

DECEMBER

Regency
Condominiums
December 2025
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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

*Wishing you and yours a season filled
with peace and joy, and a prosperous
New Year!*

From the Regency Staff

Office & Maintenance Holiday Schedule

Wednesday, 12/24/25 **OPEN 8:30 - Noon**

Thursday, 12/25/25 **CLOSED ALL DAY**

Wednesday 12/31/25 **OPEN 8:30 - Noon**

Thursday, 1/1/26 **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 **Thursday, 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!

Currier & Ives Holiday Cocktails & Dinner by the Bite



Sunday, December 7th

Drinks and hors d'oeuvres 5:45 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
and Jon Aiken, Saxophonist

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 8th**. 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*



First Night of Chanukkah

Candle Lighting on Sunday, December 14th
at 6:00 pm in the Regency Lobby with
The Queen City Klezmer Band



Gayna Bassin—violin
Claire Lee—keyboard & flute
Laura Sabo—clarinet
Chris Novy—drums



All are cordially invited





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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.



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.

No smoking of any substance within 20' of the building. Thank you for your cooperation.

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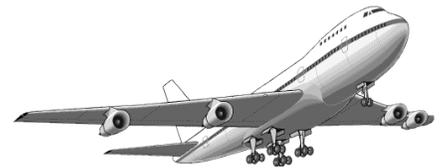
Snow Removal Guidelines

Our staff evaluates each snowfall to determine the best means of snow removal. Factors such as expected accumulation, how long the snowfall will occur, temperature, time and day of the week, equipment breakdowns, and staffing all affect those decisions. We ask for your patience and understanding as we go through the cold, snowy winter season.



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:

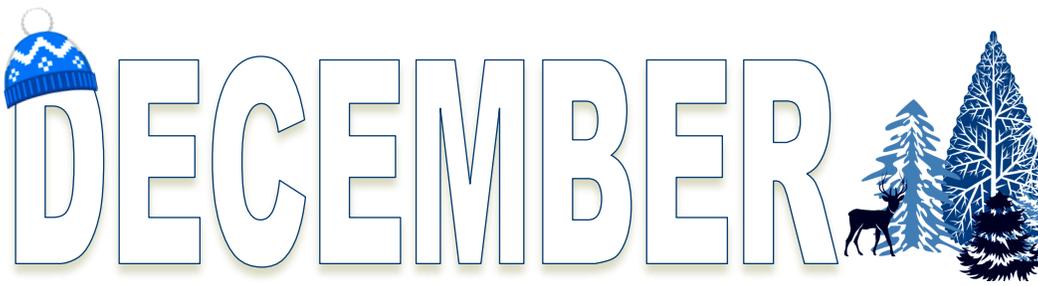
Maximum of one rack of firewood per unit. The firewood must sit on a piece of metal, preferably on a rack. The firewood that is out belongs to your neighbor. **There is no "common pile" so you need to provide your own.**

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.



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. 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

1410	2 BDRM
1711	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 Jim Cissell & Carolyn Ford in unit **912**. Please extend a warm welcome to our new Regency Tower residents!

FIRE PITS



Ohio Code 307.4.3 Portable outdoor fireplaces 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.

**DON'T LEAVE ANYTHING OF
VALUE IN PLAIN SIGHT AND
PLEASE REMEMBER TO**

**LOCK
YOUR VEHICLE**



CAUTION

Wet and icy conditions may be present on lot surfaces and lobby floors. Please watch your step and use caution.



BRIDGE

Looking for a few good men who like to play bridge.

Possible times:

Thursdays 2-5 pm, 7-10 pm or Fridays 2-5 pm

Place:

Hermitage room

Interested? Call 513-250-0256, Peter Suranyi, #1004

Social Committee Events for December 2025 / January 2026

Queen City Opera Quartet—Monday, December 22nd, 2025 at 7:30 pm in the Lobby

Conducting at the Piano, Michael Patterson— Associate Music Director

Performers:

Rachel Korbernick—Soprano
Lauren McAllister—Mezzo-soprano
Carlos Ahrens—Tenor
Ethan Neal—Baritone

A Program of Holiday Favorites such as *We Wish you a Merry Christmas*, *Chestnuts Roasting on an Open Fire*, *Let it Snow! Let it Snow! Let it Snow!* and many more.

Eggnog and Christmas cookies will be served!



Rachel Korbernick



Lauren McAllister



Carlos Ahrens



Ethan Neal



Michael Patterson



Isaac Selya, Conductor and Artistic Director of the Queen City Opera,
Presents

Classical Music Quintet—Sunday, January 4th at 4:00 pm in the Lobby

Performers:

Jordana Greenberg—Violin
Joshua Bermudez—Cello
Nathaniel Sendi—Viola
Ben Grabell—Bass
Diana Chubak—Piano

Program:

Classical Music for the Home and Cafe
Wolfgang Amadeus Mozart (1756-1791): Duo Sonata K 292 (1775)
arranged for viola and bass
Paul Schoenfield (1947-2024): Café Music (1986)

Short Intermission

Franz Schubert (1797-1828): Piano Quintet in A Major D. 667 “The Trout” (1819)



Isaac Selya



Jordana Greenberg



Joshua Bermudez



Nathaniel Sendi



Ben Grabell



Diana Chubak

Dr. John Hancock

Ohio's Hopewell Ceremonial Earthworks

Monday, January 26th at 7:00 PM in the Hermitage Room



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.



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 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 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:*

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.

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 17th, 2025 at 4:00 pm in the Hermitage room

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

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved November 17th Consent Agenda (consisting of items below):
 - A. The October 20th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (11/7/25)
 - i. 1 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report:
 - i. The new generator is connected to our system. We are still waiting for the contractor and Otis elevator to coordinate a full load test.
 - ii. On November 17th, in the Hermitage room, Dan Ledford will caution us about fraud and how to take practical steps to protect your money.
 - iii. Thursday, December 4th, is the Annual Holiday Tree Trimming at 10:00 am in the lobby.
 - iv. Sunday, December 7th, the Currier and Ives Dinner by the Bite Holiday Party will be in the Lobby and the Hermitage room.
 - v. Monday, December 8th is the last day to contribute to the Holiday Fund for the employees.
 - vi. Sunday, December 14th, the first night of Chanukkah, there will be a traditional candle lighting ceremony at 6:00 pm in the lobby with The Queen City Klezmer Band.
 - vii. Monday, December 22nd, the Queen City Opera will present a program of Christmas Carols at 7:30 pm in the lobby.
 - D. Roofers have begun working on the cabana roofs.
 - E. Harrison Tree will be out on Monday, November 24th to trim and prune trees. The dying Maple tree at the Dana entrance will need to come down.

End of Consent Agenda

- III. Review of the September P&L:
 - A. Formatting issues, errors and misspellings are to be cleaned up. The Tower checking account has not been reconciled, and we are working with the bank to resolve the issue. Both the October and YTD operating expenses are under budget, always a positive thing. Year to date Tower operating income over expenses exceeds budget expectations by \$13,905, however, the Square is currently \$15,210 behind expectations primarily due to unexpected HVAC repairs and prepurchase of needed materials.

Continued on the next page

- B. Cash positions in both properties are steady and receivables are negligible.
- IV. Manager's Update:
 - A. Square Budget meeting will be November 19th at 7:00 pm. Tower Budget meeting will be Thursday, November 20th at 7:00 pm. Both will be available via Zoom or in person in the Hermitage room.
 - B. Units for Sale and rentals as of 11/14/25.
 - i. 2 in the Tower. 12 are rented.
 - ii. Ø in the Square. 9 are rented.
 - C. Owner was sent a warning letter for leaving vehicle in EV spot for over 12 hours.
 - D. Four (4) Board members are up for reelection in March 2026: Linda Bramlage, Jim Conway, Jerry Lawson, and Ivan Tamarkin. All are eligible to rerun if they wish.
 - E. Chuck Stephens (Chuck at The Regency) has renewed his lease for another 5 years.
- V. Discussion items:
 - A. Review of attorney's letter on policy enforcement: Every owner has an opportunity to be heard before being fined/assessed.
 - B. Update on dog relief area: The Board has decided that it is not currently feasible, due to cost and a lack of practical location.
- VI. Decision item:
 - A. The 2026 Annual meeting will be Thursday, March 26th.
- VII. New Business
- VIII. Next Board Meeting – No meeting in December scheduled at this time.
- IX. Adjournment
- X. Executive Session

