

Homeownership is the American Dream but owning a home requires a lot of regular maintenance tasks to keep the investment in good shape.

I am including a list of service companies and maintenance people who can help you, if you are not a DIY person.

Hope you find this helpful info and PLEASE let know if you have a service company and/or vendor to recommend. I have not evaluated many lawn mowing services (so many!)

### **AIR CONDITIONING SERVICES**

AIR FILTERS NEED TO BE CLEAN/REPLACED YEARLY. ALWAYS SCHEDULE SERVICE ON AIR CONDITIONERS YEARLY.

We have used **Bay Area** for years: <https://bayareacool.com/>  
888-324-4033

**Air Pros of Ocala** (352) 354-3515;BD Rec: "Installed complete new ductwork, including a new feed to a previously unfed room, 18 inches of new attic and garage insulation and a new Carrier air conditioner, a two stage ultra-violet air scrubber, new air handler, new base and new wiring in one day, very next day of call. I won't scare you with what we spent, but the house is very comfortable, the air is incredibly clean, and we've added to the value."

**Worthington Air Conditioning and Heating...**

<https://worthingtonacandheat.com/> 352-220-9815

### **ALUMINUM SCREEN & GUTTER**

### **LANAI SCREEN REPLACEMENT**

WHILE A HANDYMAN MAY BE ABLE TO REPAIR AND REPLACE INDIVIDUAL SCREENING TEARS, LANAI SCREENS ARE MEANT TO LAST EIGHT YEARS.

**BLACKSHEARS ALUMINUM**; Crystal River, , 352-795-9722; <HTTPS://WWW.BLACKSHEARS.COM/>

**SCREEN MONKEY** 352-746-7091

**Mike's Rescreen & Gutter, LLC.** 352-364-7506. He even wipes all the supporting frames down with wd40 so they look new.

**Gutters** were installed by **Nature Coast Gutter** (352) 464-0114. Beautiful work by a father-son team. Very reasonable cost.

**C & C Gutter Solutions** 352-257-5812; several recommendations

**Screenin Demon** Owner Dwayne Lauderbaugh 1-352-586-1149

### **ANIMAL/CRITTER REMOVAL**

**TRAPPER KING**; <HTTPS://WWW.TRAPPERKING.COM/>; 888-991-5464;  
BRIAN

**The Gopher Man**, from Brooksville , Johnny Loose,1-352-279-0201

### **APPLIANCE REPAIR**

**Johnson Appliance Service** Don't Replace it. Let me Repair it! Same Day Service \* 51 Years Exp, I repair • Washers • Dryers; Air Conditioning; Refrigerators • Water heaters; Dishwashers - Garbage Disposals. LOW Overhead...LOW Prices.

352-445-0072

**Beacon Services & Appliances Repair:** (352) 726-7530 (nextdoor ref)

**AUTO SERVICE EMERGENCY** 24 HOUR TIRE REPAIR:

**AWNING:**

**Canvas Awning; Glen**

1 (352) 503-8539

**APPLIANCE REPAIRS:**

**DRAPES AND BLINDS** (including Hunter Douglas  
Luminettes and Silhouettes): Don; 813-267-7376

**CHARITIES for LOCAL PICK UP**

Are you moving, selling a house, or in between tenants and need to clear out the entire home hassle-free? Look no further! **The Path Shelter Thrift Store** now offers comprehensive Whole House Cleanouts to make your life easier. Our team is here to handle everything, from start to finish, ensuring a smooth and stress-free process for you. What We Offer: Professional and efficient cleanout services Timely and reliable scheduling Donation of usable items to support our community  
Flexible and tailored solutions to meet your needs

**Daystar Life Center;** <https://daystarcitruscounty.org/>; 352-795-8668

**Habitat for Humanity ReStores** (2 locations)

<https://www.habitatcc.org/shop.php>; 7800 W. Gulf to Lake Hwy; Crystal River, (352) 564-2300 and/or 3703 E. Gulf to Lake Hwy. Inverness, (352) 341-1800

**CLEANING YOUR HOME :**

**Mom's Maid Service;** Dallas Horton; (231)856-3146

[momsmaidsservice@gmail.com](mailto:momsmaidsservice@gmail.com)

**Mrs. Grout;** Professional Grout Restoration and Sealing; 352-461-3835;

**MrsGrout.com;** [hello@mrsgrout.com](mailto:hello@mrsgrout.com)

**Busy Bee Cleaning Service** Tina 518-321-1525

from BD & Nextdoor: **Poshmaid** call 352-501-8164 just posted a review about her Patricia has been doing my home in Black Diamond for a few months now and I just love her. Very efficient and professional.

from C-21: Meghan Bender 813.245.3321

**[Southerncleaningbymeghan@gmail.com](mailto:Southerncleaningbymeghan@gmail.com)**

**Sharie Maid Service:** 352-201-5027

**Taysia's Home Cleaning LLC;** 352-257-7298 ; [taysia5.fl@gmail.com](mailto:taysia5.fl@gmail.com)

**Busy Bee Cleaning Service** Tina 518-321-1525

**COMPUTER SERVICES:**

**Computer Works:** BOULES WAHBA; 352-249-6633.

**CONCRETE REPAIR:**

Rob's Masonry 352-726-6554

**ELECTRICIANS:**

**PREMIER ELECTRIC;** [HTTP://PREMIERELECTRIC.COM/](http://PREMIERELECTRIC.COM/) 239-598-2000

**GAUDETTE ELECTRIC** [HTTPS://WWW.GAUDETTEELECTRIC.COM/](https://www.gaugetteelectric.com/)  
COUPON-SAVINGS/; 352-628-3064

**Mister Sparky.** 844-266-5933 [mistersparky.com](http://mistersparky.com) for some electrical work. I was given a \$219 estimate but only charged \$135 for the actual work done. Honesty you do not find everywhere. I would highly recommend them.  
( BD resident)

BD resident: Ask for Mike as your tech: **Malleys Electric,**(352) 220-9326

**In Charge Electric** 352-350-7878 (BD resident  
recommendation: Prompt and efficient. Called a little after 9 and he was here , fixed the problem, and gone by 11:30)  
<https://www.inchargeelectric.com/>

**FIREPLACE SERVICE:**

**The Fireplace Advanced LLC,** Vinny; 352-794-6589

**Andersen Gas:** <https://andersongasservice.com/>; Inverness; 352-344-1059

**FLOORING AND TILE WORK:**

**BAREFOOT FLOORING & Home Services;** 352-535-4797; [barefootflooringhomeservices.com](http://barefootflooringhomeservices.com)

**GARAGE DOORS:**

We have always had good service from **Discount Garage Doors;** 866-420-3667 Chris .  
Nextdoor listing: Elderly couple had a problem with DGD and recommends:

**JS Garage Door and Repair LLC** at [jsgaragedoor01@gmail.com](mailto:jsgaragedoor01@gmail.com) &  
[facebook.com/installer](https://www.facebook.com/installer) named Joe Simmons at 352-201-7798.

**GENERATOR:**

BD resident recommendation: **Trademark Electric** for the generator, 3621  
N.W. 27th Avenue; Ocala, (352) 629-8617; (They are the authorized dealer  
for Generac generators)

**HANDYMEN FOR YOUR HOUSEHOLD NEEDS:**

CLEANING, DRYER VENTS; PRESSURE CLEANING; ETC.  
MANY HANDYMEN CAN HELP WITH THE POWER WASHING AND  
CLEANING OF DRIVES AND LANAI SCREENS.

I USE **KEVIN HURD** BUT HE AND HIS PARTNER JEFF CAN GET BUSY, SO I HAVE  
DEVELOPED A LIST OF OTHERS, FROM OTHER PEOPLE'S  
SUGGESTIONS:

**KEVIN HURD,** HANDYMAN (352-220-0352)

BD REC: **DAVO'S** 352 -651-2530 [ESTRADAVIDCO@ME.COM](mailto:ESTRADAVIDCO@ME.COM); And  
another number, 352 – 436- 7805. His business card reads, gutter cleaning,  
baseboards, sheet rock, finish carpentry, painting, wood floors, pressure  
washing and Window Cleaning.

NEW from my sister: **Eric Loskill:** Home Repair Specialist;  
Electrical fixtures, a filter install/change blinds, install plumbing  
fixtures, drywall repair, TV mounts, ceiling fans, caulking, interior

painting, power washing, fence install/repair, exterior painting, toilet install/repair, hanging photos/shelves, bath/shower grab bars, and much more... licensed and insured; citrusrr@gmail.com

BD rec: **ACE hardware** gave me a card for a Handyman. His name is Joe Baldocchi, lives in Beverly Hills, and his number is 352-322-6386. He is responsive, a good communicator, reliable, and knows what he is doing or recommends someone who does. He was on time, fixed my problems, and his charges were fair and reasonable.

**Jerry** for pressure washing 352-212-8806

**Michael Dennison** 352-261-6777; Home Services; carpenter, painter, pressure washing; mdhomeservicesllc.com

**Ivan Garrison of JVA Properties** at 352-201-7136 (C-21 agent recommendation)

**Honey Do Man** Brian Havens 518-260-5603 (Century 21 agent recommendation)

**BOB BEAULIEU** 352-587-5870.

**JOEY VALINOTI** 352-462- 8160 — HE'S A PINE RIDGE RESIDENT AND LICENSED AND INSURED

**ERICH DEAN** 352-586-8123

**NATURE COAST MAINTENANCE** Tony Davis; 352-210-8107

**CARLOS PAVON** 956-466-5866 He lives in Beverly Hills

**MARK MICHELBRINK DO IT ALL** 260-417-8438 CELL

**Ray Sheffield** I'm looking for things to do I'm a great handyman I have 40 years of experience as a carpenter and anything around the house. 571-919-3978

Most Of Our Clothes Dryers Are Vented Up Through The Roof...

Clean Your **Dryer Vent Duct Yearly** To Prevent Fires And Keep The Dryer Working Efficiently.

**STANLEY STEEMER:** 352-726-4646 I HAVE THEM DEEP CLEAN MY TILE AND GROUT EVERY YEAR. AND THEY CLEAN DRYER VENTS. I ALSO HAD THEM DO THE AIR DUCT CLEANING.

### **TILE CLEANER AND RESTORATION:**


**MRSGRROUT.COM;** email: HELLO@MRSGRROUT.COM; 352-461-3832 (our tile looks as good as it did 25 years ago when installed)

### **HOME CLEAN OUTS:**

**Lee Hans Clean Outs** 352-212-8535

<https://www.facebook.com/Leehans-clean-outs-110822870470621/>

See **PATH** under local charity pick up.

from Next Door app: We used **Junk Gator**  today. Chris did a great job, showed up on time, was friendly and very competent. Give him a call if you need to get rid of stuff! (352) 780-1972

We will haul away your unwanted items or trash that is taking away valuable space at your property. You can call or text pictures of your junk and you will receive a FREE ESTIMATE. Your junk will be taken away ASAP!  
352)-677-1162

### **FURNITURE, FURNISHINGS TO GET RID OF? WANT TO SELL?**

**Dudleys Auctions;** <https://dudleysauction.com/concrete5-8.2.0/index.php>; 352-637-9588

**Citrus County Charities** (some purchasing and accept donations); <https://citruscountycharitiesinc.us/>; 352-419-7900

**Second Time Around Furniture;** <https://www.facebook.com/Second-Time-Around-urniture-1707517326135241/>; 352-270-8803

**GUTTER CLEANING:**

from BD resident:Skyler knows how to walk a tile roof without damage, very reliable reasonable rates, and reliable service. He does roof blow offs and gutter cleaning. His name is Skyler Hoffman (352) 445-1410. I would not hesitate to refer him to my neighbors

**HOUSE/LANDSCAPE CLEANUPS**

Lighting Exterior (Landscape)

**Enlightened Designs** 352-694-9111 did the lites on my trees and back yard. Real pleased with their works and price. (BD resident)

Landscape/ Yard/ Lawn Work:

My son does land clearing / bush hogging as well. Trimming limbs off roof edges.The storm has shut down his out of town clients fishing charters and is looking to pick up some work. **Randall Lanier** 352-789-5472 Let him know

I referred you. Deanna, C-21 realtor

Linda, I want to give you the name of a gentleman that takes care of our lawn. He's dedicated in providing the best service possible. His name is Mike, and he owns **Citrus Turf Pros**. His number is (352) 601-6900. He provides excellent service.

**Woodchuck Yard Service:**hauling, weed pulling, lawn service, stump grinding, gutter clean out, mulch laying, power washing, etc. James (681)208-3204

**Alpha Exterior Cleaning:** Exterior cleaning service: Chris Carr, 352-812-8322;

**MASSAGE THERAPY:**

**Absolute Therapeutic Massage** LLC; Robin;989-329-7949

**BONNIE'S MOBILE MASSAGE:** I want to highly recommend Bonnie's mobile massage! She comes to your home , you can choose 30 45 or 90 minute massage. She targets the body areas you choose and offers Swedish deep tissue and hot stones. I did the light Swedish and had a great experience! She charges 1 dollar a minute. I have already made an appointment for next month...Bonnie Collins...727 906 1241

**MOVERS:**

**DUNCAN FAMILY MOVERS LLC:** local and long distance, loading and unloading; packing and unpacking. Tony 352-364-7312

**ODOR ELIMINATION:**

We specialize in removing unwanted odors from residential and commercial properties as well as numerous other areas. Our service uses **Odor Elimination Technology** with a Patented Delivery System to simply and truly clean, sanitize and deodorize the property.

Some of the odors we can remove:Cigarette/Cigars, Animal odors, Mold/ Mildew, Smoke/Burnt Cooking odors, Trauma/Decomposition. *Troy Gronotte, Odor Medics LLC*  
352-727-2175.

### **PAINTERS:**

THE OUTSIDE OF YOUR STUCCO HOME SHOULD BE PAINTED EVERY EIGHT YEARS: A PAINTER CAN ALSO CHECK THE FOUNDATION AND EXTERIOR WALLS FOR CRACKS AND CHECK FOR GAPS AROUND DOORS AND WINDOWS AND RESEAL THEM. \ SEVERAL RECOMMENDATIONS FROM BD RESIDENTS:

**JOSHUA MANCIA**, PAINTING AND PRESSURE WASHING,  
786-714-3382, (RECENT RECOMMENDATION  
FROM BD RESIDENT )

**Shane Burbank** for painting 352-232-382

**Alliance Painting**, Scott Waldeck. He does both inside and outside jobs + whatever else you may want done. 352-628-9772 or his cell is 352-422-2339.

**Bonnie:** 352-364-6968

**Tyler Duncan** 352-455-3443

Painting, Wallpaper removal, repaint cabinets: **JAN TIMMONS**  
352-436-7431, jan.timmons@aol.com

We have had several homes in our 53 year marriage and we have painted both inside and outside several homes. We just moved back to Terra Vista and we utilized **Mr. Max Painting** 352-270-7574 for painting the full inside in April and just had his crew paint our full exterior this past week. BEST PAINTERS EVER. Attention to details were outstanding. Extremely pleasant to work with. Pricing was very competitive to others. No short cuts. Very very professionals and I'd highly recommend to my neighbors.

### **PHOTOGRAPHY:**

May realtors use Ken and Sue for their real estate pictures. But they are expanding to include pet photography.  
**www.studio3photos.com** 352-513-3165

### **PLUMBERS:**

**MONTGOMERY PLUMBING INC**, TYLER MONTGOMERY, 352-436-7695

**TSACRIOS PLUMBING;** [HTTPS://WWW.FACEBOOK.COM/BOB-TSACRIOS-PLUMBING-INC;](https://www.facebook.com/BOB-TSACRIOS-PLUMBING-INC/) 352-621-7705

**RUSSELL PLUMBING** Polite, On time, Thorough :[WWW.RUSSELLSPLUMBINGLLC.COM/;](http://WWW.RUSSELLSPLUMBINGLLC.COM/) 352-422-0712

### **POOL BUILDERS:**

**Richie Pools:** Swimming pool contractor that builds and designs new pools, as well as add-ons and upgrades. 3175 E Rotor Wing Path, Hernando; [\(352\) 400-1063](tel:3524001063)

### **POOL REPAIR/ RESURFACING:**

**Tim's Tile and Marcite;** 352-628-0184

**Alan at A&S Tile.** 352-302-2215

### **POOL SERVICE (WEEKLY):**

**Nick Seymore;** 352-423-3692 [nick@ecopoolplus.com](mailto:nick@ecopoolplus.com)  
Pool repair contractor (maybe the heater can be fixed and not have to be replaced?!)

**Jim Schiedenhelm** 352-232-5817, [jsaes0702@msn.com](mailto:jsaes0702@msn.com)

## **POWERWASHING/ PRESSURE WASHING**

Used Wm. "**Ted**" **Lawson** and he did a great job cleaning my full cage.  
Highly recommend him. 352-302-0063  
—from NextDoor app: We had David do a whole house pressure wash including driveway pavers and lanai pavers, furniture, etc. Excellent work  
**PREMIER PRESSURE Wash** (352) 257-5602  
—BD rec: **Sure Wash**; Commercial and Residential (power or soft wash) roof, house, pool, enclosures driveway, sidewalks, and more...  
352-201-0870 Richard Red  
NEW BD rec: **Joe's Grime Fighters** 513-907-1704 offers window cleaning inside and out along with pressure washing services (driveways patios etc.) Will offer customer references upon request.

## **ROOF CLEANERS:**

Roof looking black? That is black algae. Black driveways need to be cleaned more often, but once a roof is cleaned, and if treated with a retardant, you can go about three years before having to have it cleaned again. And love our screened lanais but not when they turn green! Make sure they cover your bushes when they spray!

WE HAVE USED **KEN NEDZKE CITRUS ROOF CLEANING AND PROPERTY MAINTENANCE** (325-270-3927, [HTTP://CITRUSROOFCLEANING.COM/](http://CITRUSROOFCLEANING.COM/))  
**BACK2BRIGHT**. CHECK OUT THEIR WEBSITE, VERY INFORMATIVE;  
[HTTPS://WWW.BACK2BRIGHT.COM/](https://www.back2bright.com/) 352-445-4840

## **ROOF INSPECTIONS MAINTENANCE:**

### **TILE ROOFS**

ARE SUPPOSED TO LAST FOR 35-50 YEARS...BUT YOU DO HAVE TO HAVE THEM PERIODICALLY INSPECTED AND HAVE CRACKED, LOOSE TILES REPLACED. CAULKING IS NEEDED ON ALL ROOFS...YES, EVEN THE METAL ROOFS VENTS ON THE ROOF CAN ALSO BE COMPROMISED AS WELL... SQUIRRELS LOVE TO CHEW ON AREAS UP THERE.

**DON POSS:** [HTTPS://WWW.FACEBOOK.COM/DON-POSS-ROOFING-INC-716156871764511/](https://www.facebook.com/don-poss-roofing-inc-716156871764511/) (352-270-3927)

**HISE ROOFING:** 352-344-2442 [HTTPS://WWW.FACEBOOK.COM/HISEROOFING](https://www.facebook.com/hiserroofing)

**BOULERICE ROOFING:** 352-628-7445 [HTTPS://WWW.BOULERICEROOFING.NET/](https://www.boulericeroofing.net/)

**LEDGEWOOD ROOFING** 352-888-4825; [HTTPS://LEDGEWOODROOFING.COM/](https://ledgewoodroofing.com/)

**QUALITY FIRST ROOFING: 352-220-7367; 4214 HWY 44 , LECANTO**

## **SEPTIC**

**A ABLE** 352-795-1554  
**BROOKS SEPTIC** 352-644-3341  
**CHET'S SEPTIC SERVICE** 352-637-1411

**TILE AND FLOORING:**

**Central Florida Tile and Stone.** Jeff Stearns; 352-302-2215.  
**BAREFOOT FLOORING AND HOME SERVICES LLC:** TILE, VINYL,  
LAMINATE, STONE, FLAGSTONE...352-535-4797;

**TIRE SERVICE:**

RECOMMENDED BY DAYSTAR: **SAM'S TIRE SERVICE;**  
352-302-9967;

**TREE TRIMMERS/REMOVAL:**

**JLH TREE SERVICE** 352-220-9407  
**GRIFFINS TREE SERVICE** 352-249-6495  
(2) Recommendations from BD residents:  
**Claypool Tree Service** Jeremy 352-201-7313  
**Craigs Tree Service.** Have used him twice. Excellent work and very  
reasonable. (352) 302-9917

**WINDOW CLEANING:**

**Love and Lemons Cleaning Service;** Brittney Wright; (352) 560-1993  
Doug Shoaf; (352) 501-0402;  
BD & Nextdoor new recommendation; **Sharkys Home Washing;**  
352-462-1402; sharkeyshomewashing.com  
**Brotherz Window Cleaning Service** 352-860-6695  
**Premier Pressure Washing** who was recommended on Nextdoor and he  
did good job our drive and lanai and the outside of our windows  
352-257-5602.  
**Joe's Grime Fighters** 513-907-1704 offers window cleaning inside and  
out along with pressure washing services (driveways patios etc.) Will  
offer customer references upon request.\

**WINDOW REPAIR:**

**Dave Arnold:** 352-220-8348

**WINDOW REPLACEMENT; DOOR WALL service and replacement :**

...I recently had all my windows replaced by **Superior Windows & Siding.** I  
can't say enough good things about the company. Competitive pricing,  
excellent workmanship, quality product and the owner/operator is very  
personable. 4 people on my block have used him and we are all happy  
customers!

Owner/Operator: Jesse Pardiso; 352-634-5812

**TROPICAL WINDOWS,** (352) 795-4226

...I used Johns Sliding Door repair. The 3 double pane sliders had new  
rollers installed and he cleaned tracks. They slide with barely a touch  
now. He left me with spray to use on overhead tracks to use every 3  
months. Very nice man and I was pleased from contact to completion.  
His number is 352 756 4856.

**YARD SERVICES:**

**Isiah Ross** 352-792-7350: Here's the list of work I do. Gutter cleaning ,



pressure washing, screen cleaning (pool cage cleaning ) laying mulch stone/pavers, hedge trimming , weed pulling, putting down liner to protect weeds from growing , cleaning fans and plant shelves (dust collectors ), bush removal, small tree removal and decent sized stump removal.

***Sunbird Properties Maintenance;*** 352-232 9592 or 352-556-5991

***D&J LANDCLEARING & MORE LLC.*** ...We offer land clearing, underbrush removal, tree removal, etc.  
[HTTPS://WWW.LANDCLEARINGDUNNELLON.COM/](https://www.landclearingdunnellon.com/); 352-209-5827

***Adams Properties;*** Charles; <https://nextdoor.com/pages/adams-eite-lawn-care-hernando-fl/>

COURTESY OF LINDA THOMAS LLC, J W MORTON REAL ESTATE  
03/2025