

MARCH



Letter to the residents from the Board President

The Hammond North is a 180 unit high rise condominium building, located in the College Hill neighborhood of Cincinnati. It is similar to the Regency Tower in size and construction style.

You may have seen news coverage of the issues that have arisen at Hammond North, after two separate fires in March of 2022 and February of 2023. While many of the units in the building were untouched by fire, damage from smoke and soot and the installation of a mandated sprinkler system has forced residents to vacate the building for periods as long as one year. In addition, owners are facing a 53% increase in monthly condo fees, as well as special assessments between \$40,000 and \$200,00 per unit. Add to that, the cost of paying rent during the time they can't occupy their unit. Losses have become so onerous, that the condo board is considering the sale of the building as is, dividing the proceeds among the owners. This would also represent an enormous loss to owners.

So, could this happen at the Regency? No building, including the Regency, is immune from fire or other catastrophic events. However, the more important question is, how prepared are we to face such disasters? The Regency is in full compliance with fire codes and our management and staff have proven their ability to cope with disruptive flooding. Unlike Hammond North, our insurance coverage is a robust \$173,115,111. In addition, should the City require us to install sprinklers in each unit, our insurance also covers that cost. Finally, our monthly condo fee is designed to provide adequate funding to ensure the integrity of the building, robust insurance coverage and compliance with all codes. This applies to both the Tower and the Square.

You can further protect yourself, by making sure you have "loss of use" coverage, as part of your Homeowner's policy. This coverage pays for living expenses should you be displaced from your unit due to covered losses such as fire, flood, etc. Check with your insurance carrier if you have questions about the level of your coverage.

Dan Ledford
Board President

IS YOUR INSURANCE COVERAGE ADEQUATE?

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, 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.



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



Regency Owners:

*the candidates running for your
Board of Directors*

Wednesday, March 12th 5:00-6:30 pm Regency Lobby

4 Candidates running for 3 open positions:

Lesha Greengus

Dan Ledford

Barbara Myers

Bill Woodward

RESUMES WILL BE AVAILABLE AT THE EVENT.

Veggies, Fruit, and Cheese plates, punch & cookies will be served. There will be no formal speaking, just an opportunity to meet and greet your candidates. See you there!

AUDITOR'S REPORT

The 2024 Audit will be available via email or paper copy by the second week of March. A copy can be sent to you by request or you can pick up a copy in the office.

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.



**Daylight Saving Time:
Spring Forward on Sunday,
March 9th at 2am**

ANNUAL MEETING

Thursday, March 27th 7:00 pm
Limited seating in the Hermitage room
or view on Zoom.




LUGGAGE CARTS
Luggage carts are for luggage and lightweight items, not for moving large, heavy items and definitely not for moving in and out of the your condo. Please ask for assistance.



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 at 513-871-6370 for Valet assistance.



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 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.

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.



Tuesday, March 4th



Saturday, March 8th



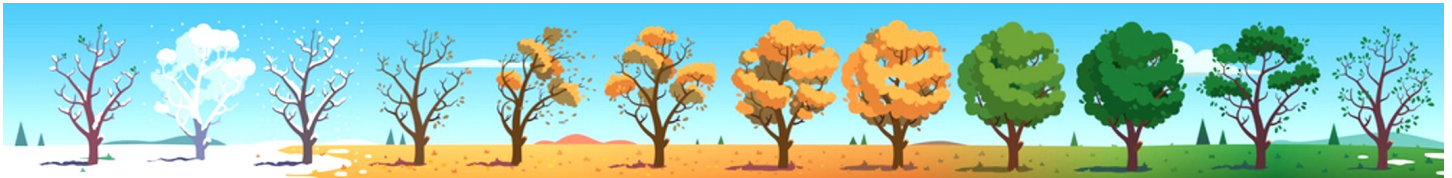
Friday, March 14th



Sunday, March 16th



Monday, March 17th



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 508 2 BRDM Unit 1710 3 BDRM
Unit 811 1 BDRM Unit 1912 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



We are pleased to welcome **Jenna Horwitz** in **610B**, **Marilyn & Jay Richey** in **807** and **Martin Abell** in **1904**. 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 or valuable, please arrange to be home to accept it.



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 and Education Committee Events in March



Joanna Stern

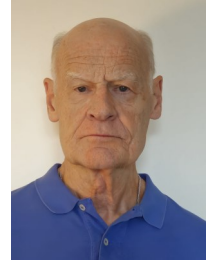
Chautauqua Program on Monday, March 10th

7:00pm in the Hermitage Room

Featuring: Joanna Stern

“How Artificial Intelligence Pushes the Boundaries of Creativity & Innovation”

Moderator: Dan Ledford



Dan Ledford

Blue Grass Concert on Sunday, March 30th

4:00pm in the Regency Lobby

Ma Crow & Co.



Ma Crow: Guitar and Vocals

Vicki Abbott: Bass and Vocals

Steve Johnston: Mandolin and Vocals

John Vennemeyer: Fiddle and Vocals

Matthew Check: Banjo and Vocals

The Committee has extended the deadline for the survey so drop it off to Julie Bley in the office by **March 15th**. Thank you for your time and participation.

Social and Education Committee Upcoming Events in April



Nina Strauss

Monday, April 7th at 7:00pm in the Hermitage Room

Nina Strauss

“25 Years to Sell a Book, and Other Trials of a Children’s Book Author”

Moderator: Karen Blocher



Karen Blocher

REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Monday, February 17th, 2025 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 items below).
 - A. The January 20th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals as of 2/7/25.
 - i. 3 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report.
 - i. The two back up heating boilers froze and were damaged. We will be splitting the cost of repairs with our contractor, Perfection.
 - ii. Nominating Committee confirmed the four (4) candidates, Lesha Greengus, Dan Ledford, Barbara Myers and Bill Woodward. All are qualified to run for the 2025 Board Election.
 - iii. Meet the Candidates Night will be Monday, March 12th from 5:00-6:30 pm in the lobby.
 - iv. The Newsletter is now being sent out electronically. All owners were sent newsletters via email or notified by flyer.
 - v. We have our attorneys working on FHA renewal.

(End of Consent Agenda)
- III. P&L Report from Treasurer: Limited Financials Report until the Audit is finalized the first week of March. Receivables look very good.
- IV. Manager's Update
 - A. Flood update: still waiting for generator hookup.
 - B. Electrician will work on the 6 parking lot pole lights, that are out, this week, weather permitting.
 - C. The notice sent to dog owners has had no effect on some owners not picking up after their dogs and using the boardwalk as a bathroom. More enforcement, fines, and possible use of cameras, if necessary, may be required.

Continued on the next page

V. Discussion items:

A. Our insurance agent, Valerie Carr, reviewed our Building insurance in lieu of Hammond North losses and confirmed that we have plenty of coverage. Board President Dan Ledford will provide more information in his letter in the next newsletter.

B. Our attorney's opinion, on repeat nuisance issues, cites Our Declaration By-Laws, Article VIII, Section J of the Declaration:

(J) No person may conduct any noxious or offensive activity in any Unit or in or upon any Common Areas.

Should enforcement be necessary, The Board may take the problem to court and file suit under ORC §5311.19(A) for a court injunction to stop the nuisance:

All Unit Owners must follow "all covenants, conditions, and restrictions set forth in a deed to which they are subject or in the declaration, the bylaws, or rules of the unit owners association, as lawfully amended." If they do not, "Violations of those covenants, conditions, or restrictions shall be grounds for the unit owners association or any unit owner to commence a civil action for damages, injunctive relief, or both, and an award of court costs and reasonable attorney's fees in both types of action."

Manager to contact attorney for the specific process, if necessary.

VI. Decision items:

A. Hearing of the smoking/nuisance violation was discussed and a \$500 fine/assessment will be levied with a vote of 5 approved, 1 abstained and 1 not present.

VII. New Business – The Green Team has new members and held a meeting to discuss plans to enhance recycling options.

VIII. Next Board Meeting – Next Board meeting is Monday, March 17th at 4:00 pm in the Hermitage room, followed by the Annual Meeting on Thursday, March 27th at 7:00 pm.

IX. Adjournment

X. Executive Session

Let's tackle hunger together!



Our insurance agent, Valerie Carr, along with Huesman Schmid are thrilled to announce that their 3rd Annual SOUPER BOWL is officially underway.

They would love your support to make a significant impact for those most in need in our community!

From NOW until MARCH 12th, they are collecting food and personal care items to benefit the St. Leo Food Pantry in Fairmont.

Last year, they were able to collect 842 items, and this year, they are eager to surpass that milestone together!

To see the most needed items, please go to this website:

<https://www.saint-leo.org/Food-Pantry/MostNeededItems>



For your convenience, we are collecting here at The Regency office or you can drop off at 5670 Cheviot Road, Cincinnati, OH 45247.

They wholeheartedly thank you in advance for your contributions and for joining them in this essential mission to Tackle Hunger. Together, we can lift up those in need!

Saint Leo the Great