

# APRIL



**James R. Schafer Jr., General Manager**

[www.regencycondos.com](http://www.regencycondos.com)

Julie Bley: Administrative Assistant  
Anita Saylor: Staff Accountant  
Lorie Gamble: Concierge  
Front Desk/Valet: Tom Fair, Chris Caudill &  
DeVonte Cannon

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



## **LOBBY MIRRORS FOR SALE**

In April, we began selling the old lobby mirrors. They will be sold first come, first serve per household until May 8<sup>th</sup>. The cost is \$40 for 36" by 54". Call the general office to speak with Jim or Julie.

## **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.



## **AUDITOR'S REPORT**

Per the Ohio guidelines, our auditor requests that we notify all owners that should they have any questions on the Audit or financial status of the Association, they should feel free to submit a written question to the Board of Directors. In return, the Board, if unable to answer the questions, should contact the Auditor for a full explanation. There are no secrets, so please do not hesitate to ask.

# HALLOWEEN UPDATE

Now that we've wrapped up the hallway project, the final steps will be finishing the punch list in May. We are asking for your assistance; if you see any issues from paint on the carpet or a missed spot on the walls, please call the office and we will include it on the punch list to be addressed mid may.

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## 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 on the back of this newsletter and return it to the General Office by Tuesday, May 9th.**



The 2017 Annual Meeting was held in the Hermitage Room on Wednesday, March 22nd, at 7:00 pm. We would like to thank all who attended the meeting. A draft of the Annual Meeting Minutes and copies of the charts used at the meeting are available in the General Office.

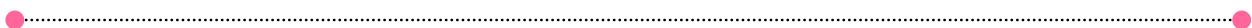
Do you own an electric car? For your convenience, we have installed an electric car charging station in Lot #2. Please keep the 2 spots open for Electric vehicles only.



The **19<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 7th**, 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.





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## UNITS FOR SALE

More information can be found at our website,

[www.regencycondos.com](http://www.regencycondos.com)

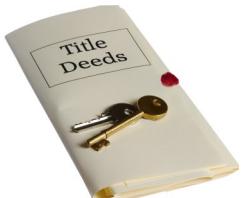
or by contacting the listing agent's company.

### Tower

210A	2 BDRM	1110	3 BDRM
501	2 BDRM	1802	3 BDRM
612	2 BDRM	1806	3 BDRM
706	4 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 # \_\_\_\_\_

For your protection, certain important information should be available to us. Your cooperation in filling out this card promptly and returning it to the Office will be appreciated. (Please Print) Date \_\_\_\_\_

Name (Last) _____	(First) _____	M.I. _____	Phone Numbers: Home _____
Others Living in Unit _____			
Car(s) (Make) _____	(Model) _____	(License #) _____	Office _____
Cell phone _____		2nd Cell phone _____	
Email _____		Email _____	
IN EMERGENCY, NOTIFY (1) _____		(Name) _____	(Relationship) _____
Or, (2) _____		(Name) _____	(Relationship) _____
PHYSICIAN TO BE NOTIFIED _____			
Phone Number _____			

(turn card over please)

## WELCOME

We are pleased to welcome to the Tower, Neli Gvozdanovic & Bob Kaart in 202B, Cynthia Starr in 504, Donald & Patricia Welling in 1012 and in the Square, Michael & Claire Ficke in 2380. Please extend a warm Regency welcome to our new residents!

## 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**.

## 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.



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

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**PARKING REMINDER:  
LOT #1 IS FOR RESIDENTS ONLY, NOT GUESTS.  
THANK YOU**

## 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.**



*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 1st until the 24th.**  
If you wish to improve your health, please call Nancy Augsburger  
at 513-961-8759.



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HAPPY  
MOTHER'S  
DAY SUNDAY  
MAY 7th

The Office will be closed all day on Monday, May 29th  
for Memorial Day.

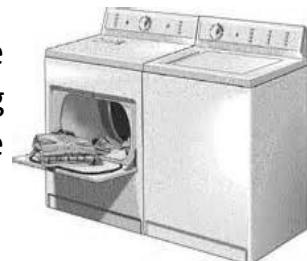
*In memory of many, In honor of all. Thank you*



## 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.

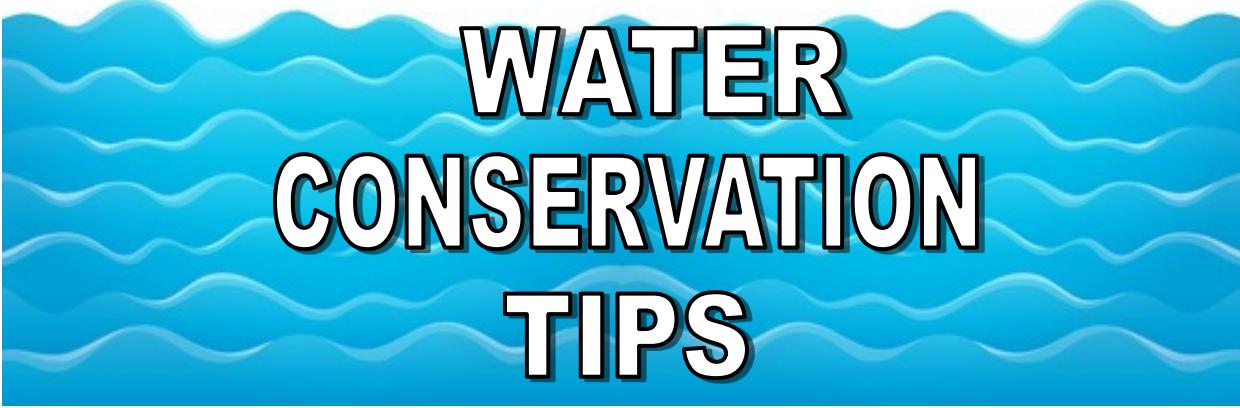


A minimal amount of H.E. (High Efficiency) or low suds detergent ONLY should be used in any machines other than in the basement laundry.

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.



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## WATER CONSERVATION TIPS

Did you know the average person uses 88-100 gallons of water per day? This adds up to over 30,000 gallons of water a year! From shortening your shower to only washing full loads of laundry or dishes, there are plenty of simple ways to save gallons of water each year!

1. Reduce shower waste – ask maintenance to install an efficient shower-head and keep showers to less than five minutes .
2. Rinse your produce in a bowl of water instead of under the faucet.
3. Do not let the water run when brushing your teeth or shaving.
4. Reuse the water from boiling vegetables or pasta to water your indoor plants once it has cooled.
5. If you like to enjoy a cold glass of water, place a pitcher in your refrigerator instead of letting the tap run until it's cold.
6. Only run the dishwasher once it is completely full. Also, try using one glass per day if you are drinking and refilling your water.
7. Don't use your toilet as a wastebasket. Flushing a tissue or small piece of trash wastes *5 to 7 gallon* per flush.
8. Let your dirty pots and pans soak in the sink rather than letting the faucet run while you clean them.
9. Make sure to turn off all faucets completely after each use.
10. Instead of using running water, thaw frozen foods in the refrigerator.
11. Be sure to alert our maintenance staff if you notice a leaky toilet or faucet!

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**  
*Monday, April 17, 2017      Location: Manager's Office*  
*Present were: Mr. Lawson, Mr. Benton, Mr. Bowman, Mrs. Conners,*  
*Mr. Bosco, Mr. Ledford, Mr. Ficke and G.M., Mr. Schafer.*

- I. Meeting was called to order at 5:00 pm.
- II. Approved 3/20/17 regular Board meeting minutes, phone poll to lease 202B and 3/22/17 special meeting minutes were approved.

**III. Board**

A. Officers were elected:

Jerry Lawson, <i>President</i>	John Bowman, <i>Assistant Secretary</i>
Tim Benton, <i>Vice-President</i>	Joan Conners, <i>Member-at-Large</i>
Tom Bosco, <i>Treasurer</i>	Jonathan Ficke, <i>Member-at-Large</i>
Dan Ledford, <i>Secretary</i>	

B. Board Liaisons were also elected:

*Square Budget & Long-Range Planning; Property & Traffic* - Jerry Lawson  
*Tower Budget* - John Bowman and Jonathan Ficke  
*Tower Long-Range Planning* - Tom Bosco and Dan Ledford  
*Grounds* - Tim Benton  
*House* - Tim Benton and Joan Conners  
*Pool* - Joan Conners and Tom Bosco  
*Combined Tower & Square Social* - Joan Conners and John Bowman

**IV. Manager Reports:**

- A. Reviewed the March P&L statements.
- B. Reviewed units for sale and sale prices.
  - i. 8 in the Tower are for sale of which 6 are empty. An additional 12 are rented.
  - ii. Ø in the Square. An additional 11 are rented.
- C. A walk through of the building for the board is scheduled for Friday, April 28<sup>th</sup> @ 10:00 am. All Board members are welcome.
- D. Board would like to see Dry cleaner contract prior to final signature.
- E. Curry Electric will add a pole light to the front East corner of Tower.
- F. DeVonte Cannon was promoted to front desk doorman.
- G. GroundsPro has submitted a tree replacement program for the Square committee to review.

**V. Old Business:**

- A. Cooling Tower and 2 pumps have been replaced, 2 of 3 inside pumps have been rebuilt. Still waiting on painting the base and screens.
- B. Tower Hallways are 99% finished. We will ask one more time for any punch list issues.
- C. 1504 has been refurbishing after water backup except for 3 small items that should be done this week.

**VI. New Business:** Dave & Anne Cameron stopped by to discuss the parking issue in Lot #1. The manager will look into the matter.

**VII. Officer's Reports**

**VIII. Next Board Meeting:** Monday, May 22<sup>nd</sup> @ 5:00 pm.

**IX. Adjournment**

2017 COMMITTEES

4/18/2017

**SQUARE**Budget & Long-Range Planning

2382	Regina Tippens	<i>Chairperson</i>
2282	Steve Cheyne	
2392	Barbara Myers	
2388	Jerry Lawson	<i>Board Liaison</i>

Property & Traffic

2388	Barbara Rinto	
2386	Irene Diesel	
2324	Monique Rothschild	
2396	Bonnie Fancher	
2388	Jerry Lawson	<i>Board Liaison</i>

**TOWER**Budget

1006	Richard Peterson	
707	Pat Conners	
1001	Tom Wides	
402A	Al Roane	
2006	Bill Woodward	
1503	John Bowman	<i>Co-Board Liaison</i>
1403	Jonathan Ficke	<i>Co-Board Liaison</i>

Long-Range Planning

2008	Bud Bailey	
1007	Ann Meranus	
1108	Harold Byer	
402A	Al Roane	
907	Bobbie Reckseit	
2006	Bill Woodward	
808	Tom Bosco	<i>Co-Board Liaison</i>
709	Dan Ledford	<i>Co-Board Liaison</i>

Grounds

403	Susie McPhillips	<i>Chair</i>
2008	Joan Bailey	
912	Irene Block	
1904	Don Seltz	
1207	Don Fritz	
1706	JoEllen Spitz	
1906	Randall Olson	
1605	Tim Benton	<i>Co-Board Liaison</i>

House

1006	Bonnie Peterson	<i>Chair</i>
812	Janet Hagins	
203	Libby Mott	
1605	Tim Benton	<i>Co-Board Liaison</i>
707	Joan Conners	<i>Co-Board Liaison</i>

Pool**COMBINED TOWER & SQUARE**Social

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

1804 Janet Krumme

209 Robert Dees

808 Rosemary Bosco

1505 Diane Bissonette

707 Joan Conners *Co-Board Liaison*808 Tom Bosco *Co-Board Liaison*Waiting List1202 Hera Reines *Tower Grounds*Declarations, By-Laws & ArbitrationNominating

2006	Bill Woodward	<i>Chair</i>
907	Bobbie Reckseit	
1001	Tom Wides	

Investment

Ad Hoc Committee

## **The Regency Committee Guidelines**

Committees are established and members are appointed by the Board of Directors. The Committees may be standing (continuing) or Ad Hoc (special function).

### **Current Standing Committees**

#### **Square**

- Budget and Long-range Planning
- Property and Traffic

#### **Tower**

- Budget
- Long-range Planning
- Grounds
- Pool
- House

#### **Combined Tower & Square \***

- Social
- Declaration, By-Laws & Arbitration
- Investment
- Nominating

\* At least one Square representative should be on these committees, if possible.

Ad Hoc committee may be appointed from time to time to perform functions as defined by the Board of Directors. Ad Hoc committees may be made standing when deemed appropriate.

The following regulations apply to all committees:

1. A member of the Board of Directors serves, ex officio, as liaison between the committee and the Board.
2. A decision of a committee may be appealed to the Board by any person aggrieved by such a decision.
3. The General Manager shall attend meetings, when possible, for support and questions.
4. Robert's Rules of Order governs the conduct of all meetings.
5. Committees shall consist of no less than three (3) or more than seven (7) members.
6. Committees shall have a Chairperson, a Vice-chairperson, and a Secretary.
7. A quorum shall consist of four (4) voting members. Should a committee consist of four (4) or less members, all members must be present for a quorum.
8. No more than three (3) Board members shall attend a committee meeting in a non-voting capacity.
9. The Board of Directors appoints committee members normally for a two (2) year term. Committee members must be and remain owners in good standing of the Association as defined in the By-Laws and must not miss three (3) consecutive meetings. The committee shall recommend to the Board a successor member to fill the remainder of the term of a resigns or removed member.
10. Minutes, including attendance, shall be taken and promptly submitted in writing to the Board. The general office can assist, as needed.

# The Regency Committee Application

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

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

**My background and interests applicable to the committee are:**

**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: