

# JANUARY

# 2024



## Letter to the residents from the Board President

On behalf of the Board, I would like to wish you a very Happy New Year! I'd also like to thank the Social Committee, especially, Lesha Greengus, Rosemary Bosco and Don Fritz for the wonderful holiday party on December 10th.

I'm sure the new year will bring several changes and improvements to The Regency. Mr. Schafer has asked me to share one of those changes with you now.

As you know, Diana Wood's final day as Concierge was December 29, 2023. We thank her for her service and wish her much joy as she helps care for her new grandchild.

Mr. Schafer has taken this opportunity to restructure and rename the role of Concierge. It has seemed to me that the title Concierge was a poor descriptor for what the job actually entailed.

The new title will be **Director of Resident Services**. The Director is responsible for providing Regency residents and guests with information and resources, in accordance with the rules and regulations of The Association.

Many of the functions will remain the same, but there will be an enhanced focus on maintenance and work orders. In particular, the Director will ensure that work orders are received, properly assigned and completed in a timely fashion. Follow up on any work order issues will also be a priority. Also, the Director will work with contractors per requests from the General Manager and Building Superintendent.

This enhanced focus on maintenance, requires a skill set that includes Regency maintenance experience. Mr. Schafer is pleased to announce that Scott Creager will be the new Director of Resident Services. Scott brings many years of experience providing services to Regency residents. His familiarity with the building, maintenance staff and each of our individual units will allow him to provide a unique level of service. On behalf of the Board, I would like to wish Scott the best of luck as he helps create the new position. I know he looks forward to continuing his work with the residents and staff of the Regency.

Dan Ledford  
Board President

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

**www.regencycondos.com**

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

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

The Social Committee would like to thank all the 124 residents that came to The Winter Solstice Holiday Dinner by the Bite for the Celebration of the Newly Renovated Lobby!

A special thank you to Susanna Wong and staff of the Oriental Wok for the delicious Dinner by the Bite, our Regency Staff members for setting up all the areas of the first floor and to Ina Schwartz who played the piano throughout the dinner. We look forward to more special events and parties in **2024!**

The Social Committee:

Karen Blocher

Lesha Greengus, Chair

Judy Tully

Rosemary Bosco

Francine Patton

Diane Makstaller

Don Fritz

Kathy Richardson

Alice Uhl

**SAVE THE DATE: 2024 Annual Meeting**  
**Thursday, March 21st @ 7pm**

At the Annual meeting on **Thursday, March 21<sup>st</sup>, 2024**, you will be asked to elect three (3) individuals 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 **Wednesday, January 31<sup>st</sup>**.



## E-bikes, Scooters and E-Skateboards

In recent months, there has been a dramatic increase in fires resulting from faulty or malfunctioning lithium-ion batteries and chargers used in e-bikes, e-scooters, and other electronic mobility devices.

In New York City alone, there have been approximately 200 fires and six deaths, according to the New York City Fire Department.

Due to this fire hazard and difficulties in extinguishing said fire, **the policy for the Regency Tower and Regency Square is as follows:**

*No lithium-ion batteries (other than on a wheelchair) may be stored in any condo or interior common element/area or charged in the garage. This would include the outer vestibule areas in the Square.*

(Facts and part of this policy comes from Cozen O'Connor's December 6, 2022, article, *How Can Boards of Coops and Condos Prevent Fires and Other Injuries Due to Electrical Vehicles and Similar Devices?*)

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.

## **CAUTION**

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

## **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.



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

## **Trash Chute Reminders**

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



## DON'T PAY FOR INSURANCE YOU DO NOT NEED

It is time to review your homeowners' insurance policy to ensure that you have the appropriate coverage and that you are not PAYING FOR COVERAGE YOU DON'T NEED.

The major portion of your homeowners insurance is included in your monthly condo fee. You do not need to repeat this coverage on your personal homeowner's policy. Review your policy and look for this language:

- **DWELLING:** Your dwelling (walls, flooring, cabinets, bathroom fixtures, doors, windows, frames, etc., are all covered by the Regency Insurance Policy. **YOU DO NOT NEED TO REPEAT THIS COVERAGE ON YOUR POLICY.** You are only liable for wall coverings: paint and wallpaper; tile, etc.
- **LOSS ASSESSMENT:** Your personal insurance policy should include "loss assessment" coverage of at least \$50,000 (the Association Deductible). This is the maximum amount for which you are responsible, should the Regency policy cover damage to your unit.
- **PERSONAL PROPERTY:** The Regency policy does not cover your personal property, including free standing stoves and refrigerators. Be sure that your homeowners' policy is adequate to cover your personal property.
- **LOSS OF USE:** If for some reason, your unit is damaged to the point where it is not habitable, this covers the cost of your rental unit or hotel. This is your responsibility and is not covered by the Regency insurance policy.
- **PERSONAL LIABILITY:** This coverage is for accidents that may occur within your unit for which you are liable. It is important that you protect your assets by having adequate liability insurance. This section of your personal policy may also include medical payments to those injured within your unit.
- **DOG OWNERS:** It is very important that dog owners carry personal liability insurance. Even the most well trained and well behaved dog may strike back when it feels frightened or threatened. Dog bites can result in very costly medical bills and litigation. Once again, protect your assets.
- **RENTALS:** the unit owner should make sure to be listed as an Additional Insured on renters insurance and request a certificate from the renter.
- **PROOF OF INSURANCE:** If your Mortgage carrier would like proof of insurance, they may contact Huesman Schmid at 513-521-8590.







## Leak Alerts

Leak Alerts are available to alert you of a water leak. They are a self-contained battery-powered unit that can help mitigate serious water damage in your home by sending email alerts when it comes in direct water contact. It also sounds a loud alarm and flashes red LED lights, alerting you to a potential water leak. They cost approximately \$25 each unit.

Some water detector features:

- Wi-Fi connectivity – No hub required
- Email, visual, and audio alerts
- In the event of a flood, unit will float and continue to sound alarm until battery is depleted
- Low battery indicator for optimum safety and performance
- Ability to check for, and update, software revisions
- Loud alarm (105 dB) sounds for up to 8 hours
- Fully automatic operation — no wiring required

Place it anywhere the potential for flooding or leaking exists:

- Near water heaters in the Square
- Under sinks
- Near washing machines
- Near dishwashers and refrigerators
- Near plumbing and toilets

More information is available on the internet

## Water Conservation Tips

Did you know the average person uses 88-100 gallons of water per day? This adds up to over 30,000 gallons of water a year! From shortening your shower to only washing full loads of laundry or dishes, there are plenty of simple ways to save gallons of water each year!

1. Reduce shower waste – ask maintenance to install an efficient showerhead and keep showers to less than five minutes.
2. Rinse your produce in a bowl of water instead of under the faucet.
3. Do not let the water run when brushing your teeth or shaving.
4. Reuse the water from boiling vegetables or pasta to water your indoor plants once it has cooled.
5. If you like to enjoy a cold glass of water, place a pitcher in your refrigerator instead of letting the tap run until it's cold.
6. Only run the dishwasher once it is completely full. Also, try using one glass per day if you are drinking and refilling your water.
7. Don't use your toilet as a wastebasket. Flushing a tissue or small piece of trash wastes *5 to 7 gallons* per flush.
8. Let your dirty pots and pans soak in the sink rather than letting the faucet run while you clean them.
9. Make sure to turn off all faucets completely after each use.
10. Instead of using running water, thaw frozen foods in the refrigerator.
11. Be sure to alert our maintenance staff if you notice a leaky toilet or faucet!

## Social Committee Upcoming Lectures, Concerts & Activities

**William Gallagher**

**Monday, January 8<sup>th</sup>**

*"The Innocence Project"*

7:00pm in the Hermitage Room



**Sara Daneshpour**

**Sunday, January 14<sup>th</sup>**

*Classical Piano Concert*

4:00pm in the Regency Lobby

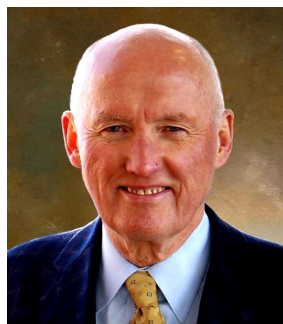


**Dr. John Tew**

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

*"A Prescription for Longevity"*

7:00pm in the Hermitage Room



**Friendly Sons of St. Patrick  
Glee Club**

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

*Chorale 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, January 31<sup>st</sup> at 3pm.



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





## 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:

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.

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.

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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**.



## UNITS FOR SALE

	<u>TOWER</u>
Unit 206	3 BRDM
Unit 612	2 BDRM
Unit 712	2 BDRM
Unit 1406	3 BDRM
Unit 1705	1 BDRM

## SQUARE

2362 Dana 3 BDRM

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

## 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.**

## Collection Policy

All accounts must be paid by the 10<sup>th</sup> of each month. Unpaid accounts will accrue .67% monthly interest on all past due balances, in addition to a \$25.00 collection fee after the 10<sup>th</sup> of each month. Maintenance charges will be dealt with on an individual basis, but a collection fee and interest can accrue on unpaid maintenance bills.

A lien will automatically be placed on any account that is 70 days overdue, except in special circumstances approved by the Board, for the total amount owed, and for all costs associated with the placement of the lien, including but not limited to attorney, paralegal, recording, and collection fees that the Association may incur.

There may be special circumstances (e.g., pending or immediate sale of a unit with unpaid accounts, delinquency history) in which a lien may be placed earlier than 70 days.

## 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 timeframe subject to fines/assessments until substantial completion is achieved.



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

*Monday, December 18<sup>th</sup>, 2023 at 4:30 pm in Mr. Schafer's office*

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

- 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 11/20/23 Board meeting minutes.
  - A. Reviewed units for sale and rentals as of 12/8/23.
    - i. 5 in the Tower. 12 are rented.
    - ii. 1 in the Square. 6 are rented.
  - B. Manager Reports
    - i. Picture of newspaper article on the Regency being built on property has been put up.
    - ii. Owners who had comments on how the lobby should be used were distributed to the Board.
- III. P&L Report from Treasurer
  - A. Mrs. Ficke informed there was nothing unusual to report.
- IV. Manager's Update:
  - A. Update on 1<sup>st</sup> floor renovations: still waiting on center round table, bench, and punch list completed by woodworkers. Bills from Mr. Conway and Mr. Zalants came in and will be paid by the end of the year.
  - B. Flood update: We had a water shut down for the Tower and Square in order to install the Fire pump Monday, December 18<sup>th</sup> and it went off without a hitch. When it's time to tap into the transformer, there will possibly be a brief power shutdown.
  - C. Units for Sale update: no change.
  - D. Updated the Board on the Concierge/Resident Services Director position. 3 employees, 1 resident and 2 others were in consideration for the job. Manager's decision to hire Scott Creager for the Resident Services Director position was well received by the Board. We will also be adding a new maintenance employee in mid-January.
  - E. Lot #2—They will finish caulking in the Spring. Haven't received final bill yet.
  - F. The Square wall project (2326) came in under budget (engineering cost included) and has extra bricks in reserve.
- V. Decision items
  - A. Lobby and Front Entrance policy was discussed and updated to the following:  
*"The Regency Lobby serves as a gracious and inviting entry to an upscale residential building. The Lobby also serves as an elegant and functional venue for lectures, small concerts, and parties, which are open to all residents. It also serves as a comfortable and convenient location for short duration encounters with other residents, for greeting guests and waiting for rides.  
The Front Entryway is designed as a very short term waiting area, and a working area for the Valet Parkers. Its function is to minimize congestion and speed the delivery of cars.  
The Lobby is not to be utilized for private parties, entertaining guests or as a personal space for prolonged phone calls, texting, emailing, reading, etc."*
  - B. Mr. Ledford will correspond to owner regarding decision on smoking fine/assessment.
- VII. New Business—Social Committee chair, Mrs. Greengus, reported a very successful Holiday Party and disclosed the schedule of events and activities for the lobby and Hermitage room planned for 2024.
- VIII. Next Meeting – Next Board meeting is Monday, January 15<sup>th</sup> at 4:30 pm in the Hermitage room.
- IX. Adjournment

# HAPPY HOLIDAYS!

The employees of the Regency wish to take this opportunity to thank the Holiday Fund Team and the residents once again for their kindness and generosity during the holidays. Not only did the employees receive a great holiday gift, but they also received many individual gifts and holiday greetings. We know it was a sacrifice for all who gave so graciously and we truly appreciate it. We look forward to serving you in the coming year and to be deserving of your thoughtfulness. Warm regards to you all.

JULIE Bley	Dante Carnoch	Jim [Signature]
James Hargreaves		Chip Rowe
Blake Doobin		Derek Eddings
Lash LeBlach		[Signature]
Kennedy		Ken Wells
[Signature]		Brenda Wells
John Paul		Scott Cus
Rene Russell		Kenn Dorby
Billy Watt		[Signature]
Jeff Davis		Dan [Signature]
JASON PARTIN		Cecilia Zaboron
Chris Pahlman		Jason Quimzon
	Diana Wood	Dwaine Banks
		Sean Keller
		Joshua Trotter

## 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 2025, if chosen.

\_\_\_\_\_

Nominee Signature & Date

\_\_\_\_\_

Date received