

## SPEHA Roof Guidance

The SPEHA covenants require a roof made of (a) cedar or wood shake shingles or (b) clay or cement tile shingles. If you want to use another material, you must ask the SPEHA Board for approval. Even if the Board has previously approved a particular roof material (e.g., stone coated steel), however, the same material is *not* necessarily approved for all homeowners. Approval is required *every* time a material not listed in the covenants is used.

We have approved dozens of simulated shake roofs made of stone coated steel in recent years, most of which were made by Gerard Brothers and installed by their exclusive installer in Denver, Horn Brothers Roofing. We have also approved another stone coated steel roof product called Decra on a number of occasions (You can go to [www.decra.com](http://www.decra.com) to look at pictures and samples and names of local roofers who install it. Decra has at least one style, however, that we have not approved because it is effectively a simulation of an asphalt shingle roof. Unlike Gerard Brothers, Decra stone coated steel roofs are installed by multiple roofing companies, including Xcel Roofing, Denver Roofing, Academy Roofing and many others). And we have just learned that there is now a third stone coated steel roofing company, Steel Rock, with an exclusive installer called Green Star Roofing working the area (they appear to be a spinoff from Horn Brothers, Gerard's exclusive installer). ***You should also know that we have never approved an asphalt or fiberglass roof, no matter how nice it looks before it goes on, and we are unlikely to do it in the future.*** "Composite" is also some kind of dirty word, since it is usually almost the same thing (typically a blend of fiberglass and asphalt). Plastic "resin" roofs are also subject to question since they tend to warp in the hot sun and become unsightly, though we have approved at least three high end resin roofs made by DaVinci (and they all look very nice). We once approved a fiberboard shake roof (glue and wood fiber) but regretted it because it was so regular and monotonous in appearance that it was unsightly.

One issue is always how much money an insurance company gives the homeowner for their hail damaged roof, but whatever that amount turns out to be, it does not affect the homeowner's obligation to comply with the covenants when installing a new roof. The SPEHA Board is willing to consider any of a number of alternative materials if the homeowner does not wish to install any of the materials that can be used without Board permission (ONLY "cedar or wood shake shingles, clay or cement tile shingles" may be installed without Board permission; ***anything*** else requires Board permission). Some alternative materials may be more expensive than shake or tile shingles, but they will also last much, much longer and many,

such as stone coated steel, may actually lower homeowners insurance premiums and, if properly insulated, possibly utility bills too. On the other hand, aesthetics do sometimes enter into our decisions, since we do not want roofs that are unsightly or appear to be inexpensive. For example, we turned down a request to install a stone coated steel roof by Decra that resembled asphalt/composite shingles in appearance, even though it was a physically durable roof.

Historically, the SPEHA Board has generally approved anything that (a) looks nice (generally a neutral color), (b) is a sturdy, durable and proven product and (c) resembles shake or tile in appearance. While it is difficult to define, the Board attempts to approve roofing products that are in harmony with the upscale character of the neighborhood.

### **Getting Quick Board Approval for Roof Replacements**

The Board is likely to approve routine requests for a new roof (i.e., roofs that have previously been reviewed and approved by the Board, such as certain stone coated steel roofs) by an email vote, so approval usually does not have to wait for the next scheduled Board meeting. If you provide complete information concerning the proposed new roofing material, contractor, your name, address, email and phone number to Casey Funk, President, by email at [cfunk@speha.org](mailto:cfunk@speha.org), or to another Board member, you could get your approval by a return email in less than a week. If you are seeking approval for a new or different kind of roofing material, you will probably have to wait for the next regularly scheduled Board meeting to get approval. Included in this category are some roofing materials that we have previously approved for one or more homeowners but that are now subject to question.

If you do have to attend a Board meeting to get your roof replacement approved, here are seven easy steps to getting prompt SPEHA Board approval for your roof (or for any other planned home improvement or change requiring Board approval).

1. Plan ahead—do not expect the Board members to drop everything that they are doing to hold a special meeting to consider your project. While the Board does have the ability to approve roofs between meetings, it will only do so for routine approvals.

2. Do not assume that your roof will be approved because someone else has done it. The Board approves roofs and other projects on a case by case basis, considering the views of adjacent homeowners as well as the Board's own collective experience with similar projects, some of which may not be positive.

3. Create a good written explanation of your roof or other project. Drawings, pictures, and particularly for roofing materials, physical samples, are always helpful. If your roof replacement is part of a larger project, the entire project will require architectural drawings that must be reviewed by the SPEHA Architectural Committee before the Board considers it.

4. Unlike other home improvement projects, it is generally not necessary to get neighbor consent for your proposed roof materials.

5. Call or e-mail the Board or one of its members to inform them of the pending roof replacement. You will be put on the agenda for the next Board meeting. If you want approval before the next meeting, talk to a Board member about the situation and we will make all reasonable efforts to meet your schedule but you should not assume that you will get early approval.

6. Attend the Board meeting in person to make sure that there are no unresolved questions. For routine approvals, a Board member might advise you that in person attendance is not required but do not assume it is the case, even if other neighbors have done similar improvements.

7. Be prepared to be flexible. The Board often has experience with particular types of roofs or other projects that may lead them to restrict or limit their approval to the satisfaction of particular conditions of which you may be unaware.

If you follow all of these steps, your approval at a SPEHA Board meeting (the second Wednesday of every month at CityWide Bank, corner of Hampden & Monaco, 7 pm) is likely to be smooth and timely. If you don't, there is a risk that you will be facing an order from the Board to modify or remove your new roof or other home improvement.

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