



HOA LEADERSHIP
NETWORK

By Board Leaders. For Board Leaders.

JAKE GRAGES



RESIDENTIAL - COMMERCIAL - MULTIFAMILY

HOA Siding Options & Long-Term Planning

Improving Aesthetics, Managing Costs, and Planning Ahead

Presented by:
Jake Grages





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- Hail Pro LLC stood by assisting homeowners through building needs since 1999.
 - Specializing in roofing, siding, and windows, we serve our communities with pride and care.
 - Our goal is to help our communities restore and improve properties and investments.

Why Siding Matters for HOAs

- Improves curb appeal, property value.
- Protects buildings from weather and moisture.
- Deferred maintenance increases long-term costs.
- Consistency is critical for multi-family communities.



Common Siding Materials

- Vinyl – Cost-effective, low maintenance
- LP SmartSide – Engineered wood appearance
- James Hardie – Fiber cement durability
- Steel – Modern and hail resistant
- Wood – Natural look, higher maintenance

Vinyl Siding

Widely chosen for its:

- **Attractive appearance**
- **Durability**
- **Low maintenance**
- **Cost-effectiveness**
- **Comes in a wide range of styles, colors, finishes, and textures to suit different architectural preferences.**
- **Ask me about Royal Exterior Portfolio Parkview or Market Square**





LP SmartSide

Key Benefits:

- **Exceptional Durability and Protection**
- **Faster, Easier Installation**
- **Low Maintenance and Long-Lasting**
- **Aesthetic Versatility**
- **Eco-Friendly Composition**
- **Industry-Leading Warranty**

These benefits, combined with ability to resist damage from hail and impacts, make LP SmartSide a durable, cost-effective, and aesthetically pleasing choice.

Ask about ExpertFinish 8 ¼" Cedar Textured Lap

James Hardie

Key Benefits:

- **Exceptional Durability and Longevity**
 - **Superior Fire Resistance**
 - **Pest and Weather Resistant**
 - **Low Maintenance**
 - **High Curb Appeal and Value**
 - **Environmental Friendliness**
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- Ask about HardiePlank Statement colors 8 ¼" Cedarmill



Steel Siding

- **Natural Look**
- **Profile Options:**
 - single 6" and 8", double 4", and dutchlap D5".
- **Proprietary Finish**
- **Moisture Protection**
- **Unmatched Warranty**
- **Virtually Maintenance-Free**
- **Environmentally Friendly**
- **Fire Safety**
- Ask about Endura Entex



Wood

- **Aesthetics**
- **Genuine and Authentic**
- **Options:**
 - cedar, pine, and redwood for their decay resistance.
- **Highly customizable**
- **Durability**
- **Value Add**
- **Requires regular upkeep.**



Installed Cost Comparison (Approx.)

- **Vinyl:** \$6–\$9 per sq. ft.
- **LP SmartSide:** \$9–\$12 per sq. ft.
- **James Hardie:** \$10–\$13 per sq. ft.
- **Steel:** \$12–\$15 per sq. ft.
- **Wood:** \$10–\$14 per sq. ft.



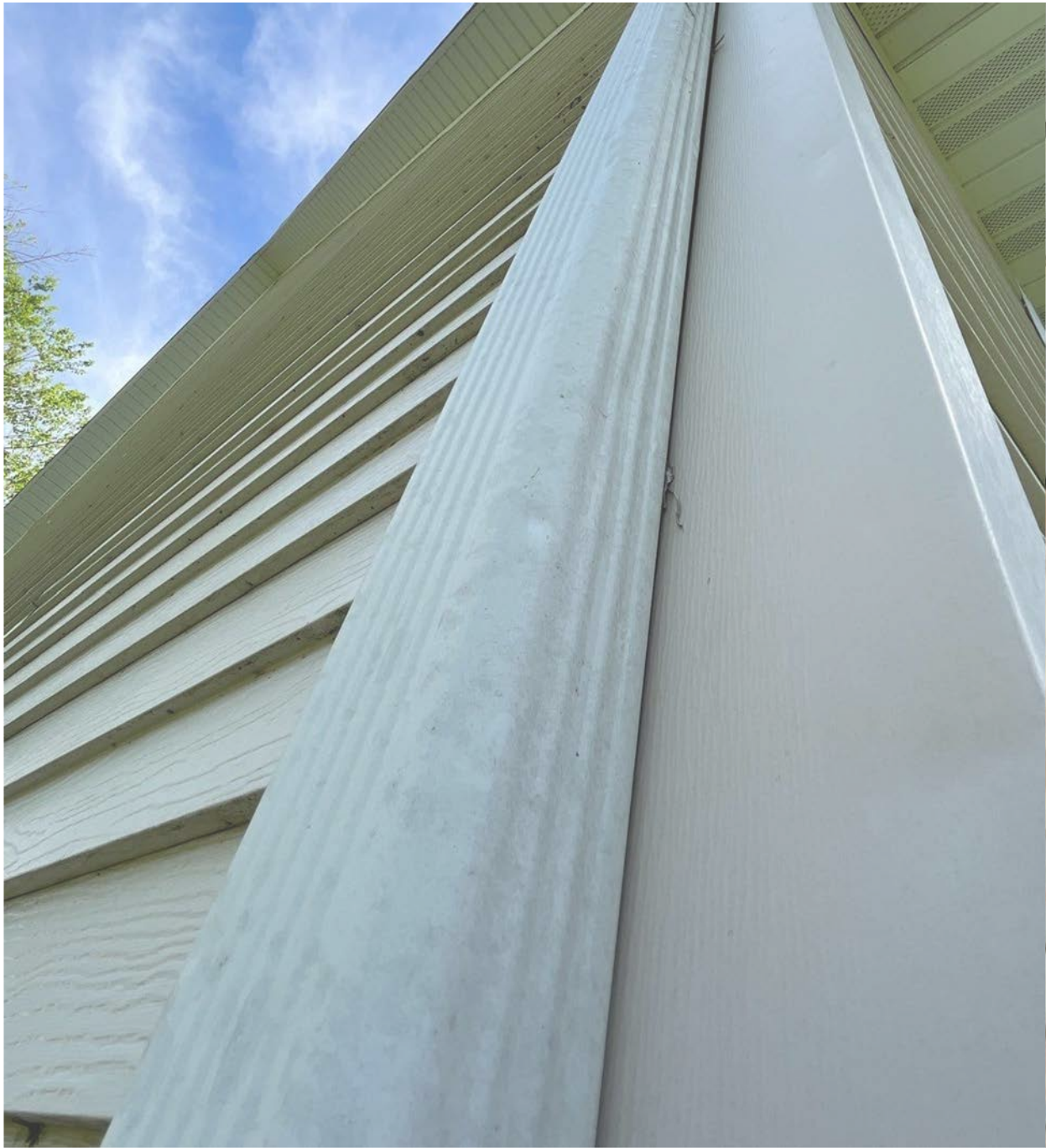
Maintenance & Longevity Planning

- Bi-annual inspections
- Annual cleaning
- Paint and caulking cycles
- Prompt repairs to extend siding lifespan
- Track maintenance by building









Replacement Strategy

- Standardize materials and colors
- Use reserve studies to plan replacement timing
- Establish replacement thresholds
- Pre-qualify contractors and warranties
- Phase projects to manage cash flow
- Bulk projects reduce per-unit costs
- Review plan annually with the board
- Avoid emergency assessments



Facelift Without Full Replacement

- Selective re-siding on visible elevations
- Repainting fiber cement or engineered wood
- Adding trim or board-and-batten accents
- Updating soffit, fascia, and gutters



Best Practices for HOA Siding Projects

- **Review Guidelines:** Check the HOA guidelines for specific, approved materials, and colors.
- **Opt for Durability:** Choose materials that withstand Minnesota's climate to reduce costs.
- **Professional Installation:** Hire contractors who specialize in working with HOAs and understand importance of insulation and moisture protection.
- **Maintenance & Warranty:** Select materials with strong warranties; opt for low-maintenance materials
- **Color Selection:** Choose neutral, approved, consistent colors

Key Considerations

- **Moisture Management:** Ensure installation includes proper moisture barriers to prevent weather damage.
- **Energy Efficiency:** Consider the insulating properties to improve energy efficiency during winter.
- **Cost vs. Quality:** While budget is a factor, prioritizing high-quality, durable materials save on replacement/repair costs.

I am happy to offer priority response time
and complimentary inspections to all of you
and your HOA boards.



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Thank You!

