

# JANUARY 2026

Regency Condominiums

January 2026

Newsletter

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James R. Schafer Jr., General Manager

[www.regencycondos.com](http://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

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

At the Annual meeting on **Thursday, March 26<sup>th</sup>, 2026**, you will be asked to elect four (4) 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 **Thursday, February 5<sup>th</sup>**.

## 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 break-downs, 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.



## Important reminder about “flushable wipes”

The Regency has been experiencing an increase of these wipes clogging our drains and causing major problems to main pipes and to other residents including flooding. **We ask all residents to refrain from their use and if needed to dispose into the trash and not toilets and drain pipes.**

Thank you,

Regency Maintenance Department and Management

## 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.



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 homeowners 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" of \$50,000 (the Association Deductible).
- **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 above the \$50,000 loss assessment. 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!



## 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 \$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 1410 2 BRDM

Unit 1711 1 BDRM

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

### Welcome to the Regency!

We are pleased to welcome  
**Ron & Patricia Weeks** in unit  
**301**. 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 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.

You can use *Billr Direct* to pay your HOA online by arranging for a one-time payment or you can set up autopay where your HOA will be paid automatically on a date that you specify.



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.

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## 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, except for 12th, in the small workout room. Classes will be held every Monday and will be 45 minutes each. ***The full monthly fee of \$60 is due on the first day of class and can be paid by using Venmo (@Kris-Bellush), a check made payable to Kris Bellush, or in cash.*** Interested residents need to respond to her email address, krisbellush@gmail.com, **by January 2nd**, as space is limited and indicate which class you would like.

~ **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.

## Upcoming Social Committee Events for January/February 2026

### **Classical String Quintet—Sunday, January 4<sup>th</sup> 4:00 pm in the Regency Lobby**

**Isaac Selya**, Conductor and Artistic Director of the Queen City Opera,  
Presents

#### **Classical Music for the Home and Café**

##### **Performers:**

Jordana Greenberg—Violin  
Joshua Bermudez—Cello  
Nathaniel Sendi—Viola  
Ben Grabell—Bass  
Diana Chubak—Piano

##### **Program:**

Classical Music for the Home and Cafe  
Wolfgang Amadeus Mozart (1756-1791):  
Duo Sonata K 292 (1775) arranged for viola and bass  
Paul Schoenfield (1947-2024): Café Music (1986)

##### **Short Intermission**

Franz Schubert (1797-1828):  
Piano Quintet in A Major D. 667 “The Trout” (1819)



Isaac Selya



Jordana Greenberg



Joshua Bermudez



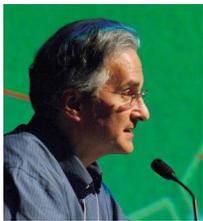
Nathaniel Sendi



Ben Grabell



Diana Chubak



### **Dr. John Hancock—Monday, January 26<sup>th</sup> at 7:00 PM in the Hermitage Room**

#### **Ohio's Hopewell Ceremonial Earthworks**

Dr. John Hancock, Professor Emeritus of Architecture at the University of Cincinnati, will introduce the eight southern Ohio sites recently added to the UNESCO World Heritage List and talk about how and why they achieved this status. Dr. Hancock has labored assiduously for decades to have the sites added to the UNESCO World Heritage List. He will present the scope, beauty, and precision of the earthworks, their alignments to the sun and moon, the culture and beliefs of their Indigenous Builders.

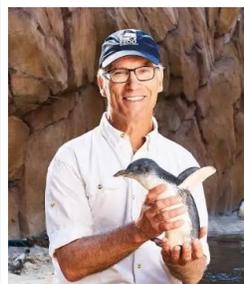


**Sunday February 8<sup>th</sup>**

**4:00 PM in the  
Regency Lobby**

**Emily Stone**

Classical Harpist Program



**Monday February 16<sup>th</sup>**

**7:00 PM in the  
Hermitage Room**

**Thane Maynard**

Executive Chair of the Cincinnati Zoo

“The Nature of Hope -  
Why Conservation Matters”

## *Greetings from The Social and Education Committee*

The holiday season at the Regency was all about friends, music, celebrating our different traditions, and delicious food. And Penina Frankel recorded it all in the photographs below! It began with our Winter Solstice party, which 94 of us attended. We are grateful to so many people who helped make the party a success – to Susanna Wong and the staff of the Oriental Wok for their hard work at the party and for their fabulous food; to Don Fritz, who developed the creative menu; to Bonnie Peterson for decorating the lobby and the Hermitage Room; to Kip Rono and Jason Partin for setting up all the areas on the first floor; to Julie Bley, who created the beautiful invitations, signage, and name tags for the event; and to Jim and Dina Schafer for graciously assisting with serving. The music of Matt Tolentino and John Aiken helped make the event special – and some of us even ended the evening by dancing!

Our Hanukkah celebration began with a toe-tapping klezmer concert by the Queen City Klezmerim. Then, on each of the eight nights of the holiday, our Jewish residents and others celebrated Hanukkah with lighting the menorah in the lobby. Rabbis Abie Ingber, Elana Stein (daughter of Polly Stein), and Richard Sarason were among the rabbis who led those attending with prayer, story and song. And special thanks go to Jo Ellen Spitz, who provided those attending with traditional-for-Hanukkah doughnuts and her wonderful cookies, brownies, and biscotti.

We celebrated Christmas in the lobby with song – the Queen City Opera Quartet treated us first to some beautiful classical music and then warmed our hearts with familiar Christmas songs. Eggnog and Christmas cookies provided by the Social Committee rounded out the pre-holiday musical celebration.

The Social Committee thanks everyone who helped with these holiday events, and we look forward to more music, talks, and parties in 2026. Members of the Committee are Leshia Greengus (Chair), Karen Blocher, Don Fritz, Rabbi Abie Ingber, Francie Patton, Bonnie Peterson, Kathy Richardson, Nina Strauss, Kathie Tamarkin, and Judy Tully. But it takes a village – appreciation to all who have provided us with treats and for Karen Blocher and Judy Tully, who have organized the refreshments for each and every event throughout the year.

### *Winter Solstice Party – December 7*



### *First Candle Lighting for Hanukkah – December 14*



### *Queen City Opera Quartet – December 22*





# Season's Greetings

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.

Ken Wells  
 Brenda Wells  
 Brian Mastin  
 John Partin  
 JASON PARTIN  
 JULIE BUEM  
 MICHAEL REDDING  
 Jeff Dowd  
 Jack M. Braley Jr.  
 Jason S. Noble  
 Ann Daly  
 JB  
 Kevin Day II

Jim Lee  
 [Signature]  
 Duob [Signature]  
 Mary Tucker  
 [Signature]  
 Kip Lono  
 Tucker Mayfield  
 James Pangerfield  
 Cedric [Signature]  
 Wade [Signature]  
 Mark Meade  
 Mason Helms

Jim [Signature]  
 Duane Banks  
 Penny [Signature]  
 Sean Keller



**Happy New Year!**

# 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



We wish everyone a happy and healthy New Year. We look forward to the opportunities that 2026 may hold. Wishing you peace, joy, and many happy moments making wonderful memories in the year ahead!

"Kindness is free; let's pass it on." - Unknown

