

AUGUST



August 2024 Letter to the Regency Residents from the Board President

The balcony project, currently underway on the Tower, is the longest, loudest, dirtiest, and most expensive of the regularly scheduled maintenance projects at the Regency. Currently projected to cost over 1.2 million dollars, it represents an enormous investment in the future of the Tower structure. As you know, the noise and vibration can at times be almost unbearable. You may have noticed that the workers save the noisiest and most bone rattling portion of their work for the moment you begin an important phone call or close your eyes for a nap.

Currently, 13 of the 35 total drops (sections) have been completed, which includes 5 balcony tiers. The goal is to have 20 drops and 6 balcony tiers completed by the first of September, with work commencing on the balconies of the 02 and 03 units at that time. Balconies 04 through 06 will be last of the schedule. **You may notice that work is being done before 8am and after 5pm on some days, in order to maximize efficiency and reduce costs.**

An owner asked me, “who owns the balconies?” Since it is part of your unit, it would make sense to assume that you own your balcony just as you own your kitchen and bedrooms. But the balconies are actually owned by the HOA and designated in the By-Laws as Limited Common Area. Common, in that they are owned by all owners jointly and Limited because you are the only owner who has use of your particular balcony. The same is true for The Square when referring to balconies and patios. This is the reason why the HOA manages and pays for the maintenance of all balconies and patios throughout The Regency complex.

Thanks again for your patience and understanding as this necessary work continues. Updates on the progress of the project will be contained in the September Newsletter.

NOTES: The blacktop sealcoating project has been completed. Please note that the Board approved two additional handicap spaces by the door in lot one and the first two parking spaces in The Square are now designated for compact cars only. This is to accommodate large vehicles navigating the curve and not running on the lower portion of the retaining wall.

If you attended the Winter Solstice Party and/or the Pool Party, you already know that the Social Committee has worked to upgrade the menu and the overall atmosphere of these events. Their efforts have been rewarded by very large attendance. The cost of the food at these two events was subsidized through the Committee’s budget. Moving forward, those attending the parties will be charged the full cost of the food as charged by The Oriental Wok. The Closing Pool Party will be held on September 8th and the cost will be \$30 per person and includes entertainment from The Klezmer Trio. Invitations are forthcoming and Reservations will be due no later than August 30th.

Dan Ledford
Board President

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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

FYI:

Claude Chandler, our Grounds Supervisor, will be out for the next few months recovering from hand surgery. We wish him a speedy recovery.

POOL RULES

The Regency pool rules are on the last page of the newsletter. Please share with anyone using the pool. Just a few reminders:

- **Everyone must sign in.** The sign-in sheet is located next to the guard's chair.
- The Regency pool is primarily a quiet area. We fully understand how kids are however yelling and screaming will not be tolerated.
- When entertaining more than 4 guests, a notice in advance to the office is required.

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".

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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

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?](#))

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.

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Save The Date:

*The Regency Social Committee invites you to a
A Taste of France*

Sunday, September 8, 2024

Drinks at 6:00 p.m. Dinner at 6:30-8 p.m.



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.



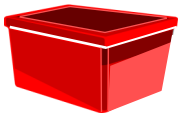
Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

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 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!**



FYI: 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.

Social Committee—**CHAUTAUQUA TALKS** *for August 2024*



Jon Meacham

Jon Meacham streaming along with
Peter Shocket, Moderator
Monday, August 5th at 7:00 pm
in the Hermitage Room

“The Evolution of the Modern Presidency”



Peter Shocket

Jon Meacham, the celebrated presidential historian and Pulitzer Prize-winning author is one of America’s most prominent public intellectuals. Meacham brings historical context to the issues and events impacting our daily lives.

Peter Shocket has a Ph.D. in Political Science from the University of Oregon. He has taught at Oregon State, University of Nebraska-Lincoln, University of Cincinnati, and Xavier University. In Cincinnati, he developed a Master of Public Administration program for people working full-time, mainly in the public sector.

Renee Fleming and Francis Collins, MD streaming along with
Nelson Watts, MD, Moderator
Monday, August 26th at 7:00 pm in the Hermitage Room

“Exploring the Transformative Power of Music”



Renee Fleming is one of the highly acclaimed singers of our time. Honored with the U.S. National Medal of Arts, the 2023 Kennedy Center Honors, and five Grammy Awards, she has sung on stages of the world’s greatest opera houses and concert halls. She is a leading advocate for research at the intersection of arts and health.



Francis Collins MD is a physician-scientist known for his leadership of the international Human Genome Project that read the first copy of human DNA instruction book in 2003. He served 3 U.S. presidents as Director of the National Institutes of Health (NIH) from 2009 to 2021. Collins’ love of music led to his bringing together NIH scientists, Renee Fleming, and the Kennedy Center to co-found the Sound Health Program.



Nelson Watts MD/Moderator has been going to Chautauqua since 2006. His wife, Bettie, had a friend who is an opera buff; Bettie has had dinner with Renee Fleming 3 times (once with Nelson there also). Nelson is a physician who graduated from medical school at the University of North Carolina 8 years before Francis Collins graduated from the same institution! Nelson and Francis have met at several conventions.

Dr. Watts in endocrinology and has led ground-breaking research in osteoporosis and bone health since the 1980, on faculty at Emory University 1982-2001, University of Cincinnati 2001-2012 and currently sees patients (and continues to do research) with Mercy Health.



UNITS FOR SALE

TOWER

| | |
|------|--------|
| 301 | 3 BDRM |
| 1607 | 1 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**.

WELCOME TO THE REGENCY!

We are pleased to welcome in the *Tower*, Michelle Wu in **304**, Brady & Katelyn Hull and their 3 kids in **708** and Jean Delay in **1403**. In the *Square*, welcome to Connor Betts and Matt Fletcher in **2280**, Meghan Creech, Lauren Creech and Morgan Creech in **2302**, Samantha Bunge in **2372** and Kim Gilley in **2384**. Please extend a warm welcome to our new Regency residents!

FITNESS CLASS FOR AUGUST



Kris Bellush, a Certified Personal Trainer and Medical Exercise Specialist is continuing to bring an exercise class on **MONDAYS** at **12:00 pm** for the month of August. Class is 45 minutes and the fee for the month is \$80 per person.

Balance and Flexibility Class - The instructor will lead you through movements designed to stretch muscles and improve balance and coordination. Classes will begin with a combination of chair and standing stretches followed by balance exercises. The ballet barre or your chair may be used to assist you in your balance exercises. Residents may contact her directly at krisbellush@gmail.com to sign up.



Contact our Staff Accountant, Kevin, if you would prefer receiving your monthly statement via email. If you didn't receive your August statement by email and you should have, check your spam or junk folder. It was sent by kdaly@regencycondos.com.

The Regency offers *Biller Direct* to pay HOA fees online. If you have any questions, please call Kevin in the office at 513-871-0100 or email him and he can send you the link to sign up.

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

AUGUST



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 | |
| Grout or Drywall mud | Bandages and bandage wrappings | |

Effective 9/18/18, the Regency Board passed a rule that no "disposable wipes" are to be flushed down toilets.

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.

FYI

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

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



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

Regency Condominiums Pet Policy—Revised 5/15/23

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

REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Monday, July 15th, 2024 at 4:00 pm in the Hermitage room

Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,
Mr. Lawson, Mr. Tamarkin and G.M., Mr. Schafer

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved 2nd draft of **Consent Agenda** (consisting of items below):
 - A. The June 24th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 7/10/24.
 - i. 2 in the Tower (Units 1607 and 102, office space). 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report.
 - i. Buckeye Construction finished with 9 of the 35 drops. Another 4 should be completed by 7/22 (+-).
 - ii. Spectrum conversion is 99% complete. Owners are now responsible for their equipment. Board and management are still waiting on receiving the final bill to adjust the owners monthly HOA cost.
 - iii. Square concrete replacement is completed. Still waiting on all collateral damage to landscape, irrigation, etc., to be repaired.
 - iv. Square Grounds committee walked the property on Tuesday, July 2nd. Those meeting minutes were reviewed by the Board.
 - v. The Blacktop and concrete damaged by Duke at 2390 and 2393 has been re-scheduled for repair on Monday and Tuesday, July 15th & 16th.
- III. P&L Report from Treasurer:
 - A. Utility cost overages due to timing issues and increased usage.
 - B. Fire Protection annual inspection has been budgeted but not yet scheduled.
 - C. Plumbing in the Tower up due to unexpected condo repairs due to water leaks.
 - D. Square Operating overages in HVAC, some semi-annual repairs timing, and exterior costs for door painting and concrete work.
 - E. Receivables look good for both the Tower and Square.
- IV. Manager's Update
 - A. Update on 1st floor renovations: The Committee asked Anthony Zalants to order wallpaper to finish the project. (As of today, he is having trouble tracking it down since his local distributor no longer carries it, so technically it has not been ordered).
 - B. Flood update: Waiting for Generator (Aug/Sept). Spandrel work above pad needs to be completed first before installing generator.

Continued on the next page

C. Camera Update: Waiting on 7 new heads for Tower lights (back ordered till July 22nd) in order to get power 24/7 at the Oriental Wok pole light. (additional 2 cameras). Will be installed as soon as lights are in.

D. Update on tenants that were given written nuisance warning: issue is being handled by the trustee of the condo. No Board action is needed at this time

V. Discussion Items:

A. Still working on the committee list. Mrs. Greengus and Ms. Bramlage will have an update by the next Board meeting.

B. Redline revision of Committee Guidelines prepared by Jerry Lawson was approved.

C. The Pool committee report was presented by Mr. Tamarkin, addressing concerns about lifeguard responsibilities and pool etiquette.

VI. Decision items:

A. Request for the monthly Board meeting to be open to owners was discussed. The Board decided to keep the policy as currently written.

B. The Square Grounds committee recommendation to paint/seal with "Boothill" after pressure washing the following:

— Dana wall (wood/upper panels)

— Steps going to the Square

— All patios inside and out

— Cedar fence along Withrow and Park will be pressure washed but not stained or painted

was approved.

VII. New Business

VIII. Next Board Meeting – Monday, August 19th at 4:00 pm in the Hermitage room.

IX. Adjournment

SWIMMING POOL RULES AND REGULATIONS
POOL HOURS: SATURDAY, 5/25/24 – MONDAY 9/2/24 11:00 AM – 9:00 PM
TUESDAY, 9/3/24 – SUNDAY 9/15/24 11:00 AM – 8:00 PM

1. Lifeguards are responsible for the safe and sanitary operation of the pool, bathhouse cabanas, and grounds and have complete authority to refuse to admit and to eject anyone for health reasons, intoxication, misconduct, overcrowding, or disregard of the Rules and Regulations.
2. The Association will not assume any responsibility for any injuries incurred in the pool area or for any loss or damage to personal property. All persons using the pool area do so at their own risk. No one may be in the pool area once the cover is off the pool without a lifeguard present.
3. All injuries, however minor, must be reported at once to the lifeguard.
4. Everyone entering the pool area must sign name and unit number when entering. All guests must also sign in.
5. There is no charge for guests. Guests (**except for relatives 18 or older**) must be accompanied by an attentive resident of The Regency. The only exception is that grandchildren 17 or under of residents may be accompanied by their attentive parents or a baby sitter. In order to prevent overcrowding, we solicit your cooperation in limiting the number of guests on weekends and holidays. (Please see #8, if over 4 guests).
6. No glass of any kind is allowed in the pool area.
7. The Regency Pool is primarily a quiet area. Excessive noise, screaming, loud talking, splashing on others, etc. is a violation of the rules as printed and approved by the Pool Committee and Board of Directors. We all know the importance of staying in touch; however, if you are poolside and receive a call, or need to make a cell phone call, please BE POLITE and take the call away from other residents in the pool area.
8. **When planning to entertain more than four (4) guests at the pool facility**, please notify the office so your party can be scheduled. The Health Department rules limit the number of people one lifeguard may oversee. No parties may be scheduled on holidays, Saturdays, or Sundays without prior approval. With prior approval, a party may continue until 10 PM provided lifeguards are willing to stay, and the host/hostess will be charged \$20.00 per hour after Regency pool hours. A \$25.00 use and cleanup charge is payable to The Regency, if cleanup is not undertaken by resident.
9. Children under 14 are not permitted in the pool area unless accompanied by an adult (*18 or older*). Children in diapers will not be permitted in the pool unless they wear both a "swim" diaper and a diaper cover. Children's diapers and clothes must be changed in the changing room, or a private cabana.
10. Swimmers must remove all hairpins, curlers, etc. Swimmers should shower before entering the pool if necessary, i.e., after workout.
11. Audio equipment (tape players, radios, etc.) will be permitted only if used with headphones.
12. No rafts or other inflatable objects may be used when the pool is crowded (10 people or more in the water).
13. No pets or smoking are permitted in the pool area.
14. Please do not sit or rest near handrail or ladders.
15. The safety line may be unhooked 15 minutes prior to each hour if anyone wants to lap swim each day, except on Holidays, by the Lifeguard on duty. Per the Board of Health when the safety line is down, no one, other than lap swimmers, is allowed in the water.
16. Pool temperature will be set at 85 degrees and shall not be changed without written approval from the Pool Committee. This temperature is approximate; the heater will be set to turn off at 85. The weather / sun may cause the temperature to fluctuate a couple of degrees either way.
17. Clear access to cabanas must be maintained at all times for owners to ingress and egress.
18. Sitting or lying on a towel placed on the furniture is strongly recommended.
19. No one feeling ill may use the facility. This includes if you have a cough, fever, sore throat, eye infection, or a loss or diminishing sense of smell or taste.

Please be reminded the lifeguard's main responsibility is watching people in the pool; not cleaning, starting grills, etc. The lifeguard is responsible for the instruction and enforcement of these rules and will give two warnings prior to asking the person to leave for the day.