

# Susan Boettner's

*Referral Directory*

*SECOND EDITION*

*August 2004*



# *Susan Boettner*



**Certified Residential Specialist  
Accredited Buyers Broker  
Helping South Bay Homeowners  
For Over 14 Years**

**(310) 546-7611 x343  
susan.boettner@southbaybrokers.com  
www.susanboettner.com**

*Expect A Lot  
Receive Ten Times More...*

Dear Valued Client,

It is my privilege to bring to you my second edition Referral Directory. I would like to take this opportunity to thank those of you who have referred me to quality business people, and I hope that this directory will serve you well.

With the aid of my assistant Andy, I have been able to compile this directory. While I cannot guarantee the quality of the work any of these vendors will provide, know that they come recommended by you, my clients! I highly recommend that you call the vendors and ask for specific recent references from them as well. I have included more than one vendor of each service wherever possible.

I hope this resource will be of tremendous value to you. Once again, I thank you for your business in the past, and I look forward to taking great care of you, your friends, and family with all of your real estate needs.

Sincerely yours,

Susan Boettner, CRS, GRI, ABR  
Realtor, Licensed Broker

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## 1 Accountants/Financial Services

Beth Westburg, Financial Planner  
Waddell & Reed  
1450 Frazee Rd #210  
San Diego, CA 92108  
(619) 297-2003 x120  
bethwestburg@wradvisors.com

Dawn Strahan  
Divorce Financial Consulting  
1601 N Sepulveda Blvd #795  
Manhattan Beach, CA 90266  
(310) 376-2989

Rustanius & Norton  
Cindy Rustanius, CPA  
2355 Crenshaw Blvd  
Suite 155  
Torrance, CA 90501  
(310) 781-1234  
Fax: (310) 781-1244

California Financial Partners  
Amy MacConnell  
(310) 265-4434  
609 Deep Valley Dr #200  
Rolling Hills Estates, CA 90274

## ***By Referral Only***

***"By Referral Only" means***

*I dedicate 100% of my time and energy to servicing my clients. I do not expend any time and energy trying to obtain business from the general public. You will receive my undivided attention and dedication to providing you with the level of service and attention to detail you have come to expect from me.*

*What that means to you is the highest possible level of service from my team and I. And, in response to this, we require your heartfelt endorsement to family, friends, and work associates who would appreciate being served by a Realtor whose commitment to them is for life.*

*My philosophy about Real Estate is quite simple. In every situation, I put myself in your shoes. I treat your money like it's my money. What would I accept as a price for my home? Will this home increase in value?*

*I am interested in building strong, lasting, lifelong relationships – one person at a time. My goal is to become...*

*Your Personal Realtor For Life,*

*Susan Boettner*

### **3 Appliances and Appliance Repair**

Spears Appliance  
Dave Spears  
1640 W Redondo Beach Blvd  
Gardena, CA 90247  
(310) 323-7037  
Fax: (310) 323-1025

Carters Services  
225 S Pacific Coast Highway  
Redondo Beach, CA 90277  
(310) 318-2656

Pacific Sales  
(310) 357-2100  
2080 Washington Ave  
Torrance, CA 90501

### **Real Estate Appraisers**

Hooks and Associates  
John Hooks  
25500 Hawthorne Blvd  
Suite 1170  
Torrance, CA 90505  
(310) 791-1444  
Fax: (310) 378-0426

Bob Riede  
The Appraisal Connection  
(310) 768-8700

Mark Hammer  
(310) 542-8504

Dave Babros  
(310) 376-5887

Finer, Kim, and Stearns  
(Trusts, Estates, General Law)  
William Finer  
(310) 214-1477  
3424 Carson St #500  
Torrance, CA 90503

Spieler, Woodward, Corbalis & Goldberg  
(Trusts, Estates, General Law)  
Steven Spieler  
707 Torrance Blvd #200  
Redondo Beach, CA 90277  
(310) 540-3199  
Fax: (310) 316-1823

Todd Serota  
(Patent Attorney)  
(310) 798-5123

Adam Shea  
(Personal Injury)  
(310) 871-4536

## **5 Carpet Cleaning and Sales**

Brite Carpet Cleaning

Fred

(310) 675-8600

P.O. Box 6785

Torrance, CA 90504

The Carpet Guy – Rob Malins

Cell (310) 210-9691

Pager (310) 299-1163

4250 Glencoe Ave #1116

Marina del Rey, CA 90292

Guaranteed Carpet Care

Kenny Baker

(310) 543-3040

## **Childcare Providers**

Family Childcare Network

1-800-KIDLINE

Free Childcare providers list in South Bay

Drop Off only

## **Computer Repair and Installation**

Rational Computing

Rick Boettner

(310) 977-2228

Microsoft Certified Systems Engineer

Windows/Home Office Networking

Expernet Systems

Rick Weinstein

1-800-987-9912

Cell: (310) 415-1528

e-mail: richard@expernet.com

508 Peninsula Center Dr #350

Rolling Hills Estates, CA 90274

PC Hardware, Computer Networking, Internet Connectivity  
& e-business

Mullin & Associates

Paul Mullin

(310) 343-1013

paulmullin@earthlink.net

<http://mullin.ina.net>

E-Commerce Business Solutions for Entrepreneurs

*Referred With Confidence...*



" We just completed our 3rd transaction with Susan in 2 years. We are both very busy so we appreciate that working with Susan means that we don't have to worry about a thing...She has exceeded our expectations every time..."

Brent & Gina McDuffie

## **7 Donation Centers**

Goodwill Industries - 800-958-7825

Salvation Army - (310)378-0538

Working Wardrobes

3150 W. Lincoln Ave

Anaheim, CA

(714) 816-0991

non-profit for "back to work" clothing donations

Finer Things - Consignment

3525 Pacific Coast Hwy

Torrance, CA

(310) 326-2713

## **Electricians**

Mike Webster

(310) 798-1993

Fax: (310) 798-1993

Pager: (310) 366-9080

Derek Van Meter

(310) 322-4765

Cell: (714) 620-4559

Pager: (310) 960-6267

Brooks Electric

(310) 374-2766

Block and Associates  
4929 Wilshire Blvd #300  
Los Angeles, CA 90010  
(323) 938-2868

Alfred Visco  
(310) 212-5450

*Customer Care Extraordinaire...*



*"When the Rader family began interviewing realtors, we knew that whomever we selected to represent our mother during the marketing and sale of our home would have to be a competent self starter. We also knew that we needed someone completely trustworthy and willing to communicate with 4 separate adults living out of the area during each phase of the process. We were concerned that such a special realtor might not exist...Thankfully, we met Susan Boettner, not simply an outstanding realtor, but an outstanding human being.."*

*Rilla Rader & Family*

## **9 Fireplace Inspections**

King Fireplace  
340 Miraleste #272  
San Pedro, CA 90732  
(310) 832-8588  
Cell: (310) 748-4971

Oliver Twist Chimney Inspections  
15102 Bolsa Chica St #A1  
Huntington Beach, CA 92649  
(310) 377-8163

## **Flooring - Wood**

Manhattan Hardwood Floors  
(310) 536-2903

Wilson Floors  
1741 N. Sepulveda Blvd  
Manhattan Beach, CA 90266  
(310) 545-7750  
Fax: (310) 545-8480

## **Furniture Refinishing**

Patio Guys - Don Lowery  
(310) 639-9286  
Fax: (310) 639-1583  
1635 E. Del Amo Blvd.  
Carson, CA 90746

Francisco Tovar  
(310) 549-0890  
Pager (310) 687-0296  
1152 N. Avalon Blvd. # 9  
Wilmington, CA 90744

**Gifts**

The Gifted Basket  
Judy  
(310) 937-2424  
e-mail: [thegiftedbasket@earthlink.net](mailto:thegiftedbasket@earthlink.net)  
1053 N. Aviation Blvd.  
Manhattan Beach, CA 90266



**SOUTH BAY BROKERS  
INCORPORATED**

**For market estimates or  
rental information**

**Call me!**

**(310) 546-7611 x343**

**[www.susanboettner.com](http://www.susanboettner.com)**

## 11 Handyman/Contractors

Gunter's Handyman Repairs and Remodeling

(310) 374-0653

Fax: (310) 379-3287

Cell: (310) 995-0653

1700 Stanford Ave

Redondo Beach, CA 90278

Kurt Wolff

Handyman, Carpentry

(310) 322-6567

Cell: (310) 293-5414

## Heating/Air Conditioning

Rusher Air Conditioning and Heating

19626 S Normandie Ave

Torrance, Ca 90502

(310) 523-9696

LaSalle Plumbing and Heating

18801 Crenshaw Blvd.

Torrance, CA 90504

(310) 532-2164

Fax: (310) 532-5850

American Heating

10716 Grevillea

Inglewood, CA 90304

(310) 419-8021

Fax: (310) 532-5850

Automobile Club  
Nanci Sparrow  
(310) 719-3564  
Fax: (310) 376-2997

Bichimeier & Associates  
Terry and Jerry Bichimeier  
(310) 376-8852

Farmers Insurance Company  
Fred Fruhling  
(310) 265-7713  
Fax: (310) 541-8865

Farmers Insurance Company  
Rick Fucci  
1117 11th Street, Suite 104  
Manhattan Beach, CA 90266  
(310) 316-9666  
Fax: (310) 372-2846  
Pager: (310) 529-0695

USAA Insurance  
800-531-8111



*"We wanted to thank you for your assistance in the purchase of our new home...we were so pleased with the whole process. You knew from day one where we would end up but it took us some searching to know for sure. Your professionalism, knowledge, and attention to detail kept us on track and positioned us perfectly. Your support, friendship, and referrals made us feel very welcome in our new area. Thanks again.....  
Matt & Laura Raymond*

## 13 House Cleaners and Window Washers

Coast Maintenance  
Bob Epstein  
1618 Spreckels  
Redondo Beach, CA 90278  
(310) 376-1566  
Fax: (310) 379-3988  
Cell: (310) 489-9838

Jerry's Window Cleaning  
(310) 379-1960  
Cell: (310) 539-6848

RC Services  
Robert Crespín  
1926 S. PCH  
Redondo Beach, CA 90277  
(310) 316-5821  
Cleaning, Windows, Pigeon Control, Pressure Washing

## Interior Design

California Closets  
Marguerite  
(562) 597-4251  
Cell: (310) 367-6898  
[www.calclosets.com](http://www.calclosets.com)  
3842 Cerritos Ave Los Alamitos, CA 90720



*"Susan Boettner was exceptional in helping us buy our home in this extremely competitive market. We interviewed Realtors, and we are so glad we had Susan represent us. We'll refer her with confidence!"*

*Juan & Esther Reyes*

## **Lenders - Commercial**

Platinum Capital Group  
Martin Hershey  
(310) 796-5600 x432  
3500 Sepulveda Blvd Suite E  
Manhattan Beach, CA 90266

Malaga Bank  
Mark Bustamante  
(310) 544-5051  
Fax: (310) 544-7637

## 15 Lenders - Residential

Platinum Capital Group  
JoAnn Maisch  
(310) 796-5600 x334  
Fax: (310) 796-0399  
e-mail: MrtgBroker@aol.com  
3500 Sepulveda Blvd Suite E  
Manhattan Beach, CA 90266

Bay Cities Funding  
Athena Paquette  
2790 Skypark Dr #210  
Torrance, CA 90505  
(310) 534-7948  
Fax: (310) 534-7958  
Cell: (310) 218-6855

Washington Mutual  
Tony Pitko  
17200 S Hawthorne Blvd, 2nd Floor  
Torrance, CA 90504  
(310) 921-4607  
Fax: (310) 542-3774  
Pager: (310) 767-7740

## Locksmiths

Aviation Lock & Key  
1316 Aviation Blvd  
Redondo Beach, CA 90278  
(310) 376-8997

El Segundo Lock & Key  
401 Main Street  
El Segundo, CA 90245  
(310) 322-3252  
Fax: (310) 322-3627

All American Movers  
(310) 545-8000

Redondo Van and Storage  
325 Diamond St  
Redondo Beach, CA 90277  
(310) 376-7919

Stadler and Jensen Moving Company  
15611 Condon  
Lawndale, CA 90260  
(310) 376-0741

**Nursing/Patient Care**

Ivor - USMedPro  
(310) 379-6123

Home Instead Senior Care  
(310) 542-0563  
3825 Del Amo Blvd #104  
Torrance, CA 90503



## 17 Office Supplies/ Stationery

Banner Stationers  
(310) 545-5619  
Fax: (310) 545-5958  
1816 N. Sepulveda Blvd  
Manhattan Beach, CA 90266

## Painters

J.S. Hong  
(310) 539-9227

Fred Hubinger  
(310) 376-7827  
Cell: (310) 592-9804

Paul James  
(310) 316-3780  
Fax: (310) 542-9016  
Cell: (310) 528-7453  
4617 Merrill St  
Torrance, CA 90503  
Interior/Exterior House Painting

Pioneer Painting - Jeff Nimz  
(310) 542-7541  
Pager: (310) 512-0721  
3003 Johnston Ave  
Redondo Beach, CA 90278  
Painting-Interior & Exterior

Stephen Radl  
(310) 318-2101  
Pager: (310) 509-5207  
[www.stephenradlpainting.com](http://www.stephenradlpainting.com)  
Manhattan Beach, CA 90266  
Interior/Exterior

All Cities Termite  
Mike Gerritse  
(562) 594-6632  
Fax: (562) 493-1875  
10543 Humbolt St.  
Los Alamitos, CA 90720

Integrity Termite – Sean Driscoll  
(562) 988-1170  
Cell: (562) 755-2439

Marty Chance Exterminators  
(310) 534-1677  
PO Box 818  
Lomita, CA 90717

Ridgman Pest Control - Ant Abatement  
Kevin or Relda  
(310) 643-8055  
Fax: (310) 643-7569

*“Please remember my business is built on your referrals!  
If you know someone thinking of buying or selling a  
home, please call me with their name and phone number,  
and I’ll be happy to take care of them for you.....”*

*Susan Boettner  
(310) 546-7611 x343  
susan.boettner@southbaybrokers.com  
www.susanboettner.com*

*Referred with Confidence...  
What People Are Saying About Susan*



*"Both Lori and I wanted to take this opportunity to thank you so much for your thoroughness and professionalism in our latest move. We both feel that you always remembered our needs first and helped us to focus our attention on the things that were truly important. However, it has always been the things you have done when we weren't on the market that we also hold in high regard.*

*From the newsletters to your extensive contact list of professionals to your friendly notes, we know that our relationship with you extends beyond business to a true friendship."*

*Steve & Lori Jarvis*

Herrin Plumbing  
Tim Herrin  
(310) 644-8715  
Cell: (310) 990-3715  
Therrin@prodigy.net  
15417 Hawthorne Blvd  
Lawndale, CA 90260

Don Hoogerhyde  
(310) 978-8106  
4766 w 140th St  
Hawthorne, CA 90250

Matucci Plumbing  
(310) 543-2001  
Fax: (310) 675-0204  
PO Box 979  
Redondo Beach, CA 90277

Rooter King Plumbing  
Debbie or Eddie  
(310) 323-1161  
16611 S Normandie  
Gardena, CA 90247

## 21 Printing/Graphic Design

Sunset Printing  
Dennis Lanfre  
16301 South Broadway  
Gardena, CA 90248  
(310) 352-3560  
(800) 427-8980

## Roofers

West Roofing - Art Suarez  
(310) 325-8818  
Cell: (310) 350-6724  
3142 Pacific Coast Hwy #201  
Torrance, CA 90505

Suncoast Roofing - Gary Munsterman  
(310) 540-7448  
(310) 678-5859  
410 N Pacific Coast Hwy  
Redondo Beach, CA 90277

Charles Johnson Roofing  
(310) 378-6595

Rite Price Roofing - Gary Mueller  
(310) 643-9601  
Fax: (310) 676-9607  
15209 Grevillea Ave  
Lawndale, CA 90260

Rick's Raingutters  
(310) 318-6096  
1011 Valley Drive #A  
Manhattan Beach, CA 90266

The Tile Guy  
Scott Browning  
(310) 822-0428

Wilson Ceramic Tile Installation  
Mike Wilson  
(310) 540-5486  
724 Avenue B  
Redondo Beach, CA 90277

**Trash Hauling**

JJK Rolloff Rubbish  
(310) 539-2382

***"I'm Never Too Busy To Help Any of Your Friends Or Associates With Their Real Estate Needs! Just Call Me With Their Name And Number And I'll Gladly Follow Up With Them!"***



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***susan.boettner@southbaybrokers.com***  
***www.susanboettner.com***



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Accredited Buyers Broker  
Helping South Bay Homeowners  
For Over 14 Years**

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