

# JUNE



## Letter to the residents from the Board President

### SPECTRUM UPGRADE INSTRUCTIONS

Thank you for your patience and understanding during the Spectrum WIFI upgrade. I have heard from several residents who had excellent experiences and several who had terrible experiences. We will continue to work with Spectrum until everyone's system is converted and operating properly.

Please keep the following in mind:

#### **Check your bill:**

There is no fee for installation if you were installed prior to June 1st.

There should be no charges for Internet or WIFI.

No charges for TV Service, including ParamountPlus and Disney+.

If you were previously paying for special channels, many or all of those may now be included at no charge.

Two cable boxes or Xumo devices, or combination of the two, are included at no charge. Additional cable boxes are now billed at \$12.50 and Xumo boxes at \$5.00 per month.

DVR service is still provided at an extra cost.

#### **WIFI and TV Quality:**

Your WIFI signal should be strong throughout your unit. If you are having issues, please place the router in the highest spot possible. In general, the higher the better. You should not experience frequent outages of WIFI coverage. It should be strong and consistent. Your TV service should also be consistent and of high quality, with no missing channels.

#### **Tips for Calling Spectrum:**

If you think your bill is incorrect, or if you are having WIFI or TV service issues do not hesitate to call Spectrum.

I use (855)895-5302. There are options for billing and technical support. Select the one that best fits your issue. **Have your security code available. It is located at the top, left hand of your bill. Knowing the code will make your call easier.** If the representative doesn't seem to understand your concerns, or doesn't seem knowledgeable about The Regency, thank them and hang up! Call back in five minutes or so. I've never gotten the same person twice in a row.

Once again, thank you for your cooperation.

Dan Ledford  
Board President

# JUNE

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Condominiums  
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Newsletter  
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**James R. Schafer Jr., General Manager**

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

## Balcony Update

Things are moving quicker now that we are through the learning curve and materials are on site. We are currently finished with the first three drops including the 07's balconies. We should be finished in lot #1 and the end of building by mid to late July. Look to start the 10 and 12 stacks mid to late June.

Thank you for your patience and please be careful going in and out of lot #1.

## SQUARE POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of **\$125** is payable to Regency Tower. Due to the cost for staffing the pool more than doubled from \$21,300 to over \$46,000 in 3 years, we find it necessary for Square owners who wish to use the pool for the summer pay an additional \$25 a year for a total of \$125 for the 2024 season and then an additional \$25 in 2025 for a total of \$150 a season. We hope you understand 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.

**Sunday, June 16th**



**Wednesday, June 19th**



**Thursday, June 20th**



**SWIMMING POOL RULES AND REGULATIONS**  
**POOL HOURS: SATURDAY, 5/25/24 – MONDAY 9/2/24 11:00 AM – 9:00 PM**  
**TUESDAY, 9/3/24 – SUNDAY 9/15/24 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 baby sitter. 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. 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.**

**Kris Bellush, a Certified Personal Trainer and Medical Exercise Specialist** is continuing to bring exercise classes for the month of June. Classes are 45 minutes and the formats will be the same - **MONDAYS** at 12:00 for Balance and Flexibility and 1:00 for Whole Body Workout. **The fee for the month is \$80 per person.**



## Low Impact Water Aerobics

**Tuesdays 10:00 - 10:45 starting June 11th**

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.

### **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 summer and the very unstable weather patterns we have experienced, we need to be aware of the possibility of tornados. 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 and has a number of glass walls.

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

**Square owners** go to a lower level bathroom if you have one.

## HEAT AND HUMIDITY

Summer has arrived! Now is the time that all residents need to take precaution with the heat and humidity. In order for you to reduce the humidity in your unit, you will need to run your air conditioner. Your air conditioner acts as a de-humidifier. If you choose not to run your air conditioner, it would be in your best interest to purchase a de-humidifier which can be purchased at any appliance store. If you should see water near the area of your fan coil unit, it could be a sign of a plugged drain. Please contact the Office immediately or Front Desk if afterhours. Keep cool and enjoy the rest of the summer.



### **ANOTHER WAY TO BEAT THE HEAT**

*Ceiling fans provide great air circulation during these hot and humid days and you can optimize these benefits by ensuring the rotation of the blades is correct for a cooling breeze. During hot summer weather, blades should rotate in reverse or counter-clockwise motion. This will produce a comfortable breeze that will cool your skin.*





## Regency Tower Fire Alarm Instructions

### 1. YOU HEAR AN ALARM IN YOUR CONDO OR ON YOUR FLOOR:

- a. Leave the building immediately using the nearest stairs.
- b. Do not use any elevators.
- c. If you need assistance leaving the building, the front desk has an Evacuation List so remain in your unit for help to arrive or contact a neighbor for assistance.\*

### 2. YOU HEAR AN ALARM ON A FLOOR OTHER THAN YOUR OWN:

- a. Stay alert.
- b. There is no need to leave the building.
- c. If the alarm begins to sound on your floor, follow the instructions in number one above.

### 3. ALL CLEAR:

- a. The alarm will continue until the issue has been resolved.
- b. When the alarm stops, it is safe to re-enter the building.

\* If you have difficulty leaving the building in an emergency, please talk with a neighbor who might be able to assist you in an emergency situation. If you have other concerns about emergency situations or want to be added to the Evacuation Assistance List, please contact the main office.







**UNITS FOR SALE**

**Tower**

Unit 207 2 BRDM    Unit 807 2 BDRM

**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](http://www.regencycondos.com)



We are pleased to welcome in the Tower, James & Mary Ellen Horrigan in **206**, Albert & Kathy Rodenberg in **601**, Brendan & Deanna O'Neil in **804**, Tom & Mary Sundermann in **902**, Steve & Susan Black in **906**, Meryl Gruber & Bruce Maisel in **1406**, David Winterfeldt in **1408** and Victoria Canfield & Tyler Grunnet in **1505** and Arty & Brenda Machado in **1705**.

Please extend a warm welcome to our new Regency residents!



Contact our Staff Accountant, Kevin, if you would prefer receiving your monthly statement via email. If you didn't receive your June statement by email and you should have, check your spam or junk folder. It was sent by [kdaly@regencycondos.com](mailto:kdaly@regencycondos.com).

The Regency offers *Biller Direct* to pay HOA fees online. If you have any questions, please call Kevin in the office at 513-871-0100 or email him and he can send you the link to sign up.

Monthly Newsletters can be emailed as well, so contact Julie in the office if interested.

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.



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

## REGENCY CONDOMINIUMS

### BOARD OF DIRECTORS MEETING MINUTES

*Monday, May 20<sup>th</sup>, 2024 at 4:00 pm in the Hermitage room*

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus,  
Mr. Conway, 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 items below):
  - A. The April 15<sup>th</sup> Board meeting minutes were approved via email.
  - B. Units for sale and rentals as of 5/17/24.
    - i. 2 in the Tower. 12 are rented.
    - ii. 1 in the Square. 6 are rented.
  - C. Manager's Report.
    - i. Buckeye Construction has begun working on 3 of the 38 drops, including the balconies on the 7 stack. They will add an additional drop on Monday the 13<sup>th</sup> on the 8 stack.
    - ii. Spectrum conversion – owners should now be calling Spectrum for a tech to come out prior to June 1<sup>st</sup> to avoid the \$50 installation fee.
    - iii. Square concrete replacement is completed. Over budget due to last minute decision to put in ADA ramp, which now gives ADA access to 14 units, as well as cost for landscape and irrigation repairs.
    - iv. Pool area opens on Saturday, May 18<sup>th</sup> for grilling and sunbathing and owners can now access their cabanas. Keys are available at the front desk. The official pool opening for all residents to use the pool is Saturday, May 25<sup>th</sup>. Pool party is Sunday, June 9<sup>th</sup>. RSVP due by Friday, May 31<sup>st</sup>.
  - D. Committee Reports.
  - E. Next Board meeting: Monday, June 24<sup>th</sup> at 4:00 pm in the Hermitage room.
- III. P&L Report from Treasurer:
  - A. Payroll was over because of timing of approved raises.
  - B. Equipment overages in fire protection, water treatment and camera upgrade were affirmed.
  - C. Receivables look good for both the Tower and Square.

*Continued on the next page*

#### IV. Manager's Update

- A. Update on 1<sup>st</sup> floor renovations: the bench for the lobby arrived today. Mr. Conway and Ms. Bramlage will work on the "screen" corner.
- 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 5/17/24.
  - i. 2 in the Tower. 12 are rented.
  - ii. 1 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. Mrs. Greengus was selected by the Board to fill John Bowman's term, then elected by owners for 2 other terms, therefore she may run/be elected for a 3<sup>rd</sup> term in 2025.
- F. June Board meeting has been changed to June 24<sup>th</sup>.
- G. "NuStep" was delivered today to replace the broken treadmill. The need for a 3<sup>rd</sup> treadmill will be reevaluated later in the year.
- H. Spectrum Update as of 5/16/24: we have less than 100 left to convert. Owners will be charged \$50 if they don't do so by 6/1/24. We negotiated a \$15,000 door fee to be paid to the Association to compensate for inconveniences.
- I. Jim Conway and Linda Bramlage are reviewing paint stains and colors for the Square. After power washing is complete, suggestions will be reviewed by the Square's Grounds Committee.

#### V. Discussion Items:

- A. Still working on the committee list. A letter to owners about committee participation will be sent out.

#### VI. Decision items:

- A. Manager looked into possibility of traffic light at Dana. The City's response was that a private signal would be \$150,000 and the Regency would also be responsible for the future maintenance/energy costs. Board decided not to proceed at this time.
- B. The Lobby policy that was revised in December of 2023 was revisited and will remain as written.

#### VII. New Business

VIII. Next Board Meeting – Monday, June 24<sup>th</sup> at 4:00 pm in the Hermitage room.

#### IX. Adjournment