

JULY



Regency Condos
July 2026
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 Regency office and maintenance will be closed on **Friday, July 3rd** for the holiday. We will reopen on **Monday, July 6th**. The Oriental Wok will be closed on **Saturday, July 4th** till **Monday, July 6th** for the holiday. They will reopen on **Tuesday, July 7th**.

RSVP by July 6th

The Regency Pool Party
Sunday, July 12, 2026

6 p.m. to 8:30 p.m.

Celebrating the Declaration of Independence



In the event of inclement weather, the party will be moved to the Hermitage room and Lobby.

Pool Guests:

Please note that the pool is expected to be especially busy during the Fourth of July weekend as many residents will be enjoying the facility. Therefore, pool parties will not be permitted during the holiday weekend.

FYI

Please do not dig up, remove, or relocate plants from the property grounds. Our landscaping is maintained for the benefit of all residents, and unauthorized changes can damage the appearance and health of the property and increase maintenance costs. Thank you for your cooperation in helping us keep our community beautiful.

If you are interested in obtaining plant starters, please contact **Claude**, Grounds Supervisor, who may be able to assist you with available options. We appreciate your support in preserving our property's appearance and landscape investments.



Thank you to the resident who created the beautiful lobby displays in recognition of the Federal Holiday, **Juneteenth**, and the **250th anniversary of the Declaration of Independence**. We appreciate the time, creativity, and effort that went into these wonderful and significant displays. Please note that any requests for holiday or commemorative displays must be submitted to management for approval.

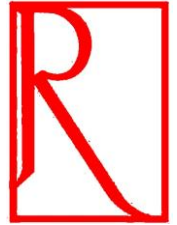
SWIMMING POOL RULES AND REGULATIONS

POOL HOURS: SATURDAY, 5/23/26 – MONDAY 9/7/26 11:00 AM – 9:00 PM

TUESDAY, 9/8/26 – SUNDAY 9/20/26 11:00 AM – 8:00 PM

1. Lifeguards are responsible for the safe and sanitary operation of the pool, bathhouse cabanas, and grounds and have complete authority to refuse to admit and to eject anyone for health reasons, intoxication, misconduct, overcrowding, or disregard of the Rules and Regulations.
2. The Association will not assume any responsibility for any injuries incurred in the pool area or for any loss or damage to personal property. All persons using the pool area do so at their own risk. No one may be in the pool area once the cover is off the pool without a lifeguard present.
3. All injuries, however minor, must be reported at once to the lifeguard.
4. Everyone entering the pool area must sign name and unit number when entering. All guests must also sign in.
5. There is no charge for guests. Guests **(except for relatives 18 or older)** must be accompanied by an attentive resident of The Regency. The only exception is that grandchildren 17 or under of residents may be accompanied by their attentive parents or a babysitter. In order to prevent overcrowding, we solicit your cooperation in limiting the number of guests on weekends and holidays. (Please see #8, if over 4 guests).
6. No glass of any kind is allowed in the pool area.
7. The Regency Pool is primarily a quiet area. "Children at play" is acceptable, however excessive noise, screaming, loud talking, splashing on others, etc. is a violation of the rules as printed and approved by the Pool Committee and Board of Directors. We all know the importance of staying in touch; however, if you are poolside and receive a call, or need to make a cell phone call, please BE POLITE and take the call away from other residents in the pool area.
8. **When planning to entertain more than four (4) guests at the pool facility**, please notify the office so your party can be scheduled. The Health Department rules limit the number of people one lifeguard may oversee. **No parties may be scheduled on holidays, Saturdays, or Sundays without prior approval.** With prior approval, a party may continue until 10 PM provided lifeguards are willing to stay, and the host/hostess will be charged \$20.00 per hour after Regency pool hours. A \$25.00 use and cleanup charge is payable to The Regency, if cleanup is not undertaken by resident.
9. Children under 14 are not permitted in the pool area unless accompanied by an adult (18 or older). Children in diapers will not be permitted in the pool unless they wear both a "swim" diaper and a diaper cover. Children's diapers and clothes must be changed in the changing room, or a private cabana.
10. Swimmers must remove all hairpins, curlers, etc. Swimmers should shower before entering the pool if necessary, i.e., after workout.
11. Audio equipment (tape players, radios, etc.) will be permitted only if used with headphones.
12. No rafts or other inflatable objects may be used when the pool is crowded (10 people or more in the water).
13. No pets or smoking are permitted in the pool area.
14. Please do not sit or rest near handrail or ladders.
15. The safety line may be unhooked 15 minutes prior to each hour if anyone wants to lap swim each day, except on Holidays, by the Lifeguard on duty. Per the Board of Health when the safety line is down, no one, other than lap swimmers, is allowed in the water.
16. Pool temperature will be set at 85 degrees and shall not be changed without written approval from the Pool Committee. This temperature is approximate; the heater will be set to turn off at 85. The weather / sun may cause the temperature to fluctuate a couple of degrees either way.
17. Clear access to cabanas must be maintained at all times for owners to ingress and egress.
18. Sitting or lying on a towel placed on the furniture is strongly recommended.
19. No one feeling ill may use the facility. This includes if you have a cough, fever, sore throat, eye infection, or a loss or diminishing sense of smell or taste.

Please be reminded the lifeguard's main responsibility is watching people in the pool; not cleaning, starting grills, etc. The lifeguard is responsible for the instruction and enforcement of these rules and will give two warnings prior to asking the person to leave for the day.



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.

E-bikes, Scooters and E-Skateboards

Lithium-ion batteries in e-bikes, scooters, and skateboards have become a significant fire safety concern in Ohio and nationwide, with hazards often stemming from thermal runaway, improper charging, or defective batteries. In Cleveland, officials have taken action against warehouses storing large quantities of e-scooters, citing them as a "dangerous fire hazard" due to potential explosions and intense fires.

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?*)

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

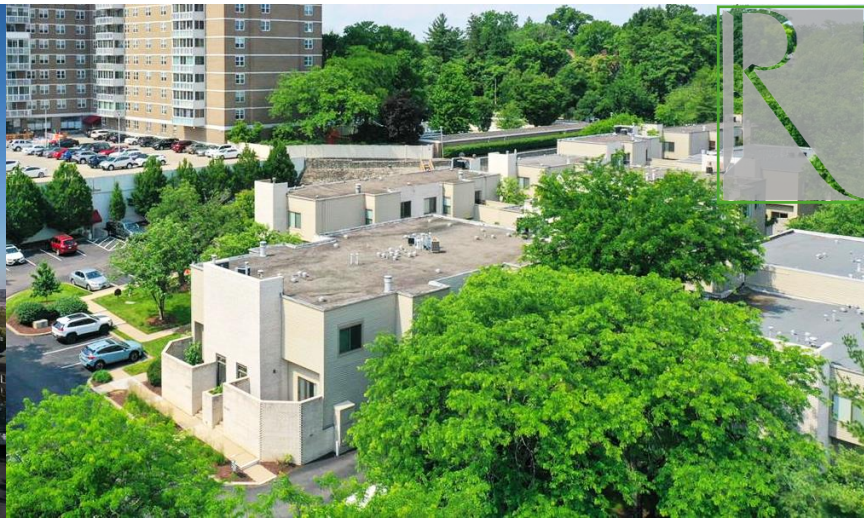
The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.

1. Timeframe: Work completed in 4 months (with a 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.

Food Delivery

When ordering from Kroger or a similar delivery service, please insist that they go to Lot #2, NOT THROUGH THE FRONT DOOR.

We will not be allowing trucks to deliver at the front entrance. They will be instructed to go to Lot #2. The only exception will be after 8pm, when the Lot #2 outside door is locked.



Units for Sale

Tower

Unit 202A	2 BDRM
Unit 210B	1 BDRM
Unit 1509	1 BDRM

Square

2396 Dana	3 BDRM
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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.

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

WELCOME

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



We are pleased to welcome Carolyn Ford & Jim Cissel in **912**, Amy Katz & Robert Cohen in **2002**, and Sekyung Jang in **2012** and in the Square, Ali Farooqi & Oneza Kothwala in **2326** and Daman Patel & Sachika Singh in **2334**. Please extend a warm welcome to our new Regency Residents!

SQUARE RESIDENT POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of **\$150** is payable to Regency Tower. This fee for Square residents is necessary because all pool expenses are paid for from the Tower Budget, with no participation by the Regency Square Budget. Also, Square residents are required to pay **\$10** per month if they wish to use the fitness center in the Tower.

STORMY WEATHER

The Regency will follow the City of Cincinnati's inclement weather policy which is: The pool will be cleared out at the first sounding of thunder or the first sighting of lightning.

Patrons will not be allowed to re-enter the pool until at least 30 minutes after these signs have passed.



TORNADO PROCEDURE

With the onset of spring and the very unstable weather patterns we have experienced, we need to be aware of the possibility of tornadoes. According to Hamilton County Civil Defense, the interior halls of the Tower and its storage areas are recommended as the safest places to be in the event of a tornado warning. However, if time does not permit, go to a bathroom or a closet with the door closed. This will protect you from flying glass. **DO NOT COME TO THE LOBBY.** It must be kept clear of all non-essential personnel to allow rapid and unobstructed management of the emergency.

For the same reasons, **DO NOT CALL THE OFFICE OR THE FRONT DESK.**

Square residents: Go to the lower level bathroom if you have one, otherwise, go to the upper level bathroom.

**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, June 29th, 2026, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway,
Mr. Woodward, Mr. Tamarkin, and Rabbi Ingber, and Mr. Schafer, GM.*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. The *Consent Agenda* was approved (consisting of items below):
 - A. The May 18th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (6/19/26)
 - i. 3 in the Tower. 8 are rented.
 - ii. 1 in the Square. 8 are rented.
 - C. Manager's Report
 - i. Board unanimously approved dog weight variance for 2334 dog, "Ovi", a 5 years old coonhound.
 - ii. All owners should be reminded regarding unscented detergents and dryer sheets:
If you use the washers and dryers in the common area laundry rooms on floors 2 through 20, PLEASE REFRAIN FROM USING SCENTED DETERGENTS AND DRYER SHEETS. Other residents may be allergic to the fragrances contained in these laundry products. These common area laundry rooms are not vented to the outside, so there is no way to prevent the strong scents from filling the hallways and entering the individual units. Your neighbors will appreciate your cooperation!

NOTE: THIS DOES NOT APPLY TO THE LAUNDRY ROOM IN THE BASEMENT OR TO THE WASHER AND DRYERS IN INDIVIDUAL UNITS.

(End of Consent Agenda)
- III. Social committee report from Rabi Ingber:
 - A. The Social Committee is excited to present its next lineup of programs, with events nearly fully booked through May 2027. This exciting schedule will feature a wide range of engaging topics, as well as a variety of talented musical guests. Some of our presenters and performers will be familiar favorites returning to share their expertise and talents once again, while others will be making their first appearance with us. We look forward to offering something for everyone and continuing to bring diverse and enriching experiences to our community
- IV. Rabbi Inger has resigned from the Board. We sincerely appreciate the time, dedication, and service he has given to our community. We thank him for his contributions and wish him all the best in his new residence and in all his future endeavors.
- V. Review of May P&L Statements
 - A. Barbara Myers had a question on Contract Liabilities and Owners Equity changing monthly on the balance sheet. The auditor feels we should continue with the current process of updating it annually.
 - B. Financials in both Tower and Square look very good.
- VI. Manager's Report
 - A. Review of units for sale and rentals. (6/19/26)
 - i. 3 in the Tower. 8 are rented.
 - ii. 1 in the Square. 8 are rented
- VII. Decision item:
 - A. An Amazon truck struck the overhang in the Square fire lane. After reimbursement was denied, Board member and attorney, Ivan Tamarkin, will work with Jim Schafer to seek recovery of the damages in small claims court.
- VI. New Business
- VII. Next meeting – Monday, August 17th at 4:00 pm in the Hermitage room.
- VIII. Adjournment
- IX. Executive Session

FOOD TRUCKS MONDAYS ARE BACK!

July 20: Dinner 4 pm-7 pm

Black Bear Pizza

Trucks are parked in the restaurant parking spaces



Black Bear Pizza Co.

CHEESE PIZZA: 9" - \$9 14" - \$18

CRUST: 9" OR 14" OR 10" GLUTEN FREE (+\$3.00)

**SAUCE: CLASSIC RED, GARLIC BUTTER, RANCH
OR BBQ. EXTRA DIP SAUCE \$.50**

\$1/topping for 9" - \$2/topping for 14"

**TOPPINGS: PEPPERONI, SAUSAGE,
BACON, HAM, CHICKEN, MUSHROOM,
PICKLED JALAPENO, RED ONION,
GREEN PEPPER, PINEAPPLE,
BANANA PEPPER, BLACK OLIVES, ROMA
TOMATO**

OVEN BAKED WINGS

BUFFALO, BBQ, HABANERO, GARLIC PARM

6 WINGS \$7

12 WINGS \$13

GARLIC CHEEZY BREAD \$8

SERVED WITH (1) RED SAUCE DIP

CINNABREAD SERVED WITH ICING \$7

WATER \$1 GATORADE \$2.50

CANS \$1.50

**SCAN HERE TO
ORDER>>>>>>>>>>**



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