

# Lamorinda OUR HOMES

Lamorinda Weekly Volume 10 Issue 4 Wednesday, April 20, 2016



*Digging Deep with Cynthia Brian*

*...read on page D16*

## Beyond the Garden Gate

*Moraga Juniors Garden Tour offers beautiful foliage and sweeping vistas*

By Cathy Dausman



*Cozy cooking: Graceful pillars, elevated carriage lights and even the standing heat lamp vertically extend the Sitzmann's garden skyward.*

*Photo Shari Sullivan, Enchanting Planting*

Moraga Junior Women's Club member Lena Cooper admits "this was a tough year" to recruit volunteers to show their home gardens. She blames the challenge on the rains falling in early 2016. But like new grass after the rain, the 11th annual Moraga Junior's Garden Tour on April 30 promises to be lush and colorful.

Proceeds from the fundraiser benefit Contra Costa County Shelter, Inc. this year. The self-guided tour features five Lamorinda gardens and offers an optional on-site luncheon. Here is a preview:

Heather Davis uses words like "whimsy" and "pretty magical" to describe the oversized lot with a view her family is lucky enough to inhabit in Moraga. The site is not flat, but "flat-ish," Davis said, and they've used that, and terracing, to their advantage.

"Families are a big deal to us," Davis said; she and husband Greg Davis have four children plus extended family nearby. The hillside was largely weeds when the family moved in four years ago, and an in-ground pool took up most of the flat backyard space. When the pool was removed it left a wide swath of grass where the sun and rain green it up. Davis explains that in deference to the drought, it has been nearly a year since they have watered that area.

"We lost a garden [due to the drought]," she said. So what's to see? An array of fruit trees — lime, lemon, peach, cherry, apricot, plum and nectarine, says Greg; a berry patch, a cutting garden, a raised garden set in oversized containers, roses with names like "hot chocolate," blueberries, strawberries, black raspberries and white raspberries; a chicken coop with five laying hens; and a 180-degree open vista sweeping from Mt. Diablo to Saint Mary's College and the Berkeley hills.

Orinda's Dixie Anderson readily admits she is not a gardener, but she certainly admires the extensive, long-term relandscaping project she and husband Chris undertook with professional guidance from Shari Sullivan at Orinda's Enchanting Planting. When they removed a large Monterey Pine and pulled the side yard fence forward it gave the couple what Dixie calls her "enchanted garden." Her yard, she says, is currently "exploding" with roses. ... continued on page D4

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## MORAGA - Horse Lovers 1.31 Flat Acres



This amazing 1.31 acre level property features approx. 4,000sf of living space and includes 5-bdrms and 4-baths, bonus room, gourmet kitchen and private bedroom wings. Expansive entertaining spaces effortlessly connect with multiple outdoor patios and an incredible sparkling saltwater and solar-heat pool with cascading waterfall and nearby fire pit. Just a few more steps and horse lovers will enjoy the expansive corrals, arena, three-stall barn and tack room.

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## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$495,000	\$3,900,000
MORAGA	7	\$390,000	\$1,615,000
ORINDA	5	\$1,370,000	\$2,545,000

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

- 3182 Acalanes Avenue #B, \$915,000, 4 Bdrms, 1512 SqFt, 1950 YrBlt, 3-18-16
- 15 Amber Lane, \$743,500, 4 Bdrms, 1843 SqFt, 1972 YrBlt, 3-11-16
- 955 Diablo Drive, \$495,000, 3 Bdrms, 1587 SqFt, 1946 YrBlt, 3-16-16;  
Previous Sale: \$596,500, 07-02-12
- 3790 Happy Valley Road #A, \$3,900,000, 5 Bdrms, 4407 SqFt, 1964 YrBlt, 3-15-16
- 3435 Little Lane, \$1,425,000, 3 Bdrms, 1925 SqFt, 1955 YrBlt, 3-17-16;  
Previous Sale: \$1,250,000, 09-12-13
- 3212 Los Palos Circle, \$1,126,000, 3 Bdrms, 1691 SqFt, 1952 YrBlt, 3-24-16;  
Previous Sale: \$290,000, 11-25-87
- 3993 North Peardale Drive, \$3,000,000, 2 Bdrms, 2102 SqFt, 1950 YrBlt, 3-11-16;  
Previous Sale: \$1,275,000, 07-21-14
- 14 Reliez Valley Court, \$1,650,000, 4 Bdrms, 2084 SqFt, 1978 YrBlt, 3-23-16;  
Previous Sale: \$1,175,000, 05-29-02
- 1105 Via Media, \$1,525,000, 4 Bdrms, 2936 SqFt, 1979 YrBlt, 3-23-16;  
Previous Sale: \$895,000, 07-31-03

### MORAGA

- 2063 Ascot Drive #114, \$390,000, 2 Bdrms, 1068 SqFt, 1971 YrBlt, 3-17-16;  
Previous Sale: \$375,000, 09-28-15
- 316 Calle La Montana, \$1,615,000, 4 Bdrms, 2369 SqFt, 1972 YrBlt, 3-24-16;  
Previous Sale: \$1,600,000, 07-01-14
- 80 Corte Yolanda, \$1,165,000, 4 Bdrms, 1947 SqFt, 1969 YrBlt, 3-16-16;  
Previous Sale: \$447,500, 10-02-98
- 109 Cypress Point Way, \$825,000, 3 Bdrms, 1518 SqFt, 1973 YrBlt, 3-16-16;  
Previous Sale: \$682,000, 05-11-10
- 107 Greenbriar, \$1,525,000, 3 Bdrms, 2828 SqFt, 1986 YrBlt, 3-23-16;  
Previous Sale: \$875,000, 06-13-14
- 1099 Larch Avenue, \$1,050,000, 4 Bdrms, 1705 SqFt, 1960 YrBlt, 3-23-16;  
Previous Sale: \$361,500, 04-27-94
- 30 Miramonte Drive, \$519,000, 2 Bdrms, 1152 SqFt, 1964 YrBlt, 3-11-16;  
Previous Sale: \$409,000, 06-25-08

### ORINDA

- 56 Bates Boulevard, \$1,370,000, 4 Bdrms, 2113 SqFt, 1964 YrBlt, 3-11-16;  
Previous Sale: \$508,000, 10-26-90
- 345 Camino Sobrante, \$1,500,000, 5 Bdrms, 3073 SqFt, 1952 YrBlt, 3-15-16;  
Previous Sale: \$1,270,000, 04-21-15
- 452 Dalewood Drive, \$2,250,000, 4 Bdrms, 4716 SqFt, 1982 YrBlt, 3-24-16
- 25 Frogs Leap Way, \$2,545,000, 5 Bdrms, 4127 SqFt, 2014 YrBlt, 3-18-16;  
Previous Sale: \$750,000, 08-15-14
- 120 Sleepy Hollow Lane, \$2,175,000, 4 Bdrms, 3083 SqFt, 1951 YrBlt, 3-18-16;  
Previous Sale: \$1,975,000, 08-15-06



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### Burton Valley Remodel



#### 3395 Woodview Drive, Lafayette

- 4 Bedrooms, 2 Full Bathrooms
- .70± acre private lot
- 2500 ± square feet
- Popular Burton Valley neighborhood

Offered at 1,165,000 | Pending

### Flat .85± acre



#### 28 Dos Encinas, Orinda

- 5 Bedrooms, 2 Full & 2 ½ Bathrooms
- .85± acre flat lot with pool
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- Quiet court in prime South Orinda

Offered at 1,495,000 | Available

### Country Setting in Walnut Creek



#### 1161 Scots Lane, Walnut Creek

- 5 Bedrooms, 3.5 Bathrooms
- Rural & private setting on .73 ± acres
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### Quiet & Serene Setting



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# Beyond the Garden Gate

... continued from page D1



*At the top of the yard the Anderson garden transitions from planned, formal space (Double Delight roses) to California wildflower poppies--for now. The couple says they may reinvent that space at a later date.*

*Photos Cathy Dausman*



*Visitors feel on top of the world from patio at the highest part of the Davis' yard.*

*... continued on page D6*

//JUST LISTED

WARM.  
WELCOMING.  
WONDERFUL.  
WOWS  
ABOUND IN  
LAFAYETTE.



3222 Apache Court, Lafayette

This charming ranch home is approximately 1,701 square feet with 4 bedrooms, 2 baths, an open floor plan, original hardwood floors throughout, and vaulted ceilings. Some amenities include custom designed baseboards and trim, lovely gas insert for the living room fireplace, open floor plan to give the great room appeal and yet keeping the original charm of this California Rancher.

The seamless indoor/outdoor access makes for gracious entertaining with great areas for family fun. The

patio is wonderful for enjoying outdoor dining, the raised garden beds for your vegetable and herb garden, plus the paved sitting area for relaxing.

You will love the walkability and biking in Burton Valley, no car pools to arrange. Walk to Burton Valley Elementary School, and the coveted Merriewood Children's Center, Rancho Colorados Swim and Tennis Club, Las Trampas Swim Club, and bike to Stanley Intermediate School on the Regional Trail. All the conveniences while living on this prime cul-de-sac location.

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# Beyond the Garden Gate

The Andersons removed an aging kidney-shaped back yard pool snuggled up against the house and pushed the new rectangular shaped pool back from the house, gaining level outdoor living space for their nicely updated 70s rancher. "We love to be outside," Dixie explains, as she ticks off their back yard events – casual morning coffee, barbecues with neighbors and family Easter parties. She uses words like "warm" and "inviting" and talks about how the landscape project has opened up an "awesome" view.

Technically Anderson is talking about the view from the top of their up slope yard, but in reality, the view from the house-level looking up is equally awesome. Fifteen years ago the space was juniper at the bottom and bare at the top. Now boulders create a living hillside wall, surrounded by flowers and plants. A serpentine hillside path, three weeks in the making, beckons children to run along its length while gently climbing the hill. A final stretch of as-yet under-realized space at the top, awash with California poppies, buffers the end of the Anderson property with their neighbor's lot.

When it comes to beautiful gardens Lindy and Gary Sitzmann have something in common with the Andersons — both used Sullivan from Enchanting Planting as their landscape designer. Where the Anderson yard is larger, the Sitzmann's Orinda garden is jewel box in size; a space Sullivan rightfully calls "super beautiful."

The earlier concrete patio was at best nondescript when the parties sat down to talk about their wish list. The backyard spaces were disconnected, so Sullivan dropped the grade in one area to link the hardscape to a deck off the dining and living room. Their outdoor space includes the nearly requisite lounge area, barbecue, fireplace, arbor and view of neighboring hills, but if you're lucky enough to enter the outdoors from the master bedroom, you'll find a pocket-sized Japanese garden. It might not be beyond the garden gate, but it's

definitely worth seeing.

Beyond the Garden Gate, the 2016 Moraga Juniors Garden and Outdoor Living Tour, will be held from 10 a.m. to 3 p.m. April 30, rain or shine. Tickets are \$40, and available online at [www.moragajuniors.org](http://www.moragajuniors.org) or at the following locations: Across the Way, Moraga; McDonnell Nursery, Orinda; and Orchard Nursery, Lafayette. A portion of each ticket is tax-deductible and lunch is available for an additional fee.



The Anderson's "Secret Garden" is a gem.

Photo Cathy Dausman



CalBRE# 01905614

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8986 Sq. Ft. | 2.25 Acres  
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### 68 Southwood Drive, Orinda



4 Bedrooms | 4.5 Bathrooms  
4170 Sq. Ft. | .72 Acre  
Offered at \$2,675,000

### 16 Valley View Lane, Orinda



4 Bedrooms | 3 Bathrooms  
4453 Sq. Ft. | 1.53 acre  
Offered at \$2,655,000

### 111 Bear Ridge Trail, Orinda



5 Bedrooms | 4.5 Bathrooms  
3952 Sq. Ft. | 1.22 Acre  
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## The Real Estate Quarter in Review

# Housing Prices Continue to Climb in Lamorinda

By Conrad Bassett, CRP, GMS-T

The first quarter of 2016 showed a continued fast pace in activity on the residential side of Lamorinda real estate. For the first time in several quarters, supply has increased but most of those homes that have recently come on the market have gone quickly pending. Closed sales remain relatively low only because the supply has been down. The average sales price continues to increase in Lafayette and Moraga and Orinda versus the year ago period.

Per the Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, here are Lamorinda housing sale statistics:

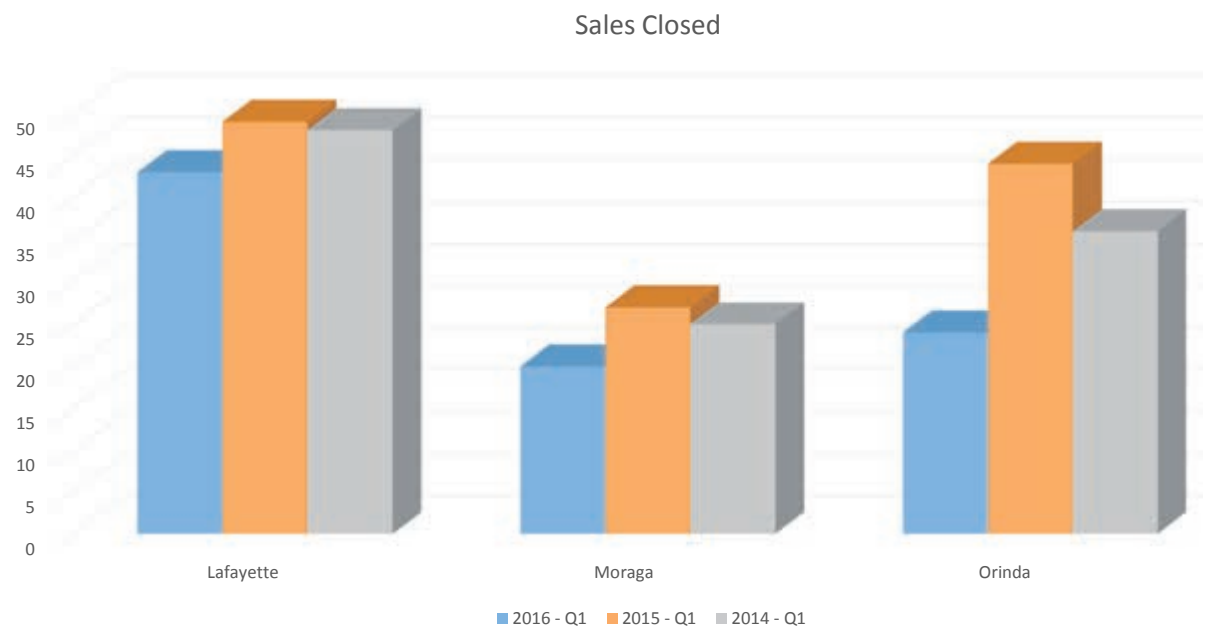
Lafayette	2016 - Q1	2015 - Q1	2014 - Q1
<b>Sales Closed:</b>	43	49	48
<i>Sale Price Range:</i>	\$655,000- \$3,900,000		
<b>Ave. Day on Market:</b>	38	39	39
<b>*Average Price:</b>	\$1,570,712	\$1,411,281	\$1,323,841
*The average sales price was \$1,283,618 in the same period in 2013 and continuing the upward trend from the \$971,889 in the first quarter of 2012.			

Moraga	2016 - Q1	2015 - Q1	2014 - Q1
<b>Sales Closed:</b>	20	27	25
<i>Sale Price Range:</i>	\$700,000 to \$2,254,000.		
<b>Ave. Day on Market:</b>	13	27	-
<b>*Average Price:</b>	\$1,278,575	\$1,195,451	\$1,151,360
*Note that the 2014 is an increase from the \$1,137,226 in the first quarter of 2013, and a huge increase from the same quarter in 2012 when it was \$959,857 and the \$823,931 in the same period of 2011.			

Orinda	2016 - Q1	2015 - Q1	2014 - Q1
<b>Sales Closed:</b>	24	44	36
<i>Sale Price Range:</i>	\$840,000 to \$2,725,125		
<b>Ave. Day on Market:</b>	22	26	-
<b>*Average Price:</b>	\$1,634,327	\$1,511,044	\$1,128,161
* In that same time in 2013 it was \$1,151,882. In the first 90 days of 2012 it was \$934,541. In 2011 it was 894,857.			

In the first quarter of 2016, Lafayette homes

sold at an average of \$615.46 per square foot, a huge increase from 2015 when the average was at \$524.42 per square foot; Moraga came in at \$601.28 a square foot versus \$509.81 a year ago and Orinda at \$581.86, up from \$563.91 in 2015. To this point in 2014, the average price per square foot in Lafayette homes was \$542 per square foot, Moraga was \$462 and Orinda was at \$495. This is the first quarter ever where the average price per square foot exceeded \$580 in all three communities. ... continued on page D12



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# 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.



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## The Real Estate Quarter in Review

# Housing Prices Continue to Climb in Lamorinda

... continued from page D10

In the condominium/town home category, Lafayette had only two closings reported to the MLS and both were new construction sales. Moraga had 11 ranging from \$375,000 to \$1,100,000 and Orinda had none.

As of April 10, there were 65 homes under contract per the MLS in the three combined communities (a year ago there were 88) with asking prices of \$439,000 to \$3,950,000. It should be pointed out that there is only one pending "Potential Short Sale." This is the same as a year ago. In 2013 there were 13 and 23 in 2012. There are no pending sales that are REOs (bank owned properties) at this time.

Inventory is up with 105 properties available as of April 10. A year ago there were only 71 properties of any type available for sale. Two years ago there were 117 condominiums, town homes and single family homes on the market.

There are 47 Lafayette properties currently on the market versus 33 properties on the market in April, 2015. Asking prices in Lafayette currently range from \$799,000 to \$6,485,000. There are no distressed sales available. In Moraga, buyers have their choice of 18 homes, up from 10 homes at this time in 2015. They are listed between \$449,900 and \$1,850,000. There is one REO listed in the MLS and it is in Moraga.

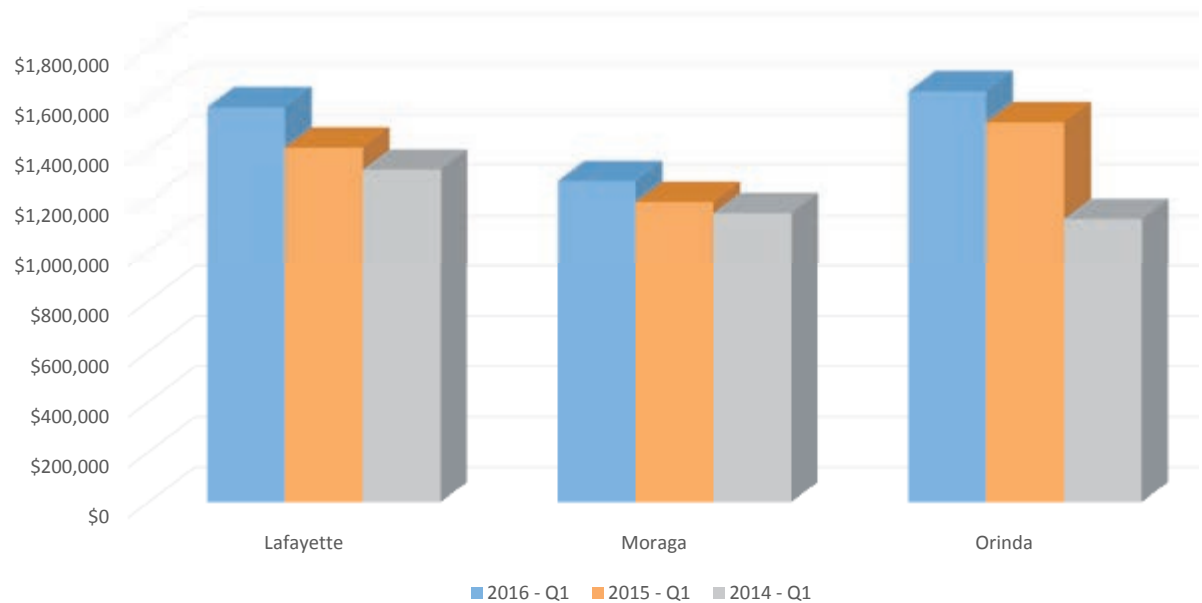
In Orinda there are 40 homes on the market. A year ago there were 28. The list prices range from \$795,000 to \$6,200,000.

As is the case nearly every quarter, the most active price range is in the more "affordable" price ranges. At the high end, 17 homes sold above \$2,000,000 in the three communities combined. A year ago there were 12. There are 32 currently available above this amount in the three communities combined.

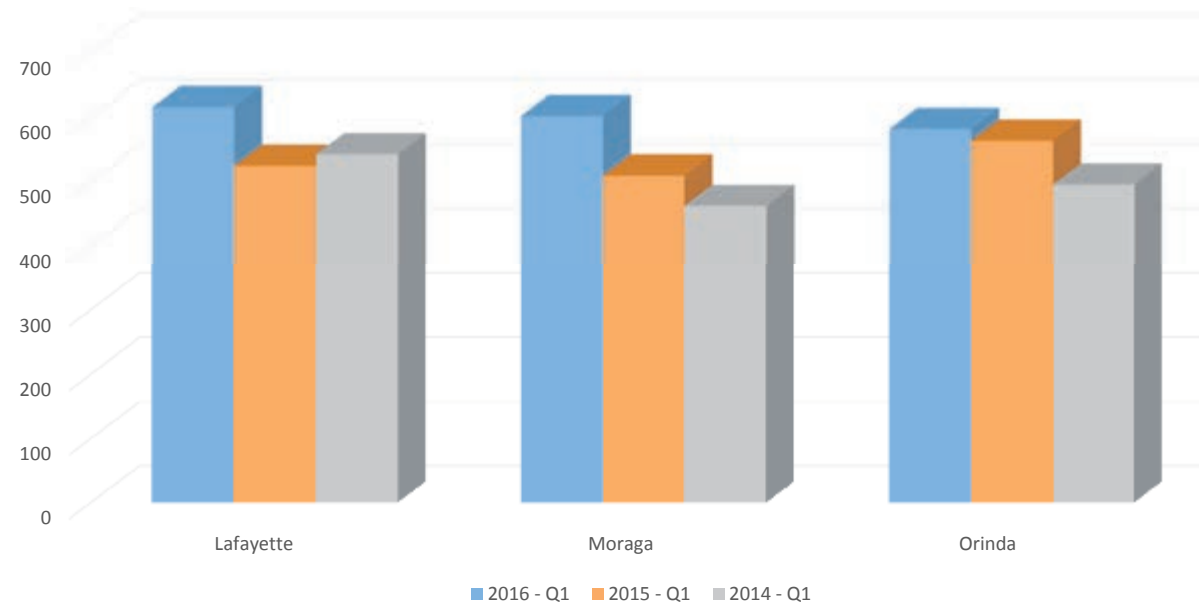
Interest rates continue to be attractive and many corporations continue to relocate families both into and out of the area. The real estate markets in San Francisco, the Peninsula, and the other side of the hill in Oakland and Piedmont have been even more active so there has been some spillover effect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

... continued on page D14

Average Price



Average Price per square foot





### 107 Bates Court, Orinda

Unique 5 bedroom, 3.5 bathroom contemporary home, 3160± sq. ft., on .51± acres of Matsutani designed gardens, pool/spa and a 3-car garage. Cul-de-sac location just minutes to the freeway, BART and downtown.

Coming Soon | Offered at \$1,375,000



### Glorietta Neighborhood

Fabulous updated contemporary home in the Glorietta area with incredibly beautiful park-like grounds including lawns, flowering plants, ponds, walkways, outdoor fireplace, greenhouse and views! Complete au-pair/in-law apartment with separate entrance. Minutes to Meadow Swim and Tennis Club.

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## JUST LISTED IN TICE VALLEY!

1859 Rainbow View Drive | Walnut Creek



This beautifully updated home is truly a visual delight! Attention to every detail can be found in each room. You will love the gorgeous, light oak hardwood floors, Restoration Hardware or Pottery Barn cabinetry and fixtures, and beautiful tile or granite finishes. Included in this 3855 square foot home are 4 bedrooms, 4.5 baths, two family rooms, a spacious living room and a pretty, light - filled kitchen. The terraced gardens provide a lovely respite and some hill views. Acalanes High School district. This home is ready for you to enjoy!

**Offered at \$1,595,000**



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*The Real Estate Quarter in Review*

## Housing Prices Continue to Climb in Lamorinda


... continued from page D12

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices and they do not sell. We also are seeing more homes listed well below true values so that it may encourage bidding wars that might generate a higher overall sales price. In the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 43 single-family home sales that closed in Lafayette in the first quarter of 2015, 27 sold at or above the list price. In Moraga, 16 of the 20 sales were at or above the asking price and in Orinda, 14 of the 23 sold at or above the final listing price.

This will typically happen when a house goes pending in the first two weeks on the market. Of the 65 currently pending sales in the three Lamorinda communities combined, 47 went pending in 21 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they hold the home open to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market — pointing to a high likelihood of a continued trend in homes selling above the asking price.

In the detached home category in the first quarter of 2015, the average sale price in Lafayette was 102 percent of the asking price, the same as a year ago. In Moraga it was 102.9 percent and in Orinda it was 102.8 percent of the final asking price.



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*Digging Deep*

# Care For Your Trees and They Will Care for You

By Cynthia Brian

“Trees are poems the earth writes upon the sky” — Kahlil Gibran



*The ivy growing up the cottonwood and the shaggy palms.*

It was a glorious sunny day, almost mocking the tragedy that was to come. As my grandfather mowed his lawn — something he'd done many times before — the limb of a diseased elm tree came crashing down on him. He was killed instantly.

I write this week's article as a cautionary tale. My grandfather knew the tree was diseased, but the city he lived in had not yet issued the permits needed to remove it. With this tragedy always in my heart, I am forever diligent in inspecting my trees.

Trees are the life source of our world, offering so much for so little. Trees clean our air, provide shade, offer oxygen, filter runoff drainage, and cool the air. Without trees, many species of birds, squirrels, bees, and other wildlife would not have habitat. Trees beautify a neighborhood, conserve energy in our homes, bear fruit and offer climbing structures for adventurous children. Trees are harvested to make furniture, paper products, and firewood. Sitting next to a tree recalibrates our bodily energy. Property values are higher in residential areas with mature trees. Trees are indeed poems written in the sky.



*Using a bucket to cut down the cottonwood tree. Photos Cynthia Brian*

This past year moss began to form on the branches of the gigantic cottonwood tree that had voluntarily seeded itself in my front yard. Over the winter, mistletoe dangled from the heights, ivy strangled the trunk, and giant ugly mushrooms sprouted along the base. While other trees on the property had leaves unfurling when the vernal equinox approached, my cottonwood remained haunted.

Over the years, Advance Tree Service had delivered free wood chips to my property as mulch for my garden. It was time to call the arborist cavalry there. Owner and President Darren Edwards confirmed that the tree was dead and needed prompt removal. He offered a reasonable bid and we set up a time for his crew to prune my palm fronds and cut down the dead cottonwood. I used the occasion to find out more about the company, proper tree care and how to spot trouble.

Growing up in Moraga, Edwards was nicknamed “Dedwards”, AKA “Dead Wood” in junior high. The name would prove prophetic. In 1987 he began working for a tree care company and realized he loved everything about the work: being outdoors in nature, climbing trees, meet-

ing people and taking care of the environment. By 1991 he had started his own business with a single pick-up truck and climbing gear. His entrepreneurial father, Lew, realized how much Edwards enjoyed what he was doing and partnered with him in 1994 to form the official Advance Tree Service, Inc. It became a family affair with his mom, Fay, and two sisters, Lorie and Lisa, also involved.

Both father and son went back to school to become certified arborists so that they would have the professional knowledge necessary to understand the internal biology, growth habits, pests, diseases, and best pruning and removal practices.

Edwards indicated that by the end of April deciduous trees have leafed out and should be looking fresh and healthy. Because of our California drought, many trees have suffered injury. Many have died, are dying or are extremely stressed. It's time to take a walk around your property to inspect your trees and larger shrubs. Check for dead, dry, brittle branches and holes in the bark or trunk. If you have a suspicion that a tree may be impaired, it's critical to contact a certified arborist who will be able to identify hazards and offer advice. If your tree needs a treatment or removal, they will help identify your options.

... continued on page D18



*Free wood chips and firewood are offered to customers.*





A view through the trees of the tree trimmer in the bucket.

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# Digging Deep ... continued from page D16

## What YOU can do to protect your trees:

1. Plant the correct tree in the correct area. Before planting a tree, learn more about its habits.

Considerations include:

- How tall and wide will the tree be at maturity?
- How much water does this specimen require?
- Is it disease prone?
- Will it survive in a drought?
- Does it bear fruit?
- Is it evergreen or deciduous?
- Will your tree block a neighbor's view?
- Is it appropriate for your landscape?
- How will it look in all four seasons?
- Keep rocks away from around the base. Rocks get hot and the heat is not good for the roots. Use mulch instead.
- Trees are thirsty, especially redwoods. They need water all year long. Large trees need more hydration with a deep watering wand.
- Prune correctly. Improper pruning damages trees. Watch for crossovers.
- Remove suckers from the base of trees.
- Hire a certified arborist to inspect your trees. Ask questions and learn.



*The ugly tree mushroom growing at the base of the tree.*



*Equipment for tree cutting.*

### Signs of Trouble:

- Mushrooms growing at the base of the tree. These are poisonous, do not consider eating them.
- Mistletoe hanging from the branches. As much as we love mistletoe at Christmas, it is always a sign of concern when it invades a tree.
- Branches without leaves and no new growth evident.
- Ivy or other vines climbing the trunk. Remove quickly.

### What to Look for in a Tree Specialist for Hire:

- Arborist certification
- Valid state contractor's license
- Certified Tree Care Safety Professional by the Tree Care Industry Association (TCIA)
- Insurance
- Workers' Compensation
- Experience over cost
- Ask for recommendations and do your research
- Get an evaluation and a written bid before proceeding

My cottonwood exhibited all of the warning signs. The branches were so brittle that a bucket truck was necessary to elevate a worker with a chainsaw to cut the branches. When a tree is healthy, it can be climbed for pruning, but if the tree is dead, it could be too dangerous to attempt to climb it. The crew placed plywood in a "V" position to catch the cut branches as they fell. They then cut the pieces into firewood. Another option is to chip all of the wood for mulch.

After the cottonwood was finished, the bucket was used to cut the dry branches from the Mexican palms. Advance cleaned up the area and left the mulch for me to use in my garden.

If you are considering planting trees this spring, consider this:

- Redwoods and pines need copious amounts of water. Don't plant them. Pines are also very flammable.
- Ornamental trees such as red buds, pistachio, and Japanese maple do well with little water.
- The most drought resistant species are the natives: oaks, buckeye, manzanita and madrone, as they need very little water and in fact, won't thrive with too much.

The danger of a falling tree is real. Most homeowners are not really aware of the signals that trees exhibit when they are suffering. Don't wait too long to have your trees inspected. It's far better to be safe than sorry.

*"The best time to plant a tree was 20 years ago. The second best time is now." – Chinese Proverb*



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## SITE FACTORS

Site factors have significant influence on both the likelihood and consequences of tree failure. When our ISA certified arborist from Advance Tree Service comes to perform a free risk assessment, the site is often first evaluated for targets and consequences of failure. Site factors that can be used to evaluate the likelihood of tree failure impacting the target include the history of previous failures. This includes branch, trunk, root, and soil failure. Wind and other natural winter conditions can be a high risk factor as well.

So don't wait until it's too late, Call your local ISA certified Arborist at Advance Tree Service for all your tree needs.

*Advance Tree Service  
Your Authority on Trees.*



**925-376-6528**

**advancetree@sbcglobal.net www.advancetree.com**

## Cynthia Brian's Mid-Month Reminders:

**CELEBRATE** Arbor Day on April 29. Plant a tree or offer gratitude for the trees you already have.

**AERATE** lawns to help with proper drainage and root growth.

**PREVENT** unwanted pests, including termites, ants, grubs, etc. with an organic spray. Cedar oil contained in Yard Guard is safe for pets and children.

**PROTECT** peony buds from freezing once they've sprouted by putting a sheet over them before frost is expected.

**ALLOW** the leaves from bulbs that have completed blooming to turn brown and crispy. Daffodils and narcissi require this procedure to refuel the bulb for next year's flowering.

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Cynthia Brian

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Tune into Cynthia's Radio show at [www.StarStyleRadio.com](http://www.StarStyleRadio.com)

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Crew of Advance Tree Service with owner Darren "Deadwood" Edwards and Cynthia Brian.



A stellar showing of short lived grape-like clusters of purple wisteria twine through an arbor.

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## ORINDA



New Listing

**49 Scenic Drive** Charming traditional ranch on private .4 acre knoll w/views, patio, lawn & pool. Great room w/vaulted open beam ceiling; formal dining; sparkling kitchen + eating area. Exclusive close-in neighborhood. **\$1,065,000**

## ORINDA



New Listing

**42 Michael Lane** Down a private lane, in the sought after Glorietta nghbrhd, this welcoming Tahoe style split level home features 4bd/3ba w/ 2228sf on a .83ac lot. Solar heated pool, spa & large level yard. **\$1,295,000**

## ORINDA



New Listing

**40 Sunnyside Lane** Located in Orinda's sought after Sleepy Hollow. 2 story traditional on cul-de-sac overlooking Orinda Hills w/stunning kit. remodel, Marvin windows & drs, updated baths, hdwd flrs, 3 car garage. **\$1,595,000**

## ORINDA



New Price

**15 Estates Drive** Redesigned & renovated. Living, dining & island kitchen all in a "Great Room." 4bed/3bath + study/den. Hardwood flrs. Patio & side yard. Close in location on .53 acre lot. Top rated Orinda schools. **\$1,648,000**

## ORINDA



New Listing

**16 Valley View Lane** Sophisticated fully renovated home of exceptional quality & ideal craftsmanship. Bonus ofc, den, recreation rm + family rm. Fabulous interiors open to spectacular setting of privacy & views. **\$2,655,000**

## ORINDA



New Listing

**68 Southwood Drive** Beautiful fully renovated w/high-end features in/outside. Perfect for family & ideal entertaining all on one level. Exceptional grounds, views & privacy + close-in loc. Separate studio suite. **\$2,675,000**

## ORINDA



New Price

**160 Camino Don Miguel** Magnificent Spanish Med. estate on two adj. lots, located on 4th hole of OCC. Main house completely rebuilt in 1996 is over 5800sf with 5bd/5.5ba & separate 627sf 1bd/1ba guest house. **\$5,800,000**

## MORAGA



New Price

**135 Devin Drive** Sweet Rheem Valley Manor 3bd/2ba, 1,545sf rancher on .24ac. Updates, hwd flrs & prof. Indsepd yard. Eat-in kit. w/ bay window overlooking trees & patio. Near shops, park & trails. Top schools! **\$899,000**

## MORAGA



New Listing

**3 Haven Court** Lovely 3bd/2ba 2,283 sq. ft. home. Great level floor plan. Eat-in kitchen/ family room open to private flat back yard. Cul-de-sac corner lot. Walk to shops and top CA schools! **\$1,225,000**

## LAFAYETTE



New Listing

**3222 Apache Court** Dream location & darling home. Charming 4bd/2ba ranch style on quiet cul-de-sac in Burton Valley. Open floor plan & vaulted ceilings. Raised vegetable beds, lawn & covered patio. **\$1,249,000**

## LAFAYETTE



New Listing

**3723 Crestmont Place** Piedmont in Lafayette! Gorgeous Tudor style estate in Happy Valley w/level lawn & fabulous views of hills & Mt. Diablo. Vaulted ceilings, lead glass windows, hdwd flrs, main level master suite. **\$1,995,000**

## LAFAYETTE



New Listing

**3461 Stage Coach Drive** Amazing Baywood gated entry single-story 5bd/3.5ba, 3700+ sf home w/pool on lvl lot! Chef's gourmet kit./fam rm opens to pool/ gardens/ decks. Formal din. rm. Laf. schls w/buses K-8. **\$2,100,000**

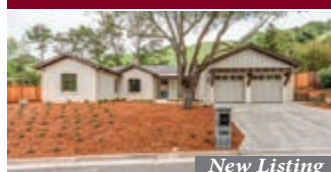
## LAFAYETTE



New Listing

**3 Dead Horse Canyon** Spectacular 2003 custom 4220sf home & apx. 1200sf 2005 out building on 2.47ac in heart of Burton Valley. High ceilings, open gourmet kit./fam rm, 1st flr master. Walk to elem. schl & swim club. **\$2,495,000**

## LAFAYETTE



New Listing

**3184 Lucas Drive** New construction 4+bd/3.5ba home by SpringHill Homes in Burton Valley w/open living spaces, impeccable craftsmanship, gourmet kitchen, level lawn backs to open space, 3 car garage. **\$2,495,000**

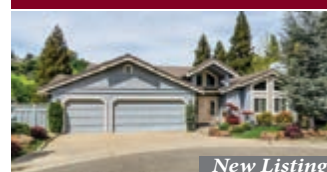
## WALNUT CREEK



New Listing

**3531 Freeman Road** Located on coveted Freeman Rd, this wonderful trad. rancher has endless potential. .29 acre w/plenty of room for expansion. Newly refinished hrdwd flrs, eat-in kitchen, formal dining/living. **\$899,000**

## WALNUT CREEK



New Listing

**1859 Rainbow View Drive** Beautiful in every detail! Exquisitely updated thruout. RH & PB cabinets & fixtures, light oak hrdwd & high ceils. Lovely terraced gardens w/hill views. Cul de sac loc. & Acalanes Schl district. **\$1,595,000**



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