

APRIL



Letter to the residents from the Board President

The Regency Condominium Homeowners Association Annual meeting was held on March 27, 2025. The meeting was attended by 40 owners in the Hermitage room and another 37 on Zoom. Ballots were received from a total of 135 owners, out of a possible 300. That is broken down to, 123 out of 239 in the Tower and 12 out of 61 in the Square. While the number of ballots cast satisfies the minimum requirements as stated in the bylaws, it seems like a low percentage of participation.

Lesha Greengus and I were reelected and Bill Woodward will be rejoining the Board after a one year hiatus. Board members serve for two year terms and can serve for three consecutive terms, before reaching their term limit as established in the bylaws.

On behalf of the Board, I would like to thank Barbara Myers for her most recent two year term serving as Treasurer of the Board. She was able to make a number of important changes as to how we calculate and report our financial condition.

At the meeting, Mr. Schafer announced that an electric shutdown will take place in the Tower on Monday, April 14th, from 10 AM until 2 PM. This shutdown is required to make the final connections to the new emergency generator and fire pump.

Finally, the annual meeting is an appropriate time to thank our General Manager, Jim Schafer, for his dedication and outstanding service to our community. The job of GM is complex, requiring multiple skill sets and is a 24 hour a day, seven day a week job.

Dan Ledford
Board President

APRIL

Regency
Condominiums
April 2025
Newsletter
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James R. Schafer Jr., General Manager

www.regencycondos.com

Jeff Dowd: Building Superintendent
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

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
Spectrum TV: 833-697-7328

2025 ANNUAL MEETING

Thank you to the 40 residents that attended in person and the 37 residents who viewed on Zoom and to those who ran for the Board of Directors. Congratulations to the new and returning Board members: Lesha Greengus, Dan Ledford and Bill Woodward.



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

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.



Saturday, April 12 —
Sunday, April 20



Sunday, April 20



Tuesday, April 22

Federal Pacific Electric Panels Update

The Regency Board and Management would like to thank the many owners who have switched out the original Federal Pacific Electric Panels (FPE). For those who have not done so yet, we strongly recommend you take into consideration the letter below and have a new panel installed. Thank you.

When The Regency Tower and Square units were built (1968 and 1974, respectively), Federal Pacific Electric Panels (fuse/breaker-box) were installed in each unit. Over the years many owners have replaced the FPE Panels with newer models. Because the FPE “Stab-Lok” breakers have had a history of failing to trip or jamming, there is a possibility that when a circuit is overloaded, the breakers may fail to provide proper fire protection. The companies that used the FPE breakers have gone out of business and the FPE breakers are no longer made. There are many articles on the internet detailing the history of the FPE breakers if you would like to have more information.

The building and electric codes in Cincinnati do not require that the FPE Panels be replaced, but the Underwriters Laboratories (UL) pulled its endorsement and many electric inspectors and insurance carriers across the country suggest that FPE boxes be replaced. Replacement of an FPE Panel often comes up when an outside inspection is done in connection with the sale of a unit in The Regency and would likely come up when your unit is sold.

The Regency Board of Directors has recently reviewed the information and history of the FPE Panels. For your peace of mind and safety and that of your neighbors, we are asking you to seriously consider changing out your FPE Panel sooner than later.

Under the Regency Documents, the replacement costs are the owners’ responsibility. Below is a list of licensed electricians who have replaced boxes in both the Tower and Square. Of course, there are other electricians who can also do the work. Costs can range from \$800 up depending on where the new box needs to be placed to meet current codes, what, if any, additional updated electric work needs to be done in the unit, and existing electric load to the box. An electrician will need to look at each unit prior to giving an estimate.

Please don’t hesitate to call Jim Schafer if you have any questions or if our records are incorrect and your FPE has been switched out.

Please let us know once you have changed out the FPE.



List of Electricians:

Cooper Electric – 513-271-5000

Mike Wood, Dave McGrath

Curry Electric – 513-528-5454

David Tate – 513-235-3739

Frey Electric – 513-385-0700

Kurnick Electric – 513-519-2699

Nabi Electric – 513-271-5511

Lipps Electric – 513-471-7023, Ron Lipps



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?*)

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 2nd 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.

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 508 2 BRDM / Unit 1710 3 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

WELCOME

We are pleased to welcome **Jon & Paula Stein** in **512**. Please extend a warm welcome to our new Regency residents!

PLEASE DON'T PICK THE FLOWERS!

"If you love a flower, don't pick it up. Because if you pick it up it dies and it ceases to be what you love. So, if you love a flower, let it be. Love is not about possession. Love is about appreciation." -Osho



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.



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 and Education Committee Events in April/May 2025



Nina Strauss

Monday, April 7th at 7:00pm in the Hermitage Room

Nina Strauss

**“25 Years to Sell a Book, and Other Trials
of a Children’s Book Author”**

Moderator: Karen Blocher



Karen Blocher



Sunday, April 27th at 4:00pm in the Regency Lobby

Polina Bespalko

Classical Pianist

**Pictures at an Exhibition, Suite by Modest Mussorgsky
Seasons op.37a, Book by Pyotr Ilyich Tchaikovsky**

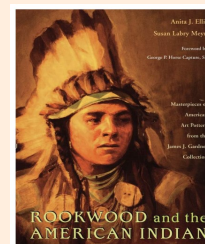


Monday, May 19th at 7:00pm in the Hermitage Room

Anita Ellis

**Retired Deputy Director of Curatorial Affairs
at the Cincinnati Art Museum**

"The American Indian and Rookwood"



Sunday, May 25th at 4:00pm in the Regency Lobby

Michael Chertock Piano Trio

Antonin Dvořák: Trio No. 4 in E Minor, Op. 90 “Dumky”

Johannes Brahms: Trio No. 1 in B Major. Op. 8



Michael Chertock
Piano



Stacey Woolley
Violin



Daniel Kaler
Cello

Regency Community Garden Update:

Hello Regency Residents,



We are writing to you on March 20th, the first day of Spring 2025.

When we last wrote in October, we had begun planning for this season well in advance because unpredictable weather had been a huge challenge in 2024; also our location in the pool area, wasn't hospitable due to inadequate sunlight. So, we're happy to say that we have begun Spring planting as of a couple of weeks ago!

For people who may not know about the garden, our approach is, "All are welcome to take some, and leave some for others".

First, let us tell you about our adjustments to make the garden more productive than last year, fingers crossed:

With the help of Claude, our Grounds Manager, we relocated our existing beds to try to capitalize on having more sunlight. Also, we look for seeds and "plant starts" which are cultivars able to withstand light frosts, or very hot summers.

This is the Spring planting, thus far: Peas, arugula, loose leaf lettuce, baby spinach and cilantro.

From our past experience with Summer planting, we know what's been popular, and will plan to plant:

HERBS: Basil, rosemary, thyme, oregano, flat leaf parsley

VEG: Zucchini, cucumbers, possibly bush beans, sweet peppers and tomatoes, including cherry tomatoes (always welcome!)

If anyone wants to donate a favorite of their own, please let us know, and we'll include it as we have in the past.

****Volunteers are always welcome!***

If you are interested, email Marilyn Wander at mrwander001@gmail.com

**** If you want to donate a plant, email Nina Castro at johcastrcatch@gmail.com***

Nina Johns-Castro & Marilyn Wander



REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

*Monday, March 17th, 2025 at 4:00 pm in the Hermitage room
Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,
Mr. Conway, Mr. Lawson, Mr. Tamarkin and Mr. Schafer, G.M.*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below).
 - A. The February 17th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 3/7/25.
 - i. 4 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report.
 - i. Trustee of the owner of a vacated unit that is delinquent in HOA dues, has submitted a Promissory Note in lieu of a lien, payable when the unit sells.
 - ii. Yearly Property insurance inspection went well. They are suggesting we do more weekly visual inspections as well as add one more leak detector on the 20th floor.
 - iii. Tower Façade inspection was completed and turned into the city. Their response was favorable so no future action required at this time.

(End of consent agenda)
- III. P&L Report from Treasurer: Audit was delayed due to Auditor's illness. Auditor adjustment, journal entries and Jan/Feb P&L could not be completed prior to meeting. They will be distributed next week for discussion at April's meeting. Board did review the A/R, no unexplained issues.
- IV. Manager's Update
 - A. Flood Update: final inspection to hook up fire pump to Duke's transformer was approved. Contractor will continue to pull wire and patch concrete, to prep for Duke Energy's 4 hour electric shutdown in the Tower, around the first week of April.
 - B. Units for Sale and rentals as of 3/14/25.
 - i. 3 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. The \$500 fine/assessment of the smoking/nuisance violation was paid.
 - D. Terminix termite inspection in the Square is on Thursday, March 20th.
 - E. We will be replacing trees in 3 areas of the grounds: by the flagpole, Dana entrance and Lot 1, right of awning.

Continued on the next page

V. Decision items:

- A. Mr. Conway distributed a flyer for a local recycling company called REBOOT that recycles and reuses electronics. He will do more research and work with Mr. Schafer to organize a day for pickup for residents.
- B. Mr. Ledford reflected on the past year with the current Board and thanked them for their service. Many tough decisions were made regarding the budget and projects. The election of the new Board will be announced at the Annual Meeting on March 27th at 7:00 pm.

VI. New Business – 75 of the 87 votes needed for a quorum for the Board election have been received.

VII. Next Board Meeting – The Annual Meeting on Thursday, March 27th, followed by the Board meeting on Monday, April 21st at 4:00 pm in the Hermitage room.

VIII. Adjournment

IX. Executive Session



Chuck at the Regency

We are a full service salon offering hair cuts, color, nails, waxing, makeup and chemical services. We are committed to providing you, the customer, with the best service possible!

Amenities include:

- Waxing
- Eyebrow and eyelash tinting
- Manicure and pedicure
- Haircutting, including men and children
- Hair coloring



Open Tuesday-Saturday

9 am to close

Call for appointment at

513-321-3632





513-871-6888

Orientalwok.com

MONDAY Closed

TUESDAY - THURSDAY

11:00 A - 9 P

FRIDAY

11:00 A - 9:30 P

SATURDAY

11:30 A - 9:30 P

SUNDAY

4:00 P - 9:00 P

