

SUGGESTED VENDORS

08/30/18 update

The following list is for your assistance in contacting suppliers and repair companies that may be useful to you in the maintenance of your property. Company names have been submitted by homeowners who have used these services and found them to be satisfactory at the time they used them.

VPCA does not recommend, nor guarantee, the companies listed. It is your responsibility to check and verify the competence of those listed, including appropriate licensing and insurance information.

An **(M)** indicates that this contractor has been used by multiple homeowners in VPCA.

AIR CONDITIONING/HEATING/SOLAR

	NAME	ADDRESS	EMAIL	PHONE
	Aliso Air, Inc.	Rancho Santa Margarita		949.589.2021
M	Sattin A/C and Refrigeration	1409 E. Warner, #D, Santa Ana, CA 92705	Robby@sattinair.com	714.549.8490 714.549.2230 F
	Calif. Heating & A/C Nathan Mundy			949.232.3100
M	Family Heating & A/C			949.388-4466
	Service Champions Mark Drummond	Yorba Linda	info@servicechampions.com	714.777.7777 714.637.1356 F

BRICK-CEMENT-TILEWORK

	NAME	ADDRESS	EMAIL	PHONE
	Antonio's -- Free Estimates (Stone Walls, Driveways, Patios, Flowerbeds, Landscaping, Sprinklers, Waterfalls)			714.564.9504

CABINET MAKERS

	NAME	ADDRESS	EMAIL	PHONE
M	Daniel Spadaro			626.625.5046 C 626.285.1695 B
	The Woodwright Rob Sanders			949.929.1702
	Pope Construction (Kitchen Remodeling)			949.699.2859
	Reborn Cabinets			714.630.2220
M	Lam Woodworks Luca Montessor			949.413.6533

CARPET CLEANING

	NAME	ADDRESS	EMAIL	PHONE
M	Serves-You-Right (air ducts, dryer vents, tile cleaners & water extraction)			949.581.1457
	ServPro			714.480.1340
M	Dr. Carpet, Rich Mor (Fire & Water Cleanup & Restoration)			949.241.0407

CHIMNEY SWEEPS

	NAME	ADDRESS	EMAIL	PHONE
	Red Hot Chimney Sweep (indoor/outdoor fireplaces, dryer Vent cleaning and mesh screens)			714.649.3093

HOUSE CLEANING SERVICES

	NAME	ADDRESS	EMAIL	PHONE
	Catalina Garcia			949.701.7853

DOORS – SLIDING

	NAME	ADDRESS	EMAIL	PHONE
	Moore Replacements (Mike Moore)			800.710.1100
	Coast Overhead Door (Pat Smith)	17420 Mt. Hermann, Unit F., Fountain Valley, CA 92708		714.375.6488

ELECTRIC

	NAME	ADDRESS	EMAIL	PHONE
	Briggs Electric			714.544.2500

DRIVEWAYS

	NAME	ADDRESS	EMAIL	PHONE
M	Coast Custom Construction (Herc Oritz)			714.641.6965
M	Electrical Connection			949.854.4647

EXTERMINATORS

	NAME	ADDRESS	EMAIL	PHONE
	Animal Pest Management Services (Kevin Bowman)			909.591.9551 F 909.590.1435
M	Terminex Pest Control			714.527.4772
M	Lloyd Pest Control			714.979.6021

			F 714.979.3512
M	Western Exterminator Co.		949.975.1649
M	Vector Control		714.971.2421
	Roberts Exterminating Co. (Jerry Roberts)		949.595.4123

FENCES - MASONRY

	NAME	ADDRESS	EMAIL	PHONE
	Castor Masonry, Juan Castor			714.491.4883
M	Coast Custom Construction (Herc Oritz)			714.641.6965
	Superior Fence			714.999.5909 F 714.999.6846
	Wayne Fultz (custom masonry)			949.642.0687

FENCES - WOOD

	NAME	ADDRESS	EMAIL	PHONE
M	Fence Menders			714.437.3194
M	Pyramid			949.548.4422
	Orange County Fence			714.991.7773
M	AJM Construction Services (wood, slump stone and wrought iron specialists)	9414 El Camino Avenue, Fountain Valley, CA 92708		714.593.3135 F 714.593.6567

FENCES/WROUGHT IRON

	NAME	ADDRESS	EMAIL	PHONE
M	Fence Menders			714.437.3194
	Mora's Welding Repair (Victor)			714.743.3725

M	AJM Construction Services (wood, slump stone and wrought iron specialists)	9414 El Camino Avenue, Fountain Valley, CA 92708		714.593.3135 F 714.593.6567
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FENCES/VINYL

	NAME	ADDRESS	EMAIL	PHONE
	Final Vinyl (Paul Sprangle)			714.893.9921

FLOORING

	NAME	ADDRESS	EMAIL	PHONE
	KB's Hardwood Floors			949.786.9233
M	Affordable Flooring (laminare, tile & carpet)			800.598.1500 714.612.8538

GARAGE DOORS

	NAME	ADDRESS	EMAIL	PHONE
M	Anaheim Door (Raynor/Taylor Doors)	4900 E. La Palma Avenue, Anaheim, CA 92807		714.779.1919
M	Door Crafters of Irvine (Overhead Brand) (Steve)	300 Knollglen, Irvine, CA		949.857.0766
M	Irvine Door Company (Overhead Brand)			949.552.1411
M	Mesa Garage Doors	1636 W. Collins, Orange, CA		714.571.5175

GARDENING

	NAME	ADDRESS	EMAIL	PHONE
M	Down-to-Earth (Paul Secard)			949.646.7819

M	Gideon Banai (Sprinklers/drip systems)		714.493.9064

GARDEN SUPPLIES - NURSERIES

	NAME	ADDRESS	EMAIL	PHONE
	Armstrong Garden Center, Irvine			949.857.9278
	Tree of Life Nursery (California Natives)	33201 Ortega Hwy, San Juan Capistrano, CA 92675		949.728.0685
	Aki Nursery	6900 Alton Pkwy, Irvine 92618		949.727.4395
	Plant Depot	32413 San Juan Creek Rd, San Juan Capistrano, CA 92675		949.240.2107

GENERAL CONTRACTORS

	NAME	ADDRESS	EMAIL	PHONE
	1 st Line Construction (Robert Delgado)			949.715.1093
	Coast Custom Construction (Herc Ortiz)			949.641.6965
M	Tom Fitzpatrick			949.498.0393 949.378.3861
	Olson McVicar Builders (Rob Olson)		rob@rwolson.com	949.278.3933 949.929.1223
M	Daniel Valdivia (wall paper/popcorn remover, drywall repair, etc.)			(949) 607-8444
M	Jim Osowski			(714) 385-6774
M	Jeff Harrison			(949) 422-0190
M	All Trades Property Services (Mike Rogers or Johnny Ray)		www.alltradespropertyservices.com	Mike Rogers (949) 303-3831 Johnny Ray (714) 612-1674
M	A Plus (Jose Cecere) interior design & remodeling		joe.c@aplusinteriordesigners.com	(714) 458-2108 (949) 232-8592

SUB CONTRACTORS

*Mikus Plumbing, Lic. C36 643628, fully licensed..... (714) 960-4916
 *E&E Dry Wall & Painting, Ernie, state licensed & bonded..... (714) 537-0884
 Or cell: (714) 469-1349

GUTTERS

NAME	ADDRESS	EMAIL	PHONE
*Guttermasters		(949) 631-1567	
Coastal Rain Gutters, Mike Laube.....		(714) 625-5452	
(Lic. #854553, fully insured, free estimates.....		Fax: (714) 969-9236	

GUTTER CLEANING

NAME	ADDRESS	EMAIL	PHONE
*Abel Raingutters		(949) 675-8432	

HANDYMAN

NAME	ADDRESS	EMAIL	PHONE
Handyman Service (Dan Plascencia).....		(949) 887-8642	
Scott Sutter (remodeling and repair)		(949) 768-4339	
*The Handy Juan		(949) 205-3279	
Gideon Banai		(714) 493-9064	
*Pete Donahue.....		(949) 631-6835	
*Kevin Rakhshani (Platinum Home Repair), Irvine, CA.....		(949) 468-7492	
phr@pcmagic.net			
Williams Painting/Handyman Services, Billy Williams, Irvine		(714) 730-8502	
(plumbing, electrical, flooring, doors).....(cell)		(714) 655-9471	
*Jeff Harrison (Lic. #532193)		(949) 422-0190	
Mike Rogers		(949) 294-4100	
(did Mahoney's work)			

INTERIOR DESIGN

NAME	ADDRESS	EMAIL	PHONE
BJ Interiors (Beverly Miller).....		(949) 786-4623	
cell:		(949) 233-7704	
Fax:		(949) 786-4623	
E-Mail: bjinteriors@aol.com			

LANDSCAPING

NAME	ADDRESS	EMAIL	PHONE
Martin Morales		Cell: (949) 678-0319	
California Jungle, Chris.....		(949) 533-6981	
*Rod Garrett (irrigation, sprinklers, timers, outdoor lighting, drainage Landscape removal/installation, yard management		(949) 637-1048	

LIGHTING & ELECTRICAL

NAME	ADDRESS	EMAIL	PHONE
*BTS Lighting and Electrical.....		(714) 777-1020	
5711 Lynnbrook Plaza, Yorba Linda, CA 92886.....		fax: (714) 777-1034	
BTSLights@aol.com		Pager: (714) 667-5814	
		Cell: (714) 493-8463	

LOCKSMITHS

NAME	ADDRESS	EMAIL	PHONE
Airport Lock & Key.....		(949) 476-1077	
16585 Von Karman, Suite D, Irvine, CA 92606		fax: (949) 476-9380	

PAINTING

NAME	ADDRESS	EMAIL	PHONE
*Don's Painting, Derek Brandlin			
(License #386917), Insured, free estimates.		(Cell) (562)-252-2588	

Martin Christiansen Painting..... Ofs: (949) 631-3661
 (Cell) (949) 231-8514
 *Huntington Painting (Fountain Valley), Young Kim..... (800) 900-8818
 Huntingtonpainting@hotmail.com (714) 962-0093
 Advanced Painting (Allen Moser) (949) 367-0060
 *Donahue’s Paint (wood) – Pete..... (949) 307-4581
 and 278-2067
 *Kent Stafford (714) 435-9667
 Jerry Davis (949) 786-2028
 or..... (949) 498-5495
 *Coast Custom Construction (Herc Oritz)..... (714) 641-6965
 *Greg White..... (949) 642-9026

 Brian Bartling..... (714) 963-9981
 Cell: (714) 968-6648
 Charlie’s Painting (714) 637-3526
 Steve McMillan Painting, Inc..... (714) 817-8368
 (interior/exterior/wallpaper removal, licensed)
 *Huntington Painting Co., Inc..... (800) 900-8818
 Mr. Young Kim, Owner, St. License #804181 (714) 962-0093
 Premier Painting – Michael Brizuela, (exterior) (714) 546-3692
www.premier-commercial.com
 Williams Painting & Handyman Services, Billy Williams, Irvine (714) 730-8502
 (interior/exterior), also plumbing, electrical flooring & doors.....(cell) (714) 655-9471
 *Painting & Stone Work, Chris, **Bbrite Services**..... (714) 876-7622

PESTS

NAME	ADDRESS	EMAIL	PHONE
Orange County Vector Control		(714) 971-2421	
Terminix		(949) 458-9393	
(Larco Ramirez).....		(949) 422-6022	
Fax:		(949) 458-2956	
Email: Iramirez@terminix.com			
Mariner’s Pest Control (termites), 16 Hughes, #C, Irvine 92618		(949) 679-2603	

PLUMBING

NAME	ADDRESS	EMAIL	PHONE
*Green Star Home Services		(949) 559-9649	
Bob McCord - Tustin		(714) 731-0413	
Pacific Coast Copper Re-Pipe (Patrick Anthony)		(714) 538-1558	
*Randy & Son Plumbing - Steve Gestner - Plumbing & Heating		(714) 953-8769	
*Bill Howard (handyman).....		(949) 559-1816	
* Ace Duraflo (Repiping Alternative/Pipe Restoration)		(714) 564-7600	
	Ext.....	212	
	FAX.....	(714) 564-7607	
*Irvine Medallion Plumbing (Steve)		(949) 857-0766	
*Professional Plumbing, Inc.....		(714) 964-3519	

POWER WASHING

NAME	ADDRESS	EMAIL	PHONE
Calico Building Services.....		(714) 380-8707	
15550-C Rockfield Blvd., Irvine, CA 92618, Maggie or Marsela			

ROOFERS

NAME	ADDRESS	EMAIL	PHONE
*Crank Bros. Roofing.....		(949) 548-5569	
*Fairweather Roofing.....		(714) 997-9449	
*Coast Roofing		(714) 968-8754	
Bienek Roofing (Mike Morris).....		(949) 951-3798	
555 N. Parkcenter, #130, Santa Ana, CA 92705			
Lee Roofing.....		(949) 642-7222	
Fontaine Weatherproofing.....		(949) 598-8360	
	Fax:	(949) 598-8363	
Ray's Roofing, 14571 Highcrest Circle, Irvine, 92604		(949) 559-9369	

BRS Roofing, Inc., (flat roof, clubhouse) Ralph (909) 884-8505
 McCorkle, Tony Brasil, or Jorge Solano..... (909) 709-5158

Ralph

Fairweather Roofing – Bill.....(714) 997-9449

ROOFING (SOURCE FOR REPLACEMENT CLAY TILE)

NAME	ADDRESS	EMAIL	PHONE
U. S. Tile (Ray).....		(800) 252-9548	

SCREENS

NAME	ADDRESS	EMAIL	PHONE
Harbor Bay Glass & Mirror.....		(949) 646-0231	

SECURITY SYSTEM

NAME	ADDRESS	EMAIL	PHONE
ADT		(714) 223-2302	

TREES

NAME	ADDRESS	EMAIL	PHONE
*Leonard Chaidez (Trimming/Removal)		(714) 279-8119	
J. C. Trees (James Corum) www.jctrees.net.....		(714) 435-1766	
RGS Services, Chris, John Nielson		(714) 920-4747	
1156 N. Grove, Anaheim, CA 92806		(714) 630-5300	
.....		Fax: (714) 630-1330	

TURF (ARTIFICIAL)

NAME	ADDRESS	EMAIL	PHONE
Envy Lawn (EL55 Bermuda) – Jim Janzen		(949) 285-3317	

WALL COVERINGS

NAME	ADDRESS	EMAIL	PHONE
Jerry Davis		(949) 786-2028	
	Or	(949) 498-5495	

WELDERS

NAME	ADDRESS	EMAIL	PHONE
Bay Ornamental Iron.....		(949) 548-1015	
Design Ornamental (iron & welding) (Abraham).....		(949) 642-8275	
	FAX.....	(949) 642-1262	

WINDOW CLEANING

NAME	ADDRESS	EMAIL	PHONE
Joe's Window Cleaning, Joe Leal			949.515.0980 C 949.400.8433

WINDOW/DOOR REPLACEMENT

NAME	ADDRESS	EMAIL	PHONE
M Shamrock (Milgard)			(949) 586-8570
M Win-Dor (Steve)			(714) 639-1202
M Door Crafters of Irvine (Milgard)			(949) 857-0766