

THE REGENCY

James R. Schafer Jr., General Manager
www.regencycondos.com

Jane Royse: Staff Accountant

Marilyn Pitzer: Concierge

Office Hours: 8:30 AM - 5:00 PM

Front Desk/Valet: Rita, Ed and Lorie

Phone: 513-871-0100

Fax: 513-871-5804

Phone: 513-871-6370

HOW THE TOWER FIRE ALARM SYSTEM WORKS Units Ending In 3, 5, 9, 11 & 12



Should an alarm go off in a unit ending in 3, 5, 9, 11, or 12, the Front Desk will be notified and will check out the problem prior to putting the building into alarm. Should they fail to get an answer at the door, they will check the door for heat. If no heat is detected, they will enter the unit, and if necessary, break the door down. If heat is detected, we will assume the worst and set off the alarm for that floor by using the nearest pull station. Should it be necessary for you to put the building into alarm, just pull the hand station on your floor, then everyone on that floor, the floor immediately above, and the floor immediately below, will be notified to evacuate the building by audio notification via the red speaker above your front door. This notice will be loud and clear if you are on one of those three floors, and you should begin to exit the building.

Once the building is put into alarm, the rest of the building will probably still be able to hear the message faintly in the stairwells, elevator shafts, etc., but not "loud and clear". Those people do not necessarily have to evacuate the building. The choice would be yours, but **please do not** call the Front Door or Office. This will only tie up the lines and personnel must be used in other ways.

Continued on page 2.....

Fire Alarm System - continued from page 1...

Should the smoke migrate up or down a floor, then additional floors will receive the loud audio notice in their unit to evacuate. **Again, please do not call the front desk or office. Just begin to exit!**

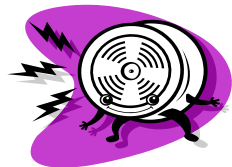
If the fire is in your unit, then you need to get to safety, put the building in alarm, and call 911 **immediately**, to let them know. Do NOT call the Front Desk or anyone else, because YOU will be the only one who can answer their questions. The 911 operator may then limit the number of units and personnel being sent, or call for more; however, someone will be sent due to the fact that an alarm has sounded and been reported. Once we are 100% sure there is not a problem, we may silence the alarm; however, the Fire Department **ONLY** can authorize resetting the alarm.

While the Fire Department is on the way, someone from the maintenance staff will first go to the alarm panel, ascertain the location, then go evaluate the situation and return to the Lobby to assist the Fire Department. Again, once the Fire Department is called, they are the only ones who can reset the alarm. **WHEN THE ALARM STOPS, THAT IS THE SIGNAL THAT ALL IS CLEAR FOR THE BUILDING.**

HOW THE TOWER FIRE ALARM SYSTEM WORKS

Units Ending In 1, 2, 4, 6, 7, 8, & 10

Should an alarm go off in an individual's unit, then everyone on that floor, the floor immediately above, and the floor immediately below, will be notified to evacuate the building by audio notification via the red speaker above your front door. This notice will be loud and clear, if you are on one of those three floors. You should begin to exit the building.



The rest of the building will probably still be able to hear the message faintly in the stairwells, elevator shafts, etc., but not "loud and clear". Those people do not necessarily have to evacuate the building. The choice would be yours, but **please do not** call the Front Door or Office. This will only tie up the lines and personnel who must be used in other ways. Should the smoke migrate up or down a floor, then additional floors will receive the loud audio notice in their unit to evacuate. Again, please **DO NOT CALL THE FRONT DESK OR OFFICE, JUST BEGIN TO EXIT!**

Should you set your alarm off by accident, i.e., cooking or whatever, or if the fire is in your unit, then you need to get to safety and call 911 **immediately**, and let them know. Do NOT call the Front Desk ,or anyone else, because YOU will be the only one who can answer their questions. The 911 operator may then limit the number of units and personnel being sent, or call for more; however, someone will be sent due to the fact that an alarm has sounded and been reported. Once we are 100% sure there is not a problem, we may silence the alarm; however, the Fire Department **ONLY** can authorize resetting the alarm.


Fire Alarm System—continued from page 2...

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O R I E N T A T I O N

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



THANK YOU! Thank you to the donor of the artwork hanging on the wall going out to Lot #1. The picture was painted by a young Amish girl in the early 1980's. Painting was considered "frivolous" by the Amish, so it is painted on cardboard because it was all the young artist could find to paint on.



THINK YOU HAVE TERMITES?

With all of the rain we had and the warm temperatures, termites will become more active. Should you think you might have termites, please call the office, 871-0100, immediately. Please do not kill them with any spray or chemical. We currently have the Square units 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.



Recycle Your Fridge

You heard right! Duke will haul your refrigerator away for you **free of charge**. Better still, you'll haul in a **\$30 rebate** and you'll save up to **\$150 a year in energy costs**.

For a **FREE pickup**, call **855.398.6200** or visit duke-energy.com/May. And please make sure to schedule the service elevator.

| | |
|--|--|
| Get \$30. for your old refrigerator | Save up to \$150. a yr. on energy |
|--|--|

~ BEAT THE HEAT! ~



Summer has arrived with a wallop. Now is the time that all residents need to take precaution with the heat and humidity. In order for you to reduce the humidity in your unit, you will need to run your air conditioner. Your air conditioner acts as a de-humidifier. If you choose not to run your air conditioner, it would be in your best interest to purchase a de-humidifier which can be purchased at any appliance store. If you should see water near the area of your unit, it could be a sign of a plugged drain. Please contact the office immediately or front desk, if after hours.

Keep cool and enjoy the rest of the summer.

STORMY WEATHER

The Regency will follow the city of Cincinnati's inclement weather policy which is: The pool will be cleared out at the first sounding of thunder or the first sighting of lightning. Patrons will not be allowed to re-enter the pool until at least 30 minutes after these signs have passed.



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.

HEALTHY-FUN WATER AEROBICS

Water Aerobics, at the Pool, is now in session and will run through August 21st, on Monday and Wednesday mornings from 10:00 AM to 10:45 AM (weather permitting). If you are interested in joining, please contact Nancy at 513-961-8759.



UNITS FOR SALE TOWER



TOWER

| | |
|-------------|-------------|
| 2010 | 4 BR |
| 910 | 3 BR |
| 709 | 1 BR |

SQUARE

| | |
|-------------|-------------|
| 2366 | 3 BR |
| 2304 | 3 BR |



SWIMMING POOL RULES AND REGULATIONS

**POOL HOURS: SUNDAY – SATURDAY
11:00 AM – 9:00 PM**

Thurs. 5/25/13 – Sun. 9/ 8/13

1. Lifeguards are responsible for the safe and sanitary operation of the pool, bathhouse cabanas, and grounds, and have complete authority to refuse to admit, and to eject anyone for health reasons, intoxication, misconduct, overcrowding, or disregard of the Rules and Regulations.
2. The Association will not assume any responsibility for any injuries incurred in the pool area, or for any loss or damage to personal property. All persons using the pool area do so at their own risk. No one may swim without a lifeguard present.
3. All injuries, however minor, must be reported at once to the lifeguard.
4. Everyone entering the pool area must sign their name and unit number when entering. All guests must sign in.
5. There is no charge for guests. Guests (**except for relatives 18 or older**) must be accompanied by a resident of The Regency. The only exception is that grandchildren 17 or under, of residents, may be accompanied by their parents, or a baby sitter. In order to prevent overcrowding, we solicit your cooperation in limiting the number of guests on weekends and holidays.
6. The Regency Pool is primarily a quiet area. Excessive noise, screaming, loud talking, splashing on others, etc., is a violation of the rules as printed and approved by the Pool Committee and Board of Directors. We all know the importance of staying in touch; however, if you are at poolside, and receive a call, or need to make a cell phone call, please BE POLITE and take the call away from other residents in the pool area. The lifeguard is responsible for the instruction and enforcement of these rules, and will give two warnings prior to asking the person (guest or owner) to leave for the day.
7. **When planning to entertain more than four (4) guests** at the pool facility during the week, please notify the office so your party can be scheduled. The Health Department rules limit the number of people one lifeguard may oversee. No parties may be scheduled on holidays, Saturdays, or Sundays, without prior approval. A party may continue until 10 PM, provided lifeguards are willing to stay, and the host/hostess will be charged \$20.00 per hour after Regency pool hours. A \$25.00 use and cleanup charge is payable to The Regency, if cleanup is not undertaken by resident.
8. Resident children, under 12, are not permitted in the pool area unless accompanied by an adult (18 or older). Children in diapers will not be permitted in the pool unless they wear both a “swim” diaper, and a diaper cover. Children’s diapers and clothes must be changed in the changing room, or a private cabana.

Continued on page 6...



Pool Rules - Continued from page 5...

9. Swimmers must remove all hairpins, curlers, etc. No glass of any kind is allowed in the pool area. Swimmers should shower before entering the pool, if necessary, i.e. after a work out.
10. Audio equipment (tape players, radios, etc.) will be permitted only if used with head phones.
11. No rafts or other inflatable objects may be used when the pool is crowded (10 people or more in the water).
12. No pets, and no smoking are permitted in the pool area.
13. Please do not sit or rest near handrail or ladders.
14. The safety line may be unhooked 15 minutes prior to each hour for lap swimming each day, except on holidays, by the **Lifeguard** on duty. Per the Board of Health, when the safety line is down, no one, other than lap swimmers, are allowed in the water.
15. Pool temperature will be set at 85 degrees and shall not be changed without written approval from the Pool Committee. This temperature is approximate. The heater will be set to turn off at 85. The weather/sun may cause the temperature to fluctuate a couple of degrees either way.
16. Clear access to cabanas must be maintained at all times for owners to ingress and egress.



~ Regency Resident Data Cards ~

With your June Newsletter, you will find a new “yellow” Regency Resident Data Card. Please complete and return to the Office as soon as possible. It’s important that we have this information on file. Thank you so much!

| | | |
|---|----------------------------------|---|
| <u>NEW BABY BOY!</u> | |  |
|  | To: Derek & Sara Garrison | |
| | Name: Caleb Maxwell Garrison | |
| | Born: May 30, 2013 | |
| | Weight: 8 lbs. 6 oz. Length: 21" | |
| <u>C O N G R A T U L A T I O N S !</u> | | |



It was brought to our attention that some residents have received a "Deed Processing Notice" in the mail that looks like a bill, or something that you have to pay. It states that "Property Transfer Services recommends that all OH homeowners obtain a copy of their current Grant Deed." **This is a scam.** You do not need to do this. If you read the whole document, it does say you are under no obligation to pay the amount unless you accept this offer. But, it looks like a bill. Just disregard!

- TRASH CHUTE -

1. The chute on each floor is to be used for bagged disposables.
2. No cans, bottles, or other trash should be deposited before 8:00 a.m. or after 10:00 p.m. because of noise.
3. Bag all trash.
4. All empty boxes should be placed in the service elevator room, not in the trash room.

~ RECYCLING ~

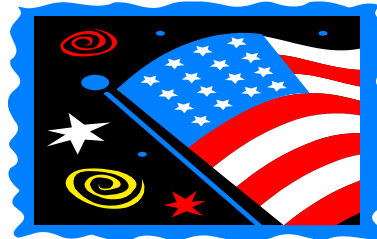
We arranged with the City for recycling; already we have saved thousands of dollars in garbage removal costs as well as performing a useful ecological service. We are equipped to recycle newspapers, glass, aluminum and plastic. The recycling bins for paper grocery bags, magazines, paperboard, envelopes, cardboard, junk mail, newspapers, telephone books, office mail and copy paper are red and conveniently located on each floor.

Aluminum cans, plastic bottles and glass are to be recycled in the containers on the dock only.

Please observe these simple recycling rules:

- Put newspapers in the red bins in the trash rooms; put rinsed glass bottles, aluminum cans and recyclable plastic containers (such as milk containers) in the bin on the dock only.
- Do not use the bins for garbage or non-recyclable trash.

Thank you for your cooperation in this matter!



Our Maintenance and Office will be closed on Thursday, July 4th. The Regency staff wishes everyone a safe and happy Fourth of July!



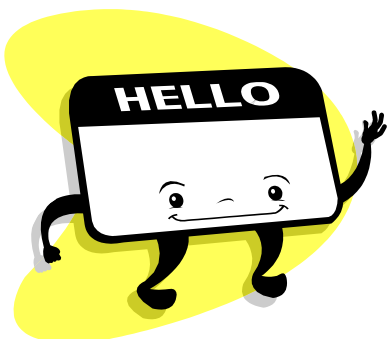
GROCERY & LUGGAGE CARTS **REGENCY WHEELCHAIRS**



According to the Rules and Regulations of the Regency Condos, "No carts of any kind (Regency or personal) are to be brought on the lobby elevators. The service elevator must be used for carts. This applies to luggage and grocery carts, bicycles and any other bulky items. If the service elevator call light is out indicating it is being used for a special purpose, however, the front elevators may be used even though otherwise prohibited." 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. So, if you are unable or unwilling to return grocery carts, luggage carts, or Regency wheelchairs, please have a valet parker assist you so that they will be promptly returned to the 1st floor. It is very important that all owners have access to them when they need them.

Please be considerate and think of others in their safety.

WELCOME NEW RESIDENTS!



We are pleased to welcome Kathleen & Thomas Federl, Unit 1910, Erika Osterholzer, Unit 1911, Robert Linnenberg, Unit 1612, Dorothy Fogel, Unit 712, Major Lawrence Shaffer, Unit 204, Al Roane & Barry Clayton, Unit 402A and Kevin Shah & Ambika Thareja, Unit 705. Please greet them and help them feel welcome to the Regency.



Did you know?

It is recommended that you clean your dryer vent hose two times per year for safety and more efficient energy usage. It will also help your dryer last longer. Call 871-0100 if you would like Maintenance to clean it for you.

