

FEBRUARY 2026

Letter to the residents from the Board President

Each year, in the Tower and Square, there are capital projects that are scheduled to be performed. These capital projects are funded through the capital reserve portion of the budget. 2025 was a normal year in both the Tower and Square, with routine items being completed in both. 2026 will also be a normal year, with the following capital items scheduled in each.

Square:

Concrete work on two rear patios; electric meter bank replacement ; one large and one small roof; two roof/deck combos; four air conditioners and four furnaces. The total expenditure from capital funds is expected to be just over \$118,000.

Tower:

Normal HVAC replacement; garage sprinkler maintenance and upgrade; door closers in the corridors on all floors; preliminary planning for hallway renovations scheduled for 2027. The total expenditure from capital funds is expected to be about \$170,000.

Tower and Square:

Replacement of the red truck, which was deferred from 2025 and funding of the landscape improvement plan. Expected cost for the Tower is \$75,000 and for the Square \$40,000.

The above items are planned for and funded as part of the twenty-year capital reserve funding plan. Unexpected capital events can of course occur. One of the most common and costly to owners and the HOA, especially in the Tower, is water leaks. These leaks can cause considerable damage and inconvenience to individual condos and common areas. One of the best ways to protect your property from water leaks is by using water leak sensors under sinks, and near toilets, refrigerators, dishwashers and washing machines.

I use sensors from GoveeLife, available from Amazon for under \$70. This pack includes five leak sensors and a hub to connect to your WIFI router. The sensors sound a loud alarm and will alert you by email when away from home. Additional sensors can be added to the five that are included. If you are interested, the Regency staff will install the sensors at the normal hourly maintenance rate. Once installed, you are responsible for changing the sensor batteries about once per year. Please see Scott at the Resident Services desk if you are interested.

Dan Ledford
Board President

FEBRUARY

Regency
Condominiums
February 2026
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

SNOW! SNOW! SNOW!

Big thanks to the maintenance/valet staff for the clean up of the record breaking snowfall and to the skeleton crew pitching in to cover shifts and taking care of jobs for those who were unable to make it through the treacherous weather.

SAVE THE DATE: 2026 Annual Meeting **Thursday, March 26th @ 7pm**

At the Annual meeting on **Thursday, March 26th, 2026**, we have five (5) open seats, one of which will need to be filled by an owner from the Square per our documents, to serve on The Board of Directors of your community for the next two years.

The Nominating Committee will look at all potential candidates who show an interest in running for the Board. If there are people who you think should be considered, or if you would like to be considered yourself, we urge you to submit a resume to the committee.

Please fill out the attached nominating resume completely and include as much detail as possible. It is the primary source for the committee's initial consideration. Please submit resumes to the Regency office as soon as possible, but no later than noon on **Thursday, February 5th**.

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 now offer orange recycling bags (if you still have blue bags, please continue to use till you run out) that Rumpke will accept when filled with approved recyclables. 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. (Please do not place any plastic bags in recycling.) We will pick up the orange/blue bags daily when we pick up the trash and put them in the recycling bins for you.



Please call the office at 513-871-0100 if you are interested in recycling pickup at your door. We will deliver bags to your unit and bill the charge to your monthly statement.

If you wish, you may still bring your recyclables to the dock or 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 10/20/25



The following rules for pet management by owners, residents and guests, are designed to promote a safe pet environment in our community. Complying with these rules will help protect all pets and their owners and help allay any fears or discomfort other residents may experience in the presence of animals. The Board reserves the right to deny a request or variance based on pet type, size, specific breed or any other reason the board deems may present a danger or perceived danger to other residents or their pets.

1A. **Tower:** Owners will be permitted to keep up to 2 domestic animals. Each animal may weigh no more than 25 pounds. Exceptions for Certified Service Animals (trained to do specific tasks), Emotional Support dogs (ESA) and for any other hardships may be requested by written petition to the Board for its consideration and possible approval. The request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner. Exceptions may not be made after purchase.

1B. **Square:** Owners will be permitted to keep up to 2 domestic animals. Animals that weigh more than 25 pounds must receive a variance from the Board. The variance request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner.

2. Any noise or nuisance by a pet affecting other residents may result in the automatic loss of the privilege of keeping a pet. (Declaration of Condominium Ownership, Article VIII, Section I)

3. All pets must be transported on the service elevator of The Tower, and must be on a leash, and heeled at the owner's side. At all other times on property, other than in the owner's unit, pets must be leashed and under the complete control of the owner or pet walker. Pets, except Certified Service Animals, are not permitted in the lobby, mail room or offices, beauty parlor, Hermitage room, exercise rooms or pool area. Failure to comply may result in penalty or loss of privilege (see fine schedule*).

4. Use the Dana Avenue sidewalk area to walk dogs. Mutt mitts are provided inside the fence along the Dana Avenue side of Regency Square.

5. Walking of dogs, either on or off Regency property, should conform to the City of Cincinnati Code regarding use of a leash and clean-up. (Clean-up includes brushed hair and properly disposing of waste (not left at the door). Failure to do so may result in penalty or loss of privilege (see fine schedule*).

6. Damage of the association landscaping or the building caused by animals will be billed to the offending owner.

7. Cat litter should be disposed of by putting it in a bag, not down the sewage system.

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

*FINE/ASSESSMENT SCHEDULE FOR NONCOMPLIANCE WITH PET RULES

First Offense: verbal or written warning

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

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

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



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.

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. 513-871-6370





UNITS FOR SALE TOWER

Unit 1410 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**.

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.



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**.



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

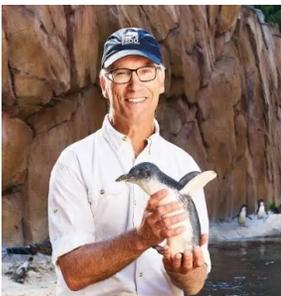
Social Committee Events for February / March 2026

Sunday February 8th, 4:00 in the Regency Lobby Rachel Miller-Classical Harp



An award-winning harpist, Rachel Miller is celebrated for her dynamic qualities as a soloist, active orchestral musician, and enthusiastic collaborator and educator. Engaged regularly by the Cincinnati Symphony Orchestra, Nashville Symphony Orchestra and Nashville Opera, Rachel has also worked with the Detroit Symphony, Louisville Orchestra, Baltimore Symphony and Minnesota Orchestra. A nationally recognized prize-winner, Rachel has been a recipient of the Lyon & Healy Awards, American Harp Society's National Competition Advanced Division, and American Harp Society's Anne Adams Awards. Rachel has shared the stage with a variety of artists including Andrea Bocelli, The Beach Boys, Evanescence, Josh Groban, Lindsey Stirling, Sarah McLachlan, Amy Grant, Celtic Woman, Christopher Cross, The War and Treaty, and Beck. Rachel can be heard playing on many scores for Film, TV & videogames, and on projects for artists including Joss Stone, Jelly Roll and Greta Van Fleet. An energetic educator, Rachel enjoys sharing the harp with her students in her private teaching studio, welcoming all ages, levels and backgrounds. Rachel joined the faculty at Vanderbilt University's Blair School of Music as Adjunct Artist Teacher of Harp in 2024. Rachel holds degrees from Michigan State University (BM 2012) and University of Cincinnati's College-Conservatory of Music (MM 2014).

Monday February 16th, 7:00 PM in the Hermitage Room Thane Maynard, Executive Chair of the Cincinnati Zoo



“The Nature of Hope - Why Conservation Matters”

Thane Maynard is internationally known for his dedication to wildlife preservation, research, and education. He has authored more than a dozen books, the most recent, “Hope for Animals & Their World,” was coauthored with Jane Goodall.

Maynard's travels have spanned five continents in support of biological diversity, natural history, and wildlife conservation—efforts that earned him membership in the prestigious Explorers Club. He is an active member of the Association of Zoos and Aquariums (AZA) and serves on the Board of Trustees for the Margo Marsh Biodiversity Foundation, a Wash-

ington, D.C.-based organization dedicated to primate conservation.

Thane Maynard retired from his role as Executive Director of the Cincinnati Zoo & Botanical Garden on December 31, 2025. He now serves as Executive Chair, remaining actively engaged in advancing the Zoo's mission by raising awareness through storytelling, conservation advocacy, and public engagement.

For many years, he also brought science and environmental stories to audiences nationwide through his long-running public radio program, *The 90-Second Naturalist*.



**Monday, March 2nd,
7pm—Hermitage Room**

Erin Holland
Director of Education & Engagement
American Sign Museum



**Sunday, March 22nd,
4pm—Regency Lobby**

**Glenn Ginn
Jazz Trio**





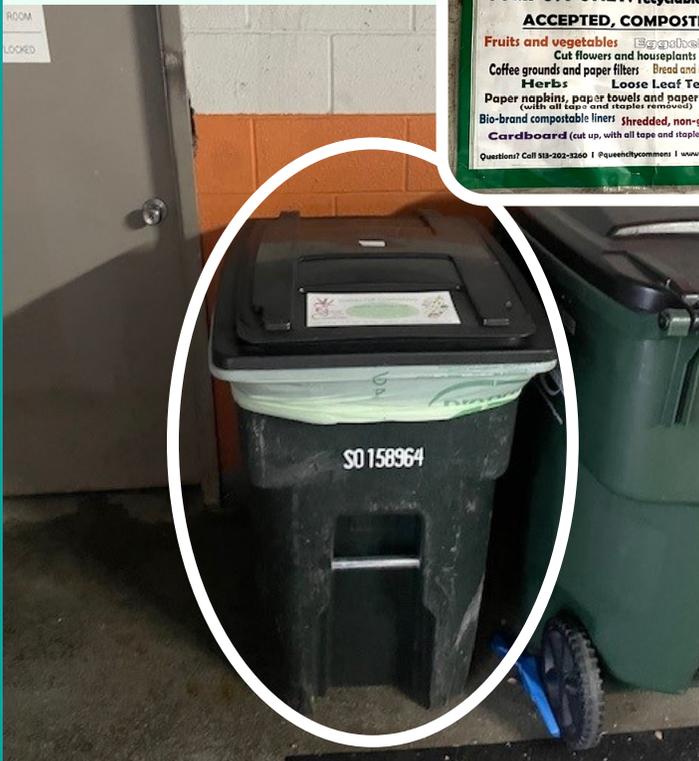
2025 COMPOST REVIEW



3,241 pounds of food scraps diverted from the landfills...

and locally composted at Camp Washington Perennial Farm, Bahr Farm, and Tikkun Farm.

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



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



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.



REGENCY NOMINATING RESUME

Name: _____

Years of residency: _____ Unit # _____

Business address (If any): _____

Principle Occupation (Past or Present): _____

Community Service: _____

Education: _____

Regency areas of interest (Include Committee experience): _____

Why do you think you or your proposed nominee would be a good addition to the Board?

Nominee: I agree to serve on the Regency Board until March 2028, if chosen.

Nominee Signature & Date

Date received