

JUNE



Regency Condos
June 2026
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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: 513-871-000
Office Fax: 513-871-5804
Valet Phone: 513-871-6370
Valet Text: 513-200-4219
Spectrum TV: 833-697-7328

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.

Starting June 9th

Water Aerobics is a great, fun and safe workout while enjoying our beautiful pool.

Sherry Young is a Certified instructor teaching since 1982, teaching and traveling abroad with FitsBodiesInc since 1999 and CPR certified. Call Bonnie Peterson at 513-304-5693 for more information. **\$15 per class.**



June 8: Lunch 11 am - 2 pm **Texas Joe**, Tex-Mex

June 22: Dinner 4 pm-7 pm **Black Bear Pizza**
(formerly Rapid Fired Pizza)

Menus are available on the last page



Friday, June 19th



Saturday, June 20th



Sunday, June 21st

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.

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FYI

If you're searching for fun and exciting ways to spend your summer, visit our website at www.regencycondos.com and click on "**Links to Local Attractions.**" There, you'll discover upcoming events and activities in the surrounding area, including some of Cincinnati's most vibrant neighborhoods.

[Hyde Park Square](#)

[Ault Park](#)

[Cincinnati Convention Center](#)

[Krohn Conservatory](#)

[Chamber of Commerce](#)

[Ensemble Theatre](#)

[Downtown Cincinnati](#)

[ORIENTAL WOK](#)

[Hyde Park Library](#)

[Cincinnati Art Museum](#)

[Playhouse in the Park](#)

[Newport on the Levee](#)

[Movie Information](#)

[Perfect North Slopes](#)

[Kenwood Town Centre](#)

[Shop Rookwood](#)

[Cincinnati Museum Center](#)

[Paramounts Kings Island](#)

[Contemporary Art Center](#)

[Cincinnati Recreation](#)

[Riverbend](#)

Heat & Humidity

Summer is here! During the warmer months, it's important for all residents to take steps to manage heat and humidity inside their units. Running your air conditioner not only cools your space but also helps reduce humidity, as it functions as a dehumidifier. If you prefer not to use your air conditioner, consider purchasing a dehumidifier, which is available at most appliance stores. Please keep an eye out for any water around your fan coil unit, as this may indicate a clogged drain. If you notice this, contact the Office right away, or reach out to the Front Desk after hours. Stay cool and enjoy the rest of your summer!

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:

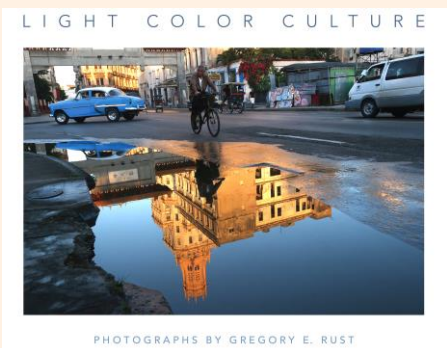
- a. The alarm will continue until the issue has been resolved.
- b. When the alarm stops, it is safe to re-enter the building.

* 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.



Monday, June 8th at 7pm—Hermitage room
Gregory Rust, Photographer

“Light Color Culture”



Save the Date

The Regency Pool Party



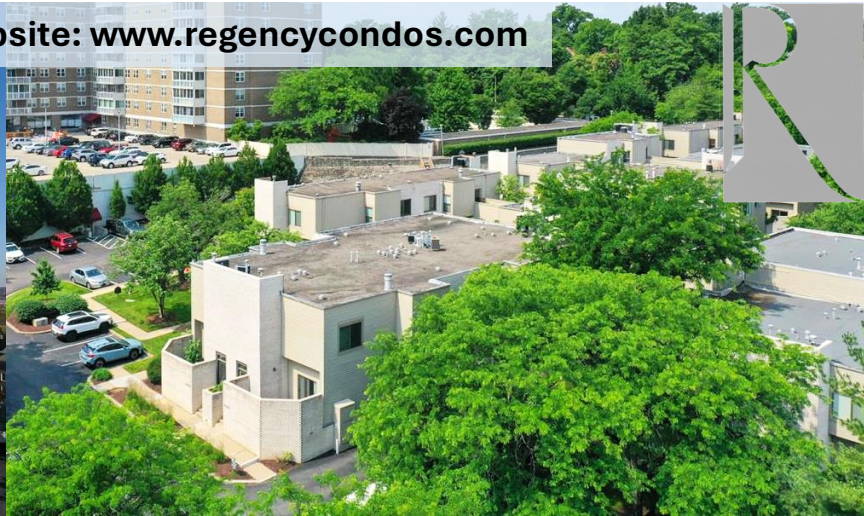
Sunday, July 12, 2026

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

Celebrating the Declaration of Independence

Invitations will be delivered the first week of June – RSVP by July 6th

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



Units for Sale

Tower

Unit 202A 2 BDRM
Unit 210B 1 BDRM

Square

2396 Dana 3 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.



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.

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 are emailed, so contact Julie in the office if you didn't receive a copy.

WELCOME

We are pleased to welcome Walter & Sharon Spiegel in **1106**. Please extend a warm welcome to our new Regency Residents!

Package Policy:

Just a reminder that the association will accept packages as a courtesy for residents and that the association is not responsible for loss or damage. If you are expecting something important, valuable, or **large in size**, please arrange to be home to accept it.



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.

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Regency Parking Policy Reminder

The Board approved 8/97 the motion to institute the new parking policy:

Parking. No part of the Common or Limited Common Areas and Facilities other than the Garage shall be used for parking of any **unlicensed automobiles**, any trailer, mobile home, automobile trailer, campcar, camper, boat, or any vehicle, whether or not self-propelled, constructed or existing in such manner as would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment whether resting on wheels, jacks, tires or other foundation for more than 72 consecutive hours. The work "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as the automobile vehicle by a family member occupying one of said Units.

The following sentence was added as an addendum to the policy on 12/21/15; All vehicles must be operable and road-worthy.

Vehicles whether owned by a Unit Owner or not, parked in violation of any part of this Declaration or in violation of any rules or regulations, may be towed away and stored at the Owner's risk and expense. Any variation of the policy must be pre-approved by the Manager in writing.

Regency Preferred Parking Policy

We are still offering a service to all residents who do not have a garage space or would need additional valet service for a 2nd vehicle. Convenient valet parking 24/7 at the front entrance. Call the valet line at 513-871-6370 to order your car - rain or shine, clear of snow/ice in the winter months. Drop it off at the same location upon return. The cost of this service will be \$65 per vehicle per month, billed to your condo fee.



The term is six months with automatic renewal. If you wish to cancel the service, written notice must be provided to The Regency office 30 days prior to end of term.

Existing valet service will be unavailable for residents and business owners who frequently use the service without subscription or tipping.

Subscription is non-transferable. Terms and conditions are subject to change.

Side Note:

The Regency is pleased to valet owners, guests and those who partake in the Preferred Parking option. Please help us help you by giving us 15 minutes to get your car. This time is needed should the valets be assisting others or delivering the 100+ packages that come in throughout the day as well as keeping the lane free of arrivals, so as not to block the "Fire Lane".

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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.



Trash Chute Reminder:

1. The chute on each floor is to be used for bagged disposables.
2. No cans, bottles, or other trash should be deposited **before 9:00 a.m. or after 10:00 p.m.** because of noise! Your neighbors will appreciate it.
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!

Recycling in the Square:

We offer orange recycling bags that Rumpke will accept when filled with recyclables (no plastic bags in them). These bags can be purchased through the office at 10 for \$20. You can fill the bags with mixed cans, plastic bottles, small cardboard boxes and paper. We will pick up the bags daily when we pick up the trash.

Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

If you wish, you may still bring your recyclables to the dock or in the garage and put them in the green/brown 95 gallon totes, at no cost.



Recycling in the Tower:

We arranged with the city of Cincinnati Recycling to recycle newspapers, glass, aluminum and plastic. The **RED** recycling bins are for **PAPER ONLY**: newspaper, magazines, flattened cardboard, mixed office paper and envelopes, paperboard (cereal boxes), pizza boxes free of food debris and grease, telephone books and catalogs.

The recycling containers/totes located in the basement are for rinsed glass bottles, aluminum cans and recyclable plastic containers (such as milk containers). The large 4 yard dumpster on the dock is for broken down boxes only. **Thank you for your cooperation in this matter!**



SQUARE OWNERS

TERMITES: With the advent of spring and warm temperatures, termites will become more active. Should you think you might have termites, please call the office immediately. Please do not kill them with any spray or chemical. We currently have all units in the Square under contract, which will cover all damage caused by live termites. If you take matters into your own hands and kill the bugs (and no live ones are found), then the damage is not covered under the contract.

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, May 18th, 2026, at 4:00 pm in the Hermitage room.

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

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Linda Bramlage approved the *Consent Agenda*, seconded by Bill Woodward (consisting of items below):
 - A. The April 20th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (5/8/26)
 - i. 2 in the Tower. 8 are rented.
 - ii. 2 in the Square. 8 are rented.
 - C. Manager's Report
 - i. Elevator testing went well. Still waiting for Fire and Building departments for sign off.
 - ii. Owner who repeatedly parks in EV spot was given warning letter.
 - iii. Owners should be reminded, "The Regency Rules & Regulations allows small seasonal decorations on the exterior corridors but nothing on the walls, door molding or the floors. (Please see below the excerpt from "Unit Entrances and Signs")

Unit Entrances – Small Decorations may be placed on exterior of corridor doors. Seasonal decorations may be used on the doors for the length of that season, but nothing may be placed on the adjacent walls or floors! See "signs" for further regulations on door signs. Keep unit corridor doors closed; do not leave open to vent cooking odors. This is a fire safety regulation.

The Board reserves the discretion to remove or have owners remove any signs or decorations that are offensive, inappropriate or inconsistent with these rules.

Signs – No sign, advertisement, poster, circular notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of any Common Elements, including without limitations, unit doors, except: (1) signs less than 20 sq. inches in size, created in a professional manner with appropriate language for a functional purpose (2) signs approved by the Board which are placed on the Common Elements to limit or otherwise regulate the use of the Common Elements; (3) street identification signs; (4) directional signs approved by the Board; and (5) any other sign, including signs relating to the Commercial Units, approved by the Board in writing. No person may hang, place, display, or attach any sign, picture, advertisement or other visual display on the walls of any building or other improvement except the Interior Walls of a Unit without the prior written approval of the Board. There are to be no For Sale signs outside the Regency. Prospective buyers must be escorted to the unit that is for sale.

The Board reserves the discretion to remove or have owners remove any signs or decorations that are offensive, inappropriate or inconsistent with these rules."

(End of Consent Agenda)

- III. Review of April P&L statements:
 - A. Prior to the meeting Barbara requested clarification on "contract liability" and "owner's equity". That will be postponed until another meeting when both she and Jim Schafer can be present.
 - B. Receivables: Nothing of note.
- IV. Discussion items:
 - A. Board approved Annual Meeting Minutes.
 - B. 5/17/26 Committee Roster was approved.
- V. Decision item
- VI. New Business
- VII. Next meeting – Monday, June 29th at 4:00 pm in the Hermitage room.
- VIII. Adjournment
- IX. Executive Session



Tacos 2/ 10 3/15
 Pequeno (small) 13 Texas Bowl
 15

Proteins:

Chipotle Chicken-GF

Picadillo (Beef w/ Veggies)-GF

****Award Winning 12-hr Braised Brisket (contains soy sauce)**

***Award Winning Vegan/Vegetarian Option-GF-V**

Nopales (cactus), calabaza (squashes), ginger, garlic, bell peppers, brussels sprouts, tossed in olive oil & Mexican seasoning. (Cooked separately in olive oil with no cross contamination)

GF=Gluten Free Proteins

Dos Amigos Tacos w/ saffron rice or Sm Bowl 13

Two proteins served on flour tortillas topped w/ black bean/corn salsa, cabbage w/ Agave topped w/ Cotija cheese & La Nana tomatillo Sauce. Corn tortillas(GF) on request only.

Three Amigo Tacos \$15

Choice of three tacos. Choose 3 proteins

Three Amigo Bowl \$16

Chicken, Picadillo, Brisket served in a bowl w/ saffron rice(GF), black bean/corn salsa, cabbage w/ Agave topped w/ Cotija cheese & La Nana tomatillo Sauce.

****1st & 3rd Taste of Cincinnati, Golden Spatula Award, Best Food Truck**



PLEASE let us now if you have any allergies or special dietary needs when ordering at window.

FOOD TRUCKS ARE BACK!

June 8: Lunch 11 am - 2 pm

Texas Joe, Tex-Mex



June 22: Dinner 4 pm-7 pm

Black Bear Pizza

(formerly Rapid Fired Pizza)

MONDAYS

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>>>>>>>>>



BFT