

RECOMMENDATIONS FROM HOMEOWNERS

PLEASE NOTE:

Recommendations are limited to household services only. Professional services (i.e., physicians, dentists, realtors, etc.) and personal services (beauticians, fitness instructors, etc.) may be found in the paid-for advertising of the newsletter or in your local phone book. If you would like more information about a recommended vendor, please contact the referring Four Seasons resident.

The Four Seasons Homeowners Association and staff members do not officially endorse any of the products or services advertised herein.

Make sure you are hiring the right person for your job. An unlicensed handyman cannot charge more than \$1000 for the entire scope of a project, materials, and labor included. If they do, or if they break it up into separate invoice, they are breaking the law according to the California Department of Consumer Affairs Contractors State License Board. Visit their website to watch an informational video, "What Seniors Should Know About Hiring a Contractor." It is well worth the time to watch and learn your rights and protect yourself. The video can be found at https://www.cslb.ca.gov/consumers/senior_scam_stoppers/

To check a Contractor's License or Home Improvement Salesperson Registration, go to: <https://cslb.ca.gov/OnlineServices/CheckLicense/CheckLicense.aspx>

To report an unlicensed contractor, go to: <https://cslb.ca.gov/OnlineServices/SWIFT/LeadReferral/Entry>

OBTAINING ARCHITECTURAL REVIEW COMMITTEE APPROVAL

Please remember that per Community Architectural Guidelines, "Homeowners proposing to construct, erect, paint, alter or change any improvement and/or structure on any portion of their Property must apply to the Architectural Review Committee (ARC) in writing for approval of the work to be performed.

APPLIANCES

Appliance Company

(916) 397-0139
Recommended by: John Marchant, Shirley Hale, Bob Stedman

Dryer Vent Wizard,

(866) 4987233
Gina Fazil, Lic. # 959405
Recommended by: Gary & Diane Shepard

El Dorado Dryer Vent Cleaning,

Dean
(916) 545-4648 www.eldoradodryerventcleaning.com
Recommended by: Paul and Wendy Chafer

ARBORIST

Environmental Tree Service

Juan Alvarado
(916) 870-8154
Recommended by: Jacine Clanton

Foothill Arborist

(530) 620-7271
C51/D49 License #943435
Recommended by: Peggy Rossi

Foothill Forest Care

Chad Dykstra
(530) 957-0128
ISA Board Certified
WE-14208A
Recommended by: Patty Schwartz

AUTO GLASS REPAIR

Sterling Auto Glass Repair,

Dana Greg Tirheimer,
(916) 397-8664
Gtirheimer@yahoo.com
Recommended by: Richard (Dick) Parsons

BLIND CLEANING

Shine Mobile Ultrasonic Blind Cleaning,

Dana Hill,
(916) 773-6447
Recommended by: Bill & Carole Knox

Blind Spot,

Scott Parker
(916) 773-7768
Recommended by: Richard (Dick) Parsons

CABINETRY

Custom Cabinetry/ Room Remodel:

Rick Gargiulo,
Lic. # 807841
(916) 337-3809
FineDesignCabinets.com
Recommended by: Carolyn Grace

CARPENTER**Nyquist Building Services**

(530) 748-6094

*Recommended by: Dick Stanton***SDH Construction,**

Scott Hanerty

(916) 521-0057

*Recommended by: Robert & Carol Dabak***CARPET CLEANING****Sharper's Carpet Cleaning,**

Larry Sharper,

(916) 806-3742

*Recommended by: Judy & Ray Hill, and Bob Stedman***Mr. Clean,**

Mike

(916) 470-5955

*Recommended by: Diane Salem & Ralph Burford, Shelly Levin, Bob & Monika Billingsley, and Paul & Bobbi Schmidt***Let's Clean Carpet Care,**

Sam Isaacson,

(916) 308-1727

lets cleancarpetcare@gmail.com

*Recommended by: Tom Means***Coach Carpet Care**

2200 Valley View Pkwy

EDH

(916) 941-7879

Coachcarpetcare@gmail.com

Paul or Gary

*Recommended by Jennifer Allen***CARPET & FLOORING
INSTALLATION****Carter Unruh Flooring,**

Carter

(916) 439-3301

Lic. # 721366

*Recommended by: Joyce Howard***Sierra Carpet & Interior:**

(916) 947-6556

*Recommended by: John & Eve McNally***CLEANING SERVICES****A Personal Touch Cleaning Service,**

Chris Adams

(916) 712-3348

*Recommended by: Nancy Holtry and Judy Benson***Pioneer Cleaning Services,**

(916) 723-2820

*Recommended by: Jill Dalton***An Immaculate Touch,**

Niko Koga,

(916) 234-3414

*Recommended by: Shelly Levin***Victor Blanco,**

(916) 899-5612

*Recommended by: Carole Braverman***Nataly Rodriquez,**

(916) 969-5766

*Recommended by: Ray & Ellen Harikian***CLOCK REPAIR****El Dorado Clock Works,**

Ric Gatling

(530) 497-0838

*Recommended by: Bill & Carole Knox***COMPUTERS & TECHNICAL SERVICES****John Banks,****Apple Product Tech Support,**jbanks1721@icloud.com*Recommended by: Robert Irby***DropZone Computer Company**

(916) 3575600, www.

dropzonefolsom.com

*Recommended by: Ray & Ellen Harikian***Paul Schmidt, Resident**

(916) 293-9892

*Recommended by: John & Sally Raslear, Carole Braverman, Mike Navone, and Gary Haack***Alan Mihara: (310) 2200336***Recommended by: Sandy Collier, John Marceau, Paul Avery, Judi Resha, Laressia Carr, and Figen Copur***KTech 1 Computer Services,**

Dorr Kinkel,

(916) 612-8509

support@ktech.com*Recommended by: Bill & Carol Knox, and Shelly Levin***Rick Express Tech Computers,**

(916) 367-8501

*Recommended by: Bill & Carol Knox and Lynda White***Alike Salazar**

(916) 936-9316

Folsom@lpartsRepair.com

*Recommended by: Bill & Carole Knox***CONCRETE / RETAINING WALLS****Renovo,**

Lorenzo Lopez

(916) 595-3634

*Recommended by: Paul Schmidt***CONSTRUCTION****Paul Stock Construction**

(916) 710-6979

*Recommended by: John & Sally Raslear***Contreras Construction**

(916) 710-0882

Recommended by: Lynda White and Shelly Levin

RGS 4 HOMES Ryan Grierson,
(916) 417-7810
*Recommended by: Joyce
Howard*

Buckley Builders
Denis Buckley, Lic. # 730000.
(916) 947-1212
*Recommended by: Brenda
Sulis*

WGT Installations
Shower/Bathroom Remodel
Sergio (916) 239-8943
*Recommended by: John &
Susie Hahn*

S. Clevenger Construction
Management
Shawn Clevenger, Founder
(408) 640-0765
www.sclev.com
CSLB License B1092276
*Recommended by: Jan
Thomas*

COUNTER TOPS
Cassation,
Jason,
(916) 315-2652
*Recommended by: Paul
Schmidt*

Silverado Stone Design,
Darlene,
(530) 676-9025
*Recommended by: Judy
Jewell*

ELECTRICIAN
Jones Electric
Matt Jones
(530) 304-0558
*Recommended by: Paul &
Bobbie Schmidt*

Ehrhardt Electric
Joe Ehrhardt
(916) 351-1988
*Recommended by: Marilee
Haier, Rich & Wendy
Schwerin, and Gary Haack*

B.C. Electric
Bronte Herrera
(916) 337-9700
*Recommended by: Ray &
Ellen Harikian*

Modern Edison Electric
Scott Vogel
(586) 850-2533
*Recommended by: Ron &
Brenda Sulis*

Carl Spradling
(916) 835-5019
*Recommended by: Janet
Radford, Diane Salem, Linda
Smith*

Selk Electric
Perry Selk
(916) 990-4383
*Recommended by: Bob
Stedman*

New Age Electric Inc.
Damian Hogan
(925) 812-3797
damianwhogan@gmail.com
CSLB# 1100475
*Recommended by: Anne
Naudin*

EXERCISE EQUIPMENT
MAINTENANCE & REPAIR
Viking Fitness Services
Doug Munson
(916) 601-4032
*Recommended by: Bill &
Carole Knox*

FENCE REPAIR
Castillo Fencing
Julian Castillo
(916) 822-4330
*Recommended by: Toni Wright
and Bob Stedman*

FIREPLACE SERVICE &
REPAIR
Stan's Fireplace Service
(888) 723-0001
*Recommended by: Paul &
Bobbi Schmidt*

Gary Thomas
(530) 210-6739
gthomaswork@hotmail.com
*Recommended by: Ron &
Brenda Sulis*

FLOORING & INSTALLATION
JL Flooring, Inc.
Lane Olla, Lic. # 1026780
(209) 481-8880
Recommended by: Gary Haack

GARAGE DOORS
Abel Garage Door,
Greg Filess
(916) 344-5700
Lic. # 925734
*Recommended by: Jim &
Jayne Frazelle and John &
Doris Rosales*

Carmichael Garage Door
(916) 987-9800
*Recommended by: Bob
Stedman*

Scott Lynch
(530) 676-8778
*Recommended by: Don &
Modean Gibson*

GUTTERS
**Eilmas Window Washing &
Gutters,**
Derek, (916) 960-9928
*Recommended by: Gary &
Diane Shepard*

B & B Windows & Gutters
(916) 644-0870
info.sac@bandbwg.com
*Recommended by: Barbara
and Jerry Helmey*

HANDYMAN

Remember, a handyman, who is not licensed through the CSLB, cannot charge more than \$1000 for the entire scope of a project, materials, and labor included.

Handyman and Beyond

(916) 826-9677

Recommended by: Jack & Eve McNally

Zach Claiborne

(916) 805-4128

Recommended by: Rosemary Flatt

ACE Handyman Services

Michael Strange

(530) 503-9244

eldoradohills@acehandyman
services.com

AceHandymanServices.com

Recommended by: Bob & Elsa Haines

K & C Home Repair

Ken Webb

(916) 696-5161

webbken183@gmail.com

Recommended by: Carol Harris

HEATING & COOLING

Fox Family Heating & Air

Greg

(916) 877-1577

Lic. # 1009732

Recommended by: Morti & Bobbie Kahn and Bob Stedman

Nor Cal Mechanical

530-677-5559

4663 Golden Foothill

Parkway, Suite #101

El Dorado Hills, CA 95762

Recommended by Carolyn Grace and Ralph Morgan

Alpine Heating & Air,

Scott

(530) 677-4223

Lic. #851552

Recommended by: Vince Gattuso, Don Williams, Rich & Wendy Schwerin, and Bob & Bobbie Stedman

J's Heating & Air

Jay

(916) 204-9748

Lic. # 762902

Recommended by: John & Kathie Dalke

Don's Heating & Cooling,

Donald Nelson, Lic. # 1038578

(916) 212-7157

Recommended by: Gary Haack

XPERT-AIR

Bill

(916) 847-0798

Recommended by: Bob & Cynthia Howse

ICM Mechanical, Inc./

Mercer Mechanical

Josh Mercer, Contractor

916/949-0465

Recommended by: Paul and Charlene Avery

Orosco Heating & Air Conditioning

Gabriel Orosco

HVAC Contractor Lic#1023814

916/224.6953

goroscohvac@yahoo.com

Recommended by: Jan Thomas

IRRIGATION

FM Landscaping

Owner: Fernando

(916) 737-8961

Recommended by: Bob Stedman

LAMP REPAIR

The Lighting Palace (916)

457-7302

Recommended by: Gary & Diane Shepard

LANDSCAPE

Nelson's Lawn & Maintenance

Matthew

(916) 769-8807

nelson31008@comcast.net

Recommended by: Bob Stedman

JWA Landscape & Concrete Construction

(916) 933-6086

Recommended by: Kathy Hall

Gustavo Valencia Garden

Lic. # 058884 (530) 748-6991

Recommended by: Gary Logan and Jack & Eve McNally

Kwik Kerb of Folsom

Del

Lic. # 950525

(916) 985-3600

Recommended by: Judy Powell

Jesus Rios Gardener

(530) 295-1254

Recommended by: Larry Jackson

FM Landscaping

Owner: Fernando

(916) 737-8961

Recommended by: Bob Stedman

Suncrect Landscape, Inc.

Troy Turner (916) 600-1956

Lic. #999374

Recommended by: Donna and Michael Conroy

LOCKSMITH

California Re-Key

Brian (916) 933-6811

Recommended by: Bob & Cynthia Howse

PAINTING

JCS Painting,

Jason Sell
(916) 215-7877
Lic. # 973699

Recommended by: Paul & Charlene Avery, Joyce & Ted Adair, Bev Smith, Stephen & Landi Sizemore, John & Marilee Haire, Gary & Diane Shepard, Bob & Bobbie Stedman, Don & Hazel Williams, Robert Irby, and Carol Miller

VIP Painting, Mark Turpin

(916) 286-9483
Recommended by: Jim & Jayne Frazelle and Paul Schmidt

Perfect-It Painting,

(916) 500-1091,
Lic. # 978077
Recommended by: Linda Smith

Walker Painting,

(916) 621-2004
Recommended by: Shaun & Fred Slack

Jose Camacho

(916) 947-5018
Recommended by: Jack & Eve McNally

Dream Coat Painting,

Jason Steele
(916) 532-4869
Lic. #791646
Recommended by: Patty Schwartz

PATIO COVERS & SUNROOMS

Sacramento Builders,

Steve Martynse, www.sacdeck.com or
(916) 870-0473
Recommended by: Rich & Wendy Schwerin

PEST CONTROL

Specialized Pest Control

(916) 987-9559
Recommended by: Bob & Bobbie Stedman

North American Termite & Pest Control

(916) 481-0268
Recommended by: David Lovenvirth

ProActive Pest Control

(916) 380-0402
www.beproactivepestcontrol.com
Recommended by: David & Nancy Holtry

Bug Buster Pest Management,

(530) 303-3412
Recommended by Carran Martin

Bombs Away Pest Control,

Craig (530) 417-6961
Recommended by: Gary Logan

PET SITTING

Worthy Service Unlimited,

Linda Worthy, (916) 7157129
Recommended by: Sue Nelson and Lori Baker

Mary Lou Gattuso, Resident,

(831) 915-4066 cell or
(916) 933-3376 home
Recommended by: Ray & Ellen Harikian, Carol Miller, and Donna & Michael Conroy

Donna Flojo, Resident,

(916) 628-6472
Recommended by Jennifer Allen and Carole Opperman

PLUMBING

Sierra View Plumbing,

Don Hollwedel, Lic. # 928489
(916) 983-7033
Recommended by: Bev Smith, Bob Stedman and Gary Haack

Harris Plumbing, Lic. # 683805,

(916) 716-0025
Recommended by: Nancy Wold, Shelly Levin

Todd Oververy Plumbing,

(916) 247-4329
Lic. # C36865848
Recommended by: Lynda White

Conforti Plumbing,

(916) 933-3141
Recommended by: Bob Stedman

Kurtis Link, Plumbing, Heating & Air,

Lic. # 912646
(916) 983-4105
Recommended by: Shelly Levin

Platinum Plumbing,

Matt, Lic. # 9066168,
(916) 6056050
Recommended by: Mike & Ilene Henely, and Jan Jaegel

Gold Star Plumbing

Tom, Lic. # 727993,
(530) 6767631
Recommended by: Mike & Ilene Henely

P.J. Plumbing,

Peter Jean, Lic. # 899766,
(916) 941-6468
Recommended by: Judy Powell

EDH A1 Affordable Plumbing & Water

Heater, Zeev,
(916) 488-7283
Recommended by: John Marceau, Jim & Judy Benson, and Shaun Slack

D. Martel Plumbing,

(916) 933-6363
Recommended by: Bob Stedman

**PLUMBING/ DRAIN
ROUTING**

DOMCO Plumbing

Folsom

Alex 916-439-0046

*Recommended by Gerald
Weiss*

ROOFING

All Weather Roofing,

Rick (916) 826-3181

*Recommended by: Mike &
Ilene Henely, Bob &
Bobbie Stedman, and
Kamm Galamkar & May
Cheng*

Galaxy Roofing,

Andy & Marcia Jennings

(916) 984-7040

*Recommended by:
Jennifer Allen; Paul Schmidt*

*Most roofers will charge
\$300 - \$500 for a call out.*

SECURITY SCREEN DOORS

The Screen Guys,

Chris Houge, (916) 984-
9500,

Lic. # 935917

*Recommended by: Lynda
White; Zoe Meegan*

SOLAR

Sun Run,

Kelly Lombardo,

(916) 7121867

*Recommended by: Dave &
Judy Andersen*

Apex Solar,

Dave Janas, Lic. # 885660,

(916) 878-7723

*Recommended by: Joan
Madden and Paul & Bobbi
Schmidt*

Future Energy Savers,

Mike Wright, Resident

(916) 805-0405

*Recommended by: Kip &
Janice Levnisky and Bill &
Jane McCutchan*

TILE

DJ Tile,

Dave Johnson

(916) 879-8447

*Recommended by: Ed &
Joanne Rice, Robert &
Marilee Huff, and Mark &
Joan Funk*

Mike,

(916) 470-5955

*Recommended by: Shelly
Levin, Bob & Monika
Billingsley, and Vince & Mary
Lou Gattuso*

Bachman Tile & Granite,

Brian (530) 363-0944, Lic. # 932917

*Recommended by: Ron &
Brenda Sulis*

WGT Installation

(wood, granite, tile) -

Sergio CA lic #1001283

(916) 239-8943

Showers, counters remodels

*Recommended by John and
Susie Hahn*

WATER FEATURES

**Cornerstone Ponds &
Waterfalls**

(530) 558-0894

Lic. #869453

*Recommended by: Donna and
Michael Conroy*

**WINDOW REPAIR OR
REPLACEMENT**

New Door Store

Pete Scatena

Lic. # 999806

(916) 538-6920

*Recommended by: Jerry &
Carole Nakamura and Bev
Smith*

**WINDOW SCREEN REPAIR &
REPLACEMENT**

ScreenMobile, Chris,

(916) 265-4140

Lic. # 874811

www.screenmobile.com

*Recommended by: Diane
Shepard*

WINDOW TINTING

Genesis Window Tinting,

(916) 685- 0062

www.genesistinting.com

*Recommended by: Jennifer
Allen*

WINDOW WASHING

**Eilmas Window Washing &
Gutters**

Derek (916) 960-9928

*Recommended by: Gail McKay
and Bob & Bobbie Stedman*

Foothill Window Cleaning

(916) 934-3825

Lic. # 061471

*Recommended by: Ray & Judy
Hill*

Nataly Rodriquez

(916) 969-5766

*Recommended by: Ray & Ellen
Harikian*

TheWindowWasher.Com,

Chris (530) 218-8270

*Recommended by: Arna Perry,
and Judy & Ray Hill*

B & B Windows & Gutters

(916) 644-0870

info.sac@bandbwg.com

*Recommended by: Barbara
and Jerry Helmey*

WINDOW REPAIR

Mac's Discount Glass

(916) 318-5878

Lic. # 619117

*Recommended by: Dolores
Garcia*

Construction Project Checklist

- Check the contractor license number to make sure it is current and in good standing at www.cslb.ca.gov or by calling 800-321-CSLB (2752).
- Find out from your local building department if your project needs a building permit, and confirm that your contractor will obtain all necessary permits.
- Get at least three construction bids.
- Ask to see the contractor's pocket license and a current photo ID—the names need to match.
- Request references from the contractor and search the contractor's name online for additional reviews.
- Ask for a current list of contact information (telephone number and business address) for the contractor, subcontractors, and suppliers.
- Ask if your contractor carries general liability insurance in case of accidental damage and workers' compensation insurance for employees.
- Make sure you get a detailed written contract before work begins. The contract should include specifics about project materials and expectations, as well as clean up and debris removal. Do not sign a contract you do not understand.
- Have a timetable for each phase of your project and the corresponding payment schedule spelled out in the contract. Do not let payments get ahead of the work.
- Pay no more than 10% of the total contract price or \$1,000 as a down payment, whichever is less. * Avoid paying in cash.
- Keep all of your project documents, including payments and photographs, in a job file.

* There is an exception to this rule for a small number of contractors who have filed a blanket performance and payment bond with the Registrar. This information is noted on the contractor's license detail page on CSLB's website.

General Tips

If the contractor asks you to sign the contract on an electronic device (iPad, tablet, laptop computer), request an immediate paper copy. Otherwise, you may not receive a copy of the contract, or some of the contract language may change between the time you signed and when you receive a copy.

Be aware that those 65 or older have a five-business-day right to cancel a home improvement contract. For all others, there is a three-business-day right to cancel. Do not allow the contractor to begin work or pull permits during this period. Also, resist any pressure to waive your right to cancel.

Be wary of contractor-endorsed financing. The interest rate may be higher than that of a financial institution, and the length of the loan may be longer than necessary.



CONTRACTORS STATE LICENSE BOARD

P.O. Box 26000
 Sacramento, CA 95826-0026
 800-321-CSLB (2752)
www.cslb.ca.gov • CheckTheLicenseFirst.com

DEPARTMENT OF CONSUMER AFFAIRS

13P-066/0125

WHAT SENIORS
 SHOULD KNOW

Before Hiring A Contractor



CONTRACTORS STATE
 LICENSE BOARD

Department of Consumer Affairs



What Seniors Should Know Before Hiring A Contractor

- Have a clear idea of the work you want and the finished project before you call in the professionals. Find the best contractor for your construction project by taking a few easy steps before you get started. It will save you a bundle in unexpected expenses, time, and stress.



- Anyone performing home improvement work valued at \$1,000 or more (combined labor and material costs) must be licensed by the Contractors State License Board (CSLB). CSLB-licensed contractors have passed trade and contractor license law exams, and, since 2005, have undergone a criminal background investigation.

Please note: Any project needing a permit or workers requires a licensed contractor.

- Whether you search the telephone directory, print or online advertisements, or get recommendations from friends or neighbors, your first step is to ask the contractor for their state contractor license number. Verify that the number is active and in good standing by checking online at www.cslb.ca.gov, or by calling 800-321-CSLB (2752).

- CSLB also provides information about the contractor's bond, workers' compensation insurance status, and any pending or prior disciplinary actions.
- Any home improvement salesperson that comes to your door must be registered with CSLB. Ask to see their registration card.

What Seniors Should Know About Common Contractor Scams

● Door-to-Door Solicitations

An alleged scammer may offer to do roofing, painting, or paving work with "leftover" materials at a reduced or significantly discounted price. Once payment is made, little or no work is done and the project is abandoned.

● High-Pressure Sales

An alleged scammer pushes you for an immediate decision about work, which makes it impossible for you to get the recommended three competitive bids, check licenses or building permit requirements, or review references.

● Scare Tactics

An alleged scammer offers to perform a free inspection and then claims that a serious problem, such as faulty wiring, bad plumbing, or a leaky roof, will put you in danger. This can lead to unnecessary and overpriced work.

● Verbal Agreements

The alleged scammer states that a written contract is unnecessary and then does shoddy work—or none at all. It is difficult to prove what was agreed to without a written contract.

● Demand for Cash

The alleged scammer insists that you pay in cash, sometimes going so far as to drive you to the bank to withdraw funds. With money in hand, the person abandons a substandard or unfinished project.

● Illegally Large Down Payments

An alleged scammer takes more for a down payment than is allowed by law, claiming to need instant cash for supplies or to pay workers. By law, a down payment cannot exceed 10% of the total project price or \$1,000, whichever is less.*

