



Board Approved Replacement Shingles

Many Valley POA residents are talking about the recent hail storm and asking what they should do about their roof. The Valley POA has compiled a [booklet of helpful information on roofing](#). With the Valley's age we have had many types of roofs over the years starting with the old three tab shingles and progressing to the laminated shingles which most either have or will be transitioning to this year. The following shingles are approved for meeting the roofing standards of the CCR's and the Valley POA architectural committee. Please contact the Valley POA for consideration of any others.

GAF Timberline HD in Weathered Wood
GAF Armor Shield II in Weathered Wood





Before you sign anything Read this

Before you sign anything with a roofer please get copies of the following for your records.

1. Make sure your roofer is licensed in Oklahoma. (Get Proof)
2. Make sure your roofer has a minimum one million dollar General liability insurance policy. (Get Proof. This protects you if your property is damaged by the roofing contractor.)
3. Make sure your roofer has workman's comp insurance. (Get Proof. This helps protect you if a worker should get injured on your property)
4. Make sure your roofer is certified with the shingle manufacture to install the brand of shingle you will be installing (Get Proof. This may impact your shingle warranty)

You can look up licensed roofing contractors on the Oklahoma state website below.

<https://cib.ok.gov/are-they-licensed>



The Valley POA Roofing Information 2023

Many Valley POA residents are talking about the recent hail storm and asking what they should do about their roof. With the Valley's age we have had many types of roofs over the years starting with the old three tab shingles and progressing to the laminated shingles which most either have or will be transitioning to this year. The following should help answer some questions our owners are having and help you from making a costly mistake, and to help you possibly have a better resale value.

1. What is the difference between three tab shingles versus laminated shingles

Three tab shingles are an older style of shingle that was used in the seventies & early eighties quite a bit until roof manufactures developed the laminated shingle. Below are the two main types in the Valley.



3 Tab flat Shingle Old Style	High Definition Shingle Modern Style
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Notice in the 3 tab flat shingle the nail pops lifting the shingles up and the algae stains on the shingles. The High definition shingle has an algae guard treatment to help prevent algae growth and has a more modern look.

Notice:

If you have a 3 Tab shingle most roofers will upgrade free or little of charge to a high definition shingle to get you into a better shingle. If they won't upgrade you call another roofer or call the Valley POA for assistance



Roof Decking Material

Once again due to the Valley POA's age there are two main types of decking. 1x6 wood plank decking and 4x8 OSB or plywood decking. See below.



Wood Planking Decking	OSB or plywood Decking
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Wood planking and both OSB was used in the Valley POA during construction. If you have the old wood planking as your decking code now requires you to overlay an OSB or plywood decking on top of the planking. The reason for this is that when nailing the roofing shingles down to the decking the spaces in the planking allows for nails to miss hitting solid wood decking to hold the shingle firmly to the decking.

Most shingle manufactures require 4x8 OSB or plywood decking in their shingle warranties in order to make a claim. Read the fine print in the warranty it is there.

Many have asked how do I know which type of decking do I have. All you need to do is open the attic stairs and look up at the underside of the decking and you will see what you have.



Roof Colors 2023

The wrong roofing color can be very costly in your summer energy bills and can hurt your homes resale value. The darker the roof the hotter the shingles become enabling a faster deterioration of the shingles in Oklahoma. The heat then transfers into your attic making it much hotter. The heat will then transfer thru the insulation and sheetrock into your homes living space forcing your air conditioner to work harder and longer to cool down the living space which in turn increases your homes carbon foot print and **most importantly hitting your pocket book with a much higher electric bill.**

A neutral color such as Weathered Wood Grey helps to lower the heat of the shingle and allows for a much easier color paint change of your wood exterior trim and also goes with all the brick colors in the Valley POA . Most home buyers shopping for a home look for a neutral color roof which leads to a better resale value when selling your home. That's why home builders use Weathered Wood Grey on their homes and why developers now make it a requirement.



Weathered Wood Grey



Class 4 Shingles

Class 4 shingles may look about the same but are very much different. Many residents are looking at or turning to the Class 4 impact resistant shingles which are a better shingle to resist hail and wind damage. One of the best reasons for the class 4 shingle is that it can save you as much as 20% on your yearly home owners insurance. Remember we live in Oklahoma hail and high winds are a part of our life and no roofing surface will 100% protect you from what we get here.

We hope this helps answer some of the questions everyone is having about what to do with their Roofing change. Please feel free to contact the Valley POA at 405-509-5162 if you should have any further questions.

Sincerely
The Valley POA