

# VB Connect – By the Owners/For the Owners

## Owner Oriented Source Listing Service Providers and Contractors

July 3, 2025 Edition

To help Van Buren Point and Van Buren Bay homeowners choose among a competitive field of contractors and service providers based on the experience and recommendations of fellow Van Buren Point and Bay owners. All of us in the Van Buren community should expect quality work at a fair price, firm estimates, timely performance, progress payments, warranties and remedies, satisfaction with the work, and no surprises.

**Contractors are on this list based on recommendations and the answer to this simple question: “If you could do the project over would you choose to use this contractor again or choose to try another contractor.”** For you all, from the Jim Sander Family.

### Topics covered, in order:

1. Electrical
2. Plumbing
3. Heating & Cooling
4. Landscape/Grass Maintenance
5. Handyman
6. Appliance Repair
7. Painting
8. Tree Service/Removal
9. Roofing
10. Cottage Cleaning and Carpets
11. Bug Infestation
12. Gas Fireplace Inserts, Chimney Sweep and Chimney Pointing
13. Home Improvement Projects
14. Hauling
15. Disaster Recovery water and Mold
16. Driveways, Walks, Gravel and Blacktop
17. Foundations & Piers
18. Seawalls & Steps and Ladders to beach
19. Flooring
20. Security Watch, Locks and Alarms
21. Windows, Porch Swings, Winter Enclosures, Awnings & Party Tents
22. Masonry and Pointing
23. Firewood
24. Snow Plowing
25. Transportation to and from Airports and Medical Appointments
26. Utility or Tree Emergencies
27. Welding Services including Fences
28. Opening and Closing Cottages

### Important Contracting Pointers

- Always Get a Firm Estimate and Do Not Agree to Time and Materials Projects because it enables a contractor to drag a project out and you end up paying more. You pay for their mistakes and also pay for when they redo the work to fix their mistakes.
- Watch for a higher skilled workers' premium billing rate being charged for the whole crew (for example, a skilled carpentry rate vs a general laborer rate) for the entire day when premium skilled work was done only by one worker or only for part of the day.
- Anytime you change the work design or scope, or even ask for some small change, then expect the contractor to add significant cost. Many contractors will try to do these “**change orders**” on a time and material basis, but don't agree to that common contractor tactic. Get a firm estimate for any extra work or if the change is very small, then get a firm commitment that it will be done at no extra cost.

- At a minimum use a Short Form Project Agreement with project scope, firm cost estimates, committed time frame for completion, quality guarantees and remedies. For changes to your Project, use a written change order with a cost estimate or firm price.

See below for listing of contractors, contact information, and their type of work.

1. Electrical	Name	Phone/Web Address	Typical Services, and Comments
Tilburg Electric	Dan Tilburg	716-679-4900 or 716-680-3190 tilbergelectric@yahoo.com	Full service, small and larger electrical jobs. Dependable, practical and solves for problem fix.
BECC Electric	Phil Binkiwitz	716-363-7602 becelectric.com	Full service, small and larger electrical jobs.
Vacanti Electric	Gary Vacanti	716-792-4139 binki@beccelectric.com	Full service, small and larger electrical jobs.
Simpson Electric	Jim/Debbie	716-326-2092	Full service, small and larger electrical jobs.
R. Pachol Electric Company	Ron Pachol	716-679-3577 716-679-6235	Full service, small and larger electrical jobs.
Fox Electric	Jason Fox	716-225-6141	Electrical and Generac stand by home generators
2. Plumbing	Name	Phone/Web Address	Typical Services, and Comments
C. Klingensmith Plumbing	Charles Klingensmith	716-753-29661643	Full-service plumbing, repairs, installations, and emergencies.
Casales Plumbing & Heating	Larry Napieralski	716-366-1700	Opening/closing of cottage, gen. plumbing, repairs/installations, and emergencies. Very reliable. Some technology.
A+ Plumbing	Kevin Glavey	716-672-7147 or 716-413-9189	General plumbing, repairs/installations, and emergencies.

S. St. George Enterprises	Steve St. George	716-672-2488	Sewer Lines, Natural Gas and Water lines. Good technology.
Pro-Drain Cleaning and Plumbing	Chris Nowicki	716-679-1643	Plumbing, repairs/installations, and emergencies.
Rick Miller Plumbing	Rick Miller	716-401-8494	Reasonable and very good. Also does tankless water heaters.
Gugino Plumbing, Heating & Air	R. Gugino	716-679-0080 716-679-7898	Full-service plumbing, repairs/installations, and emergencies.
Vecchio Brothers	Pino and Eugene	716-673-9488	General Plumbing
Fredonia Plumbing and Heating	Dan/Amy	716-679-1652	General plumbing, repairs/installations, and emergencies.
S. St. George Enterprises	Steve St. George	716-672-2488	Sewer Lines, Natural Gas and Water lines. Good technology.

3. Heating & Cooling		Name	Phone/Web Address	Typical Services, and Comments
Vecchio Brothers Heating & Cooling	Pino and Eugene	716-673-9488	Heating and cooling.	
Fredonia Heating, Cooling and Plumbing	Dan Lewandowski	716-679-1652	Heating, plumbing, and cooling.	
Casales Heating	Larry Napieralski	716-366-1700	Heating, plumbing, and cooling.	
4. Landscape/Grass Maintenance		Name	Phone/Web Address	Typical Services, and Comments
Josh Jones	Josh Jones	716-680-5673	Grass cutting and landscape.	
Lakeside Lawncare	Pat	716-672-6579 or 716-679-8338	Grass cutting.	
Rick Mekus	Rick Mekus	716-410-0189	Grass cutting, trimming hedges and yard maintenance.	
Doug Newell	Doug Newell	716-401-9176	Grass cutting, fall and spring cleanup.	
Glen Acres Nursery and Landscaping	Matt Newton	716-672-6027 716-679-8904	Landscape work, landscape design, drainage, excavating, and fall clean up.	

			Also, nursery, trees and bush installation.
Pierce Services	Chuck	716-672-4050	Drainage, pavers, retaining walls, landscape and gravel. Tear down demolition. Reasonable.
Greener Gardens	Jill	716-672-9871	Mulch, topsoil, etc.
Triple J Lawn Care	JJ Bankosh	716-785-2497	Landscaping, soil/stone delivery and snowplowing
Dominic Lawn Care	Dominic	716-413-1259	Grass cutting. Reasonable.

5. Handyman	Name	Phone/Web Address	Typical Services, and Comments
-------------	------	-------------------	--------------------------------

True Pro Renovations	Kyle Huddleston	716-785-1117 or 716-680-0800	Cottage remodeling, additions, decks, porches, rot repair, floors and odd jobs. Fix most things. Good carpenter and Craftsman.
Eric Elliott	Eric	716-672-2251	Limited number of small jobs
NCC North County Carpentry	Rob Sek	716-969-7656	Handyman, kitchens, bathrooms, siding, windows, home remodeling.
Rick Mekus	Rick	716-410-0189	Handyman projects, painting, cleaning, cottage checking service, clear outs, trimming hedges and yard maintenance.
WRF Construction & Remodeling	Wade	716-401-2639	Handyman, kitchens, bathrooms, siding, windows, home remodeling.

6. Appliance Repair	Name	Phone/Web Address	Typical Services, and Comments
---------------------	------	-------------------	--------------------------------

Latimers Appliance and Repair	Mark Latimer	716-673-1224	Honest and good work. Fixes everything.
-------------------------------	--------------	--------------	---

7. Painting	Name	Phone/Web Address	Typical Services, and Comments
-------------	------	-------------------	--------------------------------

Mike Schoeni	Mike Schoeni	716-965-2332	General painting.
--------------	--------------	--------------	-------------------

		716-679-1258	
Hillside Painting	Chuck Mangus	716-679-4788 716-680-0215 – Chuck 716-680-0068 – Mike	General painting. Excellent
New Look Painting	Dan	716-269-4309	General painting.
NCC North County Carpentry	Rob Sek	716-969-7656	Painting, general carpentry, small projects.
Superior Painting	Tom Hickey	386-225-8905	General painting in the summertime.

8. Tree Service/Removal	Name	Phone/Web Address	Typical Services, and Comments
-------------------------	------	-------------------	--------------------------------

Kravitz Tree Service	Ben Kravitz	716-672-9891	Excellent work. Tree service and removal, small and larger with crane. Many years with Maple Springs as a key estimator and manager. Ben is also a local policeman.
Bentley Tree Services		814-725-1650	Tree service and removal
Maple Springs Tree services	Tim	716-386-3288	Tree service and removal
Burgun Trees	Ron	716-680-5656	Tree service and removal

9. Roofing	Name	Phone/Web Address	Typical Services, and Comments
------------	------	-------------------	--------------------------------

Raynor Construction/Roofing	Debbie	Cell: 716-581-0207 716-326-3850 Raynorconstruction@gmail.com	Regular roofing and Everlast steel roof. Tear-off to installation, finished as projected, a quality job. Repairs also.
Jeff Davis Construction	Jeff Davis	716-673-1442 Cell 716-952-7134	Roofing and other construction. Has designed creative solutions.
Nevin Miller	Nevin Miller	716-782-4450	Good workmanship. Roofing and crawl spaces. Amish
Barber Construction	Craig Barber	800-388-5384	Roofing and other construction.
Tye Construction	Frank Tye	716-680-0397	Roofing

Mr. D Dwayne Construction	Dwayne Haskins	716-860-0499	Roofing
Lake Erie Roof and Siding Co	Mike Callahan	716-679-0474	Roofing, Siding, & Gutters replacement
Briggs Home Improvement	Steve Briggs, Phil and Gary	716-965-4807 Phil cell: 716-368-3990	Roofing
Coblentz Contracting LLC	Ben Coblentz	716-294-6118 cell: 814-807-2108	Regular roofing, metal roofs, foundation and framing. Also pole barns.
Carl Deering	Carl Deering	716-401-9045	Roof repairs and handyman.
Neil Detweiler	Neil Detweiler	716-998-1503	Roofing
Waterman Roofing Co	Butch Marvin	716-366-6234	Roofing

10. Cottage Cleaning/Carpets/Windows	Name	Phone/Web Address	Typical Services, and Comments
--------------------------------------	------	-------------------	--------------------------------

Rick Mekus	Rick Mekus	716-410-0189	Good cleaning crew, attentive and good customer communication. All season cottage checking and alert service. Mowing and outside yard maintenance.
Cash Cleaning	Debbie and Shirley Cash	716-467-5439	Cottage cleaning. Nice job, easy to schedule.
Tabone Carpet Cleaning		716-276-0776	Great job on carpets
Ver Hague's Carpet Cleaning		716-953-3751 Verhaguescarpet cleaning.com	Did a great job, and has kept his rates low.
X-Cel Services		716-595-3009	Cottage cleaning and window cleaning

11. Bug Infestation	Name	Phone/Web Address	Typical Services, and Comments
---------------------	------	-------------------	--------------------------------

Brenda Nowicki	Brenda	716-753-6678	Bees and other pesky insects. They sell honey and kettle corn too.
----------------	--------	--------------	--

Comfort Pest Control		716-363-7602	Good customer service
Turf Tenders		716-672-2425	Inside, outside and lawn pest control.
Nuisance No More		716-366-3087 716-770-6070	Spiders, bees, rodents; exterior and exterior sprays.
Amherst Exterminators	Ken	716-908-2475	Inside and outside pest control.
Pro Tech Pest Control	Bradley/Chuck Dillenburg	716-672-9431 716-467-2765	Spiders, ants, bees, rodents.

12. Gas Fireplace Inserts, Chimney Sweep and Chimney Pointing Services	Name	Phone/Web Address	Typical Services, and Comments
--	------	-------------------	-----------------------------------

Aggie Mae	Aggie	716-962-8188	Sweep chimney, gas and wood fireplaces and inserts, chimney caps and screens.
Stones & Stuff		716-326-6736	Fireplace inserts. Fredonia
Black Hat Chimney and Fireplace	Bob Kladke	716-674-0367	Chimney repair, fireplaces and inserts.

13. Home Improvement Projects	Name	Phone/Web Address	Typical Services, and Comments
----------------------------------	------	-------------------	-----------------------------------

True Pro Renovations	Kyle Huddleston	716-785-1117 and 716-680-0800	Cottage remodeling, kitchens, porches, decks, windows, rot repair, floors, custom work and anything else with wood. Good carpenter and Craftsman.
Tye Construction	Frank Tye	716-680-0397	Building, Remodeling and Restoration
Congdon Brothers Construction		716-363-0074 716-785-8689 716-785-8700	Construction, remodeling, foundations.
Barber Construction	Craig Barber	716-269-9659	Foundation repair, remodeling and roofing

Jeff Davis Construction	Jeff Davis	716-673-1442 Cell:716-952-7134	Custom building, kitchen and bath remodeling, cabinets & specialty millwork.
Gary Lapaglia	Gary Lapaglia	716-673-5189	Remodeling and additions.
Dan Culligan Home Improvement	Dan Culligan	716-680-4437	Construction and remodeling.
S St. George Enterprises	Steve St. George	716-672-2488	Pre-construction planning, grading and site preparation. Disaster clean up; storms.
Voltman Building	Tim Voltman	716-269-4488	Construction and remodeling.
Braasch Construction	Dave Braasch	716-627-3811 716-913-4907 cell	Building, Remodeling and Restoration
NCC North County Carpentry	Rob Sek	716-969-7656	Cottage remodeling, kitchens, windows and siding and bathrooms.
Paradis Fence & Flag	Dave Paradis	716-366-2000	Installing fences
Whitaker Home Improvements	Gene Whitaker	716-467-1760 Gwhomeimprovements @yahoo.com	Cottage remodeling, kitchens, windows and siding.
Raynor Construction	Debbie/Damian	716-581-0207 716-326-3850	Cottage remodeling, kitchens, windows and siding and bathrooms.
Stone Hill Construction	Scott Fifh	716-485-3399 716-499-4663	Cottage remodeling, kitchens, bathrooms windows and siding.
<b>14. Hauling</b>	<b>Name</b>	<b>Phone/Web Address</b>	<b>Typical Services, and Comments</b>
Brad Gruber	Brad Gruber	716-269-4258	Scrap metal
All Out Disposal - Trash Collection	Eli	716-785-7747 alloutdisposal716@gmail.com	Trash collection. Call and arrange for off-season service or for special pick-up for dump
Rick Mekus	Rick Mekus	716-410-0189	Hauling, clear outs, garage organization, etc. Good crew and communication.

15. Disaster Recovery Water and Mold			
	Name	Phone/Web Address	Typical Services, and Comments
Natural Dry Carpet Cleaning and Restoration	Jake and Lindsay	716-672-2880	Fire and water restoration, duct cleaning, mold treatment, clean-up when pipes leak.
Ahold of Mold Environmental	Britt Bridges	716-898-8143 814-217-0695	Mold assessments, mold testing and mold remediation Approved by Chautauqua.
Allen Fire Extinguishers	Tom	716-665-8931	Fire extinguishers and smoke detectors.
16. Driveways, Walks Gravel and Blacktop			
	Name	Phone/Web Address	Typical Services, and Comments
S. Tabone Construction	Mike	716-672-6633	Driveways, Walks Gravel and Blacktop. Very busy.
Congdon Brothers		716-363-0074, 716-785-8689 or 716-785-8700	Driveways, Walks, and Gravel
Mathews Enterprises	Noah Mathews	716-581-1705	Gravel, stones and grading. Great and great price.
H. Olson & Sons Paving & Sealcoats	Susan Jackie	716-679-7646 716-965-4866	Good work. Asphalt paving and sealings.
17. Foundations and Piers			
	Name	Phone/Web Address	Typical Services, and Comments
Congdon Brothers		716-363-0074, 716-785-8689 or 716-785-8700	Foundations, sea walls and masonry
Andy Carapella	Andy	716-807-1053	Foundations, sea walls and masonry
18. Seawalls & Steps and Ladders to beach			
	Name	Phone/Web Address	Typical Services, and Comments
Global Environmental Industrial		716-366-3141 or 716-572-1811	Sea Walls
Alumidock/Metallic Ladder Manufacturing Corp	Daryl Wadsworth	800-532-3557 alumidock.com	Removable stairs/steps to beach. Great product, easy to work with

		metallicladder.com	from estimates/measurements to delivery; our beach stairs have worked flawlessly for 8 years, and are easy to install for the season and remove for winter.
Donald J Braasch Construction Inc.	Dave Braasch	716-627-3811 716-913-4907 cell	Sea Walls – reasonable; also sidewalks

19. Flooring	Name	Phone/Web Address	Typical Services, and Comments
Pucci's Carpet and Furniture		716-672-5171	Retail, tile, carpet, and other installations.
Home Base Products - Fredonia		716-673-1799	Flooring, windows, kitchens, and baths

20. Security Watch, Locks and Alarms	Name	Phone/Web Address	Typical Services, and Comments
A Village Locksmith		716-672-5166 <a href="http://avillagelocksmith.com">avillagelocksmith.com</a>	Very fast response to requests to change locks, make new/extra locks match old locks, etc.
ADT Monitored Security		844-467-7266	Monitored security systems, burglary; fire.
DFT Security		716-673-3000	Home security systems
Life Safety Integrated Systems	Jeremy McAfee	844-467-7266 Lsisinc.com	Installs security systems and cameras.

21. Windows, Porch Screens, Winter Enclosures, Awnings & Party Tents	Name	Phone/Web Address	Typical Services, and Comments
Fredonia Glass and Screening	William and Mike Mead	716-672-5161 fredoniaglass.com	Excellent at window replacement as well as small repairs (sliding screen doors); very meticulous carpentry and other aspects of installation. Screening porches. Reliable.

Tefft Glass Dunkirk		716-366-6911	Windows, tables and mirror glass. Custom work too
Jamestown Awnings	Mark Saxton	716-483-1435 jamestownawning.com	Awnings, Winter Enclosures/Roll Curtains, Party Tents and Accessories (lighting/dance floors and such). Reliable.
Custom Enclosures		716-338-8297	Upholstery, boat covers and awnings.

22. Masonry and Pointing	Name	Phone/Web Address	Typical Services, and Comments
--------------------------	------	-------------------	--------------------------------

Ben Crane Masonry	Ben Crane	716-672-9142	Really good and fair. Masonry, stone, patios and pointing. Outdoor fireplaces
Tri-County Restoration Masonry	Chuck	716-499-2592	Masonry, stone, chimney pointing and foundations
Andy Carapella	Andy	716-807-1053	Stonemason, concrete, sea walls, chimneys

23. Firewood	Name	Phone/Web Address	Typical Services, and Comments
--------------	------	-------------------	--------------------------------

Doug Newell	Doug Newell	716-401-9176	Firewood
-------------	-------------	--------------	----------

24. Snow Plowing	Name	Phone/Web Address	Typical Services, and Comments
------------------	------	-------------------	--------------------------------

Jim Rizzo	Jim Rizzo	716-583-3232	Snow removal.
AD Landscaping	Dave Newcomb	716-785-1924	Snow plowing in winter. Grass cutting, clean up.
Triple J Lawn Care	JJ Bankosh	716-785-2497	Snow plowing; landscape, soil & stone
Chuck Pierce Jr.	Chuck	716-410-4050	Snow plowing.

25. Transportation to and from airport and Medical Appts.	Name	Phone/Web Address	Typical Services, and Comments
---	------	-------------------	--------------------------------

Rick Mekus	Rick Mekus	716-410-0189	Rides, pickups and drop-offs for trips, airports and medical appointments.
26. Utility or Tree Emergencies			
	Name	Phone/Web Address	Typical Services, and Comments
Water Issues – Contact Town of Portland	Art Mitchell	716-352-1246	Shut off or main water lines, water issues or emergencies.
Sewer Issues – Sewer Authority	Matt Oehlbeck	716-753-4715	Sewer issues emergency situations
Smell of Gas/Possible leaks – National Fuel	National Fuel	800-444-3130	Smell of Gas/Possible leaks.
Electric Power Lines, trees down on lines – National Grid	National Grid	800-867-5222	Electric Power Line issues, trees down on lines.
27. Welding Services Fences			
	Name	Phone/Web Address	Typical Services, and Comments
Royal Welding	Dave Moller	716-483-6123	Welding metals including fences and repairs on various things.
28. Cottage Opening & Closing			
	Name	Phone/Web Address	Typical Services, and Comments
Rick Mekus	Rick	716-410-0189	Opening and Closing cottages and other things
Rick Miller	Rick	716-401-8494	Opening and closing cottages, also plumbing.
Pro Drain Plumbing	Chris Nowicki	716-649-1643	Opening and closing cottages and plumbing.