

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

Saved Documents>vendor list [updated 3-4-25](#)

AEP-SMITH MOUNTAIN LAKE DOCK INFO

SMITH MOUNTAIN LAKE PROJECT – SHORELINE MANAGEMENT Website:

<http://www.smithmtn.com/shorelineMgmt/>

Dock Applications or general inquiries: Charles M. Leonard: 540 489-2556

Dredging apps or inquiries: Ken Stump – kjstump@aep.com or (540) 489-2543

Permits for boat docks- Brian Ellinwood Bpellinwood@aep.com

Riprap or Vegetation apps or inquiries: Mark McGlothlin, jmmcglothlin@aep.com or (540) 489-2562

AEP Compliant Permits – Either choose a dock builder or

- Shore Enough Consulting – www.shore-enough.net – Patricia Dade – (540)-685-3301— Email pgdade@shore-enough.net
- Nicholas Schrecongost Appalachian Consulting Services (Shoreline Management Consulting) shorelinemc.nicholas@gmail.com 5402504460
- Oscar Smith: dillondocks@netzero.net

AEP-ELECTRIC INFO

Before you Dig: 1-800-552-7001

Southside Electric (540) 988-4309- Bedford

Transfer Elec (800) 956-4237 give meter #

ALTERATIONS

Kay's Corner (540) 721-6000

- 13455 Booker T. Moneta, VA, 24121

Best Alterations (540)556-9248

- Garden City Blvd SE B Roanoke, VA 24014

APPLIANCES

Atlantic Appliance - Carl Ransberger- (540) 719-1131 **Repairs also**

Danville Appliance-Edward & Ellen Whitlow- (434)-799-0797

508 Memorial Dr, Danville, VA 24541- Danvilleappliance.com

Rocky Mount Appliance Sammy – (540) 483-8933

Ware's Appliance & Electronics (540) -334- 8863 **Repairs also**

Palmers Electronics (540)-483-8580

Jerry Earick – (B) 540-297-7115 (C) 540-875-8209 Repairs **only**

email: Proudmaintenance@live.com

APPRAISERS

Conner & Ayers - Tim Ayers (540) 353-4613 – (540) 719-9593

Counts Appraisers - Monica Stinnett C-(540)-460-9531 F-(434)-525-3349

monicastinnett7@hotmail.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

APPRAISERS... Continued

Appraisal Services – VA – (540) 774-2033

- 3433 Brambleton Ave 1 Roanoke, VA, 24018

Floyd & Varney- (540)-344-1845 (Richard Varney) Richard@floydvarney.com

Helm Appraisal Service Jerry Helms - 353-5017 Fax (540) 904-2001

Smith Mtn Lake Appraisals LLC-Brad Elkins-540-297-1824-BElkins@smlappraisals.com

ACA Roanoke, Bev Davis, ACARoanoke@cox.net, (540) 587-9882

SML Premier Terri Stanley 540-312-9958 –

Doug Newbold – 540-353-4329

ATTORNEYS - BEDFORD

Davis R. Andrew → Andrew Davis PC – (540) 586-1992

ATTORNEYS - LAKE

Furrow & Emily Houchen -483-8696 Paula Furrow Cell_ 520-0358

EMAIL: pafurrow@gmail.com

Vogel, George - 721-3988 Danielle Fax: 721-1978

Email: dmccoskey@vogelandcromwell.com Danielle (Ms.)/Nancy/Stephanie

ATTORNEYS – LYNCHBURG

James J. "Skip" Inabinett, Jr., Esq.* Vice President Residential and Commercial Closings
Performance Title and Settlement, Inc. 114 Tradewynd Drive, Suite 201 Lynchburg, VA 24502

email jinabinett@performancetitleinc.com Web: www.performancetitleinc.com

Cell 434-258-5755 Office 434-363-9472 Fax 434-616-3492

ATTORNEYS ROANOKE

Bullington Firm-David Bullington – (540) 989-1051

Vogel – (540)-982-*1220

Gentry Locke – (540) 983 9300

ATTORNEYS - ROCKY MOUNT

John T. Boitnott -- 483-8822

Houchens Law – Emily Oliver 540-483-8696 emily@houchenslaw.com

Furrow & Dudley -- Paula (540)-483-8696 – pafurrow@courtsttitle.com – (540)-520-0358

Rhodes, Ferguson & Stone (Kim Bernard) - 483-5234 - email: K. Bernard@rfsattys.com

Cindy Runyon email: crunyon@rfsattys.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

ATTORNEYS - SALEM

Edward Lautenschlager Office: (540) 389-6735 Legal Assistant-Jennifer Taylor email:
taylor@ewllaco.com

Richard Padgett Office- (540)-389-0198

Temple Law Group – (540)-986-0580

AUCTION HOUSES

Craig Jamison Auction – (540) 484-1559

Crowning Touch Senior Auctions – (540)0-982-5800

Lucky Dog Auction – (540) 312 – 8569

Two Auction Co: 5408970936

William Janney 5408152741

AUTO COLLISION/ REPAIR

Absolute Collision at SML 540 721-4000

Lake Auto-721-5823

Team Coachworks- Scruggs Rd-(540) 721-4027

Westlake Automotive-13720 Booker T Washington Hwy-Moneta (540) 721-0700

BOARDING/KENNELS-PETS

All American – Angie and David 540-309-9467

Country Side Dogs and Cats – Nicholas Motgomery 540-420-8846 countrysideboardingva.com
countrysideboardingllc@gmail.com

Little Ponderson Pet Resort and Spa 540-297-7200 www.lppetresort.com

Paws ‘n’ Purrs Jane Boney (540) 493-1455

Pete & Margaret Tyra- 540 721-0964

BOAT CANVAS

Virginia Canvas Works - 16700 Moneta Rd-John Eckman – (540) 297-7500

BOAT COVER: Automatic: Jay Shoffner 5404888050

BOAT DETAILING

Smile Boat Care – © 434-713-0036 (O) (540) 354-6397

TNT Auto Body Repair and Service Center - Daryl – (540) 483-4868

Page Detailing – Kavyn Page 540-352-0154 kavyn@pagedetailing.com

VA BOAT LICENSE

Randy Stow 5405880270

BOAT EMERGENCY AND TOWING (Yellow/Black Boat)

Sea Tow 540-719-5555

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

BOAT MAINTENANCE

Bayside Marina-Dale Runyon- 540 721-7340

Cyclone Boat Worx-Doug Price-540 521-9014

BOAT MECHANIC

All Seasons – Mike Zimmerman 540 297-7943

Cyclone Boat Worx – Doug Price 540 521-9014

BOATS FOR SALE

All Seasons Marine (540) 297-7943

Bayside Marina 540 721-3664

Magnum Boating 540 719-2427

Smith Mountain Yacht Club 540-297-4484

Webster 540 297-5228

BOAT TOURS

Austin Bailey – whyknotboatsml.com 540-692-6311

Vic Clarke 434-610-4064

Carefree Boat Club

BUILDERS-CONTRACTORS – RE-MODELERS

Robert Arrington Construction & Remodeling, Inc-Rocky Mount 540 263-0280-2111Strawfield Rd

***Steve Burtis** 540-552-9543 – email: sburtis@burtisci.com

B & A Construction-570 Danville Tnpk-Penhook 24137-540 576-2951

Brent Babb-65 Briarwood Cr, Hardy 24101-540-721-4912

James Barton-Dryvit Inspector-C-540 293-3836/O 540 206-1000- jwbartonconst@msn.com
jwbartonconstruction.com

Bob Bauer, PO Box 254, Hardy, 24101-540-296-2242

John Brock 540-721-4346

Brumfield Construction LLC, 2433 Izaak Walton Rd, Hurt, VA 24563 434 942-8009

Building Specialists, Inc- Bob Fetzer, PO Box 1174, Roanoke 24006, 540-982-8200

***Craig Caron**, PO Box 759, Hardy VA 24101, 540 871-0848

***Keith Caron**, Builder, Moneta, 24121 540 871-0835

Conway Design-Build, PO Box 421, Wirtz, VA 24184-540-721-1210

***Dennis Cooper**, 260 four Branch Dr, Hardy, VA 24101-540-721-4600

Cotton Hill Builders, 3466 Overbrook Dr, Roanoke, VA 24018, 540-537-6338

Family Builders (Custom builder, architect) Alam Design Group, Alam Husolin, 540 966-3635

Eddie Fort- 540 297-4045

R M Grant construction, 3714 Old Forest Rd, PO Box 3527, Lynchburg 24503, 434 316-0090

Cabel Gardner Construction, PO Box 169, glade Hill, VA 24092 540 576-4783

Billy Hurley-540 493-1078 RM Remodeler

KEBO Construction, Kevin Bowman, PO Box 118, Wirtz VA 24184, 540 537-3200

***Leonard's Construction**- Gary Leonard-540 353-5851, Son- Sean 540 797-1283 (likes texting)

Email: leonards25@gmail.com

***Mark Ingram**- 540-493-9593 email: markingrambuilder@gmail.com

OCI-Jason Oliver, 65 Highview Ter, Rocky Mount 24151, 540 420-3317

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

CONTINUED:

Pitman Construction, John Averill, 404 Walnut Ave, Roanoke 24014 540 342-6938

Rick Schlaginhaufen, 5295 Smith Mtn Rd, Penhook 24137, 540 420-0611

TBS Construction, Jay Gauldin, 4752 Scruggs Rd, Moneta 24121, 540 484-4752

****Jeff Tester-JTC Inc** 540 537-3679 RM

Home Buyer Solutions, Scott F. Easter, PE, 816 Scott Circle, Salem, VA 24153, 540 874-5493

Drew Flora – SML Home Reno/Builder/Contractor/RM 540-520-3044

Ben Comer -Comer Construction LLC – 540-789-5898

Architect, John Fulton, Roanoke VA, 540-245-8181 or 540-529-6615

Stone River Contracting, Roanoke VA Mike Kraemer and Wyatt Silcox 540-330-4450

Dale Angle: Remodeler Tim Seay 540-493-1992 timothyseay1970@gmail.com

BUILDING SUPPLIES

CAPPS Home Building Center– 540-721-2276

Smith Mountain Building Supply – 540-721-3453

Moneta Farm Supply – 540-297-5558

BUSH HOGGING LOTS

JTC Construction: Jeff Tester

CABINETS

DeNeals Cabinets - 400 Scruggs Rd – 540-721-1752

Kitchens by Connie - 540-721-4280

Montgomery Cabinetry Inc. – 540-721-7000

Carters Cabinet Shop Roanoke VA, 540-362-0228 Lee Ann Carter Owner

Classical Design, Inc, Roanoke VA 540-981-2544 Steve Morris Owner

Bowman's Woodworking Inc, Ferrum VA 540-483-1680 Nathan Bowman

CABINET REFINISHING

Vermillion Polly (w) 540-721-5995 (h) 540-297-5499

CABLE/INTERNET

B2Xonline – (540) 389-7924 – Email: sales@b2xonline.com

CenturyLink – (887) 915-0294 or (877) 223-0608

Comcast – (800) 934-6489

Cox – (866) 280-7115

Direct TV – (855) 810- 5767

Dish Network – (855) 587-0783

Hughes.net (Bedford) – (877) 641-8709

Shentel – (877)-743-6835 www.shentel.com/welcome

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

CAMPGROUNDS (PUBLIC)

Blue Ridge Campground-Wirtz-540-721-3866
Eagles Roost Campground-Hudleston-540-297-7381
SML State Park-Hudleston-540-297-6066

CANING FURNITURE

Astonish Antique Restoration 540-769-6070

CAR DETAILING

Smile Boat & Auto Care 540-354-6397
TNT Auto Body Repair and Service Center – 540-483-4868
Page Detailing Kavyn Page 540-352-0154
R and D Custom Detailing 540-420-3020

CARPET & FLOORING

B and B Flooring LLC - Office (Kelly) 540-719-0260 4yourfloor@gmail.com
Carter's Carpet Shop – Bedford, VA – 540 586-0841
The Floor Source – Chris Riley 540-855-7604 office 540-589-8150 cell
Fashion Flooring – 540.774.2990

CARPET CLEANING

Flora 540-721-2698
Heavens Best of Central Madison Heights; 434-847-6171
Carpet Cleaning Crew – David Wilson 434-489-1122 (dry cleaning method)
Seasons Carpet – Mike Saunders – 540.793.4517
www.seasonscarpetcleaning.com
Tommy Carpet Cleaning: 5405860612

CARPET STRETCHING

B & B's Carpet and Flooring - Kelly 434-996-1623/Office 719-0260
Seasons Carpet – Mike Saunders – 540.793.4517

CHIMNEY CLEANING

The Chimney Sweep, 1590 Blue Bend Rd, Rocky Mount, VA 24151, 540-483-2468
Doug's Chimney Sweep Doug Shelburne 540 586-8863
Black Goose - 540-586-9778
Chimney Works 540-447-3524
Patriot Chimney – 540-225-2626

CHIROPRACTOR

Bradford T. Herlehy, DC (540) 721-0044

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

COMPUTER TECHS

Computer Shock - (Penhook) 540-483-7700 jacob @computershock.net
Gene Crook - 540-297-2310
Jim Spencer - Southwest Technical 540-765-8378 (does Salem Financial)
Next Generation Dany Tuner (540) 352-4435

CLOSET ORGANIZER

Closet Storage Organizers Salem – 540-389-8570
California Closest – 855-261-1573

CONTRACTORS

Andrew Adams – H-540-721-4711, C-540-400-1742
DML Enterprise – 540-297-8796
Tom Beall – (540)814-2021
Mr. Fixit: Richard – (540)537-4302-Fire3101@gmail.com
Haynes Building - Gary Haynes (540) 875-6472
Decorative Concrete of Virginia, Tim Seay – (434)851-3510 Concrete finish
K M Hogge Construction-Kenneth Hogge-C- (757)696-1924/Off 540 650-6721-
kmhogge@hotmail.com
Mark Ingram – (540) 493-9593 markingrambuilder@gmail.com
Shelley Newman – (540)297-1278, (540)521-1098(C)
Prime Builder - Kevin Prime, 2015 Airport Rd. (540)297-9532
Proud Maintenance – (540) 297-7115 or C- (540) 875-8209: Jerry Earick / Barry
Steve Wade -- (540) 400-5896
Roger Walker (540) 721-1979 Cell-540-312-1250 rdwalker1979@yahoo.com
ROANOKE--Leonard Construction-Sean-(540)-797-1283
Greg Holdren Perfect-A-Deck 540-293-1823
McKelvey Companies; 540-721-7969
Rockfab Kitchen and Bath, Jimmy and Elissa Benton (ROA)
Brothers Gutters, Lynchburg
Cenvar Roofing, Lynchburg
Northridge Construction, Ben Hutto 540-484-3820
Plyer Docks, Hardy
CPA
Eric Faber www.lakecpa.com 540-719-4600
Kevin Mele melecpa.com 540-297-4204
JKG Accounting 540-297-8401
Kennett and Kennett: (ROA) Jessica Sargent 540-362-2727

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

DECKS –CLEANING/STAINING

Grice Brothers – Cleaning & Staining- Chad & Robert Grice 540-537-1258 cbg321@earthlink.net
Lakeside Power wash 434-258-6841 Barry Tyree-286 Leesville Hills Rd, Evington VA 24550

Westlake Wash - Crystal – 540-797-9117

Detailer CARS

Jeff English 314-0650

TNT Auto Body Repair and Service Center - Daryl (540)483-4868

DETAILER BOAT

Jeff English 314-0650

TNT Auto Body Repair and Service Center - Daryl (540)483-4868

DIVER

Diver Dave: 540-312-5180, if you lost something in the water.

Smith Mountain Lake Marine Volunteer Fire and Rescue 540-721-5885 Has Scuba Gear

DOCKS (Repair, Build, Paint)

David Byrd-Clifton F. Byrd & Sons-(540)297-6043

Dillon Docks- Reba 540-537-4346-Ofice-Oscar-721-1699-DillonDocks@netzero.net

Bryant Haskins-75 Anthony Ford Rd-Penhook, VA 24137-434 927-5944

Plyler Construction-13697 BTW Hwy. Suite 109-A, Moneta, VA 24121, 540-721-8362

Trent Poteat - 434-441-0082l- Leesville Lake

Smith Construction, Benny Smith, 165 Smithville Dr, Glade Hill, VA 24092-540-483-7408

Smith Mountain Dock Building- Ben Perdue - 540-721-2209

Lynn Swain cell 540-580-4822

Turner Dock Builders -turnersbuilding.com 540-576-1007 Jason Turner 540-576-2678

Roger Walker (repairs) 540 721-1979

W.E Shoreline- Ralph 576-5096, 493-9283©, Waters Edge 721-7040

Everett Wilson Painting 540-493-9102

Inland Shores Dock Construction – 540-721-5501

Chris Pringle 5405370747

Dale and Tinea, D & T Boat lifts, cable changes 540-496-0007

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
DREDGING & Rip-Rap

Dickie Dill 434 927-5380

DRYVIT INSPECTOR

James W Barton C-540 293-3836, O- 540 206-1000 _jwbartonconst@msn.com
JWBartonconstruction.com

DRY WALL

J and J Drywall – (540)761-7522
Robert McGuire — (540) 484-2075

DUCT CLEANERS

Rainbow International – Chris (540)598-6074
Serv Pro – (540)389-5818
Dusty Ducts – (434)525-6075
Baker Heating Air – (540)265-0144
Duct Duster – (434)239-3232

DUMP

Franklin County 940 Virgil H. Goode Hwy (220 S.) Rocky Mount, VA 24151 540-489-1600

ELECTRICIANS

Dom Buccola Electrical 1030 Carter's Island Rd., Goodview, VA. 24095 540-297-5597
Jerry Versluis w/ J C Electric 112 Waters Edge Lane, Moneta, Va. 24121 540-297-5380
John Keenan-Keenan Electric 540 334-4168
Shively Electrical Co. Inc. Rocky Mount, Va. 540-483-7131 or 540-344-5500
Southern State Electric 721-4348
Safehouse Electric – 540-427-0954
Southern State Electric
TL Electric- Tony 540-871-1160
Sherman Elmer Economy Services Plumber and Electrician 540-484-2396
Spike Young 540-493-8277
Lietz Electric: 540-719-0097 www.smlelectric.com
Dock Replacement: Tim Clement (All Around Home Repair) 540-238-9336
Moser Electric - 5408140152

EQUIPMENT RENTALS

RSC Equipment 540-719-1572

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
ESTATE SALE

Phillip Morgan Estate and Personal Property Liquidations – 540-353-1800

Vintage Cargo Antiques and Liquidations – 540-632-1755

H&S Estate Service – 434-665-6915

EXCAVATING

Crawford Excavating – 540-721-2153

Dillon, Timmy 540-721-1231

Hodges Excavating Inc., Randy 540-721-8268 11100 Booker T. Washington Hwy, Wirtz

Excavating/ Dock Builder – Cliff Byrd and Sons — 540297-6043 – 540-297-3293

Paul Roach Excavating (Trading Post Rd) 540-297-5449

Paul Shively 5407455838 5403129550 P.O Box 699 Floyd VA 24091

FENCES OR RAILS METAL

Keith Boone 540-420-1980 Kboone1960@yahoo.com

R&R Ornamental- Reggie 540-798-1699 IRONWORKS4u@cox.net

FISHING GUIDES

Angling Adventures-40 Village Springs Dr-540-721-4867

Captain Bert's Fishing Charters-Hardy-540-721-5788

Captain Danny's Striper Mtn Charters-540-556-3170

Cat's N' Stripers Fishing Charters-Capt. Travis Patsell-540-580-3487-www.catsnstripers.com

Indian Pointe Bait & Tackle-2031 Morewood Rd-540-721-1159

Kenny's Striper Guide Service-540-493-9541

Dwayne Lamb 540-721-1175 located at Captains Quarters.

Fred Price (540) 309-9713 email: tofishon@aol.com

Rodbender Striper Guide Service-540-246-4375

Shad Taxi-3010 Booker T Washington Hwy-540-797-2428

Spikes Prime Time Fishin' –540-297-5611 Spike or Kathy
(not doing tours until May/June 2024)

Stone Mountain Guide Service-Huddleston-540-297-6898

Terry's Guide Service-Goodview-540-309-3087

Dale Wilson SML Guide Service 5408744950

Dakota: 4349417503

Mitchell Pt Guide: Capt Bert: 5405218235

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
FLOORING:

Floor Source: www.thefloorsourcesml.com 540-912-9090

Envisions Flooring + Interiors – Mishelle Brosinski – (540).719-1500.

Mishelle@envisionsva.com

GARAGE DOORS

C & R Doors Gary © 420-0075

Gary Campbell 540-297-6449

GAS LOGS

Davenport Energy 540 483-5146

Glenwood Propane 297-9570 for service: Mike/Pete, glenwoodpropane@aol.com

GLASS REPLACEMENT

Franklin Glass 540-483-0087

GRANITE

DeNeals' Cabinets 540-721-1752 Also refacing. Dan DeNeal www.denealscabinets.com

Piedmont Surfaces (wholesale prices) 336 627-7790

Johnson Granite, Mt Airy NC, and Roanoke VA 336-719-2729

GUTTERS

Sinks Seamless Gutters-Mike Sink 540 493-7300

Virginia Gutter 540 342-8400

Vinton Continuous Guttering – 540. 342.0452

Brothers that Just Do Gutters – 434.808.1515

HANDYMAN

Deck and Dock Guy: Tom Arsenault 540-420-4155

E's Handy Service Eathon, 540-330-5381

Brad Wray 5402431739 bradwray1739@gmail.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

HARDSCAPING

Ronnie Mitchell 540-397-3775 www.ronniemitchellandson.com

HARDWOOD FLOORING

AA Floor Systems-540-586-8009

Chitwood's Hardwood Flooring- 540-365-3255

Deluxe Floors- 15610 Stewartsville Rd., Vinton 540-344-3887 or 540-890-4240

Franklin Country Floors 719-2675

Heritage flooring & Interiors 484-1151 Cell- 580-7088

Lynch Hardwood Flooring 540-483-1877 - Paule

Majestic Flooring, Inc.: Greg McCorkindale- 540-483-9168 Fax: 540-483-9746

Quality Hardwood Flooring 540-489-8170

Smith Flooring 297-2240

Top Hardwood Floors-Tony Tran- 540 793-4093

Wood Plus Hardwood Flooring 276-238-9534

HEALTH DEPT

Bedford 586-7952(Kathy Barger) - 586-7991 Code: 586-7611

Planning: 586-7616 Ask for Planner

Soil Info: 586-7952 EXT 1, EXT145 (will fax septic info)

CR Crucey - 540-297-7001 Fax: 540-297-7963 Christian or Pam Zoning: 586-7616

Franklin 484-0292: Ronda email: ronda.stanley@vdh.virginia.gov

483-3047: Building Inspection; Jeff Scott- 8-9:30 a.m. (Press 4), Rodney

Pittsylvania 434-432-7232 (Environmental Health) Septic – House staked - \$190.

HEAT & AIR

Air-Pro Heating, Sammie St Clair, (540) 483-8958, mobile (540) 243-4585

HVAC (Rocky Mount) – (540)483-0976

All Seasons Air, Inc. – Alton Deisher 540-890-3199 Hardy, Va

Brontz Inc.- 540-483-0976 Rocky Mount, VA

W C Butler heat & Air – Joe Greir Vinton 540 349-4300

Carter Heating and Cooling- Bedford - Cell 540 537-8220 Office- 540-297-3576

Cundiff Heating and Air Conditioning 540-366-0648

Davis Heating and Air -540- 483-5605

Dwain Severs - Dwain cell 540 521-1329

Green Home Solutions, Andy Brady, (540) 597-5904

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
HEAT AND AIR CONTINUED:

Johnston Cooling & Heating LLC, Jason Jonnson (540) 728-1517,
info@johnstoncoolingandheating.com

Roanoke HVAC Don Driver 389-6909/Money's Heat & Air 890-4338

Sweets Heating & Air - 540-297-5434/ Alex-Tech 434-546-3201

Hodgesville Heating & Air Cond. – 540.493.2921

McDaniel Service INC: 540890COOL P.O Box 378 Hardy VA 24101

Service Experts ROA 540-992-4813

HEAT & AIR (DUCT CLEANING)

Fresh Air Solutions Jason Horst 540-293-8267

HOME ALARM SYSTEMS

United Security & Control Systems, Chris Bowles, 5405 Merriman Rd. SW Ste 204, Roanoke, VA
24018, 540- 989-3386

HOME BUILDING CENTER

Capps 540-721-2276 www.shopcapps.com

HOME INSPECTION

Home Inspector: (Justin Forry)

Architectural Inspection: (Don Cass) 540-772-0653

Scott Easter: sfeaster70@gmail.com, HBS Consulting, LLC (540) 874-5493,

Smith Home Inspections LLC – Jeremy Smith 540-525-5165, www.smithinspectsit.com

Pillar to Post – Troy Dolney (540) 493-0007, 3840 Green Level Rd, Rocky Mount VA 24151

John Langan, (O) 540 392-7678 © 540 580-8896, john.langan@pillartopost.com, www.pillartopost-pulaskicounty.com Joel Schott Pillar to Post (c) 540.580.1168 540.392.7678

Rocky Mount-Michael Crouch H- 489-3472 C- 493-5518

Valley Home Inspector (\$\$\$)–Scott Easter 540-874-5493 Email: sfeaster70@gmail.com

To Verify License, go to DPOR website and do a license search.

dpor.virginia.gov To Verify Certification, go to: NEHA, NHRP-800 269-4174, NRSP 866-329-3473

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
HOME REPAIRS

Builders – John Robinson 540-344-1318

Chuck Murray – 540-890-5756

Ted's Tub & Shower Repair 434-237-3119

Bob Temple – General repairs. 540-537-2814

Dryvitt Repair, Larry Whitmire, (540) 580-0618 mobile, (540) 362-3241 home.

Jerry Earrick – General repairs. (B) 540-297-7115 (C) 540-875-8209 email:

Proudmaintenance@live.com

JJ Keith Creighton Company 5404986656

Matt McGuire 5407192415

Vicki Rosenthal – 540-420-9246

Hampton Fisher Homes – Allen Addair 434-420-5076

John Scarbro: 540-526-7638

Tim Seay 540-493-1992 timothyseay1970@gmail.com (did Pegs deck and shower)

HOME WARRANTIES

HMS, Kathy Richards © 804 614-7104, (O) 800 843-4663, Krichards@hmsnational.com,
www.hmsnational.com

Home Warranty of America, Alice Limroth, (540) 830-5532.

American Home Shield-Elaine Mescan-800 735-4663

HOT TUBS

Water by Design – Forest: (434)525-0777 Roanoke: (540)345-7727

Natural Pools of Roanoke, Roanoke VA 540-345-7665(installation and maintenance)

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

HOUSEKEEPING

Keri Atice- H 540 576-2382

Brooke Davis: 540-589-1733

Tammy Washburn: 540-238-7770

Alicia Dudley: 540-798-5325

Karen Austin 540-520-6787

Lynn Bayley (c) 420-0002

Sharon Breeding: 400-2399

Michelle Dickenson P.O Box 14133, 540 484-3458, jim3550@netzero.net

Michelle Pittman (434) 942-6025 Housekeeper

Distinctive Services 866-922-1637

Dina Garzon 540-420-5177

Sally Hale 540 238-8699

Achosa: Tina Flowers 757-291-4398 tina-maddie@achosahco.com

Maid 4 U, Tina Vandergraft-540 297-1521, 875-7618

Water's Edge: Conchita Knipe: 540-556-0973

Kelly Milan (434) 391-4286 (ask for Torsten Kelly)

Janet Wheeler: H:540-576-5044 C:540-4220-3367

Gina Fretwell: Broomsticks Cleaning: ginasbear1024@gmail.com

INSURANCE CO.

All State: 540-719-3000 Stuart Thomas 540-719-3000 or 276-732-4915

Erie- Willard Agency: 540-483-2715

Hager Insurance- Gavin Hager: 540-721-8822 gavin@insurancesml.com

McCall Insurance 540 483-9525

Nationwide Meredith Insurance Agency: 540-483-5085

Williamson Insurance Agency (Salem) 540 387-3743

INTERIOR DESIGN

Designer Solutions – (540)719-1266, Miranda Shotwell

Envisions Distinctive Interiors, Inc-Janice-Burnt Chimney 540 719-1500 Mishelle Broskinski 540-719-1500 or 434-665-9733 Envisionsva.com

Interiors by Kris: 504-721-8354

By Design Interior – (540)719-1432

Robin Titus 954-778-9844

PAC Interiors – 540.719.0001

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

IRRIGATION

Powers Landscaping & Irrigation 540 890-9051
SML Irrigation-Paul Miller 540 537-0546 719-2222
Westlake Turf & Irrigation-Judy- 540 721-1833

JUNK REMOVAL/HAULING

Old Time Services 276-224-7853 oldtimeservices@yahoo.com garbage pickup once a week 35/month
Big Body Bros: Chris Turner: bigbodymoversva@gmail.com
Barkers Junk Removal 540-266-2633
Dump the Junk 540-814-2374
Get it Gone 540-815-1540

LANDSCAPING-YARD MAINTENANCE

BeautiScapes— (540)712-6752 or 540-537-2539
Axel Landscape: Juan Garcia 540-263-8583
Allanson Outdoors: allansonoutdoors.com
Adrian Blazejewicz – (434)832-0042
Crowther Cabell Landscape Architect, Lynchburg – (434)847-1146
D & P Landscaping, Inc – (540)-484-2706 or (540)-420-3728
Distinctive Services – (866)-922-1637
Haynes Building, Gary Haynes – (540) 875-6472
JWP-Jimmy Perdue – (540) 721-5375 Cell: (540) 312-9241
Bob Longman- Does Yardwork- 540 721-3881
Ruggieri lawns, LLC Brian 540-721-0098 C-355-1716
Seven Oaks Landscape & Hardscape; Glad Hill, 540-489-3715
Danny W. Shively Excavating (Burnt Chimney) – (540)420-1105.
Westlake Nursery & Landscaping: 540-721-1855
Westlake Turf & Irrigation: 540-721-1833
Trees: Hardbower Tree Service 540-520-8087 hardbowertreeservice.com
hardbowertreeservice@gmail.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

LANDSCAPING...CONT

Landscape Architect- Melissa Hodgkinson CLA, Fiddlehead Landscape and Garden Design 540-529-1359

Evergreen Lawn Maintenance Inc Troy Simpson Kevin Motley 434-251-9790

Landscaping Accent Lighting – Outdoor Lighting Expressions Clay Johnston 540-761-9985

**Ray Hall 540-420-8126

Plants and Pots – Landscapes Nursery Inc Tim Tingler 540-576-2781

Harry Cundiff 540-420-2103

George English 540-493-8367

Mike Jones 540-312-6494

Browns Landscaping and More. 540-420-5847

LAWN MAINTENANCE

Bestpitch, Jeff 540-297-6068

Campbell, Jimmy J&S lawn service -- (540)420-9806

Crockett Lawn Service – (540)297-2175

Distinctive Service -- (866)-922-1637

English, George 540 493-8367

Enviro Care Lawn Service – Randy Guthrie (540) 581-5579, rkg71761@hotmail.com

- <https://www.facebook.com/RandyGenviro>

Landscape Solutions – (540)397-7645

Top Notch Lawn Care-- (540) 580-0830

Superior Lawn Care – (540)816-7478

Lakeside Mowing and Landscaping – (540)890-7087

Lawn Artist -- Dan (540) 489-4993

Levy, Ron -- (540) 314-0626

Longman, Bob -- 721-3881

Miller, Bob -- 871-3598

Overstreet, Ivan -- 540-721-2417

Perdue, George – (540)-420-0548

Quality Lawn Maintenance (Harry Cundiff) – (540)-721-8824

Ruggieri, Brian – (540)-721-0098 Cell (540)-355-1716

Waverly – Nathan Ward -- ©540-721-4325 (H) 540-493-6697

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

LIMO & TRANSPORTATION

Fortune X Limousine Service – (540)793-6979

LINEN SERVICE

We got you Covered SML Tina Vandergraft 540-875-7618 maid_4_you@live.com

LOCKSMITHS

Bill's Lock & Key – (540) 297-2946

Big Lick Locksmith – (540)402-1900

Vashoe Lock Services - Rocky Mt -- (540)483-5435

- Closed Wednesday and Sunday

Virginia Shoe and Lock Service – 540.483.5435

LODGING

Ashleigh Manor-Hardy- 540-890-3332

Bedford Landings B & B (with plane hangars), 540 488-4600, 1995 Buccaneer Rd, Moneta
@ SML Airport) www.bedfordlandings.com

Bernards Landing -- (540)719-3491 or 800 572-2048

Cedar Pointe B&B, 540-520-5868

Chateauware B&B-Boones Mill-540-334-1386

The Claiborne House- Rocky Mount-540-483-4616

Gills Creek Marina: 540 721-2451

Halesford Harbour Inn: 540 297-9000

Lake Inn – 540-721-3383

Mariners Landing 540 297-4900

Parrot Cove Houseboat Rentals-800 488-4516, www.parrotcove.com, Across Bridgewater Plaza

Sans Souci-Luxurious European B & B, 2379 Capewood Dr, Huddleston, VA 540 297-8617

Smith Mountain State Park-Cabin Rentals-540 297-6066, smlake@dcr.virginia.gov,
www.dcr.virginia.gov/state-parks/smith-mountain-lake.shtml

Westlake Waterfront Inn: 540-721-3307

Shirley's B and B – (540)589-5600 – 3920 Saul LN, Roanoke, VA, 24014

LOGGING

H & G Logging -- (540) 489-1344 or Cell (540)493-9564

Harry Hale Logging – (540)484-1666

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
MARINAS

All Season's Marine Service 540 297-7943 800 814-3668

Bay Roc Marina 540 890-2194

Bayside Marina-Dale Runyon- 540 721-3664

Blue Ridge Marina and Campgrounds- 540 721-3866

Bridgewater Marina 540 721-1639

Captains Quarters- 540 721-1175

Craddock Creek Marina- 540 297-7325

Crazy Horse Marina 540 719-0620

Crystal Shores Marina 540 297-1888

Gills Creek Marina 540-721-2451

Indian Pointe Marina 540 719-2427

Lake Haven Marina 540 297-7347

Lakeside Marina 434 927-5380

Lumpkin's Marina 434 927-5150

Magnum Point Marina (540) 576-3001

Mitchell's Point Marina 540 484-3980

Palmers Marina 540 576-3651

Parkway Marina 540 297-4412

Smith Mountain Dock & Lodge 540 565-0222

Virginia Dare Marina 540 297-7100

Waterwheel Marina 540 721-5668

Webster Marina 540 297-5228

MARINE SURVEYOR

Ted Killingsworth-Certified Marine Surveyor & Yacht Broker-Pelican Pt Yacht Club-540 576-2019

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

MEDICAL SERVICES AVAILABE IN WESTLAKE

Carillion Velocity Care – 13205 Booker T. Washington Highway P. 540-719-1815

Carillion internal Medicine – 282 Westlake Road P. 540-721-2689

Carilion Clinic – Cardiology – 35 Medical Court P. 540-982-8204

Carilion – Orthopedic Surgery – 35 Medical Court P. 540-725-1226

Connect Hearing – 274 Westlake Road P. 540-7798

Home Instead Senior Care – 75 Westlake Road P. 540-297-1900

Physicians to Children – 276 Westlake Road P. 540-344-9213

Ridge View Dermatology – 278 Westlake Road P. 540-759-7500

Runk & Pratt Residential Adult Care – 115 Retirement Drive, Hardy P. 540-719-2900

Vistar Eye Center – 280 Westlake Road P. 540-346-2102

Bradford T. Herlehy, DC (540) 721-0044 Chiropractor

MATTRESS

Mattress by Appointment – Robin and Victor Clarke – 540-583-6339

MOLD CONTRACTORS

Rainbow International – Tom Millenhan – 540-537-1337 – April – 540-520-4035

Green Home Solutions – Chris Himmel – 540-797-0224 – Chris Cothren -540-312-8878

Green Pasture Enterprises – Jonathan Lesley – 434-851-0544

Restoration 1 of Roanoke – Chris – 276-627-8086

Nicholas West – 434.221.6437

434.388.0146

MORTGAGES

AMNB Residential: Jay Brown – Business (434)386-6326 – Cellular (434)944-5191

Atlantic Bay Mortgage - Tom Lusk: 721-0126

Atlantic Bay: Katherine Polk (LOTS) – 540-765-2569 Ext 3246 kathrynpolk@atlanticbay.com 540-243-0004

Ridgeview Bank: Rob Shortner Commercial and Home Loans 540-540-8669

Bank of Botetourt – Kimberly Davenport – (540) 591-5087 office, (540) 814-2157 cell phone, (540) 719-1884 fax. 51 Firstwatch Dr. Moneta

BB&T –Leslie Helms 721-2434

Bedford: Rhonda Long: 297-1233

Countrywide Home Loans – Brenda White 725-3865 ext. 225

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
MOTGAGES CONTINUED:

EnVoy – Evelena Mullens – evelena.mullens@envoy.com

- Office: (540)773-2290
- Cellular: (540)353-6138

Farm Credit of VA (Lots, tract loans) 670 Old Franklin-Rocky Mount 540 483-4572

First National Bank Lynchburg/Forest 434 369-3000 www.1stnatbk.com

First National Bank of Alta Vista - Gail Alexandria - does Doublewides 719-0193

McLean Mortgage-Dan Lightner- 540-815-8575

Movement Mortgage – Karen Metz 434-207-5244 karen.metz@movement.com
www.movement.com/karen.metz *Mariners Landing.

Tom Ulbrich 540-420-8033 – Freedom First tulbrich@freedomfirst.com

Sierra Pacific Mortgage-Tom Charles (804) 363-6724 – Tom@theloangiants.com

Southlake (Franklin County) Gail Perry, Loan Officer, (540) 427-4533- Lot Loans

Fax (540) 427-4516, perryg@amnb.com

Sun Trust Mortgage – Edgar Tuck 540-721-3662- Brad Vaughan 540 556-5216-888 570-8821

West Star Mortgage- Jane (assistant to Tony Byrd) 540 719-5626

MOVING COMPANIES

Crowning Touch: 540-982-5800

Double H Transfer 540-904-2237

Lawrence Transportation 540-966-4000

Premier Transfer & Storage/Mayflower 540 389-3254

Virginia Varsity Transfer: 540-982-2202

Blue Ridge Moving 4348413401 Blueridgecleaning@gmail.com 434 849 4781.

MOVING-LABOR

George English 540 493 8367

Virginia Varsity Transfer 540 982-2202

Tony Smith 540-556-9756

Kevin Weddle 540-204-5908

PADDLE BOARDS www.paddleboarddirect.com (most popular size-12 ft, 180 lb.) 1-866-478-7289

SOSpendors flotation device – Stearns- www.stearnsflotation.com/Search.aspx?k=sospender

SM Wake Company- <http://smwake.com/> 540-721-9253

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

PAINTERS

A Touch of Excellence Painting – Kevin Wills 540 793-1277

Chad Garbatz, cell (540) 493-7067

Chameleon Painting 540 793-1277-Melissa 434-656-8496/Tommy 540 220-6826

Garcia Painting (cell) 540-400-3056 Medardo Garcia

Grice Brothers 540-537-1258

Hales Painting 2021 Altice Mill Rd. Rocky Mount, Va. 24151 540-483-1972

or 540-493-5848 or 721-1972

Jay East, 1169 Friendly Dr, Penhook 24137, 434-942-2685

Kurt Sobey (cell) 540-537-7595

Ray Gaubatz – Gaubatz Painting – (O) 540-365-0551 (C)540-493-5080

Raymond Gaubatz-185 Glenwood Dr, Rocky Mount 24151, 540 489-0009

RH Handy- Rudei Hutchins 540-243-0715

Slefridge, Rick 845-656-5037

Tim Yount, PO Box 138, Penhook 24137, 540 483-3911

Goliath Painting Ullis Amadore ule1936@gmail.com 540-529-6783

Wilson's Painting & Pressure Washing Service - Everett Wilson-Cell- 540-493-9102 Home:721-9112.

McGuiro Painting Chris 540-493-0259

Hales Painting – 540.263.0116

PAVING

Asphalt Aesthetics (571) 719-9503(540)776.0015

(540)769.9007

C J Jennings – 800-253-5349 5404847283

L H Sawyer Paving Co. – 540-389-2768 Fax: 540-389-2725

Wilson's Painting and Paving- 540-493-9102 or 540 721-9112

Joey Pruitt (Precision Plumbing Solutions)

(Installs gas logs/propane fireplace units) (540) 243.1119

Law's Paving – 540.420.0077 5405763110

Smith Mountain Pressure Cleaning – 540.721.1834

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
PET SITTING

Paws 'n' Purrs Jane Boney (540) 493-1455

Pete & Margaret Tyra- 540 721-0964

All American – Angie and David

540-309-9467

Country Side Dogs and Cats – Nicholas Motgomery 540-420-8846 countrysideboardingva.com
countrysideboardingllc@gmail.com

Little Ponderson Pet Resort and Spa 540-297-7200 www.lppetresort.com

PLUMBERS

A H Preston & sons 540 483-7324

Bowden's Home Maintenance Mike Bowden 540-721-4929 Licensed plumber

Joe Harper Plumbing 1063 Garcia Drive, Moneta, Va. 24121 540-297-6175 Insured and Licensed

LD Ellis – Rocky Mount (540)483-9837

Mike Blair Plumbing LLC – 5593 Brooks Mill Road, Wirtz VA 24184 P. 540-719-1281

Mr. Fixit - Richard Deforest 540 537-4302

Henry Rider, Area Plumbing & Remodeling Co. 540-297-6365

Smith Mountain Lake Plumbing 540-721-2300

Vincent (540) 537-3667 (Jeff Tester recommended)

Sherman Elmer Economy Services Plumber and Electrician 540-484-2396

Plumbing and Electric – Ronnie Amos 540-493-2389

AA EW Plumbing and Electric – Email aaandwplumbing.electric@gmail.com

Ostrum Plumbing and Heating, Roanoke VA 540-253-1559

Tuck Plumbing and Heating, Inc Huddleston, VA 540-537-3667

Chittums Plumbing Ferrum, VA 540-493-4993

PRESSURE CLEANING

Grice Brothers Painting & Pressure Cleaning - Chad Grice 540-537-1258

Hundley Power Wash 489-8549

Lakeside Power Wash 434-258-6841

Westlake Wash 540-797-9117

Affordable Home Services – 540.721.3909

Wilson's Painting and Power Wash Service - Everett Wilson - 540-493-9201

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

PROPANE GAS

Davenport Energy 540 483-5146

Foster Fuels 1-800 344-6457, (434) 376-2322

Glenwood Propane – 540-297-9570 GlenwoodPropane@aol.com

Highland 1-800-552-6514

Redwood Propane: 540-483-7726

Southwest VA Gas 540-639-1611

Suburban Propane 540 777-7928 Does Fairway Bay Condo

Blossman Gas: Betty Pitt – For Propane – epitt@blossmangas.com

PROPERTY MANAGEMENT

Maureen Baker: Associate Management Solutions 540-296-0991

JKG Accounting Sarah: 540-297-5401

RLM Nancy Tucker: 540-797-8792

RV PARKS

Halesford Harbour 540 297-9000

Sweetwater RV Park (540) 296-0522

RADON

Radon Safe 540-265-0101 RadonSafellc@hotmail.com Tyler

Kevin Meyers (Jeremy) 540.397.2794

Manly Johnson 540.238.9686

Jeff Smith: 540-797-4334 radonspecialists@hotmail.com

Roanoke Radon: 540-904-5500 Nathan??

Radon Specialist LLC 5407974334

RECYCLE

Staples: Tech/Computers/Printers www.staples.com/sbd/cre/marketing/sustainability-center/recycling-services/

Humble Bee Recycling, plastic, cardboard, glass, every 2 weeks Annual Cost 202.50

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

RENTALS

Airbnb: <https://airbnb.com/h/dockholiday>

VRBO (see paper)

Bedford Bulletin.... www.bedfordbulletin.com

Bedford Homes Properties: Bonnie Perkins:540-586-2826

Bernard's Landing Rentals-Carol Leggett-540 420-0584 Email: caroljleggett55@gmail.com

Bernards Vacation Properties John and Deb Serio 434-665-0172

Captain Bert's-540-721-5788

CB Rentals 540 297-7000

(Jessica Bailey will prepare a rental income estimate for any property. Ask us about it!)

Coveside Cottages-Moneta-540-297-3221

Eastlake: 540-297-3200

Lake Retreat Properties: 540-297-6002

Lakeshore 540-297-5610 1-800-572-6098, <http://lakeshorerentals.com/longterm.htm>

Long & Foster – Debbie Aliff 540 297-3517

Mariners Landing Hospitality (540) 297-4100

Silver Bay View Cottages-Huddleston-540-540-953-6747

Smith Mountain Dock and Lodge-Penhook-540-576-3116

Joey King (Property manager) Located in RE/MAX office, www.smithmountainlakerentals.com – 540-297-3555

Casago SML –Kip Darling: 304-800-1414 kipd@casagosml.com

Vacasa.com

Vista Pointe-Penhook_ 540-9275724

Watermark Realty-Moneta-540-721-5253

REAL ESTATE SALE AND SENIOR MOVING SPECIALIST

Kevin Kitts, Caring Transitions, Roanoke 540-977-2801 www.caringtransitions.net/roanokeva

RETIREMENT COMMUNITY

Runk & Pratt – (540) 719-1300

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
RIP-RAP

David Byrd 540-297-6043

Dickie Dill 434-927-5380

Dillon 540-537-4346

Lynn Swain 540-580-4822

ROAD REPAIRS

DOT – (202)366-4000

VDOT – virginriadot.org – (800)-367-7623

ROOF CLEANING

American Roof-Brite David Clarke-Fores 434 258-2721 www.ARoof.com

Bath House – 540 293-3600

David Byrd – 540 297-6043

Dillion – 540 537-4346

Do-It-Yourself “Wet n Forget” Capps/ Costco

ROOFING

Duane Davis 540 420-0487

Fisher Roofing- 24 Windsor Point Loop, Wirtz, VA 24184-540 493-5024

Keith Layne - 434-922-2053

Miller Roofing - 540-342-7348 Richard Cell 540 537-1696

Bob Riddick Roofing, Inc. - 330 Lakewood Forest Rd-Moneta, VA 24121-540-721-1329

Trinity Roofing and Const., Jamie Tuck, 250 Cornell Rd, Rocky Mount, 24151 540-537-2902

Smith Mountain Lake Roofing (24/7 Service) – 540.819.3264

Melvin Morgan Roofing – 540.237.3800

SCHOOLS

Bedford County – (540)586-1045 * Ask for Transportation

Franklin County – (540)483-5138.

Pittsylvania – (434)432-2761

SEALING DRIVEWAYS

Patterson Brothers Paving Inc. – (540)586-1497.

Quality Seal Coating – 540-579-2453 – 540-483-8285 – Email: qssurfaces@yahoo.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229

DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

SEPTIC REPORTING

Franklin County Development Services, 1255 Franklin Street, Suite 103, Rocky Mount 24151

Hannah Powell (540)483-3027 ext. 2304

SEPTIC INSTALLATION

Emmett Mitchell-Chaffin Excavating 540 537-1075-install Advantex

Joey Prillaman (rec by Floyd Ent) 540-263-0777

Dale Sealy 540-874-5789

Wisler Plumbing (Electric/Pumps) – 540.493.9382

SEPTIC CLEANING/PUMPING

AAA Rocky Mt. 540-483-1457

Affordable Septic 540 977-5848 www.affordablesepticllc.com

Superior Septic: Nathan and Justin Crews: 540-483-7867 superiorsepticsservicesva@gmail.com Has camera, pump out, visual.

David Ellis 540-483-2019

Jessie Ellis 540-719-0103 Jessie.yopp@gmail.com

Joey Foutz (pump-out) 540 525-4505 foutzsepticsservices@gmail.com – Has Camera** -- Septic Only

SEPTIC CLEANING AND PUMPING CONT...

Virginia Septic Service LLC: info@virginiasepticsservice.com 540-586-3191 Jennifer Waugh www.virginiasepticsservice.com inspects low pressure systems and pretreatment systems

Hodnett Septic Tank Cleaning 434-822-5005

K & K Septic Services (Susan Wingfield) 540-489-0077 C 540-263-1568

J J Keith (monitors system) 540 493-6656

Isaiah Rickman – 540-263-0347—Has Camera **

Sink Septic and Drain Services (Fincastle) 540-494-7414 sinkb@icloud.com

Windfield Septic Raymond: 276-638-7602

SHOPPING

A Shade Brighter-Affordable Home Outlet-Downtown Moneta-540-297-6440

All Fired Up-Bridgewater Plaza-540-400-2712.

Alpaca By JACA-The Forum at Westlake-866-384-7080

Antique Mall at Mayberry-Downtown Moneta-540-297-7770

Artfully Framed-Westlake Commons-540-721-1218

Black Horse Manor Antiques-40 Village Springs Lane-540-721-0181

Bridgewater Marina-Bridgewater Plaza-540-721-1639

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
SHOPPING CONTINUED

Bridgewater Sportswear-Bridgewater Plaza-540-721-1040
Capps Home Center-13700 Booker T Washington Hwy-540-721-2276
Comfort & Joy-400 Scruggs Rd. Suite 800-540-719-0976
Cottage Gate-Westlake Towne Center-540-721-5622
Designer Solutions-Bridgewater Plaza-540-719-1266
Diamond Hill General Store-Diamond Hill Rd-540-297-9309
Discovery Shop-Lakewood Professional Center-540-721-0050
Emerson Creek Pottery-Rt 735- Huddleston-540-297-7884
Gifts Ahoy-Bridgewater Plaza-540-721-5303
Goodwill-13699 Booker T Washington Hwy-540-719-1503
Grand Home Furnishings-Booker T Washington Hwy-540-721-2227
Haywood's Jewelry-Westlake Towne Center-540-721-2210
Just Made Scents-Westlake Towne Center-540-719-9571
Mama Ann's Gifts & Goodies - 13 Scruggs Rd-540-721-3009
Reclaimed – 14190 Booker T Washington Hwy. 540-719-1670
Sarah's Place Antiques-South Old Moneta Rd-540-296-1676
Ser Art-Halesford Center-540-769-9719
SML Gallery-: Lakewood Plaza Professional Center-540-719-0015
Trocadero-11970 Old Franklin Turnpike-540-576-2220
Willow Tree Nursery – 300 Old Mountain Road, Penhook 540-576-3031

SHOOTING RANGES

Franklin County Gun Club – Shooting Range & Skeet Shoot – (540)483-3453.
Bedford Rifle and Revolver Club – 1577 East Lynchburg Salem Turnpike, Bedford VA 24523

- Cellular – (540)586-2080 Email – Alan@Bedfordrrc.org
- Cellular – (540)586-6747 Email – Jeff@bedfordrrc.org

Roanoke Rifle and Revolver Club – 1305 Gun Club Drive, Hardy VA 24101 540)721-6767

SIGNS

Signs and More-Billy Moran 540 400-8485
Powers - Steve Williamson 721-1297 or 537-3062
SML Signs & More 540-719-7446

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

SNOW REMOVAL

Willow Tree Nursery 540-576-3031
Climbers Tree Service at the lake 540-682-9478
Juan Garcia: 540-263-8583

SOIL SCIENTISTS

Anderson & Parker-Timothy Parker-464-656-1320
Chris Frith (bought Frank Davis company) –540-597-0330.
Timothy Parker - 540-586-9153
Matthew Beamer
beamersoilconsultins@gmail.com

SOUND SYSTEMS

Sound Decision Roanoke VA 540-343-6993 Dwayne Martin Owner, Mitch- office/sales
J.J Moore Technician 540-438-0087

SPA MAINTENANCE

Spa Medic 804 656-1719

STAGING

Donna Knowles 434 432-3662
Lifestyles Redesign & Home Staging Deborah Esbschle 540 520-0912

STONEMWORK

Decorative Stoneworks: 540-537-3062
Powers Landscape & Irrigation 540-890-9051
Seven Oaks Landscape & Hardscape; Glad Hill, 540-489-3715
Stone Folks Tom Pert 434-384-8787

STRUCTUAL ENGINEER

Engineered Inspections Services; Chuck McCauley, Lynchburg 434-821-2333

SUNROOMS

F & S Building Innovations, Inc-Matt Reed-Office 540-985 9160, Fax 540 985-9166
www.fsfourseasons.com
Catherine F+S Building 5409852678 FSFourSeasons.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

SURVEYORS

Cornerstone – 540-489-3590 Bob Jeans
Donnie Slusher 540 586-9157
Ingram Land Services, Allen Ingram 540 365-2222
McMurry Surveyor Inc 540.992.4350
Septic Dock and Design Ed William 4349440074

TERMITE/ PEST/

Best Pest Control 483-7299
Dugwell Pest 540-483-9781 Dale Bowman 540-263-0704 cell
Enviro Pest LLC – Brandon 540-493-0753 Enviropestllc@gmail.com
Environmental Directions-362-5636, Plantation Rd. Double cost for 48 hr. results
Federal Exterminating – 540.981-1888 (Termite only)
M & L Pest Control, LLC 540 493-7182 – 820 Farm View Rd. Glade Hill Matt Hall,
matthalls02@aol.com
Professional Pest Control 489-7378 – Frank Palmieri – bugmanva@gmail.com
SML Pest: Jacob Cincion: 540-493-8602
Cody Davis: Xceptional Wildlife Removal: 540-513-9721

TILE

B&B Flooring – Alvin Brinkley Office – (540) 719-0260
SML Tile Specialist, LLC. – (540)297-8453

TITLE COMPANIES

Lawyers Title – Rhonda
• Phone – (540)721-5983 Fax: 540-721-5991
Star City Title & Settlement – Theresa Bailey
• Phone – (540)772-3304 Fax – (540)719-0040 Email: TheresaBailey@embarqmail.com
Acquisition Title- Cindy Moore
Court Street Title – Paula Furrow

TRAM INFORMATION

333399American Tram: contact info.: www.americantram.com or americantram@mindspring.com
(865) 426-8439 or (865) 426-8887
Hill Hiker Inc., 3565 Country Rd. 6, Orono, MN 55356 phone: (952)-476-2422
Rep: William Galeota, 167 Seneca Hills, Morgantown, WV 26508 John Wrigley 540
904-0257 cell: 540 529-0030

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
TRASH PICK UP

Gary Spencer Trash Service – (540) 297-7295
Bay Boys Trash Removal 540.871.0107
Waste Collection Center – (540) 586-7656
Old Time Services: 276-224-7853
Clean Out Garages and Bring to Dump: Handyman Big Joe LLC: 276-252-4251
handymanbigjoe21@gmail.com

TRAINING – DOGS

Boot Legger – K9 Training and Rehab contact@bootleggerk9.com
Bootleggerk9.com

TREE TRIMMERS

Able: 540-989-4092
Timber Loving Care Richard Angelino; Next Door Neighbor
All Service Tree, Creelman; Cell: 540-493-7009 Office: 540-719-8733
Paul Bunyon's Tim Hullett 540 890-6550 cell 540 580-2658
David's Tree Service, 540-297-3454
George English 540 493-8367
Jimmy Owens: 540-297-8808
Kelly Kingery – 540-871-0315
Matt Galliher Tree Service – 540-488-2831
Ricky Roach 540-297.4949 or 540-297.1639
J Smith Tree Service 540 537-9934
Terry Tree Service, (Etter) 540-874-5264
Woody's Tree Service (540) 488-9663-Dallas Woody
His Hands Tree Service - Mike Creelman – 540-263-3030
• Woodchuckmike60@gmail.com
Hardbower (SP) 540-685-1139
Mitchell Hardbower Tree Service LLC: 540520808 196 Hemlock Drive Boones Mill
Dallas Woody 5404889663
Will Smith 4109721039
Roots Arbor Care Anna Copplestone – 5406852888 anna@rootsarborcare.com

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
UPHOLSTERY-SML

Barb's Upholstery – 376 Green Ridge Dr, Hardy – (540)719-0500

SML Vinyl Solution LLC. Boat – 113 Thunder Ridge Rd. Huddleston – (540)769-9248

Boones Mill Upholstery – 540-334-5823

Marian A&M Interiors 518-321-7068

Doug Sacra 540-718-4466 Charlottesville Fibrenew

VDOT

ww.virginiadot.org – (800)367-7623

- Bedford County number – (540)586-7910

VETERINARY SERVICES

Smith Mtn Lake Animal Hospital – 15029 Moneta Rd. Moneta, VA – (540) 297-0188

Westlake Veterinary Medical Center – Scruggs Rd. Moneta Luke Delpo DVM – (540) 721-1557

KENNELS:

All American – 675 Three Oaks Rd. Wirtz – (540) 719-3647

Camp Happy Tails – 1374 Rucker Rd. Moneta – (540) 297-9169

Lake Country Grooming & Kennel – 1800 Poteet Rd. Wirtz – (540) 721-6263

Sugarfoot Kennels – Goodview, VA. – (540) 890-7217

Fran

All American – Angie and David

540-309-9467

Country Side Dogs and Cats – Nicholas Montgomery 540-420-8846 countrysideboardingva.com
countrysideboardingllc@gmail.com

Little Ponderson Pet Resort and Spa 540-297-7200 www.1ppetresort.com klin County Animal Hospital
– 17068 Virgil H Goode Hwy, Rocky Mount. 540-483-1272

EQUINE VETS:

Allaround Equine Veterinary Care (Bedford) – (540) 587-4893

Farm Veterinary Services (Franklin) – Chris Sumner – (540) 483-7444

Martha Moses: Eclectic Equine Veterinary SVC – (540) 587-0211

Ray Novah: Sterling Creek Vet – (540) 489-7001

Windover Equine Services – (540) 397-6796

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia
WATER AUTHORITY-FRANKLIN COUNTY
Western Virginia Water Authority – (540)853-5700

WATER CHEMISTRY

Water Chemistry-343-3618

- Nitrate-\$30, Nitrite-\$30, Lead-\$20, Bacteria-\$45

WATER DAMAGE

S and H Superior Cleaning Services – Wirtz, VA – (540)721-4293
Superior Retarding Services – Rocky Mount, VA – (540)483-9701

WATERPROOFING

Seal-Tite Basement Waterproofing Company – (540) 992-1144

Aqua Tech – (540) 586-6524

Bramlett & Assoc. - Basement Waterproofing – (540) 473-3738

Fortress Foundation Solution – (434) 595-3254

Gary Jenkins – (540) 759-2128 gary@ramjackusa.com

Glenn Mustain Construction – Moneta, VA – (864)360-3738

JES Foundation Repair and Waterproofing – Salem, VA – (800)785-9707

S & H Concrete Foundations, Inc – 1508 Three Oaks Rd, Wirtz, VA 24184 – (540) 721-5408

WATER TREATMENTS

Culligan Water Conditioning of Roanoke 540-366-9078

Kinetico Water 540-586-9336

WEDDING / EVENT VENUES

Bernard's Landing – (540) 721-2762

Mariners Landing – (540) 297-4100

The Pavilion at Blackwater Junction – Melba Seneff – (540) 420-5625

The Stables at the Virginian 540-521-9748 (Jackie) 9735 Brooks Mill Rd

WELLS/ WELL INSPECTIONS

Ayers Well Drilling, Sam Ayers, 540 493-5607, ayerswelldrillingva.com

Rorrer Well Drilling: 540-552-6029

Well Driller – Davidson Drilling

Ty Davidson – 540.871.0155

davidsondrillinginc@hotmail.com

Catron's Pump Sales & Services 113 April Lane, Vinton, Va. 24179 540-890-3848

Falwell, Corp. 3900 Campbell Ave., Lynchburg, Va. 24501 434-483-7595

Hard to find wells Jesse Ellis 540 493-7757

Southern Well Drilling Eugene Huff 540-493-8593 (cell) 540-493-8595 (office)

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.

DEBORAH BERAN Broker Cell 540-529-4229
DEB BERAN PROPERTIES, Smith Mountain Lake, Virginia

WILDLIFE CONTROL-SML

Teresa Tyree – 1219 Buff Creek Dr. Hardy, VA

- Cellular — (540)537-9003 or (540)890-4347 Email – Teresa.tyree60@gmail.com

WINDOWS:

Clear Defense Window Film of Virginia Inc. – (540)345-1600 – 3633 Popular Dr. Roanoke

Bill Saul – (540)871-7142 – 5570 Crescent Blvd, Cave Spring, VA

Empire Sliding and Windows – (540)929-8010.

Franklin Auto Glass – 540.483.0087

Guardian Auto Glass – replacement – 540.721.5900

AFB, Inc, - Cleaning – 540.769.9719

Blinds and Beyond (window treatments and repairs) – 540.721.1880

Crystal Clean Windows – 540.263.3212

WINDOW REPLACEMENT PARTS

Pella Windows and Doors of Roanoke – Dave

- Office – (540)343-3662 or Cell – (540)408-3283

Window World of Roanoke – 6490 Commonwealth Dr. Roanoke

- (540)375-5045

This list is generated by referrals from clients please let us know if you have a good or unpleasant experience with any of these vendors.