



VINEYARDS MAINTENANCE & SERVICES

November 17, 2015

This list of service providers was compiled from Vineyards residents' recommendations. Please let us know of your experience, good or bad, with any of those listed. Also, please advise your recommendations for additional providers to: Jack Vanek, (H) 772-878-6096 or (C) 772-979-6258, jmvanek@hotmail.com.

Please note: No exterior changes, modifications, additions or deletions of any kind may be made to the exterior of a home, including the roof, yard and landscaping without the prior written consent of the Architecture and Landscape Review Committee. Without limiting the generality of this restriction, the prohibited exterior changes include changing the exterior or trim paint color, changing the roofing materials/color, placement of satellite equipment or solar heating systems, gutters, fencing, or screen doors (entry or garage doors) on the exterior of the house. (Vineyards Rules and Regulations). Any contractors working on the lot or exterior of a Vineyards home must be licensed and insured. Residents have recommended the contractors listed below solely because of the quality of their service. The Vineyards HOA or Board has not endorsed, approved them or verified their current license and insurance status. Such verification is the responsibility of the contracting resident.

MISCELLANEOUS

- Don't forget to call the "811" utility hotline prior to installing drains, or removing or planting trees, so that the underground utility lines can be located and marked prior to beginning your project.
- Replacement house numbers are available from Lowe's. Our design is 4-inch, black aluminum "Gatehouse" design. The price is approximately \$1.50 per number.
- Replacement Vineyards mailboxes are available from Beautiful Mailbox Company, (954-792-6245). Our model is "Sorrento". Prices (subject to manufacturer's change) are:
 - Entire unit (post and box) - \$234.30
 - Post only - \$218.32
 - Box only - \$63.93
 - Gold vinyl numbers for box - \$1.50
- Our Schlage latch and lock hardware has a lifetime warranty. Call 1-888-805-9837, (www.schlage.com) describe your problem and a replacement part will be promptly sent to you. Note that the lifetime warranty applies only to the original homeowner and is not transferred to subsequent buyers. Schlage may require proof of the original purchase of the home, although they usually do not.
- Alarm monitoring provider, Alarm Services, (www.saveonmyalarm.com) 888-720-2079, has increased its annual fee. It is now \$203.40, which works out to \$16.95 per month. Multi-year plans are available at lower cost. Note that "www.99alarm.com" is basically the same company using a separate website and is currently running a \$99 special that includes set-up and a one-year monitoring contract. Check both websites for your best value.

- White film on your brick-paver driveway? Your original provider likely used the wrong sealer. MobilWash has cleaned and resealed several drives in the Vineyards and the results are terrific. Call Dan Hulbert at 772-528-1387 for an estimate.
- Coconut Palms are non-native to our area and prohibited in the Vineyards. They attract and harbor Whiteflies, pests and diseases, which can then spread to other plants. Our Landscaper, Natures Grounds (561-628-4248, TimNaturesGrounds@yahoo.com), will remove and replace them for \$150 per tree.
- Our Moen plumbing hardware has a lifetime warranty. Call 1-800-289-6637 (www.moen.com) for replacement parts.
- Parts for our alarm systems (circuit boards, batteries, etc.) are available from Spytown: 866-779-8696, (www.spytown.com).
- Tryon Plumbing and Solar has introduced a check-up and maintenance program for your solar, gas or electric pool heater or domestic solar water heater. Cost is less than \$200.00 per year. Call Bob Tryon at (772) 465-0284.
- Our Saint Lucie County Library System now has eBooks and audiobooks that can be downloaded at no charge on most computers, smartphones and e-readers. Check www.stlucieco.gov/library/, or call the St. Lucie West Library at 772-873-3309 or 772-873-3310.
- Pool owners: going through too many new filters? A "Water Wand" from Leslie's Pools on St. Lucie West Blvd. is \$21.99, attaches to your hose and cleans your filter in about 20 minutes. Try having an extra filter, so you will always have a clean replacement in the garage.
- Can you follow your nose to the trashcan in your garage? Many residents have purchased small diaper pails at Target or Wal-Mart to stow their discarded fish and fowl between pick-up days.
- For leaking windows, check the caulking and screws. Re-caulk the outside frame with a top-grade window/door caulk, like GE Silicone. Check that the bottom screws (usually three) may not be in all the way, or rain may have penetrated the hole. Back them out, re-drill the hole if they were not completely seated, and caulk the holes and screws before reinserting the screws. If this seems like a lot of work - and it is! – Call one of the handymen or home improvement contractors listed.
- Original faux-stone house columns or trim cracked or deteriorating? Stone Décor, Inc., 10420 Glades Cutoff Road, Port St. Lucie, still has the molds. Either take a picture or a piece of the trim to match. Contact Andre Gagnon (andre@stonedecorinc.com, www.stonedecorinc.com), (B) 772-465-6500, (C) 772-201-0132. You may have to wait awhile for fabrication.
- Painting the faux-stone columns and trim is not recommended. A strong bleach solution along with a brush and "elbow grease" usually cleans off the mold. However, as a last resort Sherwin-Williams Maison Blanche (SW 7526) may be used for touch-up. Note that once the trim is painted you will most likely have to keep painting it in order to restore a clean-looking finish. Remember that a CASH ONLY discount for Vineyards residents has been negotiated with the Sherwin-Williams store at 502 Bayshore Blvd., phone 772-343-0704: 10% tools, 15% to 20% paints and coatings. For discount, reference: Vineyards HOA, Account #342272614.

- Our Therma-Tru fiberglass front doors have a lifetime warranty. Note that the warranty applies only to the original homeowner and is not transferred to subsequent buyers. Installation and labor are not covered. Therma-Tru may require proof of the original purchase of the home. Information is available on www.thermatru.com.

A Comcast/Infinity bulk-service cable contract is included in your HOA fee.

Contract Features:

- Comcast delivers to residents of the Vineyards, **Limited Basic, Music Choice, Digital Starter, HBO. Video on Demand, and High Definition (HDTV)** tiers of service at no charge.
- A total of three cable outlets per home are serviced at no charge. Any additional devices or outlets beyond three are not part of our contract and may incur a charge for the device, plus an outlet fee.
- Each resident is entitled to one High Definition/Digital Video Recorder (HD/DVR) receiver and one remote control capable of receiving the bulk service, at no charge
- Comcast has converted all of its video service to a digital format. Each resident may request a maximum of two digital adapters and remotes at no charge. The adapter receives Limited Basic, Standard Basic, and Digital Starter channels, but no “Video on Demand”, music or HBO channels, and does not deliver an “HD quality” picture. Newer digital TVs may not require the adapters.
- Residents desiring to lease additional HD or HD/DVR receivers will pay only the cost of the monthly receiver, any additional charge for the HD service will be waived.
- In addition to the bulk service, each resident will be able to enter into a separate agreement with Comcast for any optional devices or services in which they may be interested, such as sports and entertainment packages.
- A list of the latest channel listings is enclosed, but be aware that Comcast has been adding to the selection of channels throughout the term of the contract.
- Community notices and events are broadcast on Channel 63.
- For billing questions you may call 1-561-COMCAST.
- Internet service is NOT included in the contract, and is the responsibility of the homeowner.
- The nearest Comcast service facility is located at 261 Port St. Lucie Boulevard and Bayshore Boulevard. They have the details of our contract, maintain an inventory of equipment, and should be able to resolve any discrepancies.

CONTRACTORS AND SERVICE PROVIDERS

AIR CONDITIONING AND HEATING

American A/C & Heating, Inc.

Chris Jarrach (Vineyards Homeowner and Advertiser)

772-398-0023

chris@AmericanAirCares.com, www.AmericanAirCares.com

10% discount to Vineyards residents

Tracy Steele Air Conditioning

Tracy Steele

772-336-2448

APPLIANCE PARTS & SERVICE

Custom Air Systems, Inc. (Vineyards Advertiser and Original Appliance Supplier)

Debbi Jarvis

772-335-3232, 772-562-2777

Discount Appliance Parts

Jay Alexander

772-871-7500

Brandt's Appliance Parts & Service

Dave
772-878-3353
www.BrandtsAppliance.com

AUTOMOBILE BODY REPAIR

Wayne's Collision Center

Wayne Clark
(B) 772-343-1616, (C) 561-315-1402

AWNINGS

Premier Awnings

Mike Green
561-732-2444

CABINETS

B & M Cabinets, Inc. (Original Vineyards Contractors)

Bito Amaral and Mario
772-335-5980

CERTIFIED PUBLIC ACCOUNTANT

William G. Pembroke, CPA, P.A. (Personal and Corporate Taxes and Tax Planning)

Bill Pembroke
772-336-3331

COMPUTER REPAIR

PSL-PC Online

Jim Crandell
(B) 772-343-1813, (C) 772-579-6417
www.psl-pc.com

CONCRETE EDGING

JOSB Concrete

772-240-6170

DOOR, SLIDING DOOR, AND WINDOW REPAIR

Window Doctor Specialists

772-781-6402

DRAIN INSTALLATION

Pedro Gonzalez Landscaping

Pedro and Katia, 772-361-3723
Yard drains, French drains and drainage systems

DRIVEWAY & PAVER BRICK

Epic Pavers Custom Design & Installation

Anthony Scavone
(B) 772-873-5799, (C) 772-359-4820
Anthony@epicpavers.com, www.EpicPavers.com

DRYER VENT CLEANING

Dryer Vent Specialist

Jim Adams, (B) 772-418-8238, (C) 772-626-5590
dryerventspecialist@yahoo.com, www.dryerventspecialist.com

ELECTRICIAN

Southeast Electrical & Maintenance

John Angarola
(B)772-879-7010, (C)772-971-1124
seemc96@aol.com

Eades Electric

Jim Eades
772-370-2113

FINANCIAL PLANNING

UBS Financial Services

Greg Thogersen, Investments Vice President (Vineyards Resident)
772-223-6605
Email: greg.thogersen@ubs.com
www.ubs.com/team/atlantic.

FURNITURE REFINISHING & REPAIR

See separate section below for patio furniture repair

Lance Furniture Service

Lance Lobel, Master Craftsman
321-327-8501
Repair, refinishing & antique restoration

Presendo Services

Phil Presendo
772-489-3613

Evans Refinishing & Supplies

Todd Evans
772-465-0101

GARAGE DOOR REPAIR

1st Choice Garage Door Repair, LLC (Vineyards Advertiser)

Joni Lopez
772-370-8196
GDoorLady@yahoo.com

Precision Door Service

Keith Enfinger
772-337-4470
www.precisiongaragedoorsfl.com

D and D Doors

888-435-0552.

GRANITE

Solid Surface Designs, Inc.

Maria, Office Manager
772-340-4339

GUTTERS

Gutter Guy

772-344-3139
3-year labor guarantee, 20-year product warranty

Crown Seamless Gutters

Jason Brackett

(B) 800-803-5404, (C) 561-531-2757

Email: Jason@crowNSEAMLESSGUTTERS.COM, Website: www.croenseamlessgutters.com

HAIRDRESSER

Amy Lisi (Vineyards Homeowner)

Karen's Hairlines, 772-465-3070

10% discount for first visit to Amy

Skin, Nail & Hair Care

Michele

772-878-0848

HANDYMAN

Handy Randy

Randy Abbott

772-626-0591

Tom Dietz

772-359-7258

Sol the Handyman

772-240-1495

HOME IMPROVEMENT

DEC Builders (Vineyards Advertiser)

Dan Cugini

772-418-5906

DECBuilders@comcast.net

Powerhouse Property Services

Chris Powers

772-361-4050

PowerhousePropertyServices@yahoo.com

HEARING AIDS

Sugar Hill Hearing Aid Center

Carolyn Thomas

772-225-2075, Jensen Beach

HOME INSPECTION

Robert Divita

772-340-7808

HouseMaster Home Inspections

John MacVean

772-336-2111

jmacvean@housemaster.com

Treasure Coast Home Inspection

Robert MacLellan

772-380-5751

HOUSE WATCHING

Pinnacle Association Management (Vineyards Property Manager and Advertiser) 772-871-0004

House Checkers, LLC

Mike Azzone, 772-465-7434, Troy Black, 772-475-4948

Randall Placko and Sons

Randy Placko

772-631-1825

HURRICANE SHUTTERS & REPAIR

Advance Hurricane Shutters (Original Hanover Homes Contractor)

Fernando Velasco

772-342-6928

IRRIGATION INSTALLATION & REPAIR

H2O Irrigation

Jeff Lauk (Vineyards Homeowner)

(H)772-878-4699, (C)772-834-2414

LANDSCAPING

Note: Homeowners must call the "811" utility hotline prior to removing or planting trees, or installing drains, so they can mark the underground utility lines.

Nature's Grounds Landscaping (Vineyards Landscaper and Advertiser)

Tim Dulya, 561-628-4248

TimNaturesGrounds@yahoo.com

Landscaping by Anthony (Vineyards Advertiser)

Anthony Scavone

(B) 772-873-5799, (C) 772-359-4820

Anthony@getpalms.com, www.GetPalms.com

Pedro Gonzalez Landscaping

Pedro and Katia, (B)772-361-3723, (B)561-706-4629

Drain installation, tree removal (\$80 - \$100 per large palm tree) and replanting services

Luis The Gardener

Luis Sanchez

Excellent work, very reasonable pricing

772-370-3859

Palm City Palms & Tropicals

Susan and Rick Frostrom

772-781-2626

Email: palmcitypalm@aol.com, Website: palmcitypalm.com

Zamudio & Son Landscaping

Jose, 772-215-1302, 772-214-4153.

Removal, disposal and replacement of Queen Palm trees \$125 – price does not include the cost of a new tree.

Tri-Brothers Tree Service

Donnie – Trimming of palm trees too high for Vineyards landscapers to reach

772-465-9000

LANDSCAPE EDGING

Armando's Concrete Edging

877-357-1918

LEATHER AND FABRIC REPAIR AND CLEANING

Fibrenew

John and Lenora Amason

321-446-9589

Email: palmbay@fibrenew.com, Website: fibrenew.com/palmbay

LIBRARY

St. Lucie County Library

St. Lucie West Branch, 772-873-3309 or 772-873-3310

www.stlucieco.gov/library/

Download e-books and audio books compatible with most computers, smartphones, and e-readers

LOCKSMITH

All County Lock & Key

Denise, 772-878-6004

MOLD REMEDIATION

Barry The Contractor

772-215-4002.

MULCH APPLICATION

Nature's Grounds Landscaping, (Vineyards Landscaper and Advertiser)

Tim Dulya will provide an estimate for your beds. Approximately \$4.00 per bag, installed.

561-628-4248,

TimNaturesGrounds@yahoo.com

PAINTING

DEC Construction (Vineyards Advertiser)

Dan Cugini

772-418-5906,

DECBuilders@comcast.net

A&P Painting

Bob Hickey

772-475-7033, 772-873-0193

Duwayne Cotcamp Painting

Duwayne Cotcamp

(B) 772-343-1162, (C) 772-541-9460

Skilled Painting, Inc. (Formerly Orangemen Painters - Painted last half of Vineyards Homes)

Richard Creber

772-215-0437, (F) 772-672-4778

RCreber1@aol.com, www.skilledpaintinginc.net

10% discount to Vineyards Homeowners, 15% discount for using "low or no VOC" paint

Richard Mann Painting, Inc.

772-465-9039

Painting Artist, Inc.

Fabian Leon, 772-626-7159

Also pressure cleaning

Tubito Painting

Nick Tubito
772-460-9454
heather@tubitopainting.com

PATIO FURNITURE REPAIR

A-Plus Patio Furniture

Doug
772-286-3543
www.APlusPatioFurniture.com

PEST CONTROL

Hannan Environmental Services (Vineyards Advertiser)

Jamie Hannan - Specify that you are a Vineyards resident for special rates.
772-344-2847
Jamie@HannanPestservices.com, www.HannanPestServices.com

Edinger's Pest Control

Gary Byerly
772-370-1082

PET SITTING

Personal Touch Pet Sitting (Vineyards Homeowner)

Doris Brause Picchio
772-340-2923

Walk With Me Pet Sitting

Lisa Wallmueller-Blessing
772-879-9822

POOL AND DECK REPAIR

Family Pools (Pool and Deck Renovation and Repair)

Frank Russo
772-370-5151

A-1 Leak Detection

Dave Landell
772-266-7493

Affordable Leak Detection

Michael Coker
772-260-7853
www.affordableleakdetection.com

POOL CLEANING

Michael Clines Pools

Mike Clines
772-528-4676

Water World Pool Service

Al Rizzo
(H) 772-340-1481, (C) 772-284-9550

POOL ENCLOSURES & SCREENING

The Porch Factory

Enclosure and Screen Installation and Repair 772-465-6772

Tom Ritter (Rescreening only)
Tom Ritter – 10% Discount for Vineyards Homeowners
772-340-2711

POOL HEATING

Jason Draime, Inc.
Electric and gas systems
Jason Draime
786-999-9620

Tryon Plumbing and Solar
Solar, electric, and gas systems
Bob Tryon
772-465-0284

PLUMBER

Port St. Lucie Plumbing, Inc. (Vineyards Advertiser)
Gary Zanello
772-468-6524, 772-335-0263

Tully Plumbing (Vineyards Advertiser)
Chris Tully
772-985-6671
TullyPlumbing@yahoo.com

B & N Plumbing, LLC
Brad Beddone – 10% Discount for Vineyards Homeowners
772-237-5000
bandnplumbing@gmail.com
www.bandnplumbing.com

PRESSURE CLEANING

Mobilwash, LLC (Vineyards Advertiser)
Dan Hulbert
Pressure wash house, roof, and driveway
772-528-1387, 771-528-1388
MobilWash99@gmail.com, www.MobilWash.net

All Around Power Wash, Inc.
Niki Ensmann and Dirk Rickert
772-201-2237

PRINTING AND SIGNS

Budget Graphics
Sandy Newman
772-879-0048

REALTORS AND RENTAL AGENTS

RE/MAX Masterpiece Realty
Andrew Szaniszlo (Vineyards Homeowner and Advertiser)
772-828-1607
www.AndrewYourRealtor.com

All Homes 4 Rent & Sales, Inc.

Doris Rosado, Realtor and Rental Agent, (Vineyards Homeowner)

772-323-3233

Dorisprp@yahoo.com, www.MyRealtorDoris.com

Keller Williams of the Treasure Coast

Adela Szymanski, Realtor (Vineyards Homeowner)

305-724-5135

Coldwell Banker Residential Real Estate

Rose Lichtenfels & Stacey Altieri, "Mother-Daughter Team" (Vineyards Homeowners)

Rose: 772-812-9971 or Stacey: 772-485-7080

StaceyRoseRealtors@gmail.com

RES Today

Ludmilla Higuera (Vineyards Homeowner)

(B) 772-237-5595, (C) 772-626-9638

LHiguera7777@gmail.com, www.RESToday.net

Star Realty Services

Gary Karwoski, Realtor, 772-240-2723

Fran Long, Realtor, 772-834-2928

ROOF MAINTENANCE & REPAIR

Treasure Coast Concepts, Inc. (Vineyards Advertiser)

Ron Latta

772-777-8130

tcconcepts@aol.com

Righteous Roofing, Inc.

Lee Palmer

(B) 772-985-1886, (C) 772-618-5767

RighteousRoofing@yahoo.com

R. Repairs, Inc.,

Jose Ramos

954-802-0044. They also repair fascia board.

Gary Marzo, Inc.

Gary Marzo

772-871-2489

Johnny Island, Inc.

John Dickerson

772-475-3867

dickersonjohn58@yahoo.com

SHOES – ORTHOPEDIC & REPAIR

Nobile Shoes, Inc.

Orthopedic Specialist

Daniel Nobile, C. Ped., L. Ped.

772-220-0845

dannobile@nobleshoes.com

SHREDDING

Pineapple Mini-storage and Shredding

Paper and document shredding while you watch

772-468-7707

4892 Okeechobee Road, Fort Pierce, east of I-95, past Home Depot on the same side of the street

SOLAR ENERGY

Solar Energy Systems

Joseph Shuster, Territory Manager

(B) 772-464-2663, (F) 772-466-7937

bklynshu@comcast.net

Tryon Plumbing and Solar

Bob Tryon, 772-465-0284

SMALL ENGINE REPAIR

Mr. Ed's Small Engine Repair

772-343-9200

Mreds1@comcast.net

TILE

D'Lia Flooring (Vineyards Homeowner)

Joe Lisi

772-349-2862

John's Tile and Marble (Also Wood Floors)

John or Bonnie

772-335-4941

TILE, GROUT & CARPET CLEANING

Choco's (Vineyards Homeowner)

Choco

772-232-7028

UPHOLSTERY & REPAIR

Covergirls Upholstery

772-286-5776

WALLPAPER HANGING

John Carone

772-335-4241

WATER FITNESS & SAFETY INSTRUCTION

Nicole Robb

772-621-7148

sweatandswim@gmail.com

WINDOW CLEANING

Mobilwash (Vineyards Advertiser)

Tracy Hulbert

772-528-1387

Mobilwash@earthlink.net

Al's Window Cleaning

Albert Hoffmeister

772-812-1220

al>windowcleaning@gmail.com