

# FEBRUARY



## **Letter to the residents from the Board President**

Most of us are old enough to remember when Cable Television was introduced, opening up an entire new world of channel selections and a couple of “premium” channels like HBO and Showtime. Eventually, cable companies merged or were purchased, forming huge national providers such as Spectrum, AT&T and Comcast. Each of these provides Cable TV, Internet and Phone service. At first considered a luxury, now most families spend \$150 or more per month on the Internet, WiFi and a variety of TV and streaming services.

Once again, the industry is undergoing significant changes that will eventually affect all of us who watch some form of TV. The most significant change is the move away from what we know as Cable TV, (a black box, tethered to a black cord that is plugged into an outlet on the wall) to Streaming services such as Hulu, Netflix and HBO MAX. These and other Streaming services do not rely on a cable box, but on streaming devices such as Roku, Fire TV and Smart TVs. I know that many Regency residents have been using streaming devices for several years, while others have only utilized their cable box.

Our current contract with Spectrum ends in March of this year. Mr. Schafer is currently working with Spectrum and Alta Fiber to secure the broadest suite of services at the lowest possible cost. I will use this space to inform you of the specifics of the new contract and any new services that become available to you once a new contract is signed.

For those of you currently streaming on Roku, Samsung, or TCL Smart TVs, the excellent Spectrum TV app is available, providing the same channel line-up as your cable box and allowing you to place your TV anywhere you wish. The app is also available on Smartphones, Tablets and computers and allows you to add Cloud DVR to all devices.

In addition, Paramount Plus with Showtime and Disney+ are now available to stream, free of charge, on any streaming device. If you are interested in adding these services, the office will have written login instructions.

Finally, Showtime has merged with Paramount Plus. Soon, you may notice that the name “Showtime” will change to Paramount on your cable channel guide. You will still have access to that channel, and programming will be similar to the old Showtime.

Dan Ledford  
Board President



## Ernie Bester Jr. February 5, 1944—January 27, 2024



It is with deep sadness we announce the transition of **Ernie Bester Jr.**, age 79, who entered eternal rest on Saturday, January 27, 2024. Ernie worked here for 44 years, the longest of any employee. He was loved and appreciated by many residents and staff and will be greatly missed. The Ernie Bester Memorial Fund has been set up at 5/3 Bank so if you wish to contribute, you can drop a check to the bank on Erie Ave or off at the office.

The service arrangements are on Monday, February 5th, with visitation from 2:00 pm until 3:00 pm, at the Walker Funeral Home, Walnut Hills Chapel, 2625 Gilbert Avenue, 45206. The funeral service will immediately follow the visitation beginning at 3:00 pm. Friends and family will gather to share memories, find solace in one another's company, and honor the legacy he leaves behind.

To share a memory of Ernie or leave a special message for the Bester family, please go to [www.legacy.com](http://www.legacy.com) and click on the "Tribute Wall" tab. You can also plant a tree in his memory and send flowers to the family.

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### FYI: Car Break-ins

Recently there were 23 cars that had their windows smashed out this past weekend in a 2 block area; 5 were in the Regency Square. Police are looking for 4 to 5 African-American teens driving stolen Kia's, most recently a white, 4-door. Please keep an eye out for any suspicious activity and report to 911. These teens are said to be looking for guns left in vehicles and target Kia's for easy access.

**MARK YOUR CALENDARS!** The Annual Meeting for Tower and Square Residents is **Thursday, March 21<sup>st</sup> at 7pm in the Hermitage room and via Zoom.** Audits upon request 10 days prior.

### Regency Valet Service—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.

# FEBRUARY

**James R. Schafer Jr., General Manager**

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

TV: 833-697-7328



*Regency Condominiums*

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**www.regencycondos.com**



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

## GENERAL OFFICE SERVICES:

It is our pleasure here in the office to aid you any way we possibly can. We gladly copy papers, weigh and meter mail, receive packages and make sure UPS/FedEx/USPS/Amazon takes your properly labeled packages, send and receive faxes, make change, sell quarter rolls, cash small checks (up to \$50), take work orders, distribute “R” stickers for your car, update new phone numbers and email addresses, note vacation dates for arrangements, and scheduling the service elevator. Most of our services are free and done with a smile. Some, however, come with a price. **Payment is due at the time of service.**

All incoming faxes: \$1.00 for 1-5 pages, and \$.50 for each additional page

Outgoing local faxes: \$1.00 for 1-5 pages, and \$.50 for each additional page

Outgoing long distance faxes: \$2.00 for 1-5 pages, and \$1.00 for each additional page

Black and White Copies: \$.10 each

Copies of information from internet: \$.10 per page

The **Regency Maintenance Staff** is here to maintain and preserve equipment within the building. We are also available, unlike any other condo we know of, to do repairs within the residential areas, which can vary upon different needs. If however, the job is out of the scope of our expertise, we will gladly supply you with an alternative repair source.

The following is a list of some of the jobs we offer that are available to you.

- Repairing and replacing minor appliances.
- Cleaning out from under your refrigerator (which can assist in energy savings and improve performance of the appliance) is suggested to be done twice a year.
- Hanging of art work and other items.
- Plumbing repairs and replacement, such as drains and fixtures.
- Installing (hookup) of electronic equipment (stereo, DVD players, computers, TV and HDTV).
- Hanging and installing light fixtures, dimmer controls, switches and electrical outlets.
- Repairing lamps and installing light bulbs, in those hard to reach places.
- Cleaning and servicing humidifiers (yearly as recommended).
- Hanging and installing window treatments.
- Caulking and sealing countertops and tile.
- Turning and rotating mattresses.

These and many other services are available by maintenance staff at \$36.00 hourly with a minimum of 15 minutes charge. If you have questions as to what can be done, or any other questions regarding service, please feel free to contact the maintenance department through the office at **513-871-0100**.



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

## 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. 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	Disposable wipes	Tampons
Mini or maxi pads	Cotton balls and swabs	Condoms
Dental Floss	Cleaning wipes of any kind	Facial tissue
Grout or Drywall mud	Bandages and bandage wrappings	

## 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 9:00 a.m. or after 10:00 p.m.** because of noise! Your neighbors will appreciate it.
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!

### **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!**

**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





Leap Day - February 29th



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## UNITS FOR SALE

### TOWER

Unit 206 3 BRDM      Unit 1705 1 BDRM  
Unit 612 2 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**.

More information can be found at our website,  
[www.regencycondos.com](http://www.regencycondos.com)

## Administrative Resolution Clarifying Policy on Renting and Leasing

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 has 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.

## QUIET TIME

Quiet Time" is a specific period from **10 PM until 8 AM**, 7 days a week. During this period, residents, their guests, pets and employees are particularly required to refrain from any activity that may disturb other residents. Such activities include, but are not limited to:

- Noise emanating from a residence due to music, TV, parties, pets, domestic issues, etc.
- Noise in hallways, lobbies, parking lots and other common areas due to loud talking, slamming of doors, movement of carts, barking dogs, etc.
- Noise from the use of household appliances such as vacuum cleaners, dishwashers, and laundry machines, as well as from the movement of furniture, exercise or other activities that may disturb other residents.

At all other times of the day, in accordance with the Condominium Documents, residents are to refrain from any behaviors that may be disturbing to other residents.

## Contractor's hours/policy remains as written:

Workers may be on the premises 8:30 a.m. to 5:00 p.m. only, Monday through Friday.

No noise before 9:00 a.m. No work on weekends and holidays.

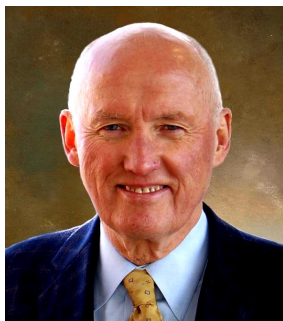
## Social Committee Upcoming Lectures, Concerts & Activities

**Dr. John M. Tew, MD**

**Monday, February 12<sup>th</sup>**

*"A Prescription for Longevity"*

7:00pm in the Hermitage Room



**Meridian 8**

**Sunday, February 25<sup>th</sup>**

*Vocal Arts Jazz Group*

4:00pm in the Regency Lobby



THE SCHOOL FOR  
**CREATIVE &  
PERFORMING ARTS**  
Cincinnati Public Schools

**Chessie Vigran, Director**

**Monday, March 11<sup>th</sup>**

*A Play Reading—The Dining Room*

7:00pm in the Hermitage Room

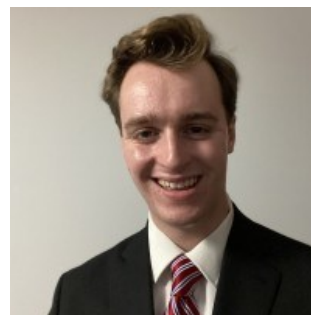


**Keith Pangburn Trio**

**Sunday, March 17<sup>th</sup>**

*Jazz Group Concert*

4:00pm in the Regency Lobby



The Regency Social and Events Committee "Game Day" with Bridge and American Mah Jong will reconvene in the Hermitage Room the last Wednesday of every month from 3p.m. to 5 p.m. The next event will be on Wednesday, February 28<sup>th</sup> at 3pm.



For more information,  
call Don Fritz (513-321-1343) or  
Lesha Greengus (513-289-8394).





## *A farewell letter from Diana Wood*

When I came to work at the Regency, I expected to find an 8 – 5 job that I could ably perform and have time and brain cells left over for my home life. I did not expect the degree to which I would be swept into the life of such a caring community.

### **What we did not expect to experience together as a community:**

- Mourning the sudden and unexpected loss of 2 beloved staff members: Tom Fair and Henry Burch
- After much debate, watching the venerable lobby fountain give way to housing a new, improved concierge space
- Covid: So scary and mysterious. Like playing dodgeball with an invisible ball. Vaccinations, masks, sanitizers galore, testing, quarantines. Fear. Dread. Loss. Finding our “new normal” as the Covid wave receded.
- The Regency Flood: 17 days of limited power, deep darkness, and relentless heat. Scrambling to find places to wait out the time for a then-unknown number of days. So many questions with no answers, for the longest time, as we had to just let the recovery process unfold.
- The collective and grateful sigh of relief as we learned that so much of our building damage was covered by our insurance.
- The lobby make-over: much discussed, long awaited. Long delayed for a variety of reasons. Dust. Noise. Transformation. Now so beautifully appointed, enjoyed by residents and proudly shown to friends and visitors.
- Lot #2 repair: Another extended time of dust, noise, and inconvenience - only outside. Aren't we glad to recover those spaces and get back to “normal”? Only, a new and improved “normal”.
- Memorial roses representing the passing of community members: Some were anticipated and came as a mercy; others were sudden and shocking. Each one sobering, as we recognize the reality of how brief our time on this planet really is.

### **What I did not expect in my personal life:**

- The diagnosis, treatment and ultimate passing of our daughter Katie, 12 days before her 38<sup>th</sup> birthday. In the end, after 500 days of illness, 4 kinds of cancer conspired to take her, long before we would have wanted to say goodbye. Our family takes solace in our belief that her faith in Jesus led her home to Him, and that we will one day be reunited with her in heaven. Still, the grief was, and is, the most profound I have ever experienced. The kindness and compassion shown toward me during that time by this amazing community was overwhelming and uplifting. Your support literally helped to carry me through a season of deep mourning.
- The blessing of a new son-in-law, who swooped unforeseen into our daughter Megan's life and soon thereafter met her at the altar. You celebrated that season with me, and it felt so good to have you share in our joy.
- The further blessing of our first grandchild, adorable and beloved; fearfully and wonderfully made. A new joy, and once again, your sharing in that means so very much to me.

Wow. That's a lot of shared life in 4 years. Joys and trials, plot twists; we weathered them all. The Regency and its people have made an indelible impact on me, and I will remember my time here with gratitude and fondness. I must also acknowledge that working with such a conscientious and competent manager, and a staff of talented people truly dedicated to performing their roles with excellence, has been a breath of fresh air.

Leaving the Regency is bittersweet, but I know it is my time to do so. The recent substantive shift in defining the “concierge” role affirms that the timing of my departure is perfect for both the Regency and for me. I have some unfulfilled desires to pursue, stemming from my passions and my gifting. I need to do that, while I still can. And besides, on December 15, 2023, I met this guy and fell madly, passionately, irrevocably in love with him, and I plan to spend the rest of my life with him: tiny Silas Ray Alford, our daughter Megan's, and our son-in-law Nick's little 7 lb., 13 oz. miraculous bundle of wonder.

And that, my friends, is the last word from the Regency's last Concierge. Peace be with you all.

You can connect with Diana at [cincywoods@gmail.com](mailto:cincywoods@gmail.com).







## 2023 COMPOST REVIEW

### The Regency



**3,210** pounds of food scraps diverted from the landfill at local farms and community gardens



Equivalent to dressing **8** community garden plots



**Thank you** for putting your food scraps to good use in building healthy soils!



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



**REGENCY CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, January 15<sup>th</sup>, 2024 at 4:30 pm in the Hermitage room*

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

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below) and Email poll to approve 12/18/23 Board meeting minutes.
  - A. Units for sale and rentals as of 1/5/24.
    - i. 6 in the Tower. 12 are rented.
    - ii. 1 in the Square. 6 are rented.
  - B. Manager's Report.
    - i. Manager working on Front desk and Valet uniforms.
    - ii. Board election in March; 4 positions open - Linda Bramlage, Melody Sawyer Richardson, Jill Ficke (moving) and Bill Woodward (Mr. Woodward can't rerun). Nomination forms must be turned in by Wednesday, January 31<sup>st</sup> at noon.
    - iii. Manager will reach out to Green Team regarding disposing of old lobby furniture. If the team is still not interested, management will take care of it.
    - iv. Julie will be working on updating the website with new pictures of the lobby.
    - v. Manager is taking vacation from January 17<sup>th</sup>→23<sup>rd</sup>.
    - vi. Manager in receipt of pool suggestions. Will address with pool management company and get different trash receptacles for the bathrooms.
  - C. Committee Reports: Social committee report attached.
  - D. Next Board meeting: February 19<sup>th</sup> at 4:30 pm in the Hermitage room.
- III. P & L Report from Treasurer/Manager: The manager went over numbers that will be in the preliminary statements. The finalized statements will not be out until the Audit is finished.
- IV. Manager's Update:
  - A. Update on 1<sup>st</sup> floor renovations: still waiting on bench and punch list completed by woodworkers.
  - B. Flood update: Fire pump and panel passed preliminary testing last week. Duke Energy still needs direct hook up to transformer, which may cause a power outage for 4-6 hours. Waiting for Generator (June +/-).
  - C. Units for Sale update: 5 in the Tower, 0 in the Square.
  - D. Scheduled Balcony project Pre-Bid Meeting for Tuesday, January 16<sup>th</sup> at 10 am. Owners who have enclosures we know need to come down are being notified.
- V. Discussion items:
  - A. Difficulties in finding quality valets:
    - Over 18
    - With Covid vaccine or willing to get it
    - Clean drivers record
    - Able to pass criminal and drug test
    - Past Advertising included Indeed and flyers posted Xavier University, University of Cincinnati, and Northern Kentucky University.
  - B. Mrs. Ficke was thanked for all of her hard work on the Board as she relocates to Florida.
- VI. Decision Items
- VII. New Business
  - A. Social Committee report was given by Mrs. Greengus.
- VII. Next Meeting – Next Board meeting is Monday, February 19<sup>th</sup> @ 4:30 pm in the Hermitage room. The March Board meeting is scheduled for March 18<sup>th</sup>, 3 days prior to the Annual meeting on the 21<sup>st</sup>.
- VIII. Adjournment into Executive Session



## Regency Tower Fire Alarm Instructions

### 1. YOU HEAR AN ALARM IN YOUR CONDO OR ON YOUR FLOOR:

- Leave the building immediately using the nearest stairs.
- Do not use any elevators.
- If you need assistance leaving the building, the front desk has an Evacuation List so remain in your unit for help to arrive or contact a neighbor for assistance.\*

### 2. YOU HEAR AN ALARM ON A FLOOR OTHER THAN YOUR OWN:

- Stay alert.
- There is no need to leave the building.
- If the alarm begins to sound on your floor, follow the instructions in number one above.

### 3. ALL CLEAR:

- The alarm will continue until the issue has been resolved.
- When the alarm stops, it is safe to re-enter the building.

\* If you have difficulty leaving the building in an emergency, please talk with a neighbor who might be able to assist you in an emergency situation. If you have other concerns about emergency situations or want to be added to the Evacuation Assistance List, please contact the main office.



**Save this copy and post in your unit**

# Old Lobby Furniture Auction

There will be a silent auction for furniture, lamps, books, and pictures previous used in the lobby. Photos of the items will be available to view in the Hermitage room prior to the bidding which begins on Tuesday, February 6<sup>th</sup> at noon and ends at noon on Friday, February 9<sup>th</sup>.

Bids are to be made in \$10 minimum raises and all items are sold as is. The highest bidder must pick up their items prior to Monday, February 19<sup>th</sup> at noon. Associates will dispose of any item not sold after the 19<sup>th</sup> at noon.

