



AUGUST

Regency Condominiums
August 2015 Newsletter
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James R. Schafer Jr., General Manager
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

Roofing Project 2015

The Roofing Project will begin mid-September and parking will be at a premium. Please make sure that you have a legible "R" sticker in your car.



Also, if you have a car that you are not using on a regular basis, we can assist you in parking it at the Square during the project.



Thank you

MONDAY
SEPT. 7th

**THE OFFICE WILL BE
CLOSED ALL DAY**

HAPPY
LABOR
DAY



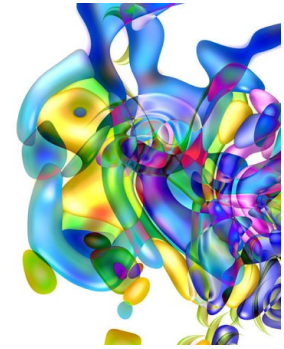
**SWIMMING
POOL HOURS**

Starting Tuesday, **September 8th**,
the pool is open from **11 am until 8 pm.**

**The End of the Pool Season is Sunday,
September 13th!**



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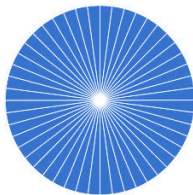


UNITS FOR SALE

Tower

1210	3 BDRM
1403	2 BDRM
1701	2 BDRM
1708	2 BDRM

More information can be found at our web site, www.regencycondos.com or by contacting the listing agent's company.



ORIENTATION

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

Ad Hoc Fitness Center

Ad Hoc Fitness Center Committee is looking to be formed to upgrade/change the Fitness Center. If anyone is interested in joining the committee, contact the office at 871-0100.



Tower & Square Pet Rules Reminder



Walking of dogs, either on or off Regency property, should conform to the City of Cincinnati Code regarding use of a leash and clean-up.

(Clean-up includes brushed hair and properly disposing of waste, not left bagged at the door).

Failure to do so may result in penalty or loss of privilege (see fine schedule).*

Fine Schedule for Noncompliance with Pet Rules

- First Offense: written warning
- Second Offense: \$50.00 fine
- Third Offense: \$100.00 fine
- Fourth Offense: loss of pet ownership privilege

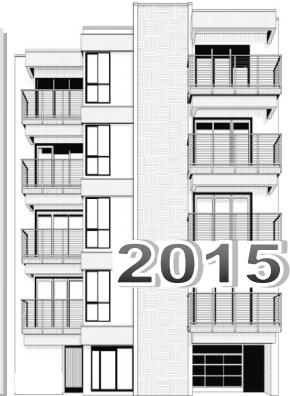


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Tower Balcony Inspection

It's been a year since MMI was here working on the balcony project. I know of only 1 crack in the membrane at this time. If you would please do a quick inspection and let us know right away of any concerns regarding your balcony.

Thank you



GROCERY CARTS



Out of courtesy to others, and to comply with Fire Department regulations, carts **should be returned promptly** and not left in hallways, elevator rooms or on the elevator, or in your unit. At any time if a resident needs assistance returning a cart, please feel free to call a valet.

Flu season is just around the corner and as they say,
"An ounce of prevention is worth a pound of cure."

To assist you in getting your flu shots this fall, **CVS** has again agreed to come to the Regency on **Tuesday, September 15th, from 10 am to 1 pm.**

They will be in the Hermitage Room for your convenience. **CVS** will match competitive prices and accept most insurances. Please keep this date in mind and plan to take advantage of this wonderful opportunity to stay healthy.

This can save you a trip to the doctor.

Pneumonia shots available same day upon request (See Concierge).



Cash Price \$31.99 without insurance

No reservation needed.



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Construction and Remodeling of Units

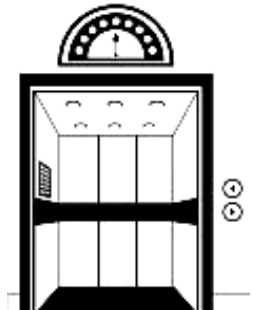
The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.

- 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.

SERVICE ELEVATOR REMINDER

Advance reservation of the service elevator must be made to assure your access. First request received will have priority.

Call the office at 871-0100 between 9 am and 5 pm,
Monday through Friday.



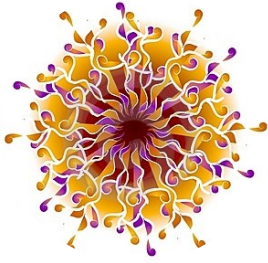
CONCIERGE'S CORNER

Re: Guests and their luggage.

It is important for you to inform your guests that they should use the **Service Elevator** to bring up their luggage upon arriving and departing the Regency.

My best to you always,

Marilyn



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Time Warner Cable Resident Call Procedures

The number for customer service is 1-800-677-9767. When a resident at the Regency places a call to Time Warner Cable for a service issue, they will be directed for their reason (i.e.: a Phone, TV or Internet issue). After they make a selection, the call will be answered by customer service.

Below are the directions a resident should follow for Time Warner Cable customer service to locate your account:

- 1) If the resident has added additional services and has an account in their name, they can give their account number, phone number, address or name to the customer service representative to look up their account.
- 2) If the resident is only receiving service that is provided to them through The Regency agreement with Time Warner Cable, the resident will need to give the customer service representative their address with apartment number for the representative to be able to locate their account.
- 3) If there is a DTA box issue, the resident will need to let the customer service representative know that the DTA is on a Master Equipment Account under The Regency's address. The resident will then need to give the customer service representative the serial number on the back of the DTA so that Time Warner Cable can send a hit to the box to re-activate it. (This only pertains to residents without a Digital Converter box.)
- 4) If you are a new customer or would like to add additional services, please call: Andre McKinney (513-518-3322) or andre.mckinney@twcable.com

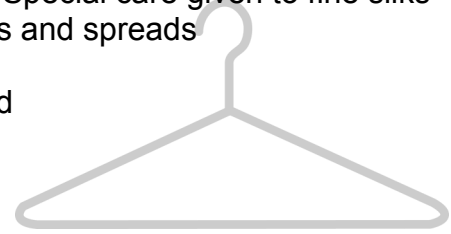
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BURNEY LANE DRY CLEANERS **513-321-1844 HOURS: Mon-Fri 8am-Noon**

40 years experience in expert and personalized clothing care.

- Cleans leather and suede · Repairs buttons as needed
- Careful laundering of shirts (on hangers or folded) · Special care given to fine silks
- Finely finished clothing, drapes, comforters, blankets and spreads
- Free storage for dry cleaned out of season clothing
- Shoe repair, alterations, zippers repaired or replaced
- Laundry bags provided for pickup upon request
- Attendant on duty · Quick service in your building
- **Pick up at your door—Delivery to your door**



It's been more than a few months but we would like to welcome **Nina Herbert** to Burney Lane! She replaced Barb who took a medical leave of absence.

Burney Lane is now offering **Custom Gift Wrapping** at affordable prices in a timely manner starting September 1st!

Come in and see what else is new.

30% OFF

**Your
1st
Order Only**

New residents
or if you have
never used
Burney Lane

20% OFF

Comforters
*(Excludes Down
comforters)*

Incoming
orders only.
Not valid with
other specials.

**Get 2
Sweaters
drycleaned
and the 3rd
one is free!**

Incoming
orders only.
Not valid with
other specials.



Household Hazardous Waste Drop-Off Event



Saturday, September 26, 2015 • 9:00 a.m.–2:00 p.m.

Collection will take place at 3800 Montgomery Road,
Norwood, Ohio 45212 in the parking lot attached to the
Norwood Plaza Shopping Center.

FREE to Hamilton County residents only.

Thanks to our partner organizations:



Acceptable Items

- Pesticides/Fertilizers
- Solvents/Thinners
- Lawn and Pool Chemicals
- Cleaners
- Household/Auto Batteries
- Propane Tanks
- Oil-Based Paint/Stains/Spray Paint
- Mercury
- Fluorescent Tubes/Bulbs
- Driveway Sealer/Tar
- Gasoline/Kerosene
- Antifreeze/Brake Fluid
- Motor Oil
- Thermostats
- Deck Sealer
- Brake Fluid

Unacceptable Items

- ✗ LATEX Paint
- ✗ Radioactive Materials
- ✗ Medical Waste
- ✗ Explosives/Ammunition
- ✗ Smoke Detectors
- ✗ Tires
- ✗ Yardwaste
- ✗ Garbage
- ✗ Roofing Shingles, etc.
- ✗ Appliances
- ✗ Computers/Electronics
- ✗ Heating Oil/Fuel Tanks
- ✗ Unmarked Cylinders
- ✗ Fireworks/Gun Powder
- ✗ Fire Extinguishers
- ✗ Prescription Drugs

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REGENCY CONDOS FITNESS CENTER

RULES AND REGULATIONS

- Authorization to use Fitness Room is by registration at the office, signing of the Release form, and receiving a Fitness Center key.
- Please sign in and keep the door open while exercising.
- No guests, or children under 18, are eligible to use the Fitness Room.
- Exercise is at your own risk.
- No smoking, food, or drink except water.
- Radio use with head phones only.
- **Cooperation in TV's use or non-use is essential. When entering an occupied room, it is proper to keep the settings of the lights, shades, television, etc. as they are unless you ask all people in the room.**
- Do not remove equipment from Fitness Room.
- If you make alterations to the weight lifting equipment, please return it to its previous condition before you leave.
- **Please remember to turn out all the lights, TV and fan and shut the door when you leave.**
- Please observe 30 minute max on any one machine while others are waiting.
- Only low-heeled athletic shoes are permitted on treadmills.
- Square Residents may use the Fitness Center by registration and payment of \$5 per month.

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, August 17, 2015 Location: Manager's Office

*Present were: Mr. Woodward, Mr. Benton, Mrs. Mott, Mrs. Myers,
Mr. Bowman, Mr. Byer, Mrs. Conners and G.M., Mr. Schafer.*

- I. Meeting was called to order at 4:00 p.m.
- II. Approved 7/20/15 regular Board meeting minutes and phone poll to lease to 611. Also approved golden retriever for Square owner at 2308.
- III. **Manager Reports:**
 - A. Reviewed July 2015 P&L.
 - B. Review units for sale and sale prices.
 - i. 7 in the Tower are for sale of which 5 are empty. An additional 17 are rented. In addition, 511 is going to Sheriff's sale.
 - ii. 1 in the Square for sale. An additional 14 are also rented.
 - C. Pool Party is Sunday, August 30th.
 - D. Cricket antenna equipment on the roof will be removed by staff.
 - E. Employee Sick Time was classified to be accumulative, not one time.
 - F. The No Solicitation rule is recognized in the building and the Square. Policy is to be enforced by all.
 - G. Manager out beginning August 24th for knee replacement.
 - H. Square Grounds Committee wants to put a stop to dog bag left at doors and brushed hair left in the grass. Board agrees and approved motion.
 - I. Manager to put notice in Newsletter asking for Fitness Center suggestions and/or if there are owners who would like to be on the Ad Hoc Committee, looking into the Fitness Center.
- IV. **Old Business**
 - A. Balcony work 2014 - still working on leaks with Window City on behalf of the owners.
 - B. Tower Roof Replacement will begin mid-September.
 - C. FHA loan approval update: Addendum to 13th Amendment was filed and a letter was sent clarifying rentals.
 - D. Complaints received were forwarded to our attorney for response.
- V. **New Business**
- VI. **Officer's Reports**— House Committee minutes reviewed and will be distributed.
- VII. **Next Board Meeting**—Monday, September 21st, 2015 @ 4:00 pm.
- VIII. **Adjournment**