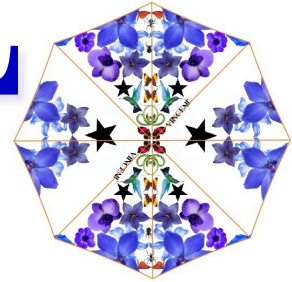




# APRIL

Regency Condominiums  
April 2016 Newsletter  
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**James R. Schafer Jr., General Manager**  
[www.regencycondos.com](http://www.regencycondos.com)

Marilyn Pitzer: Concierge  
Julie Bley: Administrative Assistant  
Anita Saylor: Staff Accountant  
Front Desk/Valet: Tom, Ed & Lorie

Office Hours: 8:30 AM—5:00 PM, Mon-Fri  
Office Phone: 513-871-0100  
Office Fax: 513-871-5804  
Valet Phone: 513-871-6370



## Farewell Marilyn!



“If we don't change, we don't grow. If we don't grow, we aren't really living”.



— Gail Sheehy

With that being said, it is with great sadness that we have to say goodbye to **Marilyn Pitzer**, our beloved Concierge for the past 9 years. Marilyn has decided to retire this year, tentatively, June 9<sup>th</sup> to spend time with her grandchildren.

Marilyn is more than a Concierge; Her duties from A to Z included: Assistant (Personal), Behavioral Health Specialist, Candy Distributor, Data Entry Operator, Event Planner, Facilities Coordinator, Guide, Hostess, Inventory Controller, Janitor, Locksmith, Mail Clerk, Notary, Office Manager, Pharmacist, Quality Analyst, Research Specialist, Shipping & Receiving Coordinator, Trainer, Underwriter, Volunteer, Wildlife Control Agent, Youth Counselor and Zookeeper.

When you look up the job description for Concierge, it's described with general duties: Greetings, Arrange Services, Provide Direction and Other Assistance.

We can all agree that Marilyn went above and beyond these basic duties to ensure the quality and comfortability of the residents, employees and management of The Regency.

The **18<sup>th</sup> Cincinnati Flying Pig Marathon** will be coming through Downtown, West End, Covington, Newport, Eden Park, Walnut Hills, Hyde Park, Oakley, Fairfax, Linwood, Lunken, and Columbia-Tusculum on the morning of **Sunday, May 1st**, starting at 6:30 a.m.

Come out to the course and enjoy the festivities as over 10,000 runners cover the 26.2 mile course between 6:30 a.m. and 2:00 p.m. Bring signs, your favorite music, brunch goodies, noisemakers, costumes, and your enthusiasm.



The route is the same as last year. That means that the runners will come up Madison and turn right onto Erie Ave. Northbound Madison and Eastbound Erie will be closed to traffic shortly before the lead runner arrives, approximately 7:20 am and will remain closed until about 9 am or so. Madison Southbound, Erie Westbound as well as Dana West of Madison will remain open to traffic. Police and race officials will make all efforts to reduce problems, but your patience will still be helpful.

# APRIL

## COMMITTEE MEMBERSHIP

Included in this issue of the Newsletter is the current list of committee members. We thank everyone who has served. Please review the list and if you wish to be on a committee, on a waiting list for a committee, or if you wish to resign from a committee to open the spot for others, that would be appreciated. **Please fill out the form in the back of this newsletter and return it to the General Office by Tuesday, May 10th.**



Opens on Saturday,  
5/28/16

11:00 AM –9:00 PM

## SQUARE POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of **\$100** is payable to Regency Tower. This fee for Square residents is necessary because all pool expenses are paid for from the Tower Budget, with no participation by the Regency Square Budget. Also Square residents are required to pay \$5 per month if they wish to use the fitness center in the Tower.



***Are you ready for swimsuit season?***

**Sign up for the flexibility and strength exercise program**  
held on Monday and Wednesday mornings from **10:00 to 10:45 am**  
in the Hermitage Room starting on **May 2nd until the 30th.**

If you wish to improve your health, please call Nancy Augsburger  
at 513-961-8759.



# APRIL

## ORIENTATION

All new move-ins are required to attend a short orientation meeting with the manager. Please call the office to schedule an appointment at **513-871-0100**.

## UNITS FOR SALE

More information can be found at our website, [www.regencycondos.com](http://www.regencycondos.com) or by contacting the listing agent's company.

### Tower

207 2 BDRM  
407 2 BDRM  
1708 2 BDRM

## FYI

**New Owners:** Please be sure to turn in a copy of your recorded deed and resident data card to the General Office.



REGENCY RESIDENT DATA CARD		For Unit # _____
<small>Please print legibly, unless otherwise indicated. Information should be available to you. Your cooperation in filling out this card promptly and accurately is to the Owner's benefit.</small>		
Name (Last, First, Middle)	Phone (Area Code) _____	Other Phone (Area Code) _____
Other Living Unit _____	Other _____	Cell phone (Area Code) _____
Card # (Date) _____ (Date) _____	Card # (Date) _____	Cell phone (Area Code) _____
IN EMERGENCY, NOTIFY (S) _____	Other (Relationship) _____	Cell _____
On _____ (Phone) _____ (Relationship) _____	Day _____	Evening _____
PERSONS TO BE NOTIFIED _____	Evening _____	Cell # _____
Phone Number _____	Evening _____	Cell # _____
		Evening _____

**All Residents:** If your "R" sticker is faded and not legible, you need to inform the Front Desk to get a replacement from the General Office.



Anyone interested in receiving their monthly statement via email, please contact Anita in the office.

## Construction and Remodeling of Units

*The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.*

- Timeframe: Work completed in 4 months (with 2 month extension option, upon approval).
- Blueprint or drawing of plans submitted for approval by Jim Schafer and Jeff Dowd.
- Comply with Rules and Regulations pertaining to Outside Contractors.
- Work done in accordance with applicable Federal, State and Local Building codes and regulations.
- Jobs not completed within time frame subject to fines/assessments until substantial completion is achieved.

# APRIL



## Square Owners: TERMITES



With the advent of spring and warm temperatures, **termites** will become more active. Should you think you might have termites, please call the office immediately. Please do not kill them with any spray or chemical. We currently have all units in the Square under contract, which will cover all damage caused by live termites. If you take matters into your own hands and kill the bugs (and no live ones are found), then the damage is not covered under the contract.

## TORNADO PROCEDURE

With the onset of spring and the very unstable weather patterns we have experienced, we need to be aware of the possibility of tornados. According to Hamilton County Civil Defense, the interior halls of the Tower and its storage areas are recommended as the safest places to be in the event of a tornado warning. However, if time does not permit, go to a bathroom or a closet with the door closed. This will protect you from flying glass.

**DO NOT COME TO THE LOBBY.** It must be kept clear of all non-essential personnel to allow rapid and unobstructed management of the emergency.

For the same reasons, **DO NOT CALL THE OFFICE OR FRONT DESK.**

**Square owners go to a lower level bathroom if you have one.**

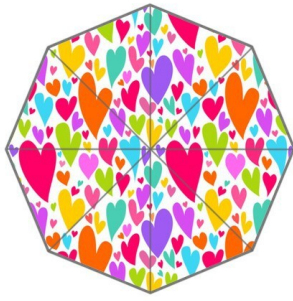


## CICADAS

You'll hear them from a mile away. This spring, billions of cicadas will come up from underground, creating a symphony that the east coast hasn't heard since 1999.

Cicadas are large, clunky insects with translucent wings and wide set eyes. They are divided up into different broods, or year-classes, based on when they emerge. There are twelve broods of cicadas in total. While some broods come to the surface every 13 years, most of them take 17 years. Think of it like high school. Only instead of having a reunion every 10 years, these rambunctious bugs get together every 13 or 17 years. And every 221 years, a brood of 13-year-old cicadas and a brood of 17-year-old cicadas co-emerge, bringing twice the fun.

These particular cicadas are Brood V. They spend the first 17 years of their lives underground, feeding off of plant roots. And over the next few weeks they'll finally emerge.



# APRIL



April Flower: Sweet Pea



The Office will be closed all day  
on **Monday, May 30th**  
for Memorial Day.

*In memory of many,  
In honor of all.  
Thank you*



### SAFETY REMINDER:

We are reminding you to be sure that your car doors as well as your residence doors are securely locked. Please report any suspicious visitors and/or behavior as well as any incidents immediately to the front desk.

## SAVE AND CONSERVE



**Turn off your car.** The seconds you take to turn off your car are worth the savings to your health and wallet. Please limit the amount of time you idle your car, or completely eliminate idling.

# APRIL



## Laundry Rooms:

**Hours on the resident floors are from 8:00 a.m. to 9:00 p.m.**

The machines in the basement may be used around the clock. Please be courteous to your neighbors and limit using the machines on your floor to the posted hours or use the basement machines.



### Other reminders for laundry use are:

Machines are shared and common practice is first come, first served. So please remember to keep an eye on the time so that your clothes are removed promptly when finished. Others may be waiting to use the machines.



A minimal amount of H.E. (High Efficiency) or low suds detergent ONLY should be used in any machines other than in the basement laundry.

All laundry room doors should be closed unless the machines are in use, with the exception of the 20th floor, which should be shut at all times due to the fact that it vents to the roof.



## **Time Warner Cable Conversion update:**

**Time Warner has changed over approximately 12 channels to date and plans to do 5 (+-) more each week until May 31st.**

**At that time, all the channels in the Cincinnati area will be changed to digital requiring a DTA or larger box to receive any reception.**

**If anyone has a problem, they should call the Bulk account phone number at**

**844-725-4323**

*(not the number on TV)*

# ENJOY MUSIC FROM CINCINNATI'S BEST TALENT

Every Wednesday night 6-8:30 pm

Oriental Wok, Hyde Park



Enjoy music from the students of CCM  
jazz, classical, and vocals

% of sales to benefit CCM Music Sinfonia  
Fraternity, complimentary appetizers

Support CCM students—Wednesday nights  
6-8:30 pm

Oriental Wok—Hyde Park at The Regency  
2444 Madison Road, Cincinnati, OH 45208  
[www.orientalwok.com](http://www.orientalwok.com)

UNIVERSITY OF   
Cincinnati

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College-Conservatory  
of Music

# APRIL

## REGENCY CONDOMINIUMS BOARD OF DIRECTORS MEETING MINUTES

Monday, April 25, 2016

Location: Manager's Office

Present: Mr. Woodward, Mr. Benton, Mr. Bowman, Mrs. Conners,  
Mrs. Myers, Mr. Bosco, Mr. Ledford and G.M., Mr. Schafer.

- I. Meeting was called to order at 4:00 pm. Mr. Woodward welcomed new members, Tom Bosco and Dan Ledford.
- II. Approved 3/21/16 regular Board meeting minutes.
- III. Board Positions, Liaisons and approval of Committee members. Approved as follows—  
Officers: President, Bill Woodward; Vice President, Tim Benton; Treasurer, Tom Bosco; Secretary, Barbara Myers; Assistant Secretary, Dan Ledford; Members-at-Large, Joan Conners and John Bowman. Committee Liaisons: Square—Budget & Long-Range Planning: Barbara Myers; Property & Traffic: Barbara Myers; Tower – Budget: Bill Woodward and John Bowman; Long-Range Planning: Tom Bosco and Dan Ledford; Grounds: Tim Benton and Tom Bosco; Pool: Joan Conners and Barbara Myers; House: Tim Benton and Joan Conners; Combined Tower & Square – Social: Joan Conners and John Bowman; Declarations, Bylaws & Arbitration, Bill Woodward.
- IV. Manager's Reports:
  - A. Board reviewed March P&L.
  - B. Reviewed units for sale and sale prices.
    - i. 3 in the Tower are for sale, of which 3 are empty. An additional 15 are rented.
    - ii. Ø in the Square are for sale. An additional 9 are rented.
  - C. Tower Roof issues being addressed under warranty .
  - D. Marilyn Pitzer let us know she will retire as of June 9<sup>th</sup>. We all thanked her for her hard work over the last 9 years and wish her the best .
  - E. Jim Schafer will need surgery on his knee and will be out as of May 6<sup>th</sup>, returning as quickly as possible .
  - F. Much discussion took place on Cluster Flies. "Sealing" up the over 5000 weep holes is not feasible, however Terminix has some products we will try in late summer/fall to see if that does not reduce the problem(s). Owners can also purchase the fly traps from the office or have Terminix spray outside their windows for additional coverage.



- G. Board will meet on May 4<sup>th</sup> with House Committee to review the hallway plan.
- H. Manager will send out a "survey" to Square owners asking if they wish to reinstate Recycling in the Square and if so, they would need to follow the guidelines set forth.
- I. The broken A/C pipe was repaired. We are sorry for any inconvenience to the owners in the Tower.
- J. Lot #1 boardwalk is being replaced and should be completed prior to pool opening.
- K. Lease for 303 was approved.

## V. Old Business

- A. FHA approval is in the hands of Wells Fargo and FHA.
- B. We are as ready as we can be for the Time Warner conversion.

## VI. New Business

- A. Mr. Benton is working on a welcome packet.
- B. Mr. Bowman is working with Hire-a-Muskie and Mr. Ledford is working with some of the high schools for Valets.
- C. Julie is working on getting work application "online".
- D. Manager asked to look into bank account Rates.
- E. Manager asked to find out how early we can open the pool next year and associated costs to do so.

## VII. Officer's Report

- VIII. Next Board Meeting– with House Committee on Wednesday, May 4th @ 4:00 pm.  
Monday, May 23rd @ 4:00 pm.

## VIII. Adjournment

O: Board Meeting Minutes/Meeting Minutes 4-25-16

**2016 COMMITTEES**

4/26/2016

**SQUARE****Budget & Long-Range Planning**

2382 Regina Tippens *Chairperson*  
 2282 Steve Cheyne  
 2304 Rebecca Williamson  
 2388 Jerry Lawson  
 2392 Barbara Myers *Board Liaison*

**Property & Traffic**

2388 Barbara Rinto  
 2386 Irene Diesel  
 2324 Monique Rothschild  
 2396 Bonnie Fancher  
 2304 Rebecca Williamson  
 2392 Barbara Myers *Board Liaison*

**TOWER****Budget**

1208 Matthew Chimsky  
 1006 Richard Peterson  
 707 Pat Conners  
 1001 Tom Wides  
 2006 Bill Woodward *Co-Board Liaison*  
 1503 John Bowman *Co-Board Liaison*

**Long-Range Planning**

306 Irv Katzman  
 2008 Bud Bailey  
 1007 Ann Meranus  
 1108 Harold Byer  
 808 Tom Bosco *Co-Board Liaison*  
 709 Dan Ledford *Co-Board Liaison*

**Grounds**

403 Susie McPhillips *Chair*  
 2008 Joan Bailey  
 912 Irene Block  
 1904 Don Seltz  
 1207 Don Fritz  
 1706 JoEllen Spitz  
 1906 Randall Olson  
 1605 Tim Benton *Co-Board Liaison*  
 808 Tom Bosco *Co-Board Liaison*

**House**

1006 Bonnie Peterson *Chair*  
 812 Janet Hagins  
 905 Sharon Moore *Til 5-13-16*  
 1605 Tim Benton *Co-Board Liaison*  
 707 Joan Conners *Co-Board Liaison*

**Pool**

2108 Jean Abrahamson  
 1804 Janet Krumme  
 209 Robert Dees  
 808 Rosemary Bosco  
 1505 Diane Bissonette  
 707 Joan Conners *Co-Board Liaison*  
 2392 Barbara Myers *Co-Board Liaison*

**COMBINED TOWER & SQUARE****Social**

1002 Angela Murrer *Chair*  
 808 Rosemary Bosco  
 1505 Diane Bissonette  
 1706 Jo-Ellen Spitz  
 907 Bobbie Reckseit  
 1912 Pat Merrick  
 203 Libby Mott  
 707 Joan Conners *Co-Board Liaison*  
 1503 John Bowman *Co-Board Liaison*

**Waiting List**

1202 Hera Reines *Tower Grounds*

**Declarations, By-Laws & Arbitration**

2006 Bill Woodward *Board Liaison*

**Nominating**

2388 Jerry Lawson *Chair*  
 907 Bobbie Reckseit  
 1001 Tom Wides

**Investment**

Ad Hoc Committee

**The Regency  
Committee Application**

I request appointment by the Board of Directors to the following committee:

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If a vacancy is not currently available, please put me on a waiting list.

My background and interests applicable to the committee are:

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Attach an additional page, if necessary

I am likely to be available for meetings *from:* \_\_\_\_\_

*to:* \_\_\_\_\_

I have read and will comply with Committee Guidelines.

\_\_\_\_\_  
Name and Unit #

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email address, if available

I request to RESIGN from the following committee:

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