Building Better Communities with Smart Material Choices

A Practical Guide for HOA Boards

Every HOA board strives to protect what makes a neighborhood desirable: attractive surroundings, strong property values and homes that perform and look their best over time.

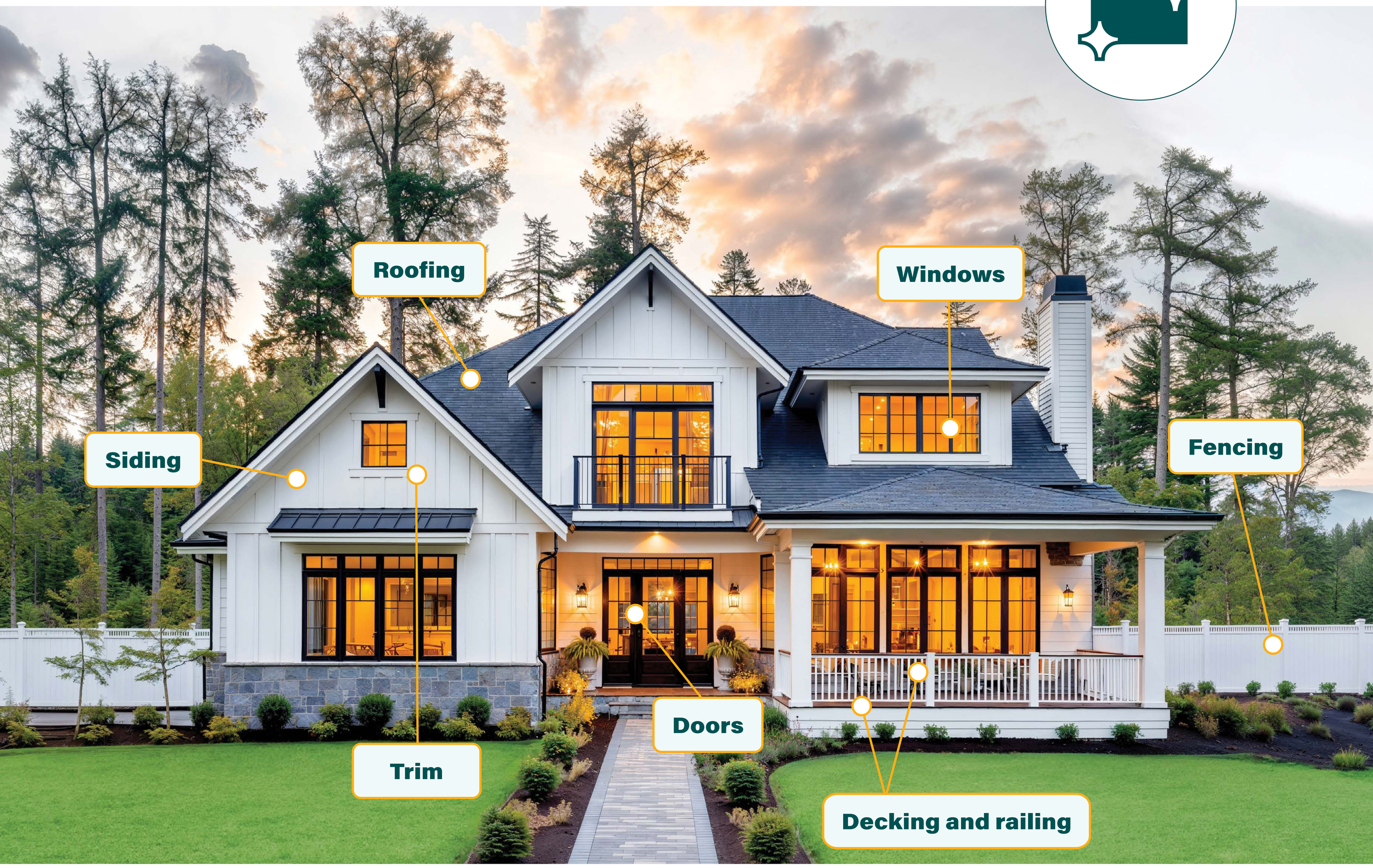
Today's polymeric exterior building products are designed to support these priorities, offering options that balance aesthetics, durability and maintenance. This guide provides HOA leaders with information to make informed decisions based on current products, performance and community needs.



PEPA

What Are Polymeric Exterior Building Products?

Polymeric exterior building products are engineered materials used throughout residential construction, including:



These products are designed to deliver long-term performance while offering a wide range of architectural styles, colors, textures and finishes that complement diverse neighborhood aesthetics.

Polymeric exterior building products can be evaluated alongside other materials within a community's architectural standards, providing additional options that enhance durability, curb appeal and long-term value.

> **The renovation** has made a tremendous improvement to the community and positioned us well for the next 25 to 30 years.
>
> — HOA MEMBER, PORTSMOUTH, RI

How Polymeric Products Support HOA Goals

HOA boards share a common goal: maintaining attractive, well-managed communities that protect long-term value.

When evaluating polymeric exterior building materials, communities must balance appearance, durability, maintenance and consistency with established architectural standards.

Today's polymeric exterior products are designed to support these priorities by offering performance, design flexibility and lasting appeal.

> **Compared to the natural clay concrete … we're seeing a large amount of growth with associations and high-end homes looking for this more technologically advanced product.**
>
> — FLORIDA ROOFING CONTRACTING COMPANY

HOA PRIORITY

Protect Property Values

What Boards Should Know

Exterior materials play an essential role in maintaining the appearance and value of individual homes and the community.

Today's polymeric exterior products are available in a wide variety of styles, colors, textures and finishes and are designed to maintain their appearance while supporting long-term performance. Their ability to maintain appearance over time can help support the well-maintained communities HOAs strive to preserve.



HOA PRIORITY

Maintain Community Character

What Boards Should Know

HOAs establish architectural guidelines to help preserve neighborhood appeal and consistency.

Polymeric exterior products offer design flexibility while supporting community standards. With a broad range of profiles, colors and finishes available, communities can establish guidelines that balance home-owner choice with a cohesive neighborhood appearance.

HOA PRIORITY

Reduce Maintenance Concerns

What Boards Should Know

Maintenance requirements are an important consideration for homeowners and HOA boards. Materials requiring frequent repairs, repainting or replacement can increase costs and create ongoing challenges.

Many polymeric exterior products are designed to require less routine maintenance than some traditional exterior materials while maintaining their appearance and performance over time.

> **The finished result is seamless and beautiful. The buildings look refreshed and well maintained.**
>
> — HOMEOWNER, HOA OF OAKLAND FARMS

HOA PRIORITY

Choose Durable, Long-Lasting Materials

What Boards Should Know

HOAs want exterior improvements that continue to perform long after installation. Evaluating materials based on durability, weather resistance, and expected lifespan helps communities make informed decisions.

Modern polymeric exterior products are engineered to withstand everyday environmental challenges, including moisture, insects, UV rays, and changing weather conditions. Many products are tested to meet established industry standards for residential applications.

HOA PRIORITY

Support Sustainability & Energy Efficiency

What Boards Should Know

Sustainability and energy efficiency are increasingly important considerations for homeowners and communities. Exterior material choices can affect a home's overall energy performance and long-term resource use.

Polymeric exterior building products offer options that can support these goals. For example, insulated vinyl siding can help improve a home's thermal performance by adding a layer of continuous insulation to the exterior, potentially reducing energy use and improving year-round comfort. In addition, many polymeric exterior products are recyclable (where programs exist). Visit revinylizenow.org to learn more.



"With composite technology, our HOA finally found an architecturally accurate product that would maintain its appearance and continue looking as good as the day it was installed.

— HOA MEMBER, PORTSMOUTH, RI

Myth vs. Fact

Understanding Today's Polymeric Exterior Building Products

Myth

Polymeric exterior building products all look the same, lack architectural appeal and are only used on entry-level homes.

Fact

Today's polymeric exterior building products are available in a wide range of colors, textures, profiles and finishes designed to complement many architectural styles, a variety of home stages, from entry-level to custom-built mansions, and to support attractive, well-maintained communities.

Myth

Polymeric exterior building products do not hold up over time.

Fact

Modern exterior polymeric building products are engineered for durability and designed to withstand common environmental challenges, including moisture, insects and changing weather conditions. Many polymeric exterior products also offer some of the strongest warranty protections in the industry, providing additional confidence in their long-term performance.

Myth

Allowing polymeric exterior building products will create inconsistency throughout the neighborhood.

Fact

Consistency comes from thoughtful architectural guidelines, not simply limiting material choices. Clear standards for colors, profiles, finishes and installation can help communities maintain a cohesive appearance.

Myth

Choosing a lower-maintenance exterior means sacrificing long-term value.

Fact

Polymeric exterior building products offer lasting curb appeal with less maintenance and upkeep. When repair, replacement and maintenance costs are considered over time, they can often be one of the most economical choices from a total cost of ownership perspective.

Questions Every HOA Should Ask

Before updating architectural guidelines or evaluating exterior improvement requests, consider:

- Does this product support the appearance and character of our community?
- Will it provide reliable performance over time?
- Does it help reduce future maintenance concerns?
- Does it support consistent neighborhood aesthetics?
- Are our guidelines based on today's products or yesterday's perceptions?

Looking Ahead

As communities evolve, so do the materials used to build and maintain them.

Today's polymeric exterior building products offer HOAs an opportunity to balance aesthetics, durability, maintenance and long-term performance while preserving the qualities that make neighborhoods desirable places to live.

Evaluating products based on current information, not outdated assumptions, helps communities make informed decisions that benefit both homeowners and neighborhoods for years to come.









“Our old cedar shingles were showing their age. We loved the look, but over time they began to wear, rot, and in some cases even fall off. The new exterior gives us that same attractive appearance without those concerns.

— HOMEOWNER,
NEW ENGLAND AREA HOA

About PEPA

The Polymeric Exterior Products Association (PEPA) is the trade association representing the wide range of polymeric exterior building products used to build resilient, beautiful home exteriors across North America. PEPA works to create more relevance, value, and impact for polymeric exterior products across the value chain. By uniting members across the category, PEPA promotes the benefits of polymeric products to the homebuilding industry and supports workforce development, training, certification, advocacy, and industry advancement.

polymericexteriors.org