

JULY

Regency Condominiums

July 2023
Newsletter
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James R. Schafer Jr., General Manager

www.regencycondos.com

Julie Bley: Administrative Assistant

Kevin Daly: Staff Accountant

Diana Wood: Concierge

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

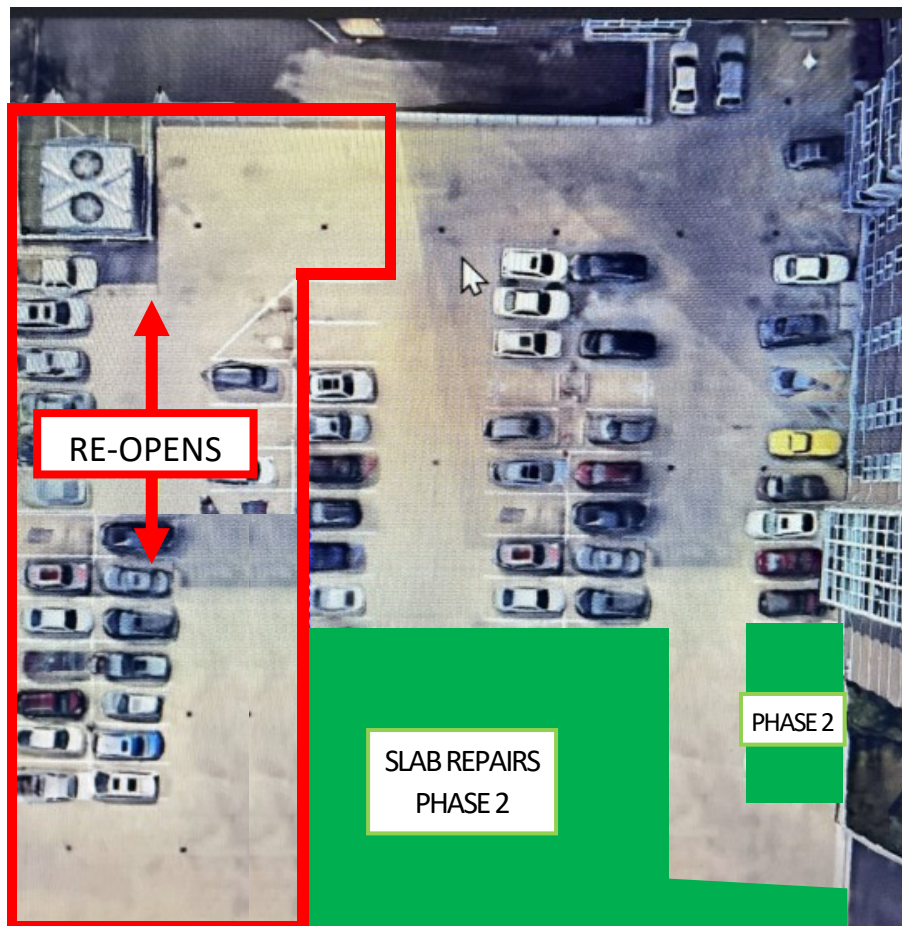
Office Fax: 513-871-5804

Valet Phone: 513-871-6370

Valet Text: 513-200-4219

Lot 2 Deck Work Update - Phase 2

Postponed until **Thursday, August 3 at 7:00 am**. Please have your vehicle removed from the "GREEN" area below and drive slowly when entering the parking lot. Thank you



Lot #2 Door
Entrance

Please drive
slowly



Say Hello... Say Goodbye

Say hello to **Billy Watkins**, our new full-time maintenance employee! Billy had been working with a small and mid-size HVAC companies prior starting his own rehab and remodeling business in 2019.

We said goodbye to **Mark Hobbs**, who left us to go back into the HVAC field. We thank him for his time here at the Regency and wish him our very best!

END OF SUMMER POOL PARTY

Sunday, August 27th
5:30-7:30pm

\$15 per person, RSVP by August 20th to
Rosemary Bosco, unit 808

Brats, metts, beef hot dogs, veggie burgers,
summer salads, and fruit salad will be served.

POOL HOURS:

SAT. 5/27/23 - MON. 9/4/23
11:00 AM - 9:00 PM

TUES. 9/5/23 - SUN. 9/17/23
11:00 AM - 8:00 PM

Low Impact Water Aerobics

Tuesdays 10:00 - 10:45 started June 6th

Water Aerobics offers a great, fun and safe workout while enjoying our beautiful pool. We will aim to work all 650 muscles, improve cardio-vascular health, increase flexibility, promote excellent posture and develop good balance all while having a good time. Classes will be led by Amy Whitaker. Amy has taught water classes and stretch classes for over 20 years at area fitness clubs, swimming clubs and private homes. Please bring your own water noodles (thick and thin) to the first class.

Fee is **\$10.00** per class.



BALCONY WORK 2024 – REGENCY BALCONIES HISTORY

In 1969 when the building was built, the railings on the balcony attached through 5 metal sleeves in the deck. In approximately 1985, the railings were removed; however, the sleeves were left in the deck and a new railing system was installed on top of the deck was coated with a waterproof membrane.

In 1998, 2005 and in 2014 the balconies were sounded/tested, and all of the flaws in the concrete were repaired. The balconies were then painted, a new membrane was installed, and the spandrel beams on the side of the building were caulked and painted.

Through the recommendation from an experienced structural engineer, in 2005 we removed the five sleeves from 92 of the 199 balconies. In 2014, we removed an additional 77. Balconies whose sleeves were not removed in 2005 and 2014 will be removed in 2024. The cost for the work will come out of the Tower Reserve, however the cost of removing an enclosure (if your unit or the unit above you still have the sleeves) is the owner's responsibility. All owners are also responsible for the removal of furniture so that the floor can be tested and a new membrane applied.

This will not be a pleasant job for the staff or residents. We would not be undertaking this work if it were not necessary to maintain structural integrity and increase the longevity of the building.

Once a contractor is selected and an inspection is completed, we will begin working on the worst stack and move around the building clockwise or counter clockwise depending on how bad they are.

We would suggest that if you have plans to upgrade your balcony, you wait till the work is completed. Please see Jim Schafer if you have any questions.



The Antliz Uptown BBQ

Food Truck is coming!!

Monday, August 28 between 11:00 am and 2:00 pm

The Truck will be parked in the Dana side lot.

Questions? Call Mary 513-315-8306



Meals with 2 sides

Ribs	\$16.00
Rib Tips	\$15.00
Mett	\$14.00
Fried Fish	\$15.00

Extra Sides

Mac & Cheese	\$5.00
Baked Beans	\$4.00
Greens	\$5.00
Peach Cobbler	\$5.00

Single Items

Rib Sandwich	\$10.00
Tips	\$ 9.00
Mett	\$ 5.00
Fish	\$ 9.00
Slab of Ribs	\$25.00
Half Slab of Ribs	\$12.50

WHMS- With homemade sides!

Email your order August 23-27 to Antlizuptownbarbecue@gmail.com

Include: Name, Phone, Pick-up Time and include **Regency** in the subject line

Pay at Pick-up by Cash, Credit

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 time frame subject to fines/assessments until substantial completion is achieved.

ADMINISTRATIVE RESOLUTION CLARIFYING POLICY ON RENTING AND LEASING, REVISED DECEMBER, 2018.

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 have 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.

NOW, THEREFORE, be it resolved that all of the Board Members present have voted in favor of the preceding Administrative Resolution at the regularly scheduled Board Meeting on December 17, 2018.

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!

FLOOD/WATER COVERAGE

Have you checked lately if you still have flood/water coverage up to the \$50,000 deductible? We have just learned that some carriers have reduced the flood/water coverage down to \$10,000. Please check your coverage!

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.



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



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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**.

UNITS FOR SALE

Tower: Unit 904, 2 BDRM

More information can be found at our website,
www.regencycondos.com

FYI

We have 2 incidents you need to be aware of:

On Sunday, July 2nd, at approximately 8:00 pm, 3 men smashed out a window in a vehicle parked in Lot #1, stealing a gun in a gun bag. (If you have any info about this, please see Jim Schafer ASAP)

On Monday, July 17th at approximately 9:00 am, a man followed a dog walker in the building through door #1 (by the valet drycleaners) and was later buzzed into the inner door #1. He was extremely disoriented, trying to get to the "Beauty Parlor" and found his way into a residence on the first floor.

We're bringing this to your attention so you can be aware of what you leave visible in your car and who might be around you when enter and leave the building.

Please lock your car and keep everything out of sight. Also don't let anyone in the building you don't know.

The Regency Bridge and Mahjong club will convene on the last Wednesday of the month, August 30th, from 3 to 5 p.m. in the Hermitage room. All residents are welcome: bring a partner or come solo. For more info, call Don Fritz 321-1343 or Lesha Greengus 289-8384.



Regency Community Garden Update:

Hi All! Surprisingly our garden is growing despite a very cool spring and not enough sun. We have lots of herbs: basil, oregano, thyme, and parsley growing. There will be cherry tomatoes and Roma tomatoes but they are getting a slow start. Sweet pepper plants and Bok choy are growing as well. Lettuce is almost gone, cucumber plants are growing, but we don't know if we will get cucumbers. Check it out when you are at the pool. This is a community garden for all of us. If you see something you want, feel free to take some and leave some for others. Hope you all enjoy the garden as much as we have growing it.

Marilyn Wander & Yale Siedner, unit 501



REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, June 19th, 2023 at 4:30 pm in the Hermitage room

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

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Board approved consent agenda (consisting of items below)
 - A. Approved of 5/15/23 Board meeting minutes.
 - B. Reviewed units for sale and rentals as of 5/16/23.
 - i. 1 in the Tower. 12 are rented.
 - ii. 0 in the Square. 6 are rented.
 - C. Details for the food truck for a 2-month trial are still being worked on.
 - D. Covid: owners who test positive must quarantine for appropriate time period. Please don't ask valet to park your car or an employee to enter your unit if you are under quarantine.
 - E. Landscape Architect Design update. The plan will be presented once the committee chairs are selected.
 - F. We currently have 10 units being renovated in the Tower and 2 in the Square.
- III. P&L Report from Treasurer/Manager
 - A. Outstanding accounts in the Tower and Square are paid.
 - B. Receivables are in good shape.
- IV. Manager Reports:
 - A. Update on 1st floor renovations: Project has been delayed again - woodworking for valet desk, concierge desk, credenza, and fireplace now expected to take 1-2 weeks. The manager should make plans to visit the woodwork plant to confirm progress, if necessary. Wallpaper, electric and chandelier installation 6-8 weeks .
 - B. Flood update: Working on pad in front of garage where the new emergency generator will be located. Once the fire pump, fire panel and generator are delivered, the electricity will be turned off for 4-6 hours to hook up the lines, sometime in September.
 - C. Lot #2 update: while doing the deck work, we have found areas in the membrane and below that need to be repaired/replaced. Some owners in the garage will be displaced while work is done above.
 - D. Board members have tested the HOA automated withdrawal option and it is now being offered to residents.
 - E. Square pressure washing, patio/foundation work and concrete. Manager to discuss with Square Grounds committee about adding mahogany stain to fences, stairs, walls and perimeter fence to be included in the quote for pressure washing prior to going to the Square Budget committee for funding.
 - F. Mr. Schafer and Kevin Daly are meeting with Barnes Dennig accounting firm regarding Employee Retention Credit Refund.

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V. Discussion items

A. Committees: Keeping committees as is. Membership discussion at the July meeting.

VI. Decision items

A. The Board approved a bench for dog owners. Once again, the Board discussed the possibility of a dog park but an appropriate location is not available.

VII. New Business

A. Reminder that batteries can be dropped off at the office for disposal.

B. The manager will contact the City of Cincinnati to repair the hole in the “out” side of the Dana driveway.

VIII. Next meeting – July 26th in Mr. Schafer’s office.

IX. Executive Session

X. Adjournment