

## Service Providers

There are two principal service providers members may need to contact. Gary Boyer provides assistance with irrigation systems, maintenance and replacement of villa lamp posts, and maintenance and replacement of villa mailbox posts. Gary's contact information is business phone: 574-288-2563, cell phone: 574-340-3308, and email: BoyerSpesh@aol.com. He has no website. Pedro Rocio and his company, New Generation Landscaping & Lawn Care is the contact for landscape work and snow removal. He began servicing the association in October, 2023. His contact information is cell phone: 574-302-0341, email: pedrorocio574@yahoo.com and website: <https://www.newgenerationlandscape.com/> The services he provides are listed in the About page of the association website: <http://www.knollwoodparkvillas.org/About.html> He is also available for additional landscaping work and projects.

**Irrigation:** Gary will perform start up of your system in Spring (May) when you will need to turn on the water valve typically located in your basement. There will be an email announcement approximately a week in advance that this needs to be done. Likewise in Fall (October), he will blow out the system with compressed air to prevent freezing and damage over the winter. You will need to turn off the water valve in order for him to proceed. During the growing season, the preferred sprinkler days are Monday, Wednesday and Saturday leaving Thursday and Friday for cutting, which is best when the grass is not wet. You should contact him when you see problems with your sprinkler "heads," for example a stream of water running down your driveway or running over the curb and generating a stream down the street as opposed to a spray of water extending out over the grass. As described in the covenants, most sprinkler systems water not just your yard, but part of neighboring yards. Finally, as prior landscaping companies did not remove grass clippings, significant thatch has built up over the years leading to the phenomenon that your sprinkler heads may appear to be sinking into the ground (in fact the ground is rising above them due to thatch buildup). He can install risers to reposition the heads to clear the grass in those cases where a head is now too low.

**Villa Lamp Post:** Each villa has a lamp post which is wired underground from the side of your home where your Air Conditioner Condenser Unit is located. There are three potential reasons for your light to stop working: a burned out bulb, a blown fuse or a bad transformer. Likewise, your wooden poll may ultimately rot below ground level and fall over. Gary will help with any of these issues (at your expense). You will need to provide or procure matching stain from your home color to replace a fallen pole (the Architectural Control Committee can provide your villa stain color.) Association members receive a discount when purchasing stain at C.E. Lee Decorating Center at 1728 N Ironwood Drive in South Bend. Phone is 574-272-6888.

**Villa Mailbox Post:** The required mailbox is a Gibraltar Large Capacity Plastic Post Mount Mailbox Patriot Model GMB515B01 in Textured Black (dimensions 12.4" by 21.3" by 9.5") available at Menards (and cost approximately \$30 in July, 2021). This is then mounted on a wooden post that must be purchased from the association and stained the same color as your home. Gary will stain the new post, remove the old post and transfer your address numbers and the sheet metal guard where the post meets the ground (to protect from landscaping weed wackers) and install the new one before mounting your plastic mailbox. Thus, you need to purchase the mailbox, provide or procure stain (see above under Villa Lamp Post), purchase the post and engage Gary (at your expense) to complete the process. He is also the one to call if your existing post is damaged. The association also sells replacement address numbers when worn or lost for both the mailbox post and your home.

Other Service Providers	Name	Phone	Website, if any
Electricity	Indiana Michigan Regional Power part of AEP	800-311-4634	<a href="https://www.indianamichiganpower.com/">https://www.indianamichiganpower.com/</a>
Natural Gas	Northern Indiana Public Service (NIPSCO)	800-464-7726	<a href="https://www.nipSCO.com/">https://www.nipSCO.com/</a>
Property Taxes	St. Joseph County	574-235-9531	<a href="https://www.sjcindiana.com/1462/View-Tax-Bill">https://www.sjcindiana.com/1462/View-Tax-Bill</a>
Septic System Information	St. Joseph County	574-235-9722	<a href="https://www.in.gov/localhealth/stjosephcounty/environmental-health/septic-systems/">https://www.in.gov/localhealth/stjosephcounty/environmental-health/septic-systems/</a>
Underground Utilities	Safe Dig Indiana	811	<a href="https://811.safedigindiana.com/">https://811.safedigindiana.com/</a>
St. Joe County Recycling	Provided by Borden	574-235-9971	<a href="https://www.sjcindiana.com/1979/Curbside-Service-Information">https://www.sjcindiana.com/1979/Curbside-Service-Information</a>
Waste Pickup	Borden	800-386-3313	<a href="https://wasteawaygroup.com/borden-residential.html">https://wasteawaygroup.com/borden-residential.html</a>
Waste Pickup	Michiana	800-722-9710	<a href="https://www.lrsrecycles.com/michiana-modern/">https://www.lrsrecycles.com/michiana-modern/</a>
Waste Pickup	Republic	800-888-5783	<a href="https://www.republicservices.com/residents/solid-waste">https://www.republicservices.com/residents/solid-waste</a>
Waste Pickup	Waste Management	Web Only	<a href="https://www.wm.com/">https://www.wm.com/</a>
Internet, Phone and TV	AT&T	866-861-6075	<a href="https://www.att.com/">https://www.att.com/</a>
Internet, Phone and TV	Comcast	855-870-1311	<a href="https://www.xfinity.com/national/">https://www.xfinity.com/national/</a>
TV	Dish	855-838-9979	<a href="https://www.dish.com/contact/">https://www.dish.com/contact/</a>
Internet	Starlink	Web Only	<a href="https://www.starlink.com/">https://www.starlink.com/</a>

**Architectural Control Committee Approved Staining Contractors**

Email, if any

B&G Painting 2312 Blue Smoke Trl, Mishawaka, IN 46544 Bruce Cope 574-256-5884  
 Bennett's Painting South Bend, IN Randy 574-876-6534  
 C.W. McKenzie 51382 Turnwood Ln, Granger IN 46530 Wayne McKenzie 574-277-1258/574-360-1399, Chris McKenzie 574-261-0944  
 CertaPro Painters 1935 Markle Ave, Elkhart IN 46517 Michael Crockett 574-584-7022  
 Farrell Finishing, LLC 2702 Miami St, South Bend IN 46614 Steve Farrell 574-520-2270  
 Five Star Painting 51591 IN-933, South Bend, IN 46637 Anthony Kulikowski 574-633-6542/574-360-1558 (cell)  
 Fortoso's Professional Painting 930 W. Marion St, Elkhart IN 46516 574-304-5817/574-214-8755  
 Jackson Painting Jack Spice 574-261-2542 (cell)/574-291-7777 (home)  
 J.D. Holm & Sons Contractors LLC 1422 E Mishawaka Ave, South Bend IN 46615 Jay Holm 574-288-7030  
 J.S. Painting 12076 Penn Rd, Mishawaka IN 46545 Jose 574-217-8044  
 K Squared Painting 53115 Old Farm Road, Elkhart, IN 46514 Travis Kemble 574-215-8728  
 Phil DePauw 574-933-4822  
 Pro Paint & Finish, LLC 64753 Maxwells Gate, Goshen IN 46526 574-596-3072

[randybpainting@comcast.net](mailto:randybpainting@comcast.net)

[sfarrell01@sbcglobal.net](mailto:sfarrell01@sbcglobal.net)  
[anthony.kulikowski@fivestarpainting.com](mailto:anthony.kulikowski@fivestarpainting.com)

[jspainting@gmail.com](mailto:jspainting@gmail.com)**Architectural Control Committee Approved Replacement Window Vendors**

Website

Renewal by Andersen of South Bend 710 Fellows St, South Bend IN 46601 574-544-5409  
 Kolbe Windows - Cloud Brothers Wholesale 1617 N Bendix Dr, South Bend IN 46628 574-289-0395  
 Pella Windows & Doors of Mishawaka Indian Ridge Plaza, 5832 Grape Rd Suite 110, Mishawaka IN 46545 574-243-9014

<https://www.renewalbyandersen.com/>  
<https://www.cloudbrothers.com/>  
<https://www.pellabranh.com/>

**Recommended Contractors**

Category	Company/Name/Website	Recommended by & when	Business Contact Information
Asphalt Roads	Arnt Asphalt Sealing/Conner Hudnall	Jim Johnson 6/15/2021	574-999-0358, chudnall@arntasphaltco.com
Blinds	Rufus Ayres	Mike Reichmann 4/12/2014	574-247-1075
Blinds	Budget Blinds/Larry Anderson	John Derwent 5/19/2014	574-277-6800, 574-220-6128
Brick/Masonry	C&S Masonry Restoration/Clint Goble	John Derwent 8/19/16	574-326-4576
Brick/Masonry	Law's True Stone/Jeremy Law	Mike Reichmann 4/12/2014	574-386-3759
Carpenter/Remodeling	Pat Heiden	Jan & Dale Dabrowiak 11/1/2023	574-291-8486
Carpet Laying	Myron at M&M Flooring	Mike Reichmann 4/12/2014	574-255-2359
Chimney Sweep	Michiana Chimney Sweeping and Repair	Harry Matthews 9/10/2014	574-272-2131
Concrete Curbing	Five-Star Construction/Aaron Marvel/thefivestarcountry.com	Jim Johnson 5/15/2022	574-703-1703, Aaron@thefivestarcountry.com
Concrete Driveway	Daugherty Concrete/Jeff Daugherty	Jim Johnson 7/14/2023	574-298-2440
Concrete Driveway	Robert Geans Co./Remington Geans/robertgeanscorp.com	Jim Johnson 8/15/2019	574-247-1961, 574-292-9011, remgeans@robertgeanscorp.com
Construction	New Touch Carpentry/Tyler Eichorst/Will Campbell	Mary Anne Gross 8/26/2021	574-308-3490, 574-344-7167
Design Consultant	Brigitte Gray	May Kay Welle 4/2/2014	574-876-6589
Drywall Repair	Mike Lechlitrer	Chuck Foster 4/20/2014	574-255-8024, 616-634-5019 Cell
Electric	Wells Electric/Brandon Wells	John Derwent 5/3/2014	269-325-4285, 574-250-9393
Electric	Sheets Electric/Dan Sheets	Mike Reichmann 4/12/2014	574-255-1040
Garage Door Repair	Rod Bracker	Bob Cleppe 5/7/2014	514-3345 cell
Garage Door Repair	Alpha Door Service, Dave DeMaegd	Judith Stein 11/17/2017	574-298-3667
Granite	Zack at Z Stone	Mike Reichmann 4/12/2014	574-315-8518

Granite/Stonework	Z-Stone	May Kay Welle 4/2/2014	574-261-2042
Hardwood Floors	Hoosier Hardwood Floors	May Kay Welle 4/2/2014	574-533-2070
Hardwood Floors	Dave Althouse	Judi Karnes 8/5/2014	574-286-0257
Heating/AC	Home Comfort Experts	Chuck Foster 4/20/2014	574-255-4600
Heating/AC	Vanderwert Energy Inc.	May Kay Welle 4/2/2014	269-684-6429
Heating/AC	Lutes Heating and Air Conditioning/Paul Wright	Mike Reichmann 3/17/2016	574-272-0538, 574-524-0558
Landscaping	Greg Ballew	Mike Reichmann 8/25/2015	574-252-0809
Landscaping	Jose Bonilla	Jim Johnson 5/15/2023	574-300-9292, Teresa Dockery 574-286-2629 (cell)
Pest Control/Exterminator	Critter Gitters/www.critter.biz	Jim Johnson 7/19/2023	269-429-9821, jessie@critter.biz
Pest Control/Exterminator	Great Lakes Pest Solutions/Victor Kuspa	Chuck Foster 4/20/2014	574-288-1301, 269-783-6776
Pest Control/Exterminator	Leonard's Termite and Pest Control	Jim Johnson 6/14/2021	574-272-4655, 269-470-4656
Pest Control/Exterminator	YES Young Environmental Solutions/Brian Davis	Mike Reichmann 10/2/2015	574-287-7123, 574-322-0370 cell
Plumbing	Joe Dawson	John Derwent 5/19/2014	574-232-3135
Plumbing	Home Comfort Experts	Chuck Foster 4/20/2014	574-255-4600
Plumbing	Richard Plumbing Inc./Randy Richard	Mike Reichmann 4/12/2014	574-247-1075
Plumbing	Mr. Rooter Plumbing	Mike Reichmann 4/12/2014	866-545-8855
Plumbing/Bladder Tank	Tatay Pump Services/www.tataypump.com	Jim Johnson 8/12/2023	574-232-1006, tataywell@me.com
Remodeling	Fershim Homes and Remodeling/Jim Fershim	Jan & Dale Dabrowiak 4/5/2014	574-272-4396
Remodeling	ContinentalHomes	Tom Felger 10/16/2020	574-257-1898
Remodeling/Additions	TJ Home Improvements/Tom Jelinski	Mike Reichmann 4/12/2014	574-532-8114
Remodeling/Construction	Taz Construction/Brian Allen	May Kay Welle 4/2/2014	574-220-3959
Remodeling/Deck	Todd Flack	Dale Dabrowiak 9/14/2023	574-286-6896
Remodeling/Kitchen	Cut Above/Phil Anderson	Mike Reichmann 4/12/2014	269-687-7166
Remodeling/Interior	Michael's Interior Remodeling/Mike Finkler	Jackie Thomas 8/19/2016	574-876-4137
Roofing	Advanced Roofing	Betty Frame 4/15/2014	574-674-5165
Tile	Ray Chilcote Tile	Mike Reichmann 4/12/2014	574-229-2462
Tile	Seeing is Believing-Tile/Joe Wilson	Mary Anne Gross 8/26/2021	574-302-8479
Tile/Carpet/Vinyl	Dean Johnson	May Kay Welle 4/2/2014	269-470-1212
Tree Removal	Miramontes Tree Service/Gilbert Miramontes	Chuck Foster 4/20/2014	574-286-1428, 574-234-9728 home
Tree Removal	Jose Valdez	Ginny Currey 9/14/2023	574-703-5946
Water Treatment	Larry's Soft Water	Mary Kay Welle 4/2/2014	574-234-7855
Waterproofing	Forte Waterproofing Inc.	John Derwent 5/19/2014	574-259-4040
Well Service	Maurer Well and Pump Service	Mike Reichmann 9/5/2014	574-272-7254
Whole House Generator	Moyer Electric/Brooks Egolf/www.moyerelectric.net	Jim Johnson 10/15/2022	574-862-3181, 574-221-1290, brooks@moyerelectric.net
Whole House Generator	Maddox Services/www.maddoxservices.com	Paulette Katz ?/?/?	574-842-3664, maddmike454@gmail.com
Window Glass	Michiana Glass Company Inc	John Derwent 5/19/2014	574-243-8012
Window Replacement	Guys N Tools/Robert Crowder	Chuck Foster 4/20/2014	574-315-1941
Window Specialty Replacement	RKJ Glass/Rick Christy	Terry Cates ?/?/?	574-274-4105, rchristy1956@gmail.com