

**List of Service Providers from Ann Hyde www.AnnHyde.com
913 980 5555 Keller Williams Key Partners ann@annhyde.com
Updated 12-1-2010**

Android Phones - Sprint and Verizon

*Ron Olman, Pro-Mark Communications 913 568 8940, ron@pro-mar.net. Installation and hours of instruction, a wonderful experience.

Architects who are also Contractors

Chris Armer, Chris@compassarchitecture.com. 913 707 4008

Appliances

*Kurt Miller – for repair, 816 836 1600 (from investor)

*Factory Direct, 14105 Marshall Drive, Lenexa KS 66215 Jeannie Nodder, 913 888 8028
Purchasing appliances – Alexander and Ray Co. in Olathe “guaranteed lowest prices”,
Mark Alexander owner 913 764 2424, 1740 E Harold (same as 127) 66061 – not correct
on mapquest – put in 127 and Kansas City Road), 435 to 1-35 south, to 119 right to
Kansas City Road, ramp down, right south to 127 St, right – corner 127 & Kansas City
Road, mention Kirk Blinzer, Keller Williams
Nebraska Furniture Mart, Jennifer Ebert in Luxury Appliances (Edsalls) Sue Lai also.

Automotive

Wornall Automotive – complete automotive repair, Gerald Fitzgerald manager, 816 523
2434, 7048 Wornall Road.

Brick Mason

*Milton Guess, 816 260 1265 (excellent, very busy, 40 years experienced craftsman)

Carpet Cleaning

*Mike Harlan, Best Carpet 816 252 8258 (father-son business)

*All Clean Carpets by Minshalls 913 894 0301 – clean carpet, upholstery, rugs, fine
fabrics, leather, odor removal, carpet repairs, carpet re-stretch, Scotchgard, Teflon.

Carpet and Tile Installation and Removal/Disposal

*Dennis Price, 816 616 7184, carpet - very dependable, good team

*Joshua D. Chabot, J.C. Tile, tile specialist recommended by The Tile Store,
816 210 5938, tiljc@yahoo.com

* Carpet binding at 77th and Troost while you wait. Call one hour ahead. Roger 816 444
3914. Mention Dennis Price and Ann Hyde as references. They also sell discount carpet.

Carpenter

*Pro Mark Contractors, Mark Protzman, 913 269 6275, 8111 Noland Road, Lenexa, KS
66215 Paul Donnegan, Matthew Protzmann

Chimney Repair

*Chimney Tech, 1035 E 23 Ave, 816 221 9981 (Brie DiTirro)

Closets and Organizational Systems

*Janie Davis, Space by Design, 816 365 8334

Easyclosets.com – discount to Costco members (from Tom Duckett)

Color

Sharilyn@sharilynandcompany.com. Advises large corporations and individuals.

Concrete

Sloan.

Contractors

****Kevin Bauman, Project Plus LLC, 913 207 2129** (Directed my renovation project)

*Rick Peck, recommended by Gwen Caranchini, 913 575 6887

rickpeckremodeling@yahoo.com

Pat Magness, 913 314 0852 (Tom Wherley)

Louie Razier, 816 753 1975 (Sam Latshaw)

Clay Lyon, Lyon Construction

Chad Jegen, CMJ Enterprises Inc, 913 371 1400, cell 913 208 3804, fax 913 371 1402,

cJegen@cmjenterpriseskc.com lofts, rehabs, homes

Design/Decorators

Karen Marcus

Kristi Shaffer

Pat Wiebe from Tricia Lanktree

* Marie Smith, 816 531 3133, MLB Designs, owner and designer, Country Club Plaza

Marci from Cory and Julianne Lagerstrom

Karen Mills, interiorsbydesign1@yahoo.com. Degrees in design and television, radio host, design consultant and staging work for Realtors.

Donations

*RestoreKC.org. Call 816 231 6889 to donate for Habitat for Humanity and construction projects. Sometimes will pick up. Ex. – picked up 11 doors.

Planetreuse.com – Nathan, founder in KC. Building products reused – donate, sell, buy.

*Savers, 95th and Nall. Benefits Big Brothers and Big Sisters, bins inside front door.

Electricians

* Garrison Enterprises (Steve), 816 215 5037, 816 353 3500, fax 816 353 3566

*Thomas Brown, 816 985 2503 (Brookside)

*Jason Wright, 816 918 2764 (excellent, self employed, not low bid)

Jeff Cornell, 816 200 3701

*Wayne Chiles, Cornerstone, 816 761 1940 (large truck, supplies)

- *Gale Krohn, 816 452 1891
- *Clarence Johnston, 913 334 3471
- *Paul Simmons, licensed, lives in Brookside, 816 926 0781
- *Harris Electric Service Inc., 121 E Gregory, 816 361 1117 (Jerry and Dick Vaughan)

Estate Sales

- *Kathe Kaul, (816) 215-0726, kathe@estatesalekfc.com

Exterminators

- *Frechin Pest Control, 816 358 5776
- Critter Control

Flooring

- *City Wide Flooring, Steve Estes 816 765 7777.
- Dave from Marie Smith

Floral

- *Fiddly Fig in Brookside, Cheryl White, 816 363 4313
- *Needham Florist, 816 523 3133, balloon bouquets delivered or picked up

Foundation Repair

- *Affordable Foundation Repairs, Tony, 816 419 3981
- Atlantis Drainage Solutions, Inc. 4618 Wyoming, 816 960 1552 (Brie DiTirro)
- Grant Renne
Jim Olson
John Jacobi
Marsee
- List from Ed Hutson, structural engineer at Norton & Schmidt
- *Aaron Hough, 816 612 6215

Garage

- Build a 2 car garage, Rich...913 558 0741, Recommended by Jami Hyde

Grout. Brian Irvine , 913 484 6940 from Sara Armer (\$200 approx around tub)

Handyman/Home Repair

- Bill Buchanan, Bill's Home Improvement, 913 648 4150
 - Kevin, "Help From a Friend," 913 980 8686 (from Aly)
 - Ken Latimer, KDL Services, 816 333 5560, 913 268 0790
 - *Rick Stuart, Better Homes & Repairs, 816 804 2933 \$60 hour for time + materials, "Angie's List" 2006 Award Winner.
- Vasquez Company, Alfonso and Aaron 816 853 2417 or 816 332 8609
- Charmus Bell 816 765 7145, custodian at Bishop Miege in the evenings, \$12 during the day cleaning. Does clean up from fires, flooding, mold, etc.
- Steve Rumsower, Steve's A to Z Repairs, cell 816 820 0971, bux 816 356 6958, 9359 E 60 Terr, Raytown, MO 64133 (recommended by Kate and Todd Acuff)

*Rick Peck – see contractor list

Hauling

David Estrada, 913 432 5928

Aaron Hough, 816 612 6215

Housecleaning

Linda Pizzato, cell 816 935 2376 or home 816 781 2517 (Planktree)

Kara Sands and husband Chris, cell 913 378 8878 (Planktree)

Charmus Bell 816 765 7145.

MaidPro, contact Owen Carr, 150 employees.

HVAC

Randy Moore, 816 421 7300 (servicing and warranties)

*Neil Conway, Comfort Systems Heating and Cooling, new systems and repairs, Belton, 816 322 1013 (competitive bid)

David Sanders, 816 322 1013

Michael Christopher, Ambassador Heating and Cooling, 913 636 3823 (Kirk Blinzler)

Insurance

*David J. Moseley, The Sloan Agency, 816 531 3680 (broker for all kinds of insurance)

Julie Mellies, Key Insurance Partners LLC, 913 491 8511, juliem@imcinsurance.net

(associated with Keller Williams Key Partners)

Kitchens

*Casework Inc., cabinets and countertops 816 472 7222, fax 816 472 0131,

www.caseworkinc.com, tkoppen@caseworkinc.com

Appliances from Factory Direct, 913 564 0381 or 913 888 8028

*Nebraska Furniture Mart, appliances and more, builder's discount, Jennifer Ebert, luxury appliances 913 288 6299. Also Sue Lai, excellent and knowledgeable.

Sears

*Granite and tile from Daltile, 913 438 6500 (show room and large stock)

*Granite Tops, fabrication of granite bought elsewhere and some granite for sale here, Robert was at Daltile, 14851 W 101 Terr, Lenexa, 913 310 0420 excellent job on installation in one week for Edsalls, good price)

*The Gallery, impressive show room for granite, tile and large stock to review 913 541 9700, website, 9801 commerce Parkway, Lenexa 66219

*Knobs and Pulls – widest selection, on east side of Metcalf and 104 St.

*Quality Wood Products, Lewis – custom cabinets, new location in KCMO

* Action Works LLC, Aaron Waltrip 913 271 0126 install and repair installations of granite, marble, stone. Excellent

*The Tile Center, 114th and Metcalf. Showroom with actual kitchens, baths.

Lawn and Landscaping

Arborist Chris Triggs

Arborist Ophelio's, a lot of work in Reinhardt subdivision
Connie at Sweet Bay Designs for water garden (Poppers)
*Ryan Lawn, 816 246 1707, maintenance with one person overseeing each homeowner's lawn, also can remove zoisia and start new lawn,
*Hermes, Phil, sprinkler system, nursery, and total landscaping service for residential and commercial
*Jennings Tree Service, 816 931 3399
Larry from Gwen
The Formans recommend Frank Butler of Year Round Home & Lawn, Inc. 816-216-7653, e-mail yearroundhomeandlawn@yahoo.com. Tasha is the office assistant.
*Cory Kite, All Seasons Lawn and Landscaping, 816 588 6639. (Mows Ann Hyde's lawn and good clean up, not high tree trimming) cory@allseasonsll.com
Octavian Lawn and Landscaping, cell 913 530 3536 (Moltons and Latshaws)
Tim Ruhl, tree trimming and other, 816 739 6947

Movers

913 541 0020, 913 526 5125 Fry Wagoner/United, (national recognition for customer service)
*F & S Moving Co – local movers, 816 229 9436, cell 816 210 6683

Painter

*John Griffin, 913-515-0324 (medium priced, trustworthy, with one assistant)
Charlie Evans, painter, 816 510 6355 (Sam Latshaw)
Rodney Williams, 913 660 4670, painting, repair and remodeling from Heather Williams
Luke Schwarzenberger, cell 913 486 4806 (recommended by Sean Jegen)
*Anna Baker, murals, faux, trompe l'oeil, 913 710 0253 anna@bakerville.org
Pat Ditzler, cell 816 213 6810 (recommended by Kitsy Bedora)
*Gene and Luke Fritz, 816 806 4276 recommended by Kevin Bauman
*Alfonso Vasquez, painting and repair company, see promotional material, 816 853 2417
*David Duewel, faux finishes, 913 481 4878, davidd50@gmail.com. Painted Europa.

Plumbers

*John Marshall 816 215 5306
Bill Ross, 816 523 1060 recommended by Peter Hyde
*Quality Plumbing recommended by Rick Stuart, 816 472 4994 or 913 894 4994
*Rick Peck, 30 years experience as a plumber, 913 575 6887
rickpeckremodeling@yahoo.com

Pool

*Curt Straub, 913 362 3332. curt@aquaticconsultantsinc.us. Does not sell things.
Inspections for home purchase, trouble shooter, problem solver.

Professional Organizer

*Julie Slead, 816 926 9124 and 913 707 4855 (Red Cross Disaster Relief Volunteer and Peace Corps Volunteer, Habitat for Humanity not for profit director)

Radon Mitigation

All Pro, Mark Broderon, busy, 816 510 3590

Real Estate Attorney

*Frank Sebree, cell 816 805, 3214. Formerly with Stinson, Morrison, Hecker and now has his own firm. His wife is a real estate attorney/investor also.

Roof

*MRC Roofing, Jon Lindsey, Owner, and Sean Jegen 913 706 7157 (excellent working with insurance companies.)

* Jesus Flores, Lightning Construction LLC, 913 991 6316 (new roofs and repairs, happy clients)

Infinity Roofing, Jason, 913 782 3332

Brookside Roofing Inc., 816 361 0663, brooksideroofing.com (request a bid online)

Security System

*ADT, ask Ann for contact and discount

Shredit, 913 232 2138. \$95 for 15 boxes/23 min. done on site, \$4 additional per minute also 816 455 7776

Staging and Furniture Arrangement

*Turn Key, Susan Falik, 913 707 8720

Karen Mills, interiorsbydesign1@yahoo.com. Degrees in design and television, radio host, design consultant and staging work for Realtors.

Structural Engineer

*Ed Hutson, V.P., Norton and Schmidt, 816 421 4232, excellent for older houses

Tile

*The Tile Shop, 11411 Metcalf – magnificent showroom with model baths and kitchens.

Brett contact. Installation – Josh Chabot – 816 210 5938 Tiljcl@yahoo.com

The Gallery in Lenexa also has an elegant tile showroom, not model baths and kitchens, 9801 Commerce Pkwy, Lenexa KS 66219 913 541 9700

Kenny's in Grandview

Window Cleaning

*Keith Corder, Clear View Windows , 816 761 4118 (cheaper)

*Ken Willis, Quality Windows, 913 894 3578

Charmus Bell, 816 765 7145 custodian at Bishop Miega (Justin Reinhart)

Other Services

*Computer hardware & software, home visit, Brian Schmidt, cell 816 803 8543

Furniture repair, Peter Kohl, 816 444 4149, cell 816 878 8174 (Poppers from Valley Rd)

*Hiles Silver – gold, silver, brass repair, plating

*Jewelry repair and engraving, Brookside Jewelry, Carl Cuda 306 W 63 St next to CVS

816 561 6888, www.cudaengraving.com.

*Shoe Repair – Renners Shoe Repair on the Country Club Plaza, *Corinth Shoe Repair

*Reweaving – Plaza Weavers at 95th and Mission Road in Leawood

*Antique rug repair and hand washing, 75th and Wornall Road

*Sastun Center for mind, body, spirit. Jane Murray, MD 913 345 0060

*Acupuncture, Cynthia Chamberlain, Sastun Center 913 384 2284 x112

*Turning Point, 8900 State Line, Leawood 66206 – for individuals (and support for their families) recovering from cancer, Parkinson’s, MS, diabetes and other diseases.

Newsletter with list of classes. Board with MD’s and community leaders.

* Nutrition classes and consulting from Nan Bourchardt, medical biochemist

*Dave Smith the Lamp Maker, 7432 Wornall, 816 333 4200, shades, repair, misc.

*jHathawayShoeBoutique, Jill Hathaway owner. Town Center Plaza N of skating rink.

jill@jhathawayshoeboutique.com and David Hathaway, old Overland Park. for diabetic orthotics.

*Foot Solutions, Corinth across the street east of Hen House

Westport Livery Service – KCI airport transportation 913 722 0033, 816 472 9696, 888 812 2686

* I have worked with them personally.