

# APRIL

Regency Condos  
April 2026  
Newsletter  
Page 1 of 7



James R. Schafer, Jr.: General Manager

[www.regencycondos.com](http://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: 513-871-000  
Office Fax: 513-871-5804  
Valet Phone: 513-871-6370  
Valet Text: 513-200-4219  
Spectrum TV: 833-697-7328

## Annual Meeting 2026

Thank you to all the residents that attended in person and the residents who 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, Barbara Myers and Ivan Tamarkin.



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.



**GOOD FRIDAY**

Office and maintenance are closed at noon on April 3<sup>rd</sup>



**PASSOVER**

Starts Wednesday, April 1<sup>st</sup> through Thursday, April 9<sup>th</sup>



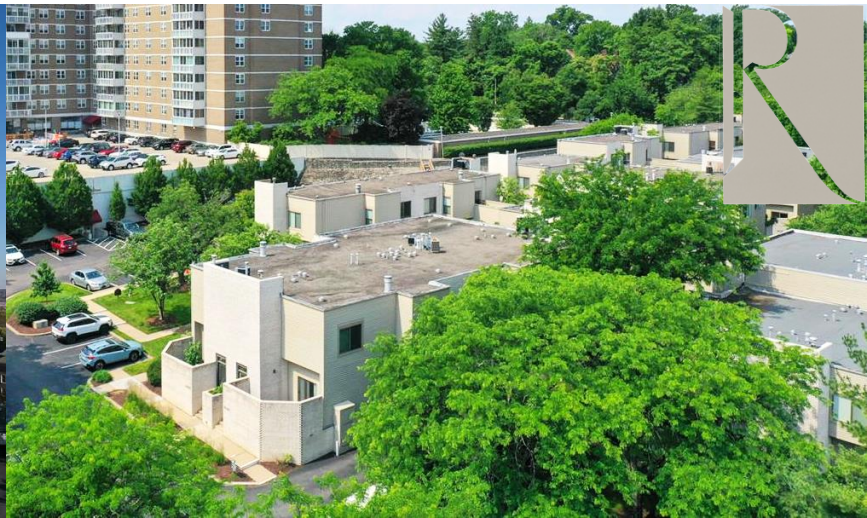
*Easter*

Sunday, April 5<sup>th</sup>



**EARTH DAY**

Wednesday, April 22<sup>nd</sup>



## Units for Sale

### Tower

Unit 1409 2 BDRM

Unit 1410 2 BDRM

### Square

2352 Dana 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](http://www.regencycondos.com)



We are pleased to welcome Maury Drummey & Jerome Diersing in **1105** and Jo Anne & Stuart Oliver in **1711**. Please extend a warm welcome to our new Regency Residents!

## 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 THE FRONT DESK.**

**Square residents:** Go to the lower level bathroom if you have one, otherwise, go to the upper level bathroom.

## **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.

## **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.

## **E-bikes, Scooters and E-Skateboards**

Lithium-ion batteries in e-bikes, scooters, and skateboards have become a significant fire safety concern in Ohio and nationwide, with hazards often stemming from thermal runaway, improper charging, or defective batteries. In Cleveland, officials have taken action against warehouses storing large quantities of e-scooters, citing them as a "dangerous fire hazard" due to potential explosions and intense fires.

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 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.

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**

*Monday, March 16<sup>th</sup>, 2026, at 4:00 pm in the Hermitage room.*  
*Present: Mr. Ledford, Ms. Bramlage, Mr. Woodward, Mr. Conway,*  
*Mr. Lawson, Mr. Tamarkin, Rabbi Ingber and G.M., Mr. Schafer.*

- I. Called to order at 4:00 pm by President, Dan Ledford. Welcomed to the Board, Rabbi Abie Ingber, who was appointed by the Board, to replace Mrs. Greengus until the end of her term in March 2027.
- II. Approved February 8<sup>th</sup> *Consent Agenda* (consisting of items below):
  - A. The November 17<sup>th</sup> Board meeting minutes were approved via email.
  - B. Review of units for sale and rentals. (3/6/26)
    - i. 3 in the Tower. 8 are rented.
    - ii. 1 in the Square. 8 are rented.
  - C. Manager's Report
    - i. The \$131,000 cost of bringing the elevators and emergency generator up to code is covered by the original "Flood" insurance claim. Work is continuing.
    - ii. Manager received Mrs. Greengus' notice of resignation from the Board effective 2/10/26. It was a pleasure serving with her on the Board and as chair of the Social & Education committee.
    - iii. Annual Meeting is Thursday, March 26th at 7:00 pm.
    - iv. Manager's succession plan will be reviewed at the April Board meeting with the new Board and new officers.
    - v. Cigarette butt container has been moved away from the building. The owner that requested the move is thankful and will monitor the situation.
    - vi. Board received a copy of the electric car charger quarterly report: FYI, 2025 brought in \$69.52; no expenses absorbed by the Association.

(End of Consent Agenda)
- III. Review of the 2025 December Preliminary P&L:
  - A. The Independent Auditor's Report for calendar year ending 12/31/2025 performed by Locey, Mitchell & Associates CPAs has been received stating that the financial statements of the Regency Condominium Owner's Association represent fairly, in all material aspects, our financial position. The results of the Association operations and cash flows were reviewed in accordance with generally accepted U.S. accounting principles. The Total Fund Balance (Net Worth) for the Association increased by \$285,957.00 for the year. In addition, the Association's cash position remains strong at \$1,045,225.00. 2025 Audit was approved by the Board.

IV. Manager's Report

- A. Cabana roof will be replaced at no charge; waiting on darker sample. Future Square roofs will be white. \$10,000 discount will be implemented on next job.
- B. Units for sale and rentals. (3/13/26)
  - i. 5 in the Tower. 8 are rented.
  - ii. 1 in the Square. 8 are rented.
- C. We have 72 of the 87 ballots needed for the Board election quorum.
- D. After months of delay, the garage door that was hit by a resident's vehicle has been repaired and is up and running.

V. Discussion items:

- A. Jim Conway updated Board on hall redecoration project due for 2027. Board requested additional information for potential designs/materials for budgeting in phases before presenting them to long term planning and budget committees.
- B. Board/Manager is still investigating a policy that could require flu shots and vaccinations for staff.

VI. Decision item – Board made a unanimous motion on their vote should they be asked to be a proxy in the upcoming Board election.

VII. New Business

VIII. Next meeting – Annual Meeting on Thursday, March 26<sup>th</sup> at 7:00 pm followed by Monday, April 20<sup>th</sup> at 4:00 pm in the Hermitage room.

IX. Adjournment

X. Executive Session



Holding elevator doors open can trigger safety mechanisms that shut down the lift, causing service disruptions and potential damage to the door operator. Instead of blocking the door with your body, use the **"door open" button** or retrieve the elevator key from the General office. Thank you

# Social and Education Committee Events in /April/May 2026

## Monday, April 13<sup>th</sup> at 7pm—Hermitage room



Bill Kite

*A History of the Wulsin's Estate*  
A discussion of the family's journey,  
the evolution of Baldwin Piano  
and the history of their grand home,  
known as *The Hermitage*.



Lawson Wulsin

## Sunday, April 19<sup>th</sup> at 4pm—Regency Lobby

### Baby Grands

from the School for the Creative & Performing Arts



*A Premier Treble Acapella Ensemble from  
The School for Creative and Performing Arts*  
Known for their musical excellence,  
attention to detail, and a high standard  
of artistry and professionalism in performance.



## Monday, May 11<sup>th</sup> at 7pm—Hermitage room

### Jason Kalman

*The Dead Sea Scrolls*

*"What They Are and What They Have to Do with Cincinnati"*



## Sunday, May 24<sup>th</sup> at 7pm—Regency Lobby

### Michael Chertock Quartet

*Mozart Piano Quartet in G Minor*  
*Dvorak Piano Quartet in E Flat Major*



Michael Chertock  
Piano



Leslie Dragan  
Viola



Tom Guth  
Cello



Stacey Woolley  
Violin