

FEBRUARY



Letter to the residents from the Board President

2023 and 2024 turned out to be unusually noisy, dirty and expensive years for the Regency. In the Tower, work was completed on the lot 2 deck, balconies and spandrels and final stages of the flood repairs. In the Square, extensive concrete work was completed, as well as power washing, painting and signage. Unless something unforeseen occurs, 2025 should be a year of normal maintenance activity.

In the Square, there will be the usual roof replacements, rear patio replacements and HVAC units replaced as needed. Some water lines may be repaired or replaced and brick/foundation work will be done on an as needed basis.

The new Tower emergency generator, located on the east side of the building near the garage entrance, will have the final wiring installed, tests and certification completed and then be placed into service. This generator will run the elevators, emergency lighting and fire pump during power outages. The only other work planned for the Tower is replacement of hallway door closers, as needed.

A new truck will be purchased to service both the Tower and the Square. It will replace the red Chevrolet pickup truck. Also, \$30,000 will be placed in the Capital expense fund for future landscape upgrades.

So, compared to 2023 and 2024, this should be a “normal” year at The Regency.

While there are no general construction projects taking place in the Tower, please remember that individual owners may be doing major renovation projects, especially on units recently purchased. We understand that these projects, some lasting for months, can be disruptive due to noise, dust and dirty hallways. However, most of us have had similar work done on our own units, and as owners upgrade and invest in their individual condo, it raises the value of the entire property. So, please be patient with the inconvenience that comes with these improvements.

Dan Ledford
Board President

FEBRUARY

Regency
Condominiums
February 2025
Newsletter
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James R. Schafer Jr., General Manager

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

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
Spectrum TV: 833-697-7328

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/email: \$1.00 for 1-5 pages, and \$.50 for each additional page
Outgoing local faxes/email: \$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
Color Copies: \$.25 each

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 \$50.00 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**.

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 large recycling containers/totes located in the basement are for rinsed glass bottles, aluminum cans, recyclable plastic containers (such as milk containers) and no plastic bags. 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

FEBRUARY



Regency Preferred Parking Policy

We are still offering a service to all residents who do not have a garage space or would need additional valet service for a 2nd vehicle.



Convenient valet parking 24/7 at the front entrance. Call the valet line at 513-871-6370 to order your car - rain or shine, clear of snow/ice in the winter months. Drop it off at the same location upon return. The cost of this service will be \$65 per vehicle per month, billed to your condo fee.

The term is six months with automatic renewal. If you wish to cancel the service, written notice must be provided to The Regency office 30 days prior to end of term.

Existing valet service will be unavailable for residents and business owners who frequently use the service without subscription or tipping.

Subscription is non-transferable. Terms and conditions are subject to change.

Side Note:

The Regency is pleased to valet owners, guests and those who partake in the Preferred Parking option. Please help us help you by giving us 15 minutes to get your car. This time is needed should the valets be assisting others or delivering the 100+ packages that come in throughout the day as well as keeping the lane free of arrivals, so as not to block the "Fire Lane".

Abandoned/Stored Vehicles

If your vehicle is considered abandoned (if it doesn't run or have valid plates), please have it removed from the property, per Regency Rules and Regulations.

Should you wish to donate your vehicle, the following are companies that will pick it up for you: Good Will Auto 513-612-5980, Kars4Kids 844-275-0703, Volunteers of America 513-381-1954. If you are trying to sell the vehicle, you can give us the details and we will pass it along.

Should you fail to comply with our rules, the vehicle will be towed at the owner's expense by Mike Kaesers Towing 513-451-1856. Thank you for your cooperation in this matter.

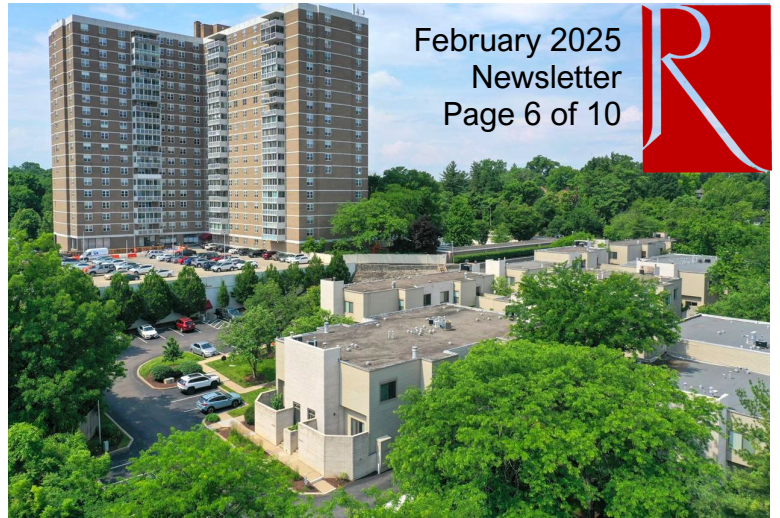


The Regency Tower is a **SMOKE-FREE** building.
Thank you for your cooperation.

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.



UNITS FOR SALE TOWER

Unit 811 1 BRDM Unit 1912 2 BDRM
Unit 1710 3 BDRM

We are pleased to welcome **Judy Snyder** in unit **2005**. Please extend a cordial greeting to our new Regency Tower resident!

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**.

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. 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 & Education Committee—February/March 2025

“History of Old Cincinnati” on Monday, February 24th

7:00pm in the Hermitage Room

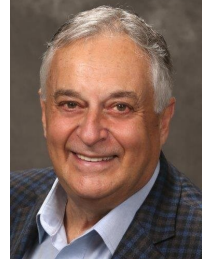
**Featuring: Greg Hand,
Author of “Cincinnati Curiosities”**

Moderator: Rabbi Abie Ingber

Buckle up for an interesting, irreverent and rambunctious tour
through the Old Cincinnati



Greg Hand



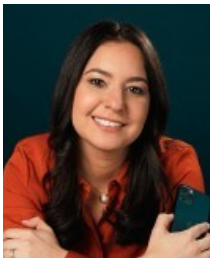
Rabbi Abie Ingber

Chautauqua Program on Monday, March 10th

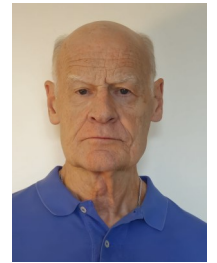
7:00pm in the Hermitage Room

**Featuring: Joanna Stern
How Artificial Intelligence Pushes the Boundaries
of Creativity & Innovation**

Moderator: Dan Ledford



Joanna Stern



Dan Ledford

Joanna Stern is The Wall Street Journal’s senior personal technology columnist and author of the Tech Things newsletter.

Blue Grass Concert on Sunday, March 30th

4:00pm in the Regency Lobby

Ma Crow & Co.

Ma Crow, a long-time veteran of the Cincinnati music scene brings her 5-piece Blue Grass Band to the Regency Lobby on March 30th. Ma Crow is a 9-time nominee for the Cincinnati Entertainment Awards. A CAMMY (Cincinnati Grammy) Award Winner. She has fronted numerous bands and performed on stages and events as a local and regional Artist, from Television, Radio, Festivals, Award-Winning Independent Movie, "The Mountain Minor" available on Amazon Prime.



Ma Crow: Guitar and Vocals

Vicki Abbott: Bass and Vocals

Steve Johnston: Mandolin and Vocals

John Vennemeyer: Fiddle and Vocals

Matthew Check: Banjo and Vocals

2024 COMPOST REVIEW THE REGENCY



2,913 pounds of
food scraps
diverted from the
landfills

All locally composted at
**Carriage House Farm, Camp
Washington Perennial
Farm, Tikkun Farm, Bahr
Farm, and Hamilton County
Community Gardens**

That's
equivalent to
taking **1** car
off the road
for an entire
year!

QUEEN CITY COMMONS

Queen City Commons hit a huge milestone this year - since commencing operation in 2020, we have diverted more than 1 million pounds of food scraps from Cincinnati and Hamilton County landfills! Not only do we pride ourselves in providing a clean, timely, and reliable service, but also our commitment to keeping your food scraps as local as possible, and returning them right back into the Cincinnati and Hamilton County food and soil webs.

Thank you for trusting us, putting in the extra work to separate your scraps, and for being a part of the Queen City's compost movement.

Since beginning to use our service in June 2022, The Regency has composted 7,890 pounds of food scraps with us!



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 20th, 2025 at 4:00 pm in the General Manager's office

Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,

Mr. Lawson, Mr. Tamarkin and G.M., Mr. Schafer

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below):
 - A. The November 18th Board meeting minutes and December 16th consent agenda were approved via email.
 - B. Manager's Report.
 - i. Manager received many compliments on snow removal from winter storm, Blair. Staff should be complimented on their efforts.
 - ii. Received a check from insurance carrier on the Elevator motor/drive for \$39,400.
 - iii. Spectrum Door fee (\$14,300) came in December 23rd, 2024.
 - C. Approval of the Nominating committee: Tom Bosco, Cindy Crown and Kim Slaton.
(End of consent agenda)
- III. P&L Report from Treasurer: approval of November P&L and review of the December Preliminary Financials Report. Nothing surprising that has not already been discussed. Receivables look very good.
- IV. Manager's Update:
 - A. Flood Update: still waiting for generator hookup.
 - B. Units for Sale as of 1/17/25.
 - i. 3 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. We have been having issues with the pole lights out front. It's been very difficult to troubleshoot with pole lights, signs and multiple photo cells.
 - D. Manager looking into attending the 2025 High-rise Manager's Workshop on July 14-16 in Houston. Topics include Budget challenges, maintenance, staffing issues, software and more.
 - E. We have received a complaint of what would be the 7th smoking infraction. Owner is not available to attend tonight's meeting and is asking for an extension. Board agreed to hold until next month.
 - F. Manager is asked to consult legal counsel on the best way to deal with ongoing nuisance issues, caused by individual owners.
- V. Discussion items:
 - A. Bulletin board policy. We have changed the policy on the back Bulletin board to the following:
 - The Association is not responsible for the content of any of these postings.
 - The content of these bulletins boards is solely the responsibility of the authors of the postings.
 - Pages must be no larger than half a page, dated, and will be posted for 60 days.
 - B. Dana bench upgrade. A concrete walkway, to and under the bench on Dana, will be poured the next time a contractor is on the property.
- VI. Decision Items
- VII. New Business—it's clear more and more dog owners are not picking up after their dog and allowing them to go on the boardwalk. More enforcement and fines, if necessary, may be required.
- VII. Next Meeting – Next Board meeting is Monday, February 17th @ 4:00 pm in the Hermitage room.
- VIII. Executive Session



Regency Tower Fire Alarm Instructions

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

- a. Leave the building immediately using the nearest stairs.
- b. Do not use any elevators.
- c. 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:

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

3. ALL CLEAR:

- a. The alarm will continue until the issue has been resolved.
- b. 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.

