

## Policy: Calculation of TS Garage Square Footage in Monthly Association Fee (MAF)

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Approved by consensus on November 17, 2007.

### **Background:**

Purpose: Touchstone Cohousing (TS) is responsible for the maintenance and repair of our garages. To date, the garages have not required any expenditure; however, we anticipate the need for future financial disbursements on the esthetic and structural upkeep of the garages, including replacing garage doors, garage door openers, replacing roofing, painting or replacing. This policy attempts to more equitably distribute the cost of garage maintenance.

### **Policy:**

Increases the MAF amount for TS members who own garages. The increase will be calculated as follows:

Fifty percent of the total square footage of an owner's garage will be added to the 100% of the total square footage of their unit. The garage owner will pay his or her MAF based on this new combined total square footage. Note: The community consented upon calculating MAF's by dividing 70% of the budget equally and 30% of the budget by a unit's total square footage.

**Specifics:** The garages are 11.5' x 19.5' (internal). This is 224.25 sq ft. This means that 112.125 sq ft will be added to the living space of any size unit that owns a garage. For example, if a unit's MAF is based on 600 sq ft it will increase to 712.125 sq ft. If a unit's MAF is based on 1550 sq ft it will increase to 1662.125 sq ft.

**Rented garages:** Several garages are currently rented by TS members. This proposal will not affect renters since the rental fee collected covers any maintenance costs.