



Regency Condominiums

April 2023
Newsletter
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James R. Schafer Jr., General Manager

www.regencycondos.com

Julie Bley: Administrative Assistant

Kevin Daly: Staff Accountant

Diana Wood: Concierge

Devonte Cannon, Dwaine Banks and Jess Baker: Front Desk

Spectrum Wi-Fi: 855-895-5302 TV: 833-697-7328

Office Hours: 8:30 AM—5:00 PM M-F

Office Phone: 513-871-0100

Office Fax: 513-871-5804

Valet Phone: 513-871-6370

Valet Text: 513-200-4219

Pool opens on Saturday, 5/27/23 11:00 am – 9:00 pm

Low Impact Water Aerobics

Tuesdays 10:00 - 10:45 starting June 6th

Water Aerobics offers a great, fun and safe workout while enjoying our beautiful pool.

We will aim to work all 650 muscles, improve cardio-vascular health, increase flexibility, promote excellent posture and develop good balance all while having a good time.

Classes will be led by Amy Whitaker. Amy has taught water classes and stretch classes for over 20 years at area fitness clubs, swimming clubs and private homes.

Please bring your own water noodles (thick and thin) to the first class. Fee **\$10.00** per class.

SAVE THE DATE



Monday, June 5th

6pm

More details to follow.

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 \$10 per month if they wish to use the fitness center in the Tower.

25th 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 7:00 a.m.

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. **Parking will be restricted starting Saturday, May 6th at 11:00 p.m.** For complete information including driving directions, maps, pace charts, spectator zones, etc., please visit www.flyingpigmarathon.com

Social Committee Event



**THE SCHOOL FOR
CREATIVE &
PERFORMING ARTS**

**Sunday
April 30th
4:00 pm**

The **Baby Grands** of the School for the Creative and Performing Arts is an elite treble acapella group that performs a wide range of styles including vocal jazz, contemporary choral music, and pop acapella, currently entirely made up of Juniors and Seniors. The group is under the direction of **Sam Terribilini**, a new music educator and vocal teacher at SCPA, whose music making over the last decade in Southwest Ohio culminated in a degree from Miami University and experience as the student conductor of both the Miami University Men's Glee Club and its premier acapella group, the Cheezies. Come out and support these talented students on **Sunday, April 30th in the Regency Lobby.**



Bike Storage



A few bikes have made it into the bike room and rack without a required tag. All bikes must have a tag with the name & unit number of the owner. Please stop in the office if your bike is in the garage without a tag.

If you have a bike that you are not using, now is a good time to donate it to a worthy cause. **The Healing Center** (<http://healingcentercincinnati.org/healing-center-bicycle-donations>) offers practical, social and spiritual support to individuals and families. Their bicycle service is one of the ways they provide support. They are a volunteer group that can make good use of your bike for adults and children who are in need of transportation. All sizes of bicycles in any condition are accepted. If bikes are not repairable, they are stripped for usable parts and the rest of the bike is sold to help purchase needed parts. Please let us know and we will get it donated for 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.



Regency Valet Service—Preferred Parking Policy

Regency Valet Service is automatically provided to all garage space owners, 24/7. Through this service, Regency staff will retrieve your vehicle from the garage and deliver it to you under the portico, then pick it up there upon your return, and park it back in your garage space.

The same service, called Preferred Parking, is available to those without a garage space, or who need service for an additional vehicle, for a fee of \$65 per vehicle, per month. The fee is billed directly to your account. This service includes ice and snow removal during the winter months. Preferred Parking can be added for a 6-month initial term. It will be renewed automatically until the office receives written notice of cancellation, at least 30 days prior to the end of the term.

To request your vehicle, simply call 513-871-6370 or text your car number to 513-200-4219.

Existing valet service will be unavailable for residents and business owners who frequently use the service without subscribing or tipping.

Subscription is non-transferrable. Terms and conditions are subject to change.

Package Policy:

Just a reminder that the association will accept packages as a courtesy for residents and that the association is not responsible for loss or damage. If you are expecting something important or valuable, please arrange to be home to accept it.





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 showerhead 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 gallons 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!

Abandoned/Stored Vehicles

If your vehicle is considered abandoned (if it doesn't run or have valid plates), please have it removed from the property, per Regency Rules and Regulations.

Should you wish to donate your vehicle, the following are companies that will pick it up for you: All State car donation 800-427-2535, Good Will Auto 612-5980, Volunteers of America 381-1954. If you are trying to sell the vehicle, you can give us the details and we will pass it along.

Should you fail to comply with our rules, the vehicle will be towed at the owner's expense by Mike Kaesers Towing (513) 451-1856. Thank you for your cooperation in this matter.

Lock Your Doors

Leaving your car and condo unlocked is just an invitation for criminals to return.

Please lock your doors and report any criminal activity immediately by calling 911 first and then alerting the Front desk. Thank you.

Turn off your car



Save and Conserve

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.



LAUNDRY ROOMS—Hours on the resident floors are from 8:00 a.m. to 8:00 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.

Unscented detergents and dryer sheets

If you use the washers and dryers in the common area laundry rooms on floors 2 through 20, PLEASE REFRAIN FROM USING SCENTED DETERGENTS AND DRYER SHEETS. Other residents may be allergic to the fragrances contained in these laundry products.

These common area laundry rooms are not vented to the outside, so there is no way to prevent the strong scents from filling the hallways and entering the individual units.

Your neighbors will appreciate your cooperation!

NOTE: THIS DOES NOT APPLY TO THE LAUNDRY ROOM IN THE BASEMENT OR TO THE WASHER AND DRYERS IN INDIVIDUAL UNITS

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.



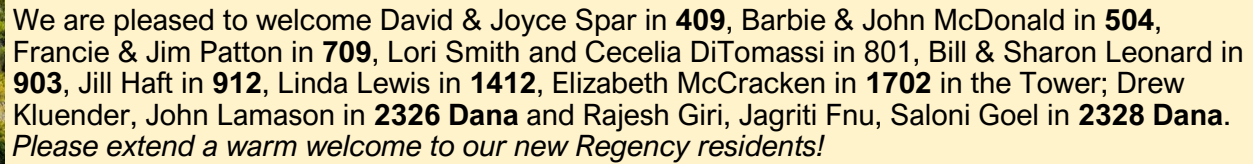
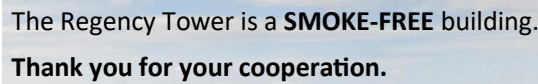
All laundry room doors should be closed unless the machines are in use, with the exception of the 20th floor, which should be shut at all times due to the fact that it vents to the roof.

Grilling on Tower Balconies

Due to the safety concerns and smoke migrating to other units, only LP gas or electric grills are permitted to be used on the Regency Tower balconies; absolutely no open flames from charcoal, wood, wood pellets, etc. or fire pits are permitted effective April 1, 2021.

Grilling in the Square

For outside grilling, the following applies: From the Ohio Ordinance on **308.3.1** Open-flame cooking devices: Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3,048 mm) of combustible construction. Exceptions: 1. One and two family dwellings; 2. Where buildings, balconies and decks are protected by an automatic sprinkler system. **308.3.1.1** Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound LP-gas capacity) shall not be located on combustible balconies or within 10 feet (3,048 mm) of combustible construction. Exception: one and two-family dwellings.

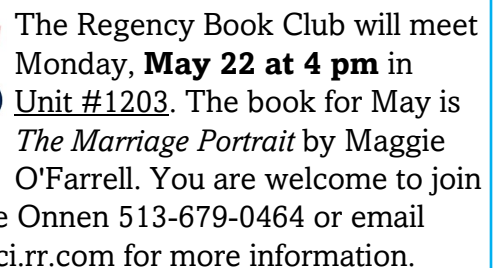
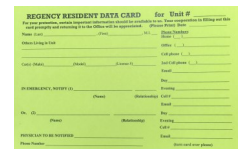


More information can be found at our website, www.regencycondos.com

**For more info, call Don Fritz (513-321-1343)
or Lesha Greenus (513-289-8394).**



New Owners: Please be sure to turn in a copy of your recorded deed and resident data card to the General Office.



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 tornadoes. 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. Otherwise, go to upper level quest bathroom.



REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, March 20th, 2023 at 4:30 pm in the Hermitage room
Present: Mr. Lawson, Mrs. Ficke, Mrs. Greengus, Mr. Woodward,
Ms. Bramlage, Mrs. Richardson via Zoom and G.M., Mr. Schafer

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 2/20/23 meeting minutes.
- III. **Manager Reports:**
 - A. Board reviewed January and February combined statements.
 - B. Reviewed units for sale and sale prices.
 - i. 1 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Square update:
 - a. Pressure washing – getting a 3rd bid for “soft wash”.
 - b. Patio/foundation work – contractor coming back out with an engineer.
 - c. Concrete – work failing from last year will be replaced.
 - D. Since there are only 4 applicants for the 4 open Board positions, the 2023 Regency Board will be: Linda Bramlage, Jill Ficke, Lesha Greengus, Dan Ledford, Barbara Myers, Melody Sawyer Richardson, and Bill Woodward.
 - E. Board gave the manager their votes should they be asked to be a proxy in the 2023 Regency Board election.
 - F. Board approved the Draft of the 2022 Audit.
- IV. **Old Business**
 - A. Covid: The CDC recommends that owners who test positive for Covid should isolate for 5 days from the onset and when in public for 5 days thereafter.
 - B. Update on 1st floor renovations – Built-ins/woodwork will be delayed; completion expected in June.
 - C. Landscape Architect Design update will be shared at the Annual Meeting.
 - D. Flood update: Replacement of the Generator, Fire panel and pump are in the hands of City Building and Fire Departments. Equipment will be ordered following approval of plans. The backup generator will be replaced outside the building.
 - E. Looking into an option where owners can pay HOA dues direct.
 - F. Since September 2022, 6 Federal Pacific boxes have been replaced in the Tower and 15 have been replaced in the Square. Thanks to all who have replaced their Federal Pacific boxes.
- V. **New Business**
- VI. **Officer’s Reports**
- VII. **Next Board Meeting** – Annual Meeting on Thursday, March 30th at 7:00 pm. Monday, March 20th, 2023 @ 4:30 pm in the Hermitage room.
- VIII. **Adjournment**