

# SEPTEMBER

Regency Condominiums  
September 2016 Newsletter  
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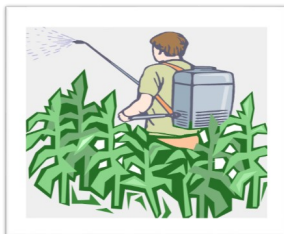


**James R. Schafer Jr., General Manager**

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

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

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



## **TURF TREATMENT—Monday, October 3rd**

(weather permitting), all grass areas except between the Dana Exit and Dana gate inside wall will be fertilized by Grounds Pro. Flags will be put up as a reminder and the areas will be closed for 24 hours. On Tuesday, October 4<sup>th</sup>, they will return and treat the grass area between Dana Exit and Dana gate inside wall.

*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.**

## **Mark your Calendar!**

**Tower Owners Budget Meeting:**  
Wednesday, **November 30th**  
@ **7 PM** in the Hermitage Room

**Square Owners Budget Meeting:**  
Tuesday, **November 29th**  
@ **7 PM** in the Hermitage Room

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

# SEPTEMBER



## 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

202B	1 BDRM
205	2 BDRM
612	2 BDRM
706*	4 BDRM

*\*For Sale by Owner*

## WELCOME!

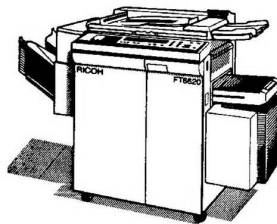
We are pleased to welcome to the  
*Tower*, Mary Jean Gunderson 807  
and Lidia Sautchuk & her son,  
John Peter in 1911.

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.

## At Your Service



It is our pleasure here in the office  
to aid you any way we possibly  
can. We gladly copy papers, weigh and meter mail,  
make sure UPS/FedEx takes your properly labeled  
packages, send faxes, make change, cash small  
checks, take work orders, disperse "R" stickers, take  
reports on new phone numbers, vacation dates, special  
services messages, scheduling the service elevator and  
Hermitage Room, notarizing your documents, etc. We  
are not, however, equipped to have email service for  
residents. Most of our services are free and done with a  
smile. Some, however, come with a price. Following is  
the schedule of fees:

#### **All incoming faxes:**

\$1.00 for 1-5 pages,  
and \$.50 for each additional page

#### **Outgoing local faxes:**

\$1.00 for 1-5 pages,  
and \$.50 for each additional page

#### **Outgoing long distance faxes:**

\$2.00 for 1-5 pages,  
and \$1.00 for each additional page

#### **Black and White Copies:**

\$.10 each

#### **Copies of information from internet**

\$.10 per page.

**All fax bills are due at the time  
of faxing or pick up.**



# SEPTEMBER

## **When will the heat be on?**

The "transition period" is extremely frustrating for the owners (those that are hot and those that are cold) and the Staff.

Prior to making the switch from Heat to AC or vice versa, we look at the following:

- Long range forecast – 5 day to 15 day
- Sun load
- When/if a change back will be needed
- Holidays/weekends
- Restaurant temperatures
- Portable heaters available to heat. No AC units available to cool
- Board of Health regulation
- Highs and lows
- Precipitation
- Complaints
- Hallway temperatures
- Use of the AC/heat we are currently supplying
- Building zones

We will make the best decision we can and keep you informed with notices in the mail room

## THE DISCOVERY SHOP

"An Upscale Resale Shop"  
will be collecting items that Regency Residents and friends  
wish to donate for the American Cancer Society.

**Thursday, October 13th**  
**Hermitage Room 10:00 AM to 1:00 PM**

**Acceptable Items include:**  
**Women's clothing & accessories, jewelry, gently used furniture, home décor, artwork, collectibles, household items like glassware, lamps and dishes. Call 891-8343 to arrange for pick up of any large furniture or items. All donations are tax deductible.**



***THE CURE  
FOR CANCER  
COULD BE  
IN YOUR  
CLOSET !***



# SEPTEMBER



## QUIET TIME

“Quiet Time” is a specific period from 10 PM in the evening until 8 AM in the morning seven days a week. During this period, residents, their guests, pets and employees are particularly required to refrain from any activity that may disturb other residents. Such activities include, but are not limited to:

- Noise emanating from a residence due to music, TV, parties, pets, domestic issues, etc.
- Noise in hallways, lobbies, parking lots and other common areas due to loud talking, slamming of doors, movement of carts, barking dogs, etc.
- Noise from the use of household appliances such as vacuum cleaners, dishwashers, and laundry machines, as well as from the movement of furniture, exercise or other activities that may disturb other residents.

At all other times of the day, in accordance with the Condominium Documents, residents are to refrain from any behaviors that may be disturbing to other residents.

### **Contractor’s hours/policy remains as written:**

- Workers may be on the premises 8:30 a.m. to 5:00 p.m. only Monday through Friday. No noise before 9:00 a.m. No work on weekends and holidays.



### **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 **October 3rd until the 26th.**

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



# SEPTEMBER

## Bikes

We have 2 bikes in the bike storage room without identification. Please see office asap for labels.

Queen City Bike will be out mid-October to pick up any donated bike to be refurbished and given to the needy. If your riding days are over, please see Jim.

## NO SOLICITATION

With just a few months away to the election, it is a good time to review The Regency *No Solicitation Policy*. There is no solicitation 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.

## 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.

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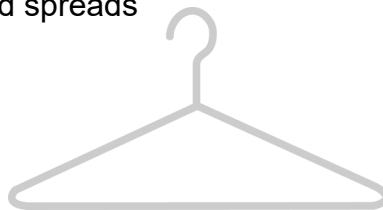


## BURNEY LANE DRY CLEANERS

**513-321-1844 HOURS: Mon-Fri 8am-Noon**

**41** 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**



**20% OFF**

Comforters  
(Excludes Down)

with incoming orders only.

Not valid with other specials.

**10% OFF**

Established customers  
with incoming orders only.

Not valid with other specials.

**30% OFF**

Your 1st  
Order Only

New residents or if you have  
never used Burney Lane

Not valid with other specials.

**GET 4 SWEATERS  
DRYCLEANED AND  
THE 5TH SWEATER  
IS FREE!**

Not valid with other specials.



# SEPTEMBER

The **Regency Maintenance Staff** is here to maintain and preserve equipment within the building. We are also available, unlike any other condo we know of, to do repairs within the residential areas, which can vary upon different needs. If however, the job is out of the scope of our expertise, we will gladly supply you with an alternative repair source. The following is a list of some of the jobs we offer that are available to you.

- Minor appliance repairs and replacements.
- Cleaning out from under your refrigerator (which can assist in energy savings and improve performance of the appliance) is suggested to be done twice a year.
- Hanging of art work and other items.
- Plumbing repairs and replacement, such as drains and fixtures.
- Installing (hookup) of electronic equipment (stereo, DVD players, computers, TV and HDTV).
- Hanging and installing light fixtures, dimmer controls, switches and electrical outlets.
- Lamp repairs and installing light bulbs, in those hard to reach places.
- If you have a humidifier, clean and service yearly as recommended.
- Hanging and installing window treatments.
- Caulking and sealing countertops and tile.
- Turn and rotate mattresses.

These, and many other services, are available by maintenance staff at \$36.00 hourly with a minimum of 15 minutes charge. If you have questions as to what can be done, or any other questions regarding service, please feel free to contact the maintenance department through the office at **513-871-0100**.

## Collection Policy



All accounts must be paid by the 10<sup>th</sup> of each month. Unpaid accounts will accrue .67% monthly interest on all past due balances, in addition to a \$ 25.00 collection fee after the 10<sup>th</sup> of each month. Maintenance charges will be dealt with on an individual basis, but a collection fee and interest can accrue on unpaid maintenance bills.

A lien will automatically be placed on any account that is 70 days overdue, except in special circumstances approved by the Board, for the total amount owed, and for all costs associated with the placement of the lien, including but not limited to attorney, paralegal, recording, and collection fees that the Association may incur.

There may be special circumstances (e.g., pending or immediate sale of a unit with unpaid accounts, delinquency history) in which a lien may be placed earlier than 70 days.



## REGENCY CONDOMINIUMS BOARD OF DIRECTORS MEETING MINUTES

Monday, September 15, 2016

Location: Manager's Office

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

- I. Meeting was called to order at 3:55 pm.
- II. Approved 8/15/16 regular Board meeting minutes, along with the lease for 1911.
- III. Manager's Reports:
  - A. Reviewed August P&L.
  - B. Reviewed units for sale and sale prices.
    - i. 5 in the Tower are for sale, of which 4 are empty. An additional 13 are rented.
    - ii. Ø in the Square is for sale. An additional 11 are rented.
  - C. With the 100 year rain, we had 13 leaks—2 big ones in Square, 1 in Tower. Thanks for everyone's patience and Maintenance for their hard work.
  - D. We will change all the outside light pole and wall packs to LED – a savings of up to \$55 a year per Pole light (pay back will be 1.4 years). A full accounting of electric savings will be forthcoming.
  - E. Carpet in the Tower halls was spot cleaned to get us through to the replacement in January.
  - F. The Hallway make up air was fixed in Spring.
  - G. Tree taken down at Dana by City will be replaced by City with 2" Elm Lacebark.
  - H. Pool open for grilling and sunbathing till late October, early November.
  - I. Terminix sprayed Tower foundation in August for cluster flies.
  - J. Roof top Antennae lease was approved. Manager and Board President are authorized to sign contract.
  - K. Cincinnati Bell upgrading their fiber optics for condos.
  - L. Board received letter from an attorney regarding a Balcony Enclosure. Manager was directed on how to handle the matter.
- IV. Old Business
  - A. Tower roof update: Punch list was completed—re-inspection was done. Working with insurance due to leak in 2002.
  - B. Hallway update is on schedule to begin after Thanksgiving with door encasements, carpet and paint in January.
  - C. Back Hall Parlor will be re-carpeted.
  - D. Quiet Time hours 10 pm to 8 am policy 2nd draft was approved.
- V. New Business
- VI. Officer's Reports—Thanks to Social Committee for end of year party
- VII. Next Board Meeting—Monday, October 17th @ 4:00 pm.  
Set Tower Budge Meeting with owners for 11/30 , Square for 11/29.
- VIII. Adjournment

O: Board Meeting Minutes/Meeting Minutes/9-26-16