

AUGUST

August Flowers: Gladiolus and Poppy

Letter from the President of the Board

Review your insurance coverage now

Please take the time to review your Homeowners insurance policy with your agent, to ensure that you have the appropriate coverage based on recent changes to the HOA master policy (which can be seen in its entirety on our website, www.regencycondos.com). Be sure to review the coverage categories listed below.

DWELLING: Your dwelling (walls, flooring, cabinets, bathroom fixtures, doors, windows, frames, etc., are your responsibility up to \$100,000. Damage over \$100,000 would likely trigger the HOA master policy.

LOSS ASSESSMENT: Your personal insurance policy should include “loss assessment” of \$50,000 or \$100,000, if your carrier offers it, but many do not go higher than the \$50,000.

PERSONAL PROPERTY: The HOA master policy does not cover your personal property, including free standing stoves and refrigerators. Be sure that your Homeowners policy is adequate to cover your personal property.

LOSS OF USE: If for some reason, your unit is damaged to the point where it is not habitable, this covers the cost your living expenses off premises. This is your responsibility and is not covered by the HOA master insurance policy. Please ask your agent or carrier if they pay claims under this coverage for direct or indirect losses to your unit.

PERSONAL LIABILITY: This coverage is for accidents that may occur within your unit for which you are liable. It is important that you protect your assets by having adequate liability insurance. A minimum of \$500,000 is recommended. This section of your personal liability coverage may also include medical payments to those injured within your unit.

UMBRELLA LIABILITY: Minimum of \$1,000,000 is recommended.

DOG OWNERS: It is very important that dog owners carry personal liability insurance. Even the most well-trained and well-behaved dog may strike back when it feels frightened or threatened. Dog bites can result in very costly medical bills and litigation. Once again, protect your assets.

RENTALS: the unit owner should make sure to be listed as an Additional Insured on renters’ insurance and request a certificate from the renter.

PROOF OF INSURANCE: If your Mortgage carrier would like proof of insurance, they may contact Huesman Schmid at 513-521-8590 or send an email requests to Valerie Carr at vcarr@hsins.com.

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



Vaccine Clinic Tuesday, September 15

IN THE HERMITAGE ROOM

Pre-registration begins 8/1 by scanning the QR Code below or click on the link



Vaccine Scheduler

Benefit code: RCDVAC26

Pick up a Vaccine Consent Form from the office and drop it back off before 9/8.



The Pool Party celebrating the Declaration of Independence on July 12 was attended by 74 residents and the weather cooperated.



The party was indeed a group effort. We would especially like to thank Regency Staff Members, **Jason Partin**, **Kip Rono** and our **GM Jim Schafer** for the tables and chairs setup, meal distribution and cleanup. Our gratitude to **Catrina Mills of Taste The World In Cincy** for catering this event and the Musicians from the **Nasty Nati Brass Band** that entertained us. Special thanks to **Don Fritz** for designing the invitations, to **Bonnie Peterson**, who did the lovely decorations and to **Julie Bley** for creating and distributing the invitations, receiving the RSVPs, flyer and email reminders of the party and the nametags.

On behalf of the Social and Education Committee, we express our thanks and gratitude for this effort.

Looking forward to our next social and educational events!

Karen Blocher, Co-Chair
Judy Tully, Co-Chair
Peg Buttermore
Don Fritz
Jane Knudson

Bonnie Peterson
Kathy Richardson
Nina Strauss
Francie Patton



No Solicitation Reminder

There is no soliciting permitted on The Regency property. This includes the display or distribution of any signs, advertisements, posters, circulars, notices, or other promotional materials. In addition, door-to-door solicitation is prohibited unless prior written consent has been obtained from the Board of Directors.

Please ensure that your activities comply with these rules. This also serves as a reminder that residents are responsible for the conduct and actions of their guests while on the property.



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

Regency Parking Policy Reminder

The Board approved 8/97 the motion to institute the new parking policy:

Parking. No part of the Common or Limited Common Areas and Facilities other than the Garage shall be used for parking of any **unlicensed automobiles**, any trailer, mobile home, automobile trailer, campcar, camper, boat, or any vehicle, whether or not self-propelled, constructed or existing in such manner as would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment whether resting on wheels, jacks, tires or other foundation for more than 72 consecutive hours. The work "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as the automobile vehicle by a family member occupying one of said Units.

The following sentence was added as an addendum to the policy on 12/21/15; All vehicles must be operable and road-worthy.

Vehicles whether owned by a Unit Owner or not, parked in violation of any part of this Declaration or in violation of any rules or regulations, may be towed away and stored at the Owner's risk and expense. Any variation of the policy must be pre-approved by the Manager in writing.

Leak Alerts

Leak Alerts are available to alert you of a water leak. They are a self-contained battery-powered unit that can help mitigate serious water damage in your home by sending email alerts when it comes in direct water contact. It also sounds a loud alarm and flashes red LED lights, alerting you to a potential water leak. They cost approximately \$25 each unit.

Some water detector features:

- Wi-Fi connectivity – No hub required
- Loud alarm (105 dB) sounds for up to 8 hours
- Email, visual, and audio alerts
- Fully automatic operation — no wiring required
- In the event of a flood, unit will float and continue to sound alarm until battery is depleted
- Low battery indicator for optimum safety and performance
- Ability to check for, and update, software revisions

Place it anywhere the potential for flooding or leaking exists:

- Near water heaters in the Square
- Under sinks
- Near washing machines
- Near dishwashers and refrigerators
- Near plumbing and toilets

More information is available on the internet

Don't Flush This!

When you use your toilet, shower, washing machine or dishwasher, wastewater 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. 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
Mini or maxi pads
Dental Floss
Grout or Drywall mud

Disposable wipes
Cotton balls and swabs
Cleaning wipes of any kind
Bandages and bandage wrappings

Tampons
Condoms
Facial tissue

Community Sustainability Programs – more programs on the next page

Recycling in the Square:

We offer orange 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!**



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More Community Sustainability Programs

Help Keep Our Community Green!

By participating in these programs, residents help reduce waste, support local gardening efforts, and promote a more sustainable community for everyone.

Community Garden



“All are welcome to take some and leave some for others”.

The Community Garden located in the pool area near the playground.

Composting



The Compost Container located in the garage on the upper level by the man door near the bike room.

Plastic Clamshell Collection

Medicine Bottle Collection

Trash Can



Garage Upper Level by Entrance to building

Plastic Clamshell Collection: Accepted plastic containers will have a triangle with a number “1” inside and be clear (no color, no opaque), e.g. containers for greens, berries, tomatoes. No bottles, jugs, jars, or cups (these go in the Rumpke recycling on the dock). Empty containers need to be clean & dry (to avoid attracting critters).

The **Medicine Bottles** must be rinsed out and label and glue removed. These medicine bottles will be delivered abroad where they are needed for patient care. Please deposit in gray hamper in the garage.



Regency Condominiums Pet Policy—Revised 10/20/25



The following rules for pet management by owners, residents and guests, 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. 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 Service Animals (trained to do specific tasks), Emotional Support dogs (ESA) and for any other hardships 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 may 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 may result in the automatic loss of the privilege of keeping a pet. (Declaration of Condominium Ownership, Article VIII, Section I)

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 or pet walker. Pets, except Certified Service Animals, are not permitted in the lobby, mail room or offices, beauty parlor, Hermitage room, exercise rooms or pool area. 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.

8. Owner is responsible for anyone walking their pet to adhere to Regency Pet policies.

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

First Offense: verbal or written warning

Second Offense: \$0 to \$50 fine/assessment

Third Offense: \$50 to \$100 fine/assessment

Fourth Offense: possible loss of pet ownership privilege at The Regency Condominiums and/or a fine/assessment up to \$500

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



Units for Sale

Tower

Unit 202A	2 BDRM
Unit 210B	1 BDRM
Unit 507	2 BDRM
Unit 1509	1 BDRM

Square

2396 Dana	3 BDRM
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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.

*Do you have a **humidifier**? Anyone with a humidifier should call the office at 871-0100 to arrange for yearly service.*

WELCOME

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



We are pleased to welcome back Tim Benton & Tom Conway in **1409**, and Philip & Therese Ellsworth in **1708** in the Tower and in the Square, Michael Altman and family in **2388** and Ross Roehr in **2394**. Please extend a warm welcome to our new and returning Regency Residents!

Celebrating **WOMEN'S Equality Day**

August 26

Strength, Determination, Resilience



LOCK YOUR DOORS



**DON'T LEAVE VALUABLES
IN YOUR CAR**

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 are emailed, so contact Julie in the office if you didn't receive a copy.



Upcoming Social and Education Committee Events for September 2026



Dr. John Hancock

Monday, September 14th at 7:00 PM
in the Hermitage Room
Ohio's Hopewell Ceremonial Earthworks

Dr. John Hancock, Professor Emeritus of Architecture at the University of Cincinnati, will introduce the eight southern Ohio sites recently added to the UNESCO World Heritage List and talk about how and why they achieved this status. Dr. Hancock has labored assiduously for decades to have the sites added to the UNESCO World Heritage List. He will present the scope, beauty, and precision of the earthworks, their alignments to the sun and moon, the culture and beliefs of their Indigenous Builders.



Dr. John Tew

Sunday, September 27th at 4:00 PM
in the Regency Lobby
Music and Nature: Exploring the Harmony
and Benefits They Bring to Our Lives



Join us for an inspiring program featuring **Hinami Koyama**, violist, and her fellow musicians on violin and cello, as they present a beautiful selection of classical music. The program will also include a Q&A between **Dr. John Tew** and **Kathy Crain**, author of the newly released book *Park Bench Constellation*. Together, they will discuss the powerful relationship between wellness and nature.

Upcoming Social and Education Committee Events for October 2026



Kitty Lensman
CEO, CET/PBS
Monday, October
12th at 7:00 PM in
the Hermitage
Room



Rob Allgeyer
Local jazz pianist
with small combo
Sunday, October 25th
at 4 PM in the Regency
Lobby

FOOD TRUCKS MONDAYS ARE BACK!

August 10: Lunch 11am-2pm

MF Food Truck

August 24: Dinner 4 pm-7 pm

We Do BBQ

Trucks are parked in the restaurant parking spaces

Come out and support these local food trucks! Enjoy great food, connect with your community, and help support local small businesses. We hope to see you there! 🍔 🌮 🍕 🚚 ❤️



MENU

Appetizers

MF Egg Roll- Buffalo Chicken **\$5**

Caesar Salad- Romaine lettuce, croutons, parmesan cheese, and house made Caesar dressing **\$5**

Mother F'N Fries- Fries with shredded beef, queso, chipotle aioli, pickled onions, and green onions **\$14**

Entrees

Fish & Chips- Beer battered white fish served with fries **\$16.50**

Sliders- Beef sliders topped with cheese, MF sauce, and ran through the garden **\$13**

Barbacoa Tacos- Flour tortilla, Pineapple Pico de Gallo, Chipotle aioli, pickled onions, and cilantro **\$13.50**

MF Irish Boi- Bratwurst served on a bun with tomato relish, sauteed onions, crispy shallots, mayo, and ketchup **\$9**

Dessert

Pineapple Spears- Grilled pineapple with caramel drizzle & mint infused sugar **\$6**

All items are cooked exclusively in ghee or beef tallow/NO seed oils. Menu items are cooked to order. Please be mindful of the temperature when served.

*The following major food allergens are used in this facility: milk, eggs, fish, and wheat. Please notify staff for more information about these ingredients.

Menu Items

Rib Tips	\$15
Turkey Tips	\$15
Pulled Pork Sandwich	\$10
Pulled Chicken Sandwich	\$10
Jerk Chicken Sandwich	\$10
Jerk Chicken Wings	\$3 each
Queen City Mett	\$3 each
<i>Hot or Mild</i>	

Sides

Macaroni and cheese	\$7
Barbecue Baked Beans	\$5
Southern Green Beans	\$5
Creamy Cole Slaw	\$5

Drinks

Water	\$2
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SWIMMING POOL RULES AND REGULATIONS

POOL HOURS: SATURDAY, 5/23/26 – MONDAY 9/7/26 11:00 AM – 9:00 PM

TUESDAY, 9/8/26 – SUNDAY 9/20/26 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 babysitter. 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. "Children at play" is acceptable, however 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.