

# MARCH

Regency Condominiums

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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

**The Regency 2023 Annual Meeting** was held via **zoom** and in the Hermitage Room on Thursday, March 30th, at 7:00 pm. We would like to thank all who attended the meeting. A draft of the Annual Meeting Minutes and copies of the charts used at the meeting will be available in the General Office by Monday, April 10th.



## ***Congratulations to our new and reelected Board of Directors***

**Jill Ficke • Lesha Greengus • Dan Ledford • Barbara Myers**

## **AUDITOR'S REPORT**

Per the Ohio guidelines, our auditor requests that we notify all owners that should they have any questions on the Audit or financial status of the Association, they should feel free to submit a written question to the Board of Directors. In return, the Board, if unable to answer the questions, should contact the Auditor for a full explanation. There are no secrets, so please do not hesitate to ask.



The General Office and Maintenance Department will be closed at **noon on Friday, April 7th** to observe *Good Friday*.

As a courtesy, please do not honk at the valets when you pull up to the front entrance. Please wait patiently for the valets to come to your vehicle to assist you.

Thank you



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**FYI**  
**FOR YOUR**  
**INFORMATION**

For those who water plants or wash on their balconies, please evaluate how much water you are using in order to eliminate any runoff onto the balcony below or onto enclosure windows.  
Thank you



## Regency Valet Service—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 2<sup>nd</sup> 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.

## 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.



## HVAC

## Change Over "Transition Period"



The Transition Period from Heat to A/C in the Spring and A/C to Heat in the Fall can be extremely frustrating for owners (those who are hot and those who are cold) and for the staff.

Below are some questions we get asked during that period:

### **Why can't I get heat/air conditioning when I want it?**

When the building was built in 1967, A/C was not a priority; therefore it was built as a 2 pipe system (one supply, one return), not a 4 pipe system. This means we can only supply hot water for heat or cold water for A/C, not both at the same time.

### **Are there any laws which require supply of heat/air conditioning?**

A/C no, the heat yes. The Cincinnati Board of Health has established laws that regulate heat but not A/C. The Cincinnati Board of Health code 00053-13-Miscellaneous environmental sanitary regulations states:

*"It shall be the duty of every person who shall have contracted or undertaken to furnish heat for any building or portion thereof, occupied as a home or place of residence of one or more persons, to heat, or to furnish heat for every occupied room in such building, or portion thereof, so that a minimum temperature of 70° F (21° C) may be maintained as measured at a distance of thirty-six (36) inches above the floor whenever the outer or street temperature shall fall below 60° for twenty-four (24) consecutive hours."*

During the past couple of weeks only one time did the temperature here in Cincinnati register below 60° for a twenty-four hour period; on the contrary, the temperature has been very erratic, spiking over 65° and dropping below 40° from day to day.

### **What would it cost to change from a 2 pipe to a 4 pipe system?**

The last quote we got to change it to a 4 pipe system was 6 million plus the cost and inconvenience of opening up everyone's wall next to the Fan Coil Units to install 2 more pipes from the roof to the basement.

### **Who decides when we will switch from A/C to heat and vice versa?**

The General Manager makes the final decision on when to switch with the assistance/input from the Building Supervisor.

We look at the following factors before making any switch:

- Long range forecast: 5 day to 15 day
- Highs and lows
- Sun load
- Complaints
- Precipitation
- When/if a change back will be needed
- Holidays/weekends
- Hallway temperatures
- Restaurant temperatures
- Building zones
- Board of Health regulation
- Maintenance Issue
- Use of the AC/heat we are currently supplying
- Portable heaters available to heat. No AC units available to cool

### **Can some sides/zones of the building have heat and the others A/C, or vice versa?**

Yes, that is a possibility however we did that for 2 or 3 seasons and found it to be very confusing and frustrating for the owners. And we still had owners on the same stack asking for the 2 different temperatures. It ended up being very expensive with little convenience.



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



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## UNITS FOR SALE—Tower: Unit 202B, 1 Bedroom

More information can be found at our website, [www.regencycondos.com](http://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**.



For those who are new residents and/or for those that are looking for neighborhood activities year-round, please visit our website, [www.regencycondos.com](http://www.regencycondos.com), and click on **Local Attractions**, where the links will take you directly to their websites! More links will be added.

### Links To Local Attractions

|                              |                       |                          |
|------------------------------|-----------------------|--------------------------|
| Hyde Park Square             | ORIENTAL WOK          | Hyde Park Cincinnati     |
| Ault Park                    | Hyde Park Library     | Shop Rookwood            |
| Cincinnati Convention Center | Cincinnati Art Museum | Cincinnati Museum Center |
| Krohn Conservatory           | Playhouse in the Park | Paramount's Kings Island |
| Chamber of Commerce          | Newport on the Levee  | Contemporary Art Center  |
| Ensemble Theatre             | Movie Information     | Cincinnati Recreation    |
| Downtown Cincinnati          | Perfect North Slopes  | Riverbend                |
| Kenwood Town Centre          |                       |                          |

### **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 FRONT DESK.**

**Square owners go to a lower level bathroom if you have one.  
Otherwise, go to upper level guest bathroom.**





# Social Committee Corner

Thank you to all that attended the *Jazz At The Regency* concert with **The Matt Wallenhorst Quartet!** It was a fantastic show and we received a lot of great feedback. So as a result, we are bringing more entertainment your way! We've scheduled another concert, some lectures from your fellow residents and we're bringing back game days in the Hermitage room! See the upcoming events below and mark your calendars!

The Regency Social and Events Committee announces the inauguration of Bridge and American Mah Jong at the Regency in the Hermitage Room the last Wednesday of every month from 3p.m. to 5 p.m. The inaugural event will start Wednesday, April 26th at 3pm.

For more information, call Don Fritz (513-321-1343) or Lesha Greengus (513-289-8394).



THE SCHOOL FOR  
**CREATIVE &  
PERFORMING ARTS**

## VOCAL ACAPELLA ENSEMBLE

Sunday, April 30th at 4pm in the Lobby

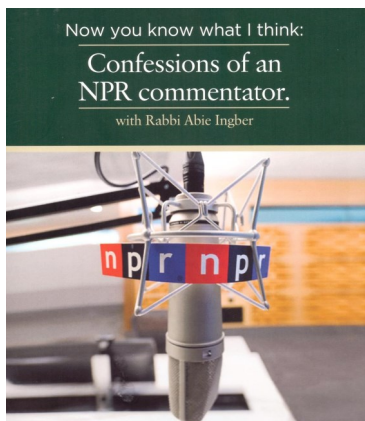
Come out and support these talented students!

### **Rabbi Abie Ingber**

Monday, May 22nd

*"Confessions of an NPR commentator"*

7:00pm in the Hermitage Room



### **Anita Ellis**

Monday, June 26th

*"Rookwood, Beauty & the Best"*

7:00pm in the Hermitage Room



## REGENCY CONDOMINIUMS

### BOARD OF DIRECTORS MEETING MINUTES

*Monday, February 20<sup>th</sup>, 2023 at 4:30 pm in the Hermitage room*

*Present: Mr. Lawson, Mrs. Ficke, Mrs. Greengus, Mr. Woodward,*

*Ms. Bramlage, Mrs. Richardson via Zoom and G.M., Mr. Schafer*

- I. Called to order at 4:30 pm by President, Jerry Lawson.
- II. Approved the 1/9/23 meeting minutes.
- III. **Manager Reports:**
  - A. Board reviewed December preliminary statements. Overall, both the Tower and Square look to be in the black and some monies should be moved to Reserves following the Audit. January and February will not be out till after the Audit.
  - B. Reviewed units for sale and sale prices.
    - i. 1 in the Tower. 12 are rented.
    - ii. Ø in the Square. 6 are rented.
  - C. Chairs from Hermitage room and Managers office will be offered to owners through the Freecycle bulletin board.
  - D. We will be looking at the upgrading of the Valet and Doorman uniforms.
  - E. Since there are only 4 applicants for the 4 open Board positions, the 2023 Regency Board will be: Linda Bramlage, Jill Ficke, Lesha Greengus, Dan Ledford, Barbara Myers, Melody Sawyer Richardson, and Bill Woodward.
  - F. Our attorney, Amy Ferguson, is merging her company with Wood & Lamping, LPA. Board approved going with Wood & Lamping, LPA.
  - G. Manager looking into automated withdrawal for HOA dues.
  - H. Board approved variance for an English Springer Spaniel for square owner.
  - I. Board modified the window replacement policy to allow the transfer of credit to a new owner should the unit sell prior to community wide window replacement.

*Continued on the next page*

#### IV. **Old Business**

- A. 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.
- B. Manager to work with Designer and Committee chair to update the owners on the 1<sup>st</sup> floor renovations.
- C. Landscape Design is being worked on by a Landscape Architect.
- D. Flood update: Replacement of the Generator, Fire panel and pump is in the hands of City Building and Fire Department. Equipment will be ordered following approval.

VI. **New Business** – Social committee has set a Jazz recital for March 12<sup>th</sup> in the lobby.

VII. **Officer's Reports** – The Board would like to thank Cindy Starr for all her hard work and wish her the best in her new marriage and home.

VII. **Next Board Meeting** – Monday, March 20, 2023 @ 4:30 pm in the Hermitage room.

VIII. **Adjournment**

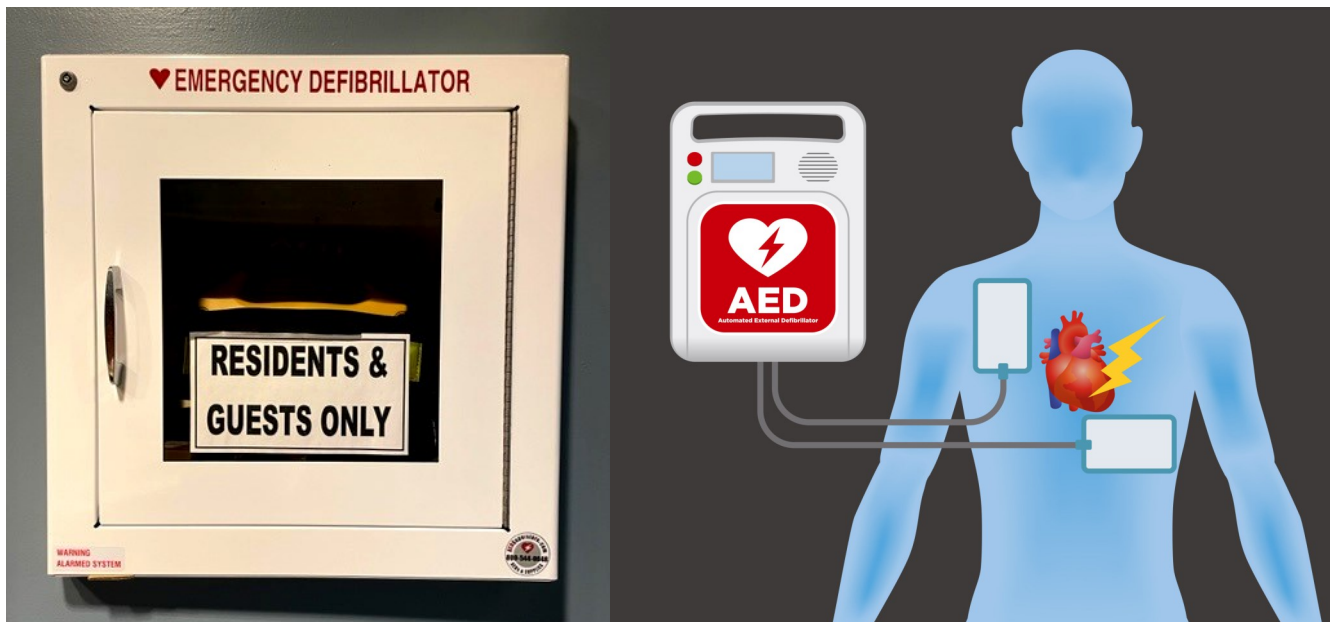
# AED Training

Some residents have expressed interest in being trained to use the AED, the automated external defibrillator, located near the General Office on the first floor. The American Red Cross offers training and will come to the Regency if we have enough people for a session. The minimum per class is 8. **If you would like to participate, please contact the office so that we can coordinate with the Red Cross.**

## Why Get Certified

The average response time for first responders once 911 is called is 8-12 minutes. For each minute **defibrillation** is delayed, the chance of survival reduces by approximately 10%. Fortunately, with CPR/AED training, which takes just a few short hours, you can gain the skills necessary to help save a life.

Once your training has been successfully completed, you'll receive a two-year certification in CPR/AED, and have the ability to access refresher materials at any time during your certification period.



**American Red Cross**  
Training Services