

July 2024 Letter to the Regency Residents from the Board President

The Board has asked me to address a few remaining questions about the new Spectrum service.

Billing: Internet, Wi-Fi, Cable TV, including ParamountPlus and Disney+ are included in the **monthly cable portion of your HOA dues**. You will receive a separate bill with a balance on it from Spectrum, **only if you have additional services such as, DVR, more than two cable or Xumo devices or subscribe to additional channels or Premium channels such as HBO Max.**

ParamountPlus and Disney+

To access these services you must have a Spectrum account login and password. If you do not, go to **Spectrum.net** or **download the My Spectrum app and create a username and password**. The username and password used to access your Spectrum account is different from your internet and Wi-Fi password.

ParamountPlus: in your browser, go to **paramountplus.com**, scroll down, and near the bottom of the page, select, **WANT TO LINK WITH PROVIDER?**

On the next page select **Spectrum**

On the next page, login using your **Spectrum account login and password**.

This will open a page for you to set up a ParamountPlus account.

If you already have a ParamountPlus account, or did have, including a free trial, click the login prompt at the top right corner of the page. Use your previous ParamountPlus username and password to complete the setup.

If you've never had a ParamountPlus account, fill out the form, enter the password you wish to use for the account and follow the instructions.

IF YOU RUN INTO A PROBLEM, CALL PARAMOUNTPLUS AT 888-274-5343.

Disney+: In your browser, go to **Spectrum.net**

On the first page, click **View Current Plan**.

On the next page, scroll down to **Included with your TV services and select Disney+**. Follow the prompts to add Disney+.

IF YOU RUN INTO A PROBLEM, CALL SPECTRUM CUSTOMER SERVICE AND ASK FOR, STREAMING TECHNICAL SUPPORT.

Wi-Fi coverage issues:

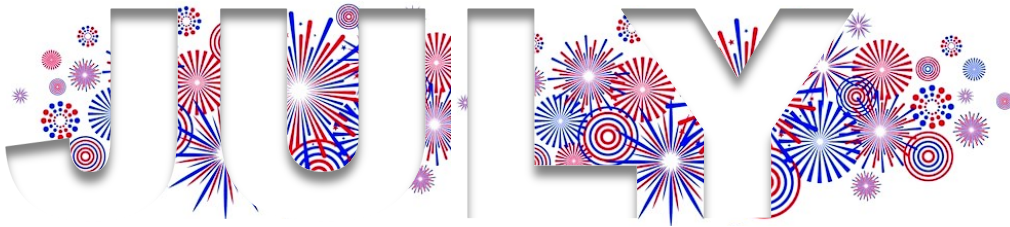
The new Wi-Fi router is powerful enough to cover all but the most unusual of the Regency floor plans.

Make sure that the router is located as close to the center of your condo as possible. Place it in the highest possible location. It is not realistic to place the router at one end of your condo, and expect full coverage at the other end.

Ultra-high definition streaming requires about 30 mbps. If your Wi-Fi signal is between 50 and 100 mbps at its weakest point in your condo, you should not experience any Wi-Fi issues.

Once again, don't hesitate to call Spectrum at 855-895-5302 and ask for technical support. If the agent doesn't seem to be able to answer or understand your question, hang up and call back.

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 Regency office and maintenance will be closed on Thursday, July 4th for the holiday. We will reopen on Friday, July 5th.

Oriental Wok will be closed on Tuesday, July 2nd till Friday, July 5th for the holiday. They will reopen on Saturday, July 6th.

Balcony Update

At this time we are finished with the balconies on the 7,8 and 9 stacks along with the flat work on the lot #1. We are moving to stacks 10 and 12 and estimate to be on the 01s by mid-July. Some of the work is below estimated cost while other drops require more work than we anticipated. We will know more mid-July. Thank you for your continued patience.

2024 Blacktop Project



Starting on Monday, July 8th, **all access** to the garage, Lot #2 and the front entrance will be maintained at all times during the blacktop project. The schedule and map were emailed and delivered to your doors.



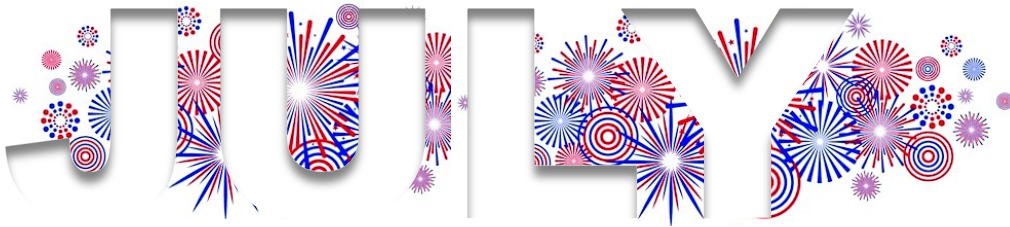
The Regency Tower is a **SMOKE-FREE** building.
Thank you for your cooperation.



Save and Conserve

Turn off your car

The seconds you take to turn off your car are worth the savings to your health and wallet. Please limit the amount of time you idle your car, or completely eliminate idling.



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.



Kris Bellush, a Certified Personal Trainer and Medical Exercise Specialist is continuing to bring exercise class on **MONDAYS** at 12:00 pm on July 1st, 15th, 22nd and the 29th (no class on July 8th). Class is 45 minutes and the fee for the month is \$80 per person.



Low Impact Water Aerobics

Tuesdays 10:00 - 10:45 began on June 18th

Water Aerobics offers a great, fun and safe workout while enjoying our beautiful pool. The new instructor, **Sherry Young**, is a Certified instructor teaching since 1982, teaching and traveling abroad with FitBodiesInc since 1999 and CPR certified. Sherry enjoys working out and teaching a variety of classes, making people happy about movement and motivation for the love of fitness for life!

Call Bonnie Peterson at 513-304-5693 for more information. \$15 per class.

E-bikes, Scooters and E-Skateboards

In recent months, there have been more and more 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?](#))

Regency Community Garden Update:

It seems we have a lot of new owners at the Regency. Welcome and I hope you enjoy all the great things the Regency has to offer.

One of those things is a small community garden that is located in the pool area behind the jungle gym. We have raised beds. The garden was started 3 years ago. Recently, Marilyn Wander and Yale Siedner have been tending to the garden: planting, weeding, watering when necessary. The work is minimal since we have great support from Claude, our Grounds Supervisor.

We did get a late start this year, but we were lucky to find plants. Currently, we have early girl and yellow cherry tomatoes, as well as four other tomato plants that someone added. There is also basil, thyme, oregano, flat leaf parsley, and rosemary growing. In addition, there are 3 sweet red pepper plants, cucumber, zucchini, ever-bearing strawberries, and lavender. If you're interested, go take a look. The garden is for everyone. Feel free to help yourself to whatever you would like. I always say, "Take some, leave some for others". Hope you enjoy!

There are a couple more people who have volunteered to help care for the garden. Volunteers are always welcome. If you're interested and would like more information, please text me at 513-470-7339.

In any given year, we never know what the outcome will be, but we're hoping this year will be productive and fun.

Marilyn Wander & Yale Siedner



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.

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.

1. Timeframe: Work completed in 4 months (with 2 month extension option, upon approval).
2. Blueprint or drawing of plans submitted for approval by Jim Schafer and Jeff Dowd.
3. Comply with Rules and Regulations pertaining to Outside Contractors.
4. Work done in accordance with applicable Federal, State and Local Building codes and regulations.
5. Jobs not completed within time frame subject to fines/assessments until substantial completion is achieved.

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!



NO UNITS FOR SALE AT THIS TIME

More information can be found at our website, 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**.



We are pleased to welcome back in the Tower, Tim Benton & Tom Conway in **204**, Peter & Frances Shocket in **904** and Rob & Karen Henderson from the Square to the Tower in **207**. Please extend a warm welcome to our returning Regency residents!

Social Committee Event for July 2024



Amor Towles will be featured in our first CHAUTAUQUA TALK which will take place on **Monday, July 8th, 2024 at 7:00 pm** in the Hermitage Room.

Following Towles streamed presentation, **Dr. John Tew** will moderate the discussion.



Chautauqua Institution is a re-creational educational institute celebrating its 150th anniversary this summer with programs for “*newlyweds and nearly dead*”! Actually, it boasts one of the oldest summer camp programs for pre-school children to late adolescence.

Chautauqua Institution is an inter-faith, intergenerational, not-for-profit, 750 acre community on Chautauqua Lake in southwestern New York State where approximately 7,500 people are in residence on any day during a nine-week summer season. More than 100,000 attend scheduled public events each year and even more engage online via the streaming channel CHQ Assembly.

The Social Committee at the Regency will select interesting and informative programs for streaming in the Hermitage Room. Each program will be followed by a discussion led by a moderator.

Gentle Reminder: For those who have helpers/aides, please remind them to leave their keys with the front desk if they park in the fire lane by the front entrance.



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.



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. I am sure that 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

Tampons

Mini or maxi pads

Cotton balls and swabs

Condoms

Dental Floss

Facial tissue

Cleaning wipes of any kind

Grout or Drywall mud

Bandages and bandage wrappings

Effective 9/18/18, the Regency Board passed a rule that no "disposable wipes" are to be flushed down toilets.



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 disposal into the trash and not toilets and drain pipes.

Thank you,

Regency Maintenance Department and Management

Menacing Sewers Under London: A Blob Called Fatberg

The New York Times

EUROPE

By AMIE TSANG

SEPT. 13, 2017

LONDON — There is a monster beneath the streets of London, menacing the East End underworld.

What has been named the Whitechapel fatberg is a rock-solid agglomeration of fat, disposable wipes, diapers, condoms and tampons. It was discovered to the east of the city's financial district, occupying a sixth of a mile of sewer under Whitechapel Road, between one of London's largest mosques and a pub called the Blind Beggar, where walking tours are taken to reminisce about a [notorious gangland murder](#).

Thames Water, the capital's utility, said the fatberg weighed as much as 11 of the city's double-decker buses: more than 140 tons. That is 10 times the size of a similar mass that the company found beneath Kingston, in South London, in 2013, and declared the biggest example in British history.

To prevent the contents of the sewer from flooding streets and homes nearby, the utility is sending an eight-member team to break up the fatberg with high-powered jet hoses and hand tools. The task is expected to take them three weeks, working seven days a week.

"It's a total monster and taking a lot of manpower and machinery to remove," said Thames Water's head of waste networks, Matt Rimmer. "It's basically like trying to break up concrete."

Such blockages are not unique to London. New York City has spent millions of dollars on problems created by disposable wipes. Even the ones [branded as flushable](#) were combining with materials like congealed grease to upend plumbing. Hawaii, Alaska, Wisconsin and California have struggled with similar problems.

This city's sewage system, however, presents special challenges. The backbone of the network was built in the 19th century, after a series of cholera outbreaks and the "Great Stink" of 1858, when lawmakers abandoned the Houses of Parliament because of the stench of raw sewage from the nearby River Thames.

That 1,100-mile system, originally designed to serve four million people, has been [struggling to cope](#) with the waste of about twice that number. Work is underway on a [new super sewer](#).

Joseph Bazalgette, who designed the Victorian network, probably did not account for the disposable diapers and wipes that, in a matter of days, can mate with oil and grease to create fatbergs big enough to block tunnels that are six feet tall.

The sewer under Whitechapel Road is about four feet high and less than three feet wide, and Thames Water engineers found the fatberg there during a routine check. They regularly walk through the system to look for problems. Lee Irving, a spokesman for Thames Water, described the experience of encountering a fatberg as overwhelming, with a smell that mixes rotting meat and smelly toilet.

The utility is trying to prevent fatbergs with [publicity campaigns urging residents to dispose of wipes and fat in the garbage can](#), rather than down the drain. It has said that it clears three blockages from fat, and four or more caused by items like wipes, every hour.

It has also targeted restaurants, encouraging them to use grease traps. "There's a clear link between our fatberg hot spots and high concentrations of food outlets," [Steve Spencer](#), then the utility's head of waste networks, said in February.

Thames Water has tried to put all that congealed fat to use. Some is converted into biodiesel for power generators.

The utility said it was also working with a renewables company, Argent Energy, on turning its waste fat into environmentally friendly fuel. (Maybe someday, fatbergs could power those double-decker buses.)

And there is a chance that a slice of the fatberg will be preserved for generations to come. The Museum of London said on Wednesday that it hoped to acquire a cross-section of the blob for its collection.

"It is important for the Museum of London to display genuine curiosities from past and present," the director of the museum, Sharon Ament, said in a news release.



A Thames Water sewer supervisor in a sewer in London in 2014. The mass that the company has found to the east of the financial district is expected to take three weeks to remove using hand tools and water jets. Credit Adrian Dennis/Agence France-Presse

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, June 24th, 2024 at 4:00 pm in the Hermitage room
Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,
Mr. Lawson, Mr. Tamarkin and G.M., Mr. Schafer

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of, May 20th meeting minutes, units for sale and manager's report).
- III. P&L Report from Treasurer:
 - A. Timing issues with payroll brought up last month are working their way out. No other issues noteworthy.
 - B. Receivables look good for both the Tower and Square.
- IV. Manager's Update
 - A. Update on 1st floor renovations: Mr. Conway and Ms. Bramlage still working on the "screen" corner (recommendation and cost).
 - B. Flood update: Waiting for Generator (Aug/Sept). Also waiting for the scaffolding above the unit to be completed.
 - C. Units for Sale and rentals as of 6/24/24.
 - i. ∅ in the Tower. 12 are rented.
 - ii. ∅ in the Square. 6 are rented.
 - D. Camera Update: Waiting on 7 new heads for Tower lights in order to run power 24/7 at the Oriental Wok pole light and camera.
 - E. Management welcomed Alfred Perry and Jack Braley to the Maintenance staff.
 - F. Buckeye has finished 8 of 25 drops and will begin on the 10's and 12's balconies this week. Once we are billed for the 1st 9 drops, we will have a better feel on cost.
 - G. Spectrum is now finished with the conversion, except for individual issues which will be worked on over the next 30 days. Owners are now responsible for their equipment. The board will discuss lowering the cable portion of the monthly HOA fee once the final cost is determined. Note: ParamountPlus and Disney+ are available to all owners. Please see office/Newsletter for details.
 - H. Square concrete replacement is completed and clean up from the concrete work should be finished by the end of the month. All damage to landscaping, irrigation, etc., will be paid from the Reserve account, to preserve the Operating budget.
 - I. The concrete pulled up by 2392 and 2390 by Duke is scheduled to be repaired by the 2nd week in July.
 - J. The pool party was very successful. Thanks to the Social committee for all of their work.
 - K. The Square Grounds Committee will walk the property on Friday, June 28th at 10:00 AM. They will also be discussing painting options with Ms. Bramlage and Mr. Conway.

Continued on the next page

V. Discussion Items:

- A. Manager still working on the committee list with Mrs. Greengus and Ms. Bramlage.
- B. Ms. Bramlage and Mr. Conway will work with management on recommendation for the “R” on the front entrance glass between the doors.

VI. Decision items:

- A. Board decided to fine pet owner \$100 for non-compliance of Pet rules. Future in fractions could lead to increased fines and loss of pet ownership privileges at the Regency.
- B. Written warning was issued to owner creating a nuisance for burning incense/sage and other materials migrating into the hallway and other condos. Next violation could be \$100.00 fine/assessment.

VII. New Business

- A. Board asked Mr. Lawson to reevaluate the committee policy and make suggestions.
- B. Social committee’s next lecture is July 8th at 7pm in the Hermitage room featuring Amor Towles, who will be streaming “Chautauqua Lecture Series” and Dr. John Tew will lead the discussion in person afterward.

VIII. Next Board Meeting – Monday, July 15th at 4:00 pm in the Hermitage room.

IX. Adjournment

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Welcome to Alfred Perry and Jack Braley to the Maintenance Staff! Make sure to introduce yourself to the new members of the Regency Team.