



OCTOBER

Regency Condominiums
October 2017 Newsletter
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James R. Schafer Jr., General Manager

www.regencycondos.com

Administrative Assistant: Julie Bley
Staff Accountant: Anita Saylor
Concierge: Lorie Gamble
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



Daylight Savings: Sunday, 11/5/17 @ 2:00 am

Mark your Calendar!

Square Owners Budget Meeting:
Monday, **November 13th**
@ **7 PM** in the Hermitage Room

Tower Owners Budget Meeting:
Wednesday, **November 15th**
@ **7 PM** in the Hermitage Room

Budgets will be sent out prior to the meeting for your review.



The 2017 general election will be held on **Tuesday, November 7th, from 6:30 am to 7:00 pm** in the Hermitage Room for registered voters. Please remember to bring your ID. To be involved in this important process is a way all can take part in the political life and future of the nation.

SOLICITATION

There is no soliciting allowed in The Regency which includes "No signs, advertisements, posters, circular notices, or other lettering shall be exhibited", nor is door to door solicitation allowed without written consent from the Board of Directors.

Please act accordingly. This is also a reminder that you are responsible for the actions of your guests.

FRIENDLY REMINDER:

Please be aware that there has been a complaint about cars taking up 2 spaces in **Lot 1**. So as a courtesy to your neighbors, check your car and make adjustments accordingly before you go into the building. Thank you




UNITS for SALE More information can be found at our website, www.regencycondos.com or by contacting the listing agent's company.

| | | | |
|----------------|-------------|-------------|-------------|
| TOWER: | 305 2 BDRM | 502B 1 BDRM | 609 1 BDRM |
| | 706 4 BDRM | 1511 1 BDRM | 1802 3 BDRM |
| SQUARE: | 2346 3 BDRM | 2360 3 BDRM | |

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

We are pleased to welcome to the *Tower*, Karen Blocher in **1806**, Donna Meakin in **201**, and a neighbor moving to a different condo, Dan Ledford in **510A** from 709.



Please extend a warm Regency welcome to our new residents!

DOES YOUR CHIMNEY WORK?

This is a reminder to those of you who use a fireplace. It is a good idea to have them checked each year before you begin using them, and to have them cleaned as needed. This should be done by a certified chimney sweep, which can be found in the Yellow Pages.



Thank you

WEATHER ADVISORY

Gone are the lovely warm days of summer and now midway through fall, we are starting to experience lower temperatures. With this weather change, the **Square Grounds Committee** would like to remind you of the following Regency rule regarding firewood use in **The Square**:

Maximum of one rack of firewood per unit. The firewood must sit on a piece of metal preferable on a rack. The firewood that is out belongs to your neighbor. There is no "common pile". You need to provide your own.

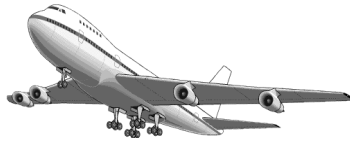




Sign up for the flexibility and strength exercise program held on Monday and Wednesday mornings from **10:00 to 10:45 am** in the Hermitage Room starting on **November 1st until the 29th**. If you wish to improve your health, please call Nancy Augsburger at 513-961-8759.

BEING **HEALTHY** AND **FIT** ISN'T A *FAD* OR A *TREND*. IT'S A LIFESTYLE.

TRAVEL PLANS?



It is that time of year when many of you are preparing to head south for the winter and will be away from your unit for an extended period of time. Please make arrangements for someone reliable to periodically check the unit for problems.

If you would like maintenance to check your unit while you are away, we would be happy to do so. Simply let the office know, and they will check your unit, take up mail, etc. All of this will be done for only \$9.63 per visit and can be billed on your monthly assessment. Also, please park any vehicles left here at The Regency in the back of Lot #2 and leave access to a key so there will be plenty of room in Lot #1 for those here every day.

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, on the elevator or inside condos. At any time if a resident needs assistance returning a cart, please feel free to call a valet.



Thank you to all who gave so generously to the American Cancer Society through the "Discovery Shop". The *Regency Day* was a huge success! Special thanks to **Pat Betzing** for being our Drive Sponsor.



OUR MISSION IS TO
SAVE LIVES,
CELEBRATE LIVES,
&
LEAD THE FIGHT
FOR A WORLD WITHOUT CANCER.



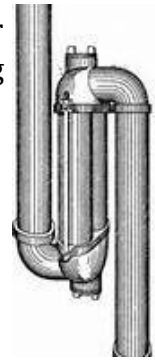
In Storage Room A: Original print by Joan Miró for the journal, *Derrière le miroir* (Paris).
Contact the General Office at 871-0100.



DON'T FLUSH THIS!

When you use your toilet, shower, washing machine or dishwasher, waste water leaves your home through pipes that connect to the city's sewer system. Putting the wrong things down the drain can damage the sewer system, cause sewer backups in your home or your neighbor's home, and sewer releases to the environment. Anyone who uses the sewer system should be responsible for what they flush or pour down drains. When problems occur from residents misusing the sewer system, it hurts the whole community with extra costs to hire a plumber.

Needless to say, the mess is not desired by anyone. I am sure that this problem can be greatly improved or even eliminated if everyone is considerate and just remembers to "think before you flush".



The following is a list of things you should never flush down a toilet:

| | | |
|-------------------------------|--------------------------|---------------------------------------|
| Disposable diapers | Tampons | Cleaning wipes of any kind |
| Cotton balls and swabs | Mini or maxi pads | Condoms |
| Dental Floss | Facial tissue | Bandages and bandage wrappings |

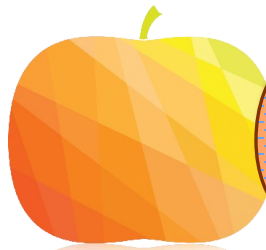
Unused medications: If no disposal instructions are given on the prescription drug labeling and no take-back program is available in your area, throw the drugs in the household trash following these steps:

1. Remove them from their original containers and mix them with an undesirable substance, such as used coffee grounds, dirt or kitty litter (this makes the drug less appealing to children and pets, and unrecognizable to people who may intentionally go through the trash seeking drugs).
2. Place the mixture in a sealable bag, empty can or other container to prevent the drug from leaking or breaking out of a garbage bag.

In addition:

- Scratch out all identifying information on the prescription label to make it unreadable. This will help protect your identity and the privacy of your personal health information.
- Do not give your medicine to friends. Doctors prescribe medicines based on your specific symptoms and medical history. Something that works for you could be dangerous for someone else.
- When in doubt about proper disposal, ask your pharmacist.

The same disposal methods for prescription drugs could apply to over-the-counter drugs as well.



OCTOBER

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!

SAVE THE DATE

The Regency cordially
invites the residents to
The Annual Holiday Party

**Sunday,
December 17th**

Regency Lobby &
Hermitage Room

**MORE DETAILS IN THE
NEXT NEWSLETTER**

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES
Monday, October 16, 2017 Location: Hermitage Room
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 9/25/17 regular Board meeting minutes.
- III. **Manager Reports:**
 - A. Reviewed and approved the September P&L statements.
 - B. Reviewed units for sale and sale prices.
 - i. 5 in the Tower are for sale of which all are empty. An additional 17 are rented.
 - ii. 2 in the Square (1 for sale by owner). 12 are rented.
 - C. Budget Committee meeting and Owners Budget meetings are as follows:
Square Budget committee Monday, 10/16/17 at 7:00 pm, *Board Liaison:* Jerry Lawson
Tower Long-Range Planning committee Wednesday, 10/18/17 at 4:30 pm, *Board Co-Liaisons:* Tom Bosco and Dan Ledford
Tower Budget committee Thursday, 10/19/17 at 5:00 pm, *Board Co-Liaisons:* John Bowman and Jonathan Ficke
Square Owners 2018 Community Budget meeting Monday, 11/13/17 at 7:00 pm
Tower Owners 2018 Community Budget meeting Wednesday, 11/15/17 at 7:00 pm
 - D. Contracted to fix drainage problem at Building foundation and Lot #2: \$4,000 (+ -)
 - E. Mrs. Miller and Mrs. Reines were approved to join the pool committee. Mrs. Ficke was approved to join the Square Budget and the Social committee.
 - F. The Board terms of Dan Ledford, Tom Bosco, Joan Conners and John Bowman expire in March 2018: all but John Bowman can rerun for the Board.
 - G. Duke has fixed the drive and sidewalk at Square following Gas line replacement.
- IV. **Old Business:**
 - A. Strategic Planning: Owners suggestions; Realtors meeting scheduled for 11/1/17 at 4:00 pm.
 - B. Pump room upgrade is 90% completed; working on pool coating at this time.
 - C. Proceeding on a Tower Front door outer vestibule for 2018.
 - D. 14 owners have taken advantage of the 20 preferred parking spots, opening up more room in Lots #1 & #2. We have stopped daily inspections.
 - E. Still working on options for a Notification system to owners.
- V. **New Business**
- VI. **Officer's Reports**
- VII. **Next Board Meeting:** Monday, November 20th @ 5:00 pm.
- VIII. **Adjournment**

**G I V E
T H A N K S**



November is...

- Adoption Awareness Month
- Alzheimer's Disease Awareness Month
- American Diabetes Month
- National Blog Posting Month
- COPD Awareness Month
- Crohn's & Ulcerative Colitis Awareness Month
- Epilepsy Awareness Month
- Fun with Fondue Month
- Georgia Pecan Month
- Holy Souls in Purgatory Month
- Homeless Youth Awareness Month
- Lung Cancer Awareness Month
- Model Railroad Month
- Native American Heritage Month
- Movember—No Shave November
- National Novel Writing Month
- Pancreatic Cancer Awareness Month
- Peanut Butter Lover's Month
- Pepper Month
- Pulmonary Hypertension Awareness Month
- National Pomegranate Month
- Prematurity Awareness Month
- Raisin Bread Month
- Real Jewelry Month
- Stomach Cancer Awareness Month
- Stuffing Month
- Sweet Potato Awareness Month





HOW THE TOWER FIRE ALARM SYSTEM WORKS

In 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, and 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.

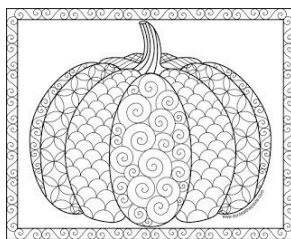
Should the smoke migrate up or down a floor, then additional floors will receive the loud audio notice in their unit to evacuate. Again, please **DO NOT CALL THE FRONT DESK OR OFFICE, JUST BEGIN TO EXIT!**

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 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.**

If you are currently on the Evacuation Assistance List, please remain in your unit for help to arrive. If you wish to be added to the Evacuation Assistance List, please call the office.

PLEASE KEEP THIS INFORMATION FOR FUTURE REFERENCE



HOW THE TOWER FIRE ALARM SYSTEM WORKS In 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 none is detected enter unit, 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.

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**, 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 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.

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