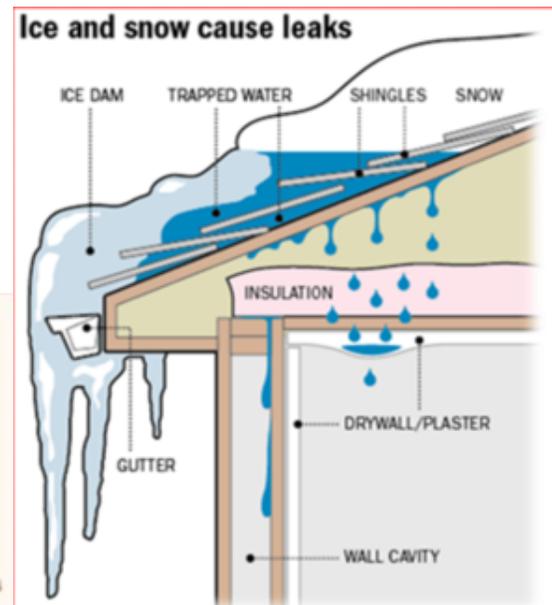


Roof Replacement Guidelines

As the homes in our community age, there will come a time to consider roof replacement. The DCHA board studied the issues associated with roof replacement and offers the following guidelines.

- The shingles on our homes are no longer manufactured so replacing a roof with the same materials is no longer possible.
- Roofs should be completely replaced. It was a common practice years ago to layer new shingles on top of old removing all shingles only after two or more layers were installed. Reputable roofers will not do that today. Modern roofing materials are designed to work together to provide a tight and lasting seal.
- Roofers the board consulted said our homes do not have “ice guard” shielding installed which prevents water leakage from ice dams and wind driven rain. The Ohio Code now requires it and is now installed routinely in roofs on new homes. Ice guard shielding is underlayment beneath the shingles and is installed along roof edges, valleys, and around skylights to stop ice and driven rain leaks.



- Recommend tier-1 dimensional (architectural) shingles for roof replacement. They are thicker than the 3-tab shingles currently installed on our homes and have a dimensional look that makes them appear more like shake. They last longer and often have a minimum 30-year guarantee including withstanding high winds. They are very popular and maintain/raise the value of homes. Tier-1 shingles include GAF Timberline HD dimensional/architectural type fiberglass mat asphalt shingles; CertainTeed dimensional/architectural type fiberglass mat asphalt shingles.
- Require “weathered wood” (pictured) as the preferred shingle color. It is a common, very popular color and closely matches our current shingle color. It is the color of roofs throughout New Albany Links.



Roof Replacement Guidelines

- The board asked several roofing contractors to provide a proposal for roof replacement for our community and to include prices for each of our home models. These are offered as information to aid homeowners in planning for a roof replacement.
 - Feazel, a large roofing contractor, has an A+ rating with the BBB, and an A rating on Angie's List. Their proposal and price list are posted on the Dominion Club web site. **Contact Matt Sherry, Feazel Vice-President of Sales, at 614-782-5489 or email msherry@feazelinc.com to arrange for a free estimate. Identify yourself as a Dominion Club homeowner.**
 - JLT Roofing & Construction, a local contractor, has done work for a number of DCHA homeowners. Their proposal and price list are posted on the Dominion Club web site. **Contact Scott Torman, owner, at 614-207-5744 or email jltroofingconstruction@gmail.com to arrange for a free estimate. Identify yourself as a Dominion Club homeowner.**
- Homeowners can choose any contractor they like and are encouraged to get multiple estimates.
- Homeowners that select Feazel or JLT Roofing & Construction as their roof replacement contractor or another contractor that will install tier-1 architectural/dimensional shingles with "weathered wood" color can bypass the exterior modification process and the Design Review Committee (DRC). Any other roof replacement plan requires the submission of an exterior modification form and approval by the DRC.