

JANUARY 2025

HAPPY NEW YEAR!

Regency Condominiums

January 2025
Newsletter
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James R. Schafer Jr., General Manager

www.regencycondos.com

Jeff Dowd: Building Superintendent
Julie Bley: Administrative Assistant
Kevin Daly: Staff Accountant
Scott Creager: Director of Resident Services
Devonte Cannon, Dwaine Banks and Jess Baker: Front Desk
Spectrum Wi-Fi: 855-895-5302

Office Hours: 8:30 AM—5:00 PM, M-F
Office Phone: 513-871-0100
Office Fax: 513-871-5804
Valet Phone: 513-871-6370
Valet Text: 513-200-4219
Spectrum TV: 833-697-7328



The Social Committee would like to thank all the 104 residents that came to *The Winter Solstice Holiday Dinner by the Bite!* A special thank you to **Susanna Wong** and staff of the **Oriental Wok** for the delicious Dinner by the Bite, **Bonnie Peterson** for decorating the lobby and Hermitage room, Regency Staff members, **Kip Rono** and **Jason Partin**, for setting up all the areas of the first floor, **Matt Tolentino**, who played the piano and accordion throughout the dinner, **Julie Bley**, who created the beautiful invitations, signage and name tags for the event and Jim & Dina Schafer for always graciously assisting with serving. We look forward to more special events and parties in **2025!**

Karen Blocher
Lesha Greengus, Chair
Kathy Tamarkin

Don Fritz
Francine Patton
Judy Tully

Rabbi Abie Ingber
Kathy Richardson
Alice Uhl

SAVE THE DATE: 2025 Annual Meeting Thursday, March 27th @ 7pm

At the Annual meeting on **Thursday, March 27th, 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 29th**.

EV Parking Spots

Due to more owners purchasing electric vehicles, it's important **not to park in an EV spot if you are not charging your electric vehicle** (max. 12 hours, if charging).

Violators will be warned, fined and/or towed.





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.

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.



CAUTION

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



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 at 513-871-6370 for Valet assistance.



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
- Loud alarm (105 dB) sounds for up to 8 hours
- Email, visual, and audio alerts
- Fully automatic operation — no wiring required
- 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

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!

Upcoming Social Committee Event for January 2025

Lieto String Quartet—Sunday, January 19th

4:00 pm in the Regency Lobby

Performers:

Violins: Pin-Hsuan Chen and Lu Li

Viola: Nathaniel Sendi

Cello: Shu-Li Cheah

Program:

Mozart String Quartet No. 21 in D Major, K.575

Schubert String Quartet No. 14 in D Minor “Death and the Maiden”

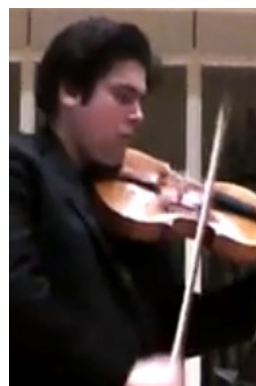
Formed in 2019, the Lieto String Quartet is a rising ensemble based in Cincinnati, OH (USA). The quartet gained international acclaim when they won the Gold Prize and the Grand Prix in the 2021 Global Genius Music Competition in the United Kingdom, following which they published a recording on the website of True Art Music. The quartet won the First Place and the Audience Award in the 2021 Red Maple Music Competition, which resulted in a performance invitation in Canada in 2022. They also received the Second Prize in the 2021-2022 King's Peak International Music Competition and Third Prize in the 2022 London Classical Music Competition.



Pin-Hsuan Chen



Lu Li



Nathaniel Sendi



Shu-Li Cheah

Upcoming Social Committee Events for February 2025

Sunday February 2nd, 4:00 in the Regency Lobby

“Broadways Golden Days”

Broadway’s Golden Age gave us great shows to remember! Join **Rabbi Ken Kanter** currently President of CCM Power and four talented students from UC’s College Conservatory of Music in a wonderful performance and “sing-along” afternoon of your favorite shows—Oklahoma, Guys and Dolls, Fiddler on the Roof, Kiss Me Kate, and many more! We look forward to a musical event to remember!

Maxwell Cohen is from Miami, Florida and a graduate of New World School of the Arts. Max is grateful to be a part of this cabaret. He is a first year Musical Theatre student at CCM. He looks forward to being in Hair the musical this Spring.

Carson Mehlbauer, from Louisville, KY, is in his third year pursuing a BFA in Acting from CCM. Onstage, he’s worked on WITCH (The Carnegie/CCM), THE LIGHT CHASERS (Know Theatre of Cincinnati/CCM), and HELLO, DOLLY! (The Carnegie). He also accompanies CCM Musical Theatre students in private voice lessons.

Spencer Stanley is a performer, musician, and composer from East Lyme, Ct. He is a Senior in CCM’s Musical Theater program and plans to move to NYC in the fall. Special thanks to Ken Kanter for putting this program together and my friends and family for their continued support.

Abigayle Stokes Abigayle Kake Gatton Stokes is from Lexington, KY and is a Freshman Musical Theater Major at UC College Conservatory of Music. She is a National Young Arts Winner and Songbook Academy Ambassador. Her CCM credits include “Jazz On Broadway: A Celebration” (soloist) and “Wonderful Town” (swing).

Monday February 24th 7:00 PM in the Hermitage Room

“History of Old Cincinnati”

Cincinnatians today wrap themselves in a comforting blanket of serene conformity, soothed by the myth that the Queen City has always been a bland, somewhat Germanic, little backwater. History tells us otherwise. Old Cincinnati could be a strange place. Witchcraft? Occult societies? Public executions? All very common in Old Cincinnati. Cincinnati was rude and crude, still shaking off the dust from its years as a frontier outpost. Much of the popular nightlife then would be illegal today. Buckle up for an interesting, irreverent and rambunctious tour through the Old Cincinnati.

Greg Hand

Greg Hand, proprietor of the “Cincinnati Curiosities” blog, retired from the University of Cincinnati as associate vice president for public relations. Hand was editor of the Western Hills Press in suburban Cincinnati. In addition to his blog, Hand contributes regularly to Cincinnati Magazine and the WCPO-TV “Cincy Lifestyles” show. With Molly Wellmann and Kent Meloy, Hand presents entertaining history chats in bars and saloons through a program called “Stand-Up History.” He is the author of a book, “Cincinnati Curiosities,” published by History Press in 2022.



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.

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**.



UNITS FOR SALE

TOWER

Unit 204 2 BRDM
Unit 1710 3 BDRM

More information can be found
at www.regencycondos.com

Welcome to the Regency!

We are pleased to welcome
Marla Hoelle in unit **1411**.

Please extend a warm
welcome 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.

Collection Policy

All accounts must be paid by the 10th 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 10th 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.



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.



FITNESS CLASSES FOR JANUARY

Kris Bellush, a MS-Clinical Exercise Physiology, ACE-Medical Exercise Specialist/Personal Trainer will continue fitness classes for the month of January, only on the 13th, 20th, and 27th. There will NO class on the 6th. As usual, the classes are on Monday and will be 45 minutes each. The fee is \$60 payable at the beginning of the first session of the month. Interested residents need to respond to her email address, krisbellush@gmail.com, **by January 3rd**. She accepts cash or a check made payable to Kris Bellush.

~ **12:00 Better Balance** - This balance class includes balance challenges and strength training for the lower body and core. Having strength and power can improve stability and help prevent falls.

You will start the class in a chair for a warmup and then alternate between seated and standing exercises. Stand as you are able and you may hold onto the back of the chair or the ballet barre as needed. The class will end with a good stretch.

~ **1:00 Balance and More** - This class is a step beyond the 12:00 class. It not only includes balance training, but strength training for the whole body. The instructor will also challenge your coordination.

Like the first class, you will start with a seated warmup. We will then progress to standing exercises with occasional seated exercises. Light equipment will be used. The class will end with a good stretch.

Lithium-ion Batteries: E-bikes, Scooters, and E-Skateboards

Lithium-ion batteries are popular because they have a high energy per unit mass and volume compared to other electrical energy storage systems. However, they can be dangerous if not used or disposed of properly.

In the last few years around the country, there have been more and more fires resulting from faulty or malfunctioning of the large lithium-ion batteries and chargers used in e-bikes, e-scooters, and other electronic mobility devices.

In 2022 New York City alone, there had 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:

Large lithium-ion batteries (other than on a wheelchair) may not 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.

Small lithium-ion batteries, such as button-cell, coin, and single-use batteries, are used in many products, including:

- Electronics: Watches, hearing aids, keyless car remotes, medical devices, calculators, cellphones, wire-less headphones, digital cameras, laptops, e-cigarettes, tablets and e-readers.
- Toys: Many toys use lithium-ion batteries including electric cars, ride-on toys, remote-controlled cars and airplanes, and drones.
- Other: handheld power tools, small and large appliances, greeting cards, and electrical energy storage systems.

Small lithium-ion batteries can be recycled. Some Cincinnati fire departments offer free lithium battery recycling, including Hyde Park Station #46 on Erie Avenue in Hyde Park Square or they can be dropped off at the office.



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.

HAPPY HOLIDAYS!

Ken + Brenda Wells

Ken Rous

Mark Meade

Jack M. Blaylock

Scott Z

Toby R

Jo Polk

Joanna

Blaylock

Bird Meade

Scott Z

Bella Wainatt

Joe J. Hart

John Park

Sean Keller

Bruce Anderson

James Youngerfield

John Jett

Liz Kono

A

Orlando Smi

Jeff Dowd

Dee Riesmeck

JR

Jim Schip

JUNE BLEY

Margaret

Cedric Jefferson

Kevin M

Ken Daly

Chris Robinson

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 2027, if chosen.

Nominee Signature & Date

Date received