicts all we are grateful for or who we are grateful for, including photos in metal frames of our helpful people or benefactors. Infuse the area with reflection.

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"Activate" the Healthy People life area of the Bagua using metal sculptures of angels or Buddhas in yards.
Photos Michele Duffy



Use colors that represent metal including white, grey, silver, and metallic.

The earth element “creates” or produces metal, so use the earth element in the Helpful People area. Since fire melts metal, avoid red and the fire element in this area to keep it strong and vibrant.

Helpful people always include family and friends – even trusty and faithful pets – but they also include enemies and strangers. While it is easy to see the connection with why family and friends may be blessings in our lives, our enemies can

be our most profound teachers of patience or impermanence. Also, remember that our enemies today can become friends tomorrow, and our friends today could someday turn against us.

Heaven also occupies the Helpful People area, underscoring that the Divine is always the most helpful to us; we turn inward, to our spiritual food for strength and spiritual grounding, so many blessings manifest. Expressing gratitude for our spirituality can give us great and real comfort, especially on Memorial Day, when we may contemplate those we have lost.

This Memorial Day tell your loved ones how much you appreciate counting them among the blessings in your life. Activate and bless the Helpful People area of your home, expressing your gratitude with specific symbology that is personal, physical and spiritual.

Share your gratitude and give thanks to all those who have given of themselves, without expectation of repayment so life could be filled with peace. As you do, reflect that you contribute to the global good, hope, light and peace in the world, and that perhaps you honor them best, this Memorial Day, by starting first with your own heart.



Michele Duffy, BTB M.F.S. is an Orinda resident who, since 1999, enjoys creating “Space as Medicine” FengShui one space at a time, as well as hiking in nature, cooking, spending time with her family; Canyon Ranch FengShui Master, International FengShui Guild (IFSG) Red Ribbon Professional. For more info, visit www.mandalafengshui.com, email spaceharmony@gmail.com, or call 520-647-4887.

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Digging Deep with Cynthia Brian

I Can See Clearly Now, the Rain Has Gone

“Do I dare disturb the universe?” – The Love Ballad of Alfred J. Prufroc

Scientists have speculated the possible return of El Nino in 2015. Even if the storms do return, the forecast predicts only moderate precipitation for Northern California. Fortunately enough rainfall in April greened the golden hills, yet as we approach summer, we must be extra diligent in our conservation methods. The fire danger is enhanced because of our dry winter. In fact, the fire season of 2013 was still in progress as we entered the beginning of the 2014 fire season this month. As humans we have altered the climate and stressed our great globe. It's not too late to begin being better stewards. In my past two Digging Deep's, I've outlined how we can prepare our garden for the forthcoming drought. This is the third installment of the Drought Gardening Series with a list of plants that can thrive with little water.

If you missed Part 1 and 2, you can visit the Lamorinda Weekly website to read them online:

Part 1: Singing in the Rain

(<https://www.lamorindaweekly.com/archive/issue0801/Digging-Deep-Gardening-with-Cynthia-Brian-Singing-in-the-Rain.html>);

Part 2: Don't Doubt the Drought

(<https://www.lamorindaweekly.com/archive/issue0803/Digging-Deep-Gardening-with-Cynthia-Brian-Dont-Doubt-the-Drought.html>).

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A water trough makes a rustic raised bed for all plants, not just edibles. Pictured: rosemary and variegated cordylines.

Photos Cynthia Brian



Artichokes require minimal water yet provide a hearty, tasty crop year after year.



A variety of colors, sizes, and textures make these aloes, succulents, and grasses a gorgeous addition to a drought garden.

Drought Gardening Series – Part 3

Drought Tolerant Plants from Goddess Gardener, Cynthia Brian

Enriched, compost amended soil is the most important foundation element to growing any garden. Apply three inches of mulch to maximize water savings, maintain moisture, reduce run-off, and shield the soil from direct sunlight. Group plants with similar water needs together, stop fertilizing, eliminate weeds, deadhead before seed pods form, build wind barriers, create shade, and water appropriately, infrequently, yet deeply. Choose a sampling of these drought resistant, low maintenance specimens:

Annuals	Daylily	Shrubs	Dill	Vegetables	Squash
Amaranthus	Echinacea	Abelia	Fennel	Armenian Cucumber	Swiss Chard
Cosmos	Fern	Holly	Feverfew	Artichoke	Tomato
Cleome	Geranium	Hibiscus	Lemongrass	Bean	Turnip
Dusty Miller	Ginger	Hydrangea	Marjoram	Beet	Zucchini
Lupine	Helleborus	Palm	Oregano	Corn	
Marigolds	Ice Plant	Nandina	Parsley	Chile	Grasses
Poppy	Lamb's Ear	Oleander	Purslane	Eggplant	Blue Oatgrass
Portulaca	Lamium	Pomegranate	Rosemary	Garlic	Fountain Grass
Verbena	Lavender	Viburnum	Sage	Lettuce	Japanese Bloodgrass
	Russian Sage		Spearmint	Mustard	Leatherleaf Sedge
Perennials	Sedum	Herbs	Savory	Onion	Maiden Grass
Agastache	Succulents	Anise	Stinging Nettle	Pea	Pampas Grass
Bush Sage	Yarrow	Bay	Thyme	Peppers	Reed Grass
Blanket flower	Yucca	Catmint	Wild Garlic	Radish	Zebra Grass
Cactus		Catnip		Rhubarb	
Currant		Chives		Spinach	

This is not a complete list of plants that will grow with minimal moisture and maintenance. Talk to your nursery professional for more advice and local recommendations. Visit garden centers to see the specimens that will work best with your landscaping requirements. Remember that all plants need water. Natives, succulents, and cacti fare the best in dry conditions and may add beauty and texture to your existing garden with less care. Bulbs are always excellent choices providing perennial color, form, and fragrance. Consider xeriscaping as it conserves 50-75 percent of water utilizing creative landscaping techniques.

Until next time, remember that to build a better future we must nurture nature. We are blessed to live on planet Earth. Care for the land and all of God's creatures and we will reap the benefits. Never forget that love always wins when kindness prevails, plus gardens make us happy. Read a book in May – it's a garden in bloom. Stroll through the garden to actually smell the roses! They are glorious this year.

Happy Gardening! Happy Growing!

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Cynthia Brian's Mid-Month Reminders

- PLANT flowers in drifts of several colors to enable bees and butterflies to see them better.
- CREATE a wide defensible space perimeter around your home to protect your family from fires.
- CONTINUE succession planting of beets, carrots, turnips, radishes, and other root edibles for uninterrupted harvests all season.
- COLD hardy peonies are popping up creating waves of color in the garden. Peonies make sophisticated floral arrangements.
- PULL weeds that are zapping your water, especially teasel rosette. This roadside weed is a biennial and quite prickly to touch. Nonetheless, many people use the dried flower heads in arrangements because of their interesting shape and size (they can grow up to 2 meters tall). This widely adapted plant is native to Eurasia.
- EAT the pea-like flowers of the fava bean plant as well as the leaves. Fava leaves are nutty tasting while the flowers have a mildly sweet flavor akin to spring peas.



Fava bean blossoms and leaves are edible with a nutty flavor.

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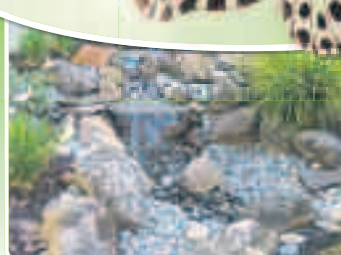
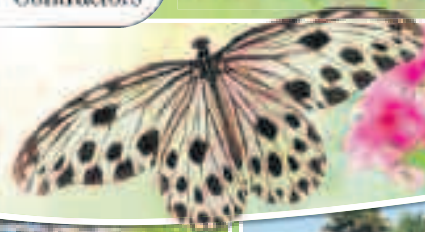
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8 Via San Inigo Quiet nature surrounds this spacious 4bd/3ba 2840 sf home on .52 acre. Best of both worlds, with easy access to Orinda, Berkeley & Tilden Park. Level yard, great patio & VIEWS!

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81 La Cuesta Beautifully renovated Country Club charmer w/ great view, close in location on idyllic country lane. Fabulous master retreat w/state of the art bath, super kitchen, lovely appointments throughout.

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89 Tarry Lane, Orinda Wonderful Sleepy Hollow location on .78 acre with 3bd/2ba, 1711 sq. ft., hardwood floors, large living room, family off kitchen, knoll setting. Views of the surrounding 'Hollow' hills.

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137 El Toyonal Super family hm of unmatched charm, grace & beauty. Wonderful setting w/big yds, spectacular grdns down long drive from street. Incredible attn to care by owners who raised their kids there. A gem!

\$1,325,000

ORINDA



New Listing

393 Miner Road Warm & elegant New England traditional on oak studded acre. Large living & dining rms w/French drs to enchanting garden, impeccably updated kitchen w/keeping rm, sunroom. 3bd/2.5ba, sep. office.

\$1,395,000

ORINDA



New Listing

71 Scenic Drive Stunning traditional ranch hm on gorgeous private 1/2 ac. Lovely view, expansive lawn & patio, flowering grdns. High ceilings, Fr. drs & Palladian window, hdwd flrs & beautiful custom woodwork.

\$1,785,000

MORAGA



New Listing

626 Augusta Drive Rarely available single story detached hm in heart of Moraga Country Club. This is the one you have been waiting for. Tastefully updated & in pristine condition. Beautiful garden w/blooming roses.

\$915,000

MORAGA



New Listing

157 Hodges Drive Great curb appeal, one level Camino Woods home. Kitchen opens to family room. Lots of hardwood floors, large master suite. Minutes from elementary and middle school.

\$1,199,000

MORAGA



New Listing

39 Ashford Place This house has it all! Cul-de-sac location, huge kitchen/family room combo, spacious master suite, resort-like backyard all on one level and close to school.

\$1,475,000

LAFAYETTE



New Listing

3176 Rohrer Drive Burton Valley charming traditional hm - great neighborhood, schools. Large expanded great rm/kitchen w/high ceilings, walls of glass opening to yd, all updated. Close to trail, community center.

\$995,000

LAFAYETTE



New Listing

1009 Windsor Drive Never before on market! Classic hm w/great family flr pln incl. formal din. rm, huge fam. rm w/Andersen wood dr leading to inviting yd w/mature lndscpng & lvl lwn. Lovely hdwd flrs & pastoral views!

\$998,000

LAFAYETTE



New Listing

533 Silverado Drive Highly sought Burton Valley neighborhood. 4bd/2ba rancher on level .23 acre lot. Private yard, gleaming hardwood floors, dual pane windows & slider, master suite, expansion possibilities.

\$1,050,000

LAFAYETTE



New Listing

1172 Glen Road Heart of Happy Valley Glen, highly desirable nghbrhd near town. Well maintained 4 bdrm, spacious living rms, hdwd, beaut. updated kit. adj to large fam rm, walls of glass open to gorgeous yard.

\$1,395,000

LAFAYETTE



New Listing

5 & 7 Lark Creek Lane Magnificent property on 1.65 ac close in Reliez Valley. Two sep. lvl parcels. Home updated to perfection by Momsen Constr. Charming guest house, fab. barn/ofc, pool, gorgeous grounds, rm to build.

\$3,600,000

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New Listing

2724 Foxglove Court Desirable Stoneridge Place nghbrhd, custom kitchen & baths fully remodeled in 2011, designer fixtures, community pool, close to shops. Next door to award-winning Mohr Elem. & Amaral Park.

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