

AUGUST

Regency Condominiums

August 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

Spectrum **fyi**

The Spectrum equipment policy has changed: all equipment supplied by Spectrum stays with the condo unless the owner subscribes to additional services (gets a Spectrum bill). If the owner gets a bill from Spectrum, all equipment is re-registered to that owner and is their responsibility for upkeep/return. **The only exclusion is the white tower, which always stays in the condo.** Should an owner get a notice from Spectrum, regarding equipment, they should comply. See the General Manager if you have any questions.

COVID REMINDER

The CDC recommends that those with Covid isolate for 5 days from the onset and wear a mask for 5 days after that when in public.

Please help us keep those in the building safe.

Regency Management

Regency Insurance

On the last page of the Newsletter is the Insurance "Dec" page for 9/23→8/24. The only change that would affect owners policy is that the deductible for all perils has been changed from \$25,000 to \$50,000. (water stayed at \$50,000) Therefore, the \$50,000 in Loss Assessment we suggested everyone get should cover this increase.

HAPPY LABOR DAY

The General Office and Maintenance will be

CLOSED on Monday, September 4th.

Have a safe holiday weekend!

Lock Your Doors

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

Please lock your doors and keep all valuables out of sight. Report any criminal activity immediately by calling 911 first and then alert the Front desk.

Thank you.

SOLICITATION

There is no soliciting allowed on The Regency property 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.

*Do you have a **humidifier**?*

Anyone with a humidifier should call the office at 871-0100 to make arrangements for yearly service.



E-bikes, Scooters and E-Skateboards

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

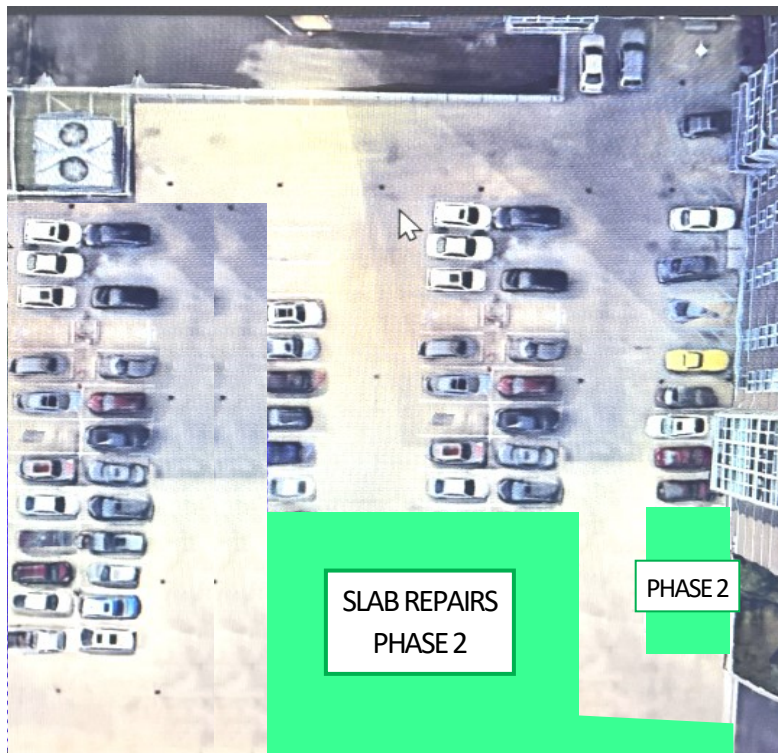
In New York City alone, there have been approximately 200 fires and six deaths, according to the New York City Fire Department.

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?*)

Lot 2 Deck Work - Phase 2



Lot #2 Door
Entrance

Please drive
slowly

Update:

At this time we feel it's best to make all repairs found when we take the top layer of the deck off, therefore we are moving slower than anticipated. The next move will not be until September.

Regency Condominiums Pet Policy

The following rules for pet management by owners, or residents, are designed to promote a safe pet environment in our community. Complying with these rules will help protect all pets and their owners and help allay any fears or discomfort other residents may experience in the presence of animals.

General rules are set forth below, however, the Board reserves the right to deny a request or variance based on pet type, size, specific breed or any other reason the board deems may present a danger or perceived danger to other residents or their pets.

1A. **Tower:** Owners will be permitted to keep up to 2 domestic animals. Each animal may weigh no more than 25 pounds (exceptions for certified needs, for a trained service animal, or for other hardship may be requested by written petition to the Board for its consideration, and possible approval.) The request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner. Exceptions will not be made after purchase.

1B. **Square:** Owners will be permitted to keep up to 2 domestic animals. Animals that weigh more than 25 pounds must receive a variance from the Board. The variance request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner.

2. Any noise or nuisance by a pet affecting other residents will result in the automatic loss of the privilege of keeping a pet. (Declaration of Condominium Ownership, Article VIII, Section 1)

3. All pets must be transported on the service elevator of The Tower, and must be on a leash, and heeled at the owner's side. At all other times on property, other than in the owner's unit, pets must be leashed and under the complete control of the owner. Pets are not permitted in the lobby, mail room or offices, beauty parlor, Hermitage room or exercise rooms. This rule applies to all animals except Certified Service Animals (companion dogs must comply). Failure to comply may result in penalty or loss of privilege (see fine schedule*).

4. Use the Dana Avenue sidewalk area to walk dogs. Mutt mitts are provided inside the fence along the Dana Avenue side of Regency Square.

5. **Walking of dogs, either on or off Regency property, should conform to the City of Cincinnati Code regarding use of a leash and clean-up.** (Clean-up includes brushed hair and properly disposing of waste (not left at the door). Failure to do so may result in penalty or loss of privilege (see fine schedule*).

6. Damage of the association landscaping or the building caused by animals will be billed to the offending owner.

7. Cat litter should be disposed of by putting it in a bag, not down the sewage system.

***FINE SCHEDULE FOR NONCOMPLIANCE WITH PET RULES**

First Offense: written warning

Second Offense: \$50.00 fine

Third Offense: \$100.00 fine

Fourth Offense: loss of pet ownership privilege at The Regency Condominiums



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.

DON'T FLUSH THIS!

When you use your toilet, shower, washing machine or dishwasher, waste water leaves your home through pipes that connect to the city's sewer system. Putting the wrong things down the drain can damage the sewer system, cause sewer backups in your home or your neighbor's home, and sewer releases to the environment. Anyone who uses the sewer system should be responsible for what they flush or pour down drains. When problems occur from residents misusing the sewer system, it hurts the whole community with extra costs to hire a plumber and clean up.

Needless to say, the mess is not desired by anyone. I am sure that this problem can be greatly improved or even eliminated if everyone is considerate and just remembers to "think before you flush".

The following is a list of things you should never flush down a toilet:

Disposable diapers	Tampons	Mini or maxi pads	Cotton balls and swabs
Condoms	Dental Floss	Facial tissue	Cleaning wipes of any kind
Bandages and bandage wrappings		Personal wipes, even if labeled as "flushable"	



Open Tuesday-Saturday

9am-close

Call for appointment

at 513-321-3632

Chuck at the Regency Chuck at the Regency Chuck at the Regency Chuck at the Regency Chuck at the Regency 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 & eyelash tinting
- Manicure & Pedicure
- Haircutting, including men & children
- Hair coloring

Chuck at the Regency Chuck at the Regency Chuck at the Regency Chuck at the Regency Chuck at the Regency Chuck at the Regency

New Stylist

Loretta Riley is a new stylist at *Chuck at The Regency*! She is an experienced stylist who specializes in cuts, color and wash & style.

You can call her directly to schedule an appointment at 513-646-0263.



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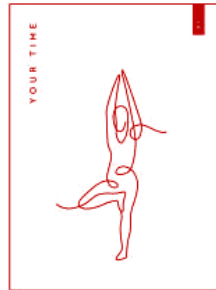
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FITNESS OPTION IN THE EXERCISE STUDIO

Coming soon...Pilates Mat Classes will be held in the Studio fitness center every Wednesday beginning **October 25 at 9am**. Pilates mat exercises are the foundation of the method which helps to develop strong core muscles, improves flexibility, and mental focus. A majority of the exercises are done while lying on the floor, therefore please bring your own yoga mat. Light hand weights and other small apparatus may be used as well. Each



class is 45 minutes and will be limited to 10 participants. The cost is **\$20** per class payable by cash, check, Venmo, or Paypal at the time of the class to the instructor, Cathy Strack. As a classically trained instructor, she has over 20 years of experience teaching and practicing the Pilates method. For questions or to reserve your spot, contact Cathy at 260-602-1778 or by email at cbsphit@frontier.com.

Recycling in the Square:

We offer blue recycling bags that Rumpke will accept when filled with recyclables (no plastic bags in them). These bags can be purchased through the office at 10 for \$20. You can fill the bags with mixed cans, plastic bottles, small cardboard boxes and paper. We will pick up the bags daily when we pick up the trash.

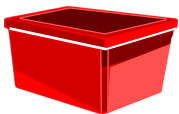


Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

If you wish, you may still bring your recyclables to the dock or in the garage and put them in the green/brown 95 gallon totes, at no cost.

Recycling in the Tower:

We arranged with the city of Cincinnati Recycling to recycle newspapers, glass, aluminum and plastic.



The **RED** recycling bins found in the trash rooms are for **PAPER ONLY**: newspaper, magazines, flattened cardboard, mixed office paper and envelopes, paperboard (cereal boxes), pizza boxes free of food debris and grease, telephone books and catalogs.

The recycling containers/totes located in the basement are for rinsed glass bottles, aluminum cans and recyclable plastic containers (such as milk containers). The large 4 yard dumpster on the dock is for broken down boxes only. **Thank you for your cooperation in this matter!**



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



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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**.

Welcome! We are pleased to welcome in the Tower, Chris Selker in **502B**, Pat Timm & Mollie Williams in **512** and Dr. Arnold & Mrs. Ina Schwartz in **1501**. In the Square, we welcome Christian & Matt Bracale in **2326**.

Please extend a warm welcome to our new Regency residents!

UNITS FOR SALE

TOWER

Unit 206	3 BDRM
Unit 904	2 BDRM
Unit 1406	3 BDRM

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



Thanks to the Social committee for organizing the **End of the Summer Pool Party**, as well as everyone who attended! We had a great turnout and great weather.

The pool is open until Sunday, September 17th from 11:00am to 8:00 pm.

GO PAPERLESS

Contact our Staff Accountant, Kevin Daly, if you would prefer receiving your monthly statement via email. If you didn't receive your September statement by email and you should have, check your spam or junk folder for an email sent from Kevin at Kdaly@regencycondos.com

Billers Direct is now available to pay HOA fees online. If you have any questions, please call Kevin in the office at 513-871-0100 and he can send you the link to sign up.

Monthly Newsletters can be emailed as well, so contact Julie Bley in the office if you're interested.

The Regency Bridge and Mahjong club will convene on the last Wednesday of the month, September 27th, from 3 to 5 p.m. in the Hermitage room. All residents are welcome: bring a partner or come solo. For more info, call Don Fritz 321-1343 or Lesha Greengus 289-8384.



REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, July 26th, 2023 at 4:30 pm in the General Manager's office.

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

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Board approved consent agenda (consisting of items below)
 - A. Approved of 6/19/23 Board meeting minutes. (note change of next meeting on Wednesday, 7/26/23)
 - B. Reviewed units for sale and rentals as of 7/24/23.
 - i. Ø in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. The food truck went well and we had good feedback from owners, employees, and purveyor. Next truck will be Ant Liz Uptown BBQ on Monday, August 28th.
 - D. Covid: owners who test positive must quarantine for appropriate time period. Please don't ask valet to park your car or an employee to enter your unit if you are under quarantine.
 - E. Landscape Architect Design update. The plan will be presented once the committee chairs are selected.
 - F. 20-25% of the owners are now on Autopay for HOA dues.
 - G. Update on 1st floor renovations: Board has been sent updates from committee chair outlining delays.
 - H. Flood update: waiting on Fire panel, Generator and Fire pump. All on order.
 - I. We are repairing any problems found on the Lot #2/garage ceilings as we find them. Currently over budget approximately \$25,000.
 - J. A bench has been installed along the Dana wall.
 - K. The accounting firm, Barnes Dennig, does not feel we will qualify for any Employee Retention Credit Refund. (we don't show more than a 10% loss during the pandemic)
 - L. The city did another "temporary" fix to the road at the entrance and exit off Dana. We have also been put on the list for a more permanent repair later in the summer.
 - M. We are closing out low interest bearing accounts and reinvesting in ones with higher yields.
- III. P&L Report from Treasurer/Manager
- IV. Manager Reports:
 - A. Update on 1st floor renovations: Expecting the desks to arrive by 8/14. Anticipating the project to be finished by mid-September.
 - B. Flood update: Working on billing insurance. The generator is still being worked on. We're in the last phase.
 - C. Quick update on Community Association Institute (CAI) High-Rise Managers Workshop:
 - Mr. Schafer visited 3 properties in Charlotte.
 - Attended sessions regarding Resilient Leadership, Insurance Claims, HVAC, The Fundamentals of High-Rise Safety and Security, and Multi-Family Buildings Facades.
 - Spoke to well over a dozen vendors.

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- D. Update on intruder let into the building: On Monday, July 17th at approximately 9:00 am, a man followed a dog walker into the building through door #1 and was later buzzed into the inner door #1 (by valet drycleaners). He was extremely disoriented, trying to get to the “Beauty Parlor” and found his way into a residence on the first floor. We need to emphasize to the residents to not let anyone in that they don’t recognize.

V. Discussion items

- A. Security and parking: On Sunday, July 2nd, at approximately 8:00 pm, 3 men smashed out a window in a vehicle parked in Lot #1, stealing a gun in a gun bag. Cincinnati Police are working on the case
- B. Policy/rule, no electric bikes/scooters etc., except wheelchairs, allowed in condos or Square vestibule/foyer areas. Mr. Schafer to write a new policy.

VI. Decision items

- A. Committee membership approved. Also mandate that committees meet at least twice a year.
- B. Approved Board motion stating that whoever is the current Regency Board President, Vice-President, Treasurer or Secretary are authorized signers of any and all Regency bank accounts and CDs.
- C. Board approved Social Committee concert in the lobby on November 24th open to all residents.

VII. New Business

- A. Balconies: Note in the next newsletter about the balcony project slated for Spring 2024.

VIII. Next meeting – Monday, August 21st in the Hermitage room.

IX. Executive Session

X. Adjournment



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
08/29/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY HUESMAN SCHMID 5670 CHEVLOT RD CINCINNATI OH 45247		PHONE (A/C, No, Ext): 513-521-8590	COMPANY A-PROPERTY-AFFILIATED INS CO-POLICY # 1120392 B-LIABILITY -WESTERN WORLD INS CO.-POLICY #NPP8909776 C-CRIME-PHILADELPHIA INS CO-POLICY #PCA007547-0519 D-UMBRELLA-GREENWICH INS CO POLICY #PPP7469644 E-BOILER-HARTFORD INS CO POLICY #FBP2336672 F-D & O-PHILADELPHIA-POLICY #CAP025826-0420 G-GARAGEKEEPERS-POLICY#2770000291-3	
FAX (A/C, No):	E-MAIL ADDRESS: VCARR@HUESMANSCHMID.COM			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: RE120813103123228				
INSURED 2444 MADISON ROAD CONDOMINIUM OWNERS ASSOCIATION DBA: THE REGENCY CONDOMINIUMS 2444 MADISON RD CINCINNATI OH 45208			LOAN NUMBER	POLICY NUMBER see above
			EFFECTIVE DATE 9-1-2023	EXPIRATION DATE 9-1-2024
			<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

ALL 2444 MADISON RD 2278-2398 DANA AVE
CINCINNATI OH 45208 CINCINNATI OH 45208
20 STORY TOWER 15 2 STORY TOWNHOMES
PROPERTY COVERAGE INCLUDES 290 RESIDENTIAL UNITS, 9 COMMERCIAL UNITS, AND 20 CABANAS

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD ☒ SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
REPLACEMENT COST, NO COINSURANCE, SPECIAL PERILS, BLANKET BUILDING/CONTENTS/BUSINESS INCOME		
A-BUILDING	\$168,751,608	50,000
A-PERSONAL PROPERTY	Included	50,000
A-BUSINESS INCOME	Included	48 hrs
B-CRIME/EMPLOYEE DISHONESTY/ERISA	\$3,000,000	25,000
A-EARTHQUAKE	\$50,000,000	50,000
A-FLOOD	\$50,000,000	50,000
A-LAW AND ORDINANCE	Included-full bldg limits	50,000
A-WATER DAMAGE	Included-full bldg limits	100,000

REMARKS (Including Special Conditions)

LIABILITY-\$1,000,000 OCCURRENCE/\$2,000,000 AGGREGATE
UMBRELLA \$50,0000,000
DIRECTORS AND OFFICERS \$1,000,000/\$2,500 DED
BOILER COVERAGE INCLUDED
UNIT-OWNERS ARE INCLUDED AS ADDITIONAL NAMED INSURED

ASSOCIATION IS RESPONSIBLE FOR;
WINDOWS, SLIDING DOORS, BATHROOM/KITCHEN FIXTURES,
KITCHEN CABINETS, WALL TO WALL CARPETING, BUILT IN APPLIANCES
INTERIOR WALLS

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS MASTER ASSOCIATION PROOF OF COVERAGE	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 