

# DECEMBER



Regency  
Condominiums  
December 2024  
Newsletter  
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**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: 513-871-0100

Office Fax: 513-871-5804

Valet Phone: 513-871-6370

Valet Text: 513-200-4219

Spectrum TV: 833-697-7328



*May the magic of the holidays  
fill your heart with peace and happiness.*

*Wishing you a joyous holiday season!*

*The Regency Staff*

## **Office & Maintenance Holiday Schedule**

Tuesday, 12/24/24

**OPEN 8:30 - Noon**

Wednesday, 12/25/24

**CLOSED ALL DAY**

Tuesday 12/31/24

**OPEN 8:30 - Noon**

Wednesday, 1/1/25

**CLOSED ALL DAY**

## **Square Residents**

Please remember that trash will not be picked up on Christmas and New Year's Day.

# HOLIDAY REMINDERS



Everyone is invited to join us on **Wednesday, December 4th at 10am** to help decorate the Annual Holiday tree! There will be music, coffee, Danish and lots of holiday cheer.

We will be working until the tree is completed.

**Hope to see you there!**

## *The Regency Winter Solstice Holiday Party*

**Sunday, December 8th**

Drinks and hors d'oeuvres 6 p.m. to 6:30 p.m.

Dinner by the Bite 6:30 p.m. to 8:00 p.m.

Featuring Matt Tolentino, pianist and songster

### **PLEASE HELP THE REGENCY EMPLOYEE HOLIDAY FUND**

If you haven't already contributed, please make every effort to do so by **12:00 noon Monday, December 9<sup>th</sup>**. Time is running out! Make your check out to the **"Regency Holiday Fund"** and drop it into the lock box located adjacent to the general office door. If you would prefer not to contribute to the Holiday Fund but instead wish to gift individual employees, a list of the employees is available in the office. *Thank you from the Holiday Fund Committee*



## **Heads Up For Hanukkah!!!**

**Coming Soon For 8 Nights December 25<sup>th</sup> thru**

**January 2<sup>nd</sup> at 6:00 pm**

In the Regency Lobby.

Everyone is cordially Invited.



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## 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.

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## 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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## Trash Chute Reminders

1. The chute on each floor is to be used for bagged disposables.
2. No cans, bottles, or other trash should be deposited before 8:00 a.m. or after 10:00 p.m. because of noise.
3. Bag all trash.
4. Please close the trash chute to keep odors out of the halls!
5. All empty boxes should be placed in the service elevator room, not in the trash room!
6. All recyclables other than paper products should go to the basement.



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.



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

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

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

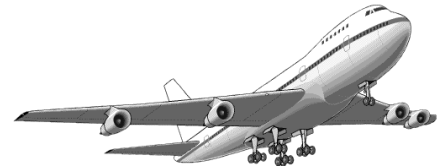
## **GO PAPERLESS**

We strongly suggest your monthly statement be sent via email. If you did not receive the December statement by email and you should have, check your spam or junk folder for an email sent from Kevin Daly at [Kdaly@regencycondos.com](mailto:Kdaly@regencycondos.com)

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

## **TRAVEL PLANS**

It is that time of year when many of you are preparing to head south for the winter and will be away from your unit for an extended period of time. Please make arrangements for someone reliable to periodically check the unit for problems.



If you would like maintenance to check your unit while you are away, we would be happy to do so. Simply contact the office and maintenance will check your unit on a weekly, bi-weekly or monthly basis. All of this will be done for only \$13.48 per visit and can be billed on your monthly assessment. Also, please park any vehicles left here at The Regency in the back of Lot #2 and leave access to a key so there will be plenty of room in Lot #1 for those here every day. Also, if you need assistance with mail (forwarding and/or putting it into your unit), please contact the office.

## **WEATHER ADVISORY**

We're at the beginning of the winter season and starting to experience lower temperatures. With this weather change, the **Square Grounds Committee** would like to remind you of the following Regency rule regarding firewood use in the Square:



Maximum of one rack of firewood per unit. The firewood must sit on a piece of metal, preferably on a rack. The firewood that is out belongs to your neighbor. **There is no "common pile" so you need to provide your own.**

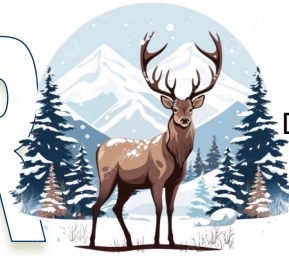
## **DOES YOUR CHIMNEY WORK?**

This is a reminder to those of you who use a fireplace. It is a good idea to have them checked each year before you begin using them, and to have them cleaned as needed. This should be done by a certified chimney sweep, which can be found online.





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## PACKAGES FYI:

With everyone doing a little extra shopping this time of year, it is a wonderful gesture to recycle cardboard boxes. It not only keeps things neat and tidy, but the recycled boxes are used for a number of products. However, putting the boxes down the trash chute is not a good idea. That only tends to clog the chute and cause a headache for the person who has to “un-jam” the mess. Also not all forms of packaging are recyclable. Please remember to put the boxes in the service elevator lobby instead or take them to the loading dock for proper disposal. And in our hurry to get everything done, we often take short cuts elsewhere, like the trash rooms. We can't emphasize enough your care in putting papers and recyclables in the proper red bin and bagging all other trash for the trash chute. Plastic envelopes, bubble wrap, and Styrofoam should be placed in your trash.

Just a reminder that the association will accept packages as a courtesy for the residents and that the association is not responsible for loss or damage. If you are expecting something important or valuable, please arrange to be home to accept it. Also, please make sure your unit number is included with your address when placing your order. We're finding some packages with the incorrect unit number or without a unit number which can cause some confusion in delivering the packages to your door. And if you are expecting large items, such as furniture, please alert the office on whether to set the items inside of your unit.



## FYI FOR YOUR INFORMATION

For those who water plants or wash on their balconies, please evaluate how much water you are using in order to eliminate any runoff onto the balcony below or onto enclosure windows.



### ADMINISTRATIVE RESOLUTION CLARIFYING POLICY ON RENTING AND LEASING, REVISED DECEMBER, 2018.

No residential Unit may be occupied by anyone, other than the Owner or the Owner's immediate family, except under a valid written lease between the Owner and the person occupying the Unit which includes the following language:

1. A lease term of more than six (6) months.
2. No sub-leasing by any party in the lease.
3. Lessor and attorney preparing the lease have received copies of the Declaration, By-laws, and the Rules and Regulations found on The Regency website, [www.regencycondos.com](http://www.regencycondos.com). The Lessee's attention should be directed to the rule entitled "Moving In and Out - Household", where a Tower Unit is involved, and all renters are to complete a "Regency Resident's Data Card", available at the General Office of the Association.
4. Lessee must attend an orientation prior to moving in.
5. Lessee understands The Regency Tower is a Non-Smoking building which includes unit condos and balconies.
6. At no time will Association provide any services normally associated with a hotel.

**NOW, THEREFORE,** be it resolved that all of the Board Members present have voted in favor of the preceding Administrative Resolution at the regularly scheduled Board Meeting on December 17, 2018.



## Units for Sale - Tower

301	3 Bedrooms
1710	3 Bedrooms

**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 Tom & Billie Schimian in unit **1807**. Please extend a warm welcome to our new Regency Tower residents!

## FIRE PITS



Ohio Code 307.4.3 Portable outdoor fire-places shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material. This includes fire pits with or without lids or chimneys. No open flames on Tower balconies. Please see Jim Schafer if you have any questions.

## FITNESS CLASSES FOR DECEMBER

**Kris Bellush, a MS-Clinical Exercise Physiology, ACE-Medical Exercise Specialist/Personal Trainer** will continue fitness classes for the month of December, only on the 2nd, 16th, and 30th. As usual, the classes are on Monday and will be 45 minutes each. The fee is \$60 payable at the beginning of the first session of the month. Interested residents need to respond to her email address, [krisbellush@gmail.com](mailto:krisbellush@gmail.com), **by November 30th**. She accepts cash or a check made payable to Kris Bellush.

**~ 12:00 Better Balance** - This balance class includes balance challenges and strength training for the lower body and core. Having strength and power can improve stability and help prevent falls.

You will start the class in a chair for a warmup and then alternate between seated and standing exercises. Stand as you are able and you may hold onto the back of the chair or the ballet barre as needed. The class will end with a good stretch.

**~ 1:00 Balance and More** - This class is a step beyond the 12:00 class. It not only includes balance training, but strength training for the whole body. The instructor will also challenge your coordination.

Like the first class, you will start with a seated warmup. We will then progress to standing exercises with occasional seated exercises. Light equipment will be used. The class will end with a good stretch.

In both classes, she will be able to provide modifications or offer a different exercise for those who need them. The goal of the classes is to become more fit, improve quality of life, and have a good time.



## Upcoming Social Committee Events for January 2025

**Chautauqua Program on Monday, January 6<sup>th</sup>**

**7:00pm in the Hermitage Room**

**“Exploring the Transformative Power of Music”**



**Featuring: Sarah Johnson,  
Chief Education Officer at Carnegie Hall**

**Moderator: Dr. John Tew, MD**

Exploring activities that will reach out to the  
widest audiences in the community



**Lieto String Quartet  
Sunday, January 19<sup>th</sup>  
4:00pm in the Regency Lobby**

**Performers:**

Violins: Pin-Hsuan Chen and Lu Li

Viola: Nathaniel Sendi

Cello: Shu-Li Cheah

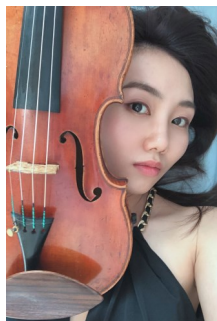
**Program:**

Mozart String Quartet No. 21 in D Major, K.575

Schubert String Quartet No. 14 in D Minor

“Death and the Maiden”

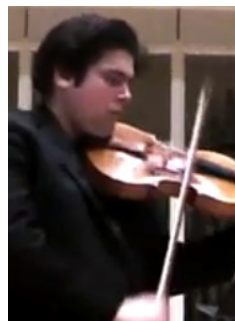
Formed in 2019, the Lieto String Quartet is a rising ensemble based in Cincinnati, OH (USA). The quartet gained international acclaim when they won the Gold Prize and the Grand Prix in the 2021 Global Genius Music Competition in the United Kingdom, following which they published a recording on the website of True Art Music. The quartet won the First Place and the Audience Award in the 2021 Red Maple Music Competition, which resulted in a performance invitation in Canada in 2022. They also received the Second Prize in the 2021-2022 King’s Peak International Music Competition and Third Prize in the 2022 London Classical Music Competition.



Pin-Hsuan Chen



Lu Li



Nathaniel Sendi



Shu-Li Cheah





## **SAFETY REMINDER**

We are reminding you to be sure that your residence doors as well as your car doors are securely locked and keep valuables out of sight in your cars. Please report any criminal activity immediately **by calling 911 first** and then alerting the Front desk.

## **Construction and Remodeling of Units — For All Owners**

The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.

- Timeframe: Work completed in 4 months (with 2 month extension option, upon approval).
- Blueprint or drawing of plans submitted for approval by Jim Schafer and Jeff Dowd.
- Comply with Rules and Regulations pertaining to Outside Contractors.
- Work done in accordance with applicable Federal, State and Local Building codes and regulations.
- Jobs not completed within time frame subject to fines/assessments until substantial completion is achieved.

## **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 middle lane open for arrivals (not parking), and not to block the "Fire Lane".*



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## **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:*

<b>Disposable diapers</b>	<b>Tampons</b>	<b>Mini or maxi pads</b>
<b>Cotton balls and swabs</b>	<b>Condoms</b>	<b>Dental Floss</b>
<b>Facial tissue</b>	<b>Cleaning wipes of any kind</b>	
<b>Grout or Drywall mud</b>	<b>Bandages and bandage wrappings</b>	

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

## DISPOSAL USE

It is that time of year again when there will be lots of good food prepared for family dinners. As you slice and dice these foods, please remember the following information to avoid drain problems:

- DON'T POUR GREASE OR FAT DOWN YOUR DISPOSAL OR ANY DRAIN. IT CAN BUILD UP IN PIPES AND CAUSE DRAIN BLOCKAGES. PUT GREASE IN A JAR OR CAN AND DISPOSE IN THE TRASH.
- Remove the drain stopper allowing the water to run freely into the disposal.
- Turn **cold water** for several seconds to full flow as it aids in grinding, clearing out, and carrying food waste through the drain lines.
- Feed waste a little at a time. **NEVER JAM ALL** of the waste in the disposal at one time, or prior to turning it on.
- Allow the cold water to run at least 30 seconds after turning the disposal off as this helps flush the food waste through the drain lines. Listen for the sound of the water and motor when the grinding has stopped.
- Never use **Drano or any other chemical**. Call Regency Maintenance.

**When preparing your holiday meals remember to avoid putting bones, turkey skin, onion and potato skins, coffee grounds, celery, corn husks, or any stringy vegetable down the garbage disposal or drain. If there is doubt whether it is o.k., DON'T DO IT.**

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

*Monday, November 18<sup>th</sup>, 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; Mr. Conway via phone conference.*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved *Consent Agenda* (consisting of items below):
  - A. The October 21<sup>st</sup> and October 28<sup>th</sup> Board meeting minutes were approved via email.
  - B. Review of units for sale and rentals. (11/8/24)
    - i. 2 in the Tower. 12 are rented.
    - ii. Ø in the Square. 6 are rented.
  - C. Manager's Report:
    - i. Buckeye Construction is finished with balcony and spandrel work. We are \$240,417 over budget due to unexpected work found and repaired.
    - ii. Owner's Spectrum charge on HOA bill, will be reduced from \$65.95 to \$58.70 a month for November and December, then will increase to \$61.05 on January 1<sup>st</sup>.
    - iii. Address plaques for each Square condo have been installed.
    - iv. Square pressure washing and painting has been completed. Brick work should begin the last week of the month.
    - v. Brick work in the Square has been completed.
    - vi. Square Budget meeting is Tuesday 11/19 and the Tower budget meeting on Wednesday 11/20 both at 7pm. Notice, invitation and budgets have been sent out.

D. Committee Reports

*End of Consent Agenda*

- III. P&L Report from the Treasurer:
  - A. P&L looks good. Receivables also look good for both the Tower and Square.
  - B. Motion approved for the Tower Capital Replacement fund to borrow funds from the Square Capital Replacement Fund, due to the over budget expense of balcony and spandrel work. The borrowed funds will be repaid during this 2025 fiscal year. (It is a common practice for one community to borrow funds from the other). Should additional money be required, the Tower can call in the "loan" of \$89,000 from the Square Operating owed to the Tower operating
- IV. Manager's Update
  - A. Flood update: Working on hookup for generator. Emergency lighting and Elevators will be out Wednesday, 11/20/24 at 9pm till Thursday, at 7am. The last shutdown will be coordinated with Duke Energy.

*Continued on the next page*

- B. Units for Sale and rentals as of 11/18/24.
  - i. 1 in the Tower. 12 are rented.
  - ii. 0 in the Square. 6 are rented.
- C. Tree trimming party is on Wednesday, December 4<sup>th</sup>.
- D. The Social committee holiday party is on Sunday, December 8<sup>th</sup>.
- V. Discussion Items:
  - A. Cause of elevator outage was similar to when the main drive went down after the flood. An analysis is being done with our elevator company, Otis, the electrician and Buckeye, the generator company. Warranty on the new drive has us covered in our service contract, should it go down in the future.
  - B. Selection and approval of Nominating committee: a small list of residents is being considered and the manager will reach out to see if any would be interested in joining the committee.
- VI. Decision Items—Board approved inviting Mr. & Mrs. Bosco and Ms. Diane Makstaller and guest, to the Winter Solstice Party as their guests, in thanks for all their past years of volunteerism in planning Regency parties
- VII. New Business
- VIII. Next Board Meeting – Monday, December 16<sup>th</sup> at 4:00 pm in the Hermitage room.
- IX. Adjournment
- X. Executive Session—Healthcare for Salaried Employees.