

## Letter to the residents from the Board President

### Spectrum Internet, WIFI and Cable Upgrade

The Spectrum upgrade will begin in May, and continue until the middle of June. The upgrade includes a new router and modem, download speeds of up to 500 mgs and an enhanced TV channel lineup. The white boxes, currently used for Internet and WIFI will be removed.

#### Internet and WIFI

1. Beginning in May (specific date to be determined,) you may call Spectrum to make an appointment for a tech to install the upgraded Internet and WIFI equipment. The tech will bring the new equipment and remove the existing white box. Your new WIFI password is printed on the back of the modem. The tech will assist you with the password change if needed.

If you wish to avoid scheduling a tech to come to your unit, you may self install the equipment. You can get the new equipment from the local Spectrum store in Rookwood, or call, and have the equipment sent to you. A Regency staff member will remove the white box, once you have disconnected it. We will provide you with the number to call in early May.

#### Television Service

1. **If you are happy with the way you currently watch TV, you do not need to make any changes at this time.** The new channel lineup will automatically be available on or around May 13th. We will try to provide you with a listing of the additional channels you will be receiving. **If you are currently paying for additional cable channels, be sure to check the new listing, as they may now be included at no extra cost.**
2. Under the new contract, you may have two cable boxes at no additional cost. Additional cable boxes will be billed to your account, at \$11.00 each.

If you wish to use streaming devices rather than cable boxes, Spectrum will provide two Xumo streaming boxes at no additional cost. Additional Xumo boxes are billed at \$5.00 per month, or a one time charge of \$60. **You may mix and match Cable boxes and Xumo boxes.** You are not limited to using one or the other. Regardless, the first two units are free. You are also free to use as many other streaming devices (Roku, Fire, Apple TV, etc) as you wish. If you want more information on the Xumo streaming device, or Cloud DVR, it is available on Spectrum.net.

Under the new contract, all residents will have their own Spectrum account. You will now be responsible for returning any Internet or TV devices directly to Spectrum, when you move or when they are no longer needed. The Regency will no longer be responsible for these devices.

I will provide more information in early May and as needed, as the upgrade progresses.

Dan Ledford  
Board President

# APRIL

Regency  
Condominiums  
April 2024  
Newsletter  
Page 2 of 10



James R. Schafer Jr., General Manager

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

Julie Bley: Administrative Assistant  
Kevin Daly: Staff Accountant  
Scott Creager: Director of Resident Services  
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



## SAVE THE DATE

# SUMMER POOL PARTY

## Sunday, June 9th

More details to follow.

## 2024 ANNUAL MEETING

Thank you to all that attended in person and viewed on Zoom and to those who ran for the Board of Directors. Congratulations to the new and returning Board members: Linda Bramlage, Jim Conway, Jerry Lawson and Ivan Tamarkin!

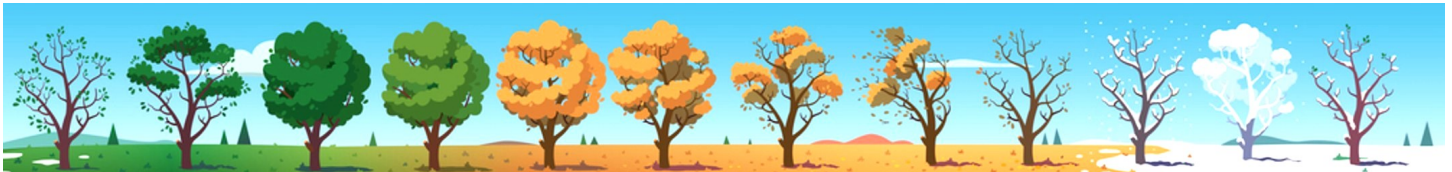


# 26<sup>th</sup>

## 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 5th**, 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 4th at 11:00 p.m.** For complete information including driving directions, maps, pace charts, spectator zones, etc., please visit [www.flyingpigmarathon.com](http://www.flyingpigmarathon.com)



# HVAC Change Over "Transition Period"

The Transition Period from Heat to A/C in the Spring and A/C to Heat in the Fall can be extremely frustrating for owners (those who are hot and those who are cold) and for the staff.

Below are some questions we get asked during that period:

## **Why can't I get heat/air conditioning when I want it?**

When the building was built in 1967, A/C was not a priority; therefore it was built as a 2 pipe system (one supply, one return), not a 4 pipe system. This means we can only supply hot water for heat or cold water for A/C, not both at the same time.

## **Are there any laws which require supply of heat/air conditioning?**

A/C no, the heat yes. The Cincinnati Board of Health has established laws that regulate heat but not A/C. The Cincinnati Board of Health code 00053-13–Miscellaneous environmental sanitary regulations states:

*"It shall be the duty of every person who shall have contracted or undertaken to furnish heat for any building or portion thereof, occupied as a home or place of residence of one or more persons, to heat, or to furnish heat for every occupied room in such building, or portion thereof, so that a minimum temperature of 70° F (21° C) may be maintained as measured at a distance of thirty-six (36) inches above the floor whenever the outer or street temperature shall fall below 60° for twenty-four (24) consecutive hours."*

During the past couple of weeks only one time did the temperature here in Cincinnati register below 60° for a twenty-four hour period; on the contrary, the temperature has been very erratic, spiking over 65° and dropping below 40° from day to day.

## **What would it cost to change from a 2 pipe to a 4 pipe system?**

The last quote we got to change it to a 4 pipe system was 6 million plus the cost and inconvenience of opening up everyone's wall next to the Fan Coil Units to install 2 more pipes from the roof to the basement.

## **Who decides when we will switch from A/C to heat and vice versa?**

The General Manager makes the final decision on when to switch with the assistance/input from the Building Supervisor.

We look at the following factors before making any switch:

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

## **Can some sides/zones of the building have heat and the others A/C, or vice versa?**

Yes, that is a possibility however we did that for 2 or 3 seasons and found it to be very confusing and frustrating for the owners. And we still had owners on the same stack asking for the 2 different temperatures. It ended up being very expensive with little convenience.

## E-bikes, Scooters and E-Skateboards

In recent months, there have been more and more fires resulting from faulty or malfunctioning lithium-ion batteries and chargers used in e-bikes, e-scooters, and other electronic mobility devices.

In New York City alone, there have been approximately 200 fires and six deaths, according to the New York City Fire Department.

Due to this fire hazard and difficulties in extinguishing said fire, **the policy for the Regency Tower and Regency Square is as follows:**

*No lithium-ion batteries (other than on a wheelchair) may be stored in any condo or interior common element/area or charged in the garage. This would include the outer vestibule areas in the Square.*

(Facts and part of this policy comes from Cozen O'Connor's December 6, 2022, article, *How Can Boards of Coops and Condos Prevent Fires and Other Injuries Due to Electrical Vehicles and Similar Devices?*)

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## **Regency Preferred Parking Policy**



We are still offering a service to all residents who do not have a garage space or would need additional valet service for a 2<sup>nd</sup> vehicle.

Convenient valet parking 24/7 at the front entrance. Call the valet line at 513-871-6370 to order your car - rain or shine, clear of snow/ice in the winter months. Drop it off at the same location upon return. The cost of this service will be \$65 per vehicle per month, billed to your condo fee.

**The term is six months with automatic renewal. If you wish to cancel the service, written notice must be provided to The Regency office 30 days prior to end of term.**

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

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

### **Side Note:**

*The Regency is pleased to valet owners, guests and those who partake in the Preferred Parking option. Please help us help you by giving us 15 minutes to get your car. This time is needed should the valets be assisting others or delivering the 100+ packages that come in throughout the day as well as keeping the lane free of arrivals, so as not to block the "Fire Lane".*

### 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.

### **Turn off your car**



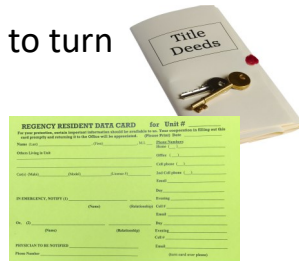
**Save and Conserve**

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.

### **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.

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



The Regency Tower is a **SMOKE-FREE** building. Thank you for your cooperation.

## 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.



The Regency Book Club will meet

Monday, **April 29 at 4 pm** in Unit 604. All are welcome to join us. Call Melanie Onnen 513-679-0464 or email [onnenmk@cinci.rr.com](mailto:onnenmk@cinci.rr.com) for more information.

Out of courtesy to others, and to comply with Fire Department regulations, all 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 the front desk for Valet assistance.

Thank you—Regency Office



**Congratulations to Regency resident Sandy Suskind, Jazz Flutist and Saxophonist on being inducted this year!**

## FYI

**Please do not touch the floral arrangements on the round table and sideboard in the**

**lobby and the valet station!** The flowers are for ALL RESIDENTS AND VISITORS to enjoy.

The arrangements have been vandalized **AGAIN** by someone removing flowers from the vessels in the lobby.

Scott, our Director of Residents Services, is the only one responsible for the flower arrangements in the lobby and valet station.



# 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!

## **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.



**UNITS FOR SALE**

**TOWER**

Unit 204 2 BRDM    Unit 612    2 BDRM  
Unit 206 3 BDRM    Unit 712    2 BDRM

**SQUARE**

2384 Dana 2 BDRM

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

More information can be found at our website, [www.regencycondos.com](http://www.regencycondos.com)

**AUDITOR'S REPORT**

The 2023 Audit will be available via email or paper copy by March 4th. Please call in a request and one will be sent to you or you can pick up a copy in the office.

Per the Ohio guidelines, our auditor requests that we notify all owners that should they have any questions on the Audit or financial status of the Association, they should feel free to submit a written question to the Board of Directors. In return, the Board, if unable to answer the questions, should contact the Auditor for a full explanation. There are no secrets, so please do not hesitate to ask.

**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.



**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 guest bathroom.**

## Social Committee Upcoming Lectures, Concerts & Activities

**Jerron Gray, Withrow Principal**

**Monday, April 8<sup>th</sup>**

*“Getting to Know Our Neighbor  
Next Door”*

7:00pm in the Hermitage Room



**Matt Tolentino**

**Sunday, April 14<sup>th</sup>**

*“Regency Sing Along”*

4:00pm in the Regency Lobby



**Christopher Milligan**

**Monday, May 13<sup>th</sup>**

*“Opera Today”*

7:00pm in the Hermitage Room



**Michael Chertock**

**Sunday, May 19<sup>th</sup>**

*“Classical Trio Concert”*

5:00pm in the Regency Lobby



The Regency Bridge and Mah Jong club will convene on the last Wednesday of the month, April 24<sup>th</sup> from 3 to 5pm in the Hermitage Room. All residents are welcome: bring a partner or come solo. For more information, call Don Fritz (513-321-1343) or Leshia Greengus (513-289-8394).





## REGENCY CONDOMINIUMS

### BOARD OF DIRECTORS MEETING MINUTES

*Monday, March 18<sup>th</sup>, 2024 at 4:30 pm in the Hermitage room*

*Present: Mr. Ledford, Mrs. Greengus, Mrs. Ficke, Mrs. Myers,  
Ms. Bramlage, Mrs. Richardson by phone and G.M., Mr. Schafer*

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below).
  - A. The February 18<sup>th</sup> Board meeting minutes were approved via email.
  - B. Units for sale and rentals as of 3/7/24.
    - i. 5 in the Tower. 12 are rented.
    - ii. 1 in the Square. 6 are rented.
  - C. Manager's Report.
    - i. Revised bids for the Balcony work came in \$326,381 over budget. However, we feel there is some work that may not be necessary, lowering the cost even more. Contract with Buckeye was signed – work to begin mid to late April.
    - ii. A 5 year contract with Spectrum was signed, for a lower rate than we are currently paying. Once the conversion is completed, the new lower rate will be reflected in the monthly statements.
    - iii. Letter of engagement was signed with Amy Ferguson of Wood and Lamping Attorneys at Law.
    - iv. The Nominating Committee, consisting of Harold Byer, Bobbie Reckseit and Tom Bosco, confirmed that all candidates are qualified to run for the Board via unanimous Phone poll on 3/5/24.
  - D. Committee Reports
  - E. Next Board meeting: Annual meeting on Thursday, March 21<sup>st</sup> in the Hermitage room and via Zoom; followed by April 15<sup>th</sup> at 4:30 pm.
- III. P&L Report from Treasurer/Manager: The annual audit has been completed and hard copies can be obtained in the office or by email upon request. Both the Tower & Square ended the year in the black, \$86 for the Tower and \$14,260 for the Square. All operating surpluses are moved to the Reserve account. Receivables (HOA Fees) are excellent; \$4,835 in the Tower and \$691 for the Square, which were all paid in January. At the end of the year we had \$536,193 in insurance money left in the bank to be used for generator and miscellaneous clean up.

*Continued on the next page*

IV. Manager's Update

- A. Update on 1<sup>st</sup> floor renovations: still waiting on bench, "R" on elevators and a discussion on what to do with the curtain and oriental screen.
- B. Flood update: Waiting for Generator (June +/-).
- C. Units for Sale update: No change in number of units for sale in the Tower (1705 is pending and 204 listed on the market the same day) but a FSBO condo in the Square (2384 Dana) is now for sale and unit 1803 recently sold.
- D. Camera project: 95% of the work in the Tower has been completed. The Square should be finished mid-April.

V. Decision items:

- A. The Board cast the vote for the 2024 Election for units owned by Association and for any proxies.
- B. The Board decided not to exercise the "first right of refusal" on commercial unit 102. However, the Board may revisit this issue when the prospective purchaser is disclosed.

VI. New Business – Social Committee update

VII. Next Board Meeting – Annual meeting on Thursday, March 21<sup>st</sup> (hybrid) at 7:00 pm, followed by Monday, April 15<sup>th</sup> at 4:30 pm.

VIII. Adjournment

IX. Executive Session

**Balcony Update:**

**Buckeye Construction, under the watchful eye of John Partin, will begin working in Lot #1 no later than April 22<sup>nd</sup> (weather permitting).**

**They will put up scaffolding from the Dana corner of the building to the side of the 8 stack.**

**Please look out for parking and walk paths closed due to construction.**

