

MARCH



Letter to the residents from the Board President

The 2026 Regency Condominium HOA Annual Meeting will be held on Thursday, March 26th at 7:00 PM in the Hermitage room and via Zoom.

Each year, at the Annual Meeting, new Board members are elected. Election packets will be delivered during the first week of March, containing information about the candidates, ballots and proxy information. Please follow the included instructions to vote prior to the deadline of March 26th at 7:00 PM.

This year, four (4) Board seats are open. Linda Bramlage, Jim Conway, and Ivan Tamarkin are eligible to run for another term and have decided to do so. Jerry Lawson, who is eligible, will not run again. Lesha Greengus has resigned from the Board and Rabbi Abie Ingber has been appointed by the Board to complete the one year remaining on her term. Barbara Meyers has submitted her application by the deadline and will replace Jerry Lawson as the mandatory Board member from the Square. Since there were no other applications submitted, this will be an uncontested election.

However, it is still imperative that you complete and submit your ballot by the deadline. The By Laws require that a quorum of voters must submit ballots by the deadline to certify the election.

I would like to thank Jerry Lawson for his many years of Board service. He has often been selected as Board President, and his expertise and wisdom have always been an asset and will be missed.

Thanks also to Lesha Greengus who accepted the task of being the chair of the Social Committee. As you know, she worked tirelessly in that role to expand the committee and to add a robust series of cultural and educational programs. We are sorry to see Lesha and Sam leave our community and wish them great happiness in their new home in Atlanta.

Dan Ledford
Board President

DON'T PAY FOR INSURANCE YOU DO NOT NEED

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 and wallpaper; tile, etc.
- **LOSS ASSESSMENT:** Your personal insurance policy should include "loss assessment" of \$50,000 (the Association Deductible).
- **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 above the \$50,000 loss assessment. 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

ANNUAL MEETING

Thursday, March 26th 7:00 pm

Limited seating in the Hermitage room or view on Zoom.

AUDITOR'S REPORT

The 2025 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.



Time to
Spring Ahead

Daylight Saving Time:
Sunday, March 8th at 2am



The Regency Recycle Team
announces a
Medicine Container Collection.

The containers must be rinsed
out and label and glue removed.

These containers will be
delivered abroad where they
are needed for patient care.

Please deposit in gray hamper
in the garage.

Thank you.



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.



Sunday, March 8th



Saturday, March 14th



Tuesday, March 17th



Tuesday, 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."

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?

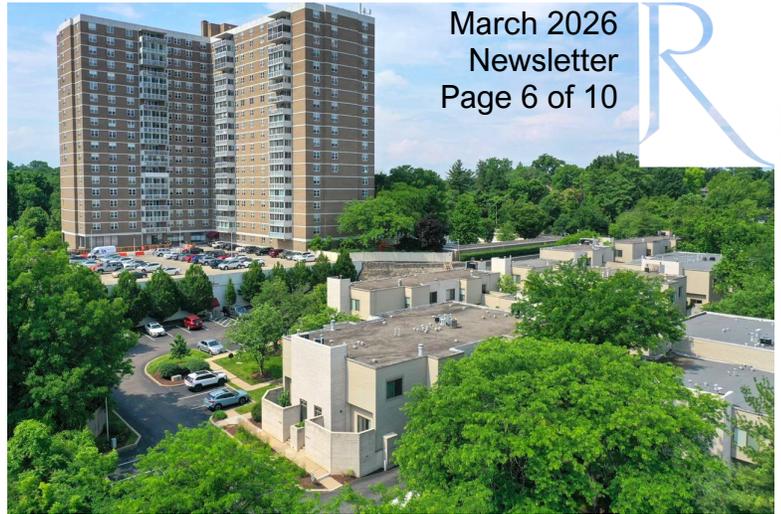
The General Manager makes the final decision on when to switch with the assistance/input from the Building Supervisor.

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.



UNITS FOR SALE

TOWER

Unit 1409 2 BDRM

Unit 1410 2 BDRM

SQUARE

2312 Dana 2 BDRM

2352 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**.

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



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

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 for March 2026

Monday, March 2nd at 7:00pm in the Hermitage Room

Erin Holland, Director of Education & Engagement
American Sign Museum



Have you ever been to the American Sign Museum? Erin Holland will talk to us about the work of the museum and its collection of more than 500 signs. The American Sign Museum covers more than 100 years of American sign history and displays more than 800 signs and artifacts, making it the most comprehensive museum of its kind. With a mission to educate the community about the history of the sign industry and its significant contribution to commerce and the American landscape, the Museum

is organized to preserve, archive and display a historical collection of signs in their many types and forms. The collection explores an often overlooked part of our culture that hides in plain sight as part of our daily lives. One reviewer says: “you’ll learn the ins and outs of signs, both literally and metaphorically, and you’ll realize what a fool you were for thinking there was nothing worth knowing about signs.”

Sunday, March 22nd at 4pm—Regency Lobby

Glenn Ginn Jazz Trio

Are you ready for an evening of jazz? The Glenn Ginn Trio will present a selection of classic jazz standards, led by Glenn Ginn, Associate Professor of Guitar at Morehead State University. The trio’s work has been deemed “artistry shaped by experience, passion, and deep musical connection.” Glenn is a graduate of the world-renowned Jazz Studies Program at the University of North Texas as well as UC’s CCM, and over the years, he has shaped and inspired generations of musicians and has himself performed alongside jazz greats.



Also performing will be **Brandon Scott Coleman**, once Glenn’s student and now a close colleague and friend. Based in Cincinnati, Coleman creates music that is intricate, personal, and creative, drawing inspiration from his musical heroes and his Appalachian roots.



Social and Education Committee Upcoming Events in April

Monday, April 13th at 7pm—Hermitage room

*“An American Story and a Cincinnati Tale:
The Wulsin Family at 2444 Madison Road”*

A discussion of the family’s journey, the evolution of Baldwin Piano and the history of their grand home, known as *The Hermitage*.



Bill Kite



Lawson Wulsin

Sunday, April 19th at 4pm—Regency Lobby

*A Premier Treble Acapella Ensemble from
The School for Creative and Performing Arts*

Known for their musical excellence, attention to detail, and a high standard of artistry and professionalism in performance.



**REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES**

Monday, February 9th, 2026 at 4:00 pm in the Hermitage room

*Present: Mr. Ledford, Ms. Bramlage, Mr. Woodward, Mr. Conway, Mrs. Greengus,
Mr. Lawson, Mr. Tamarkin and G.M., Mr. Schafer*

**Be advised there were no meetings in December 2025 and January 2026 due to
Holiday and illness*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved January 19th *Consent Agenda* (consisting of items below).
 - A. The November 17th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals as of 1/9/26.
 - i. 1 in the Tower. 8 are rented.
 - ii. Ø in the Square. 8 are rented.
 - C. Manager's Report.
 - i. Working with electricians, Otis elevator and insurance carrier, to bring the elevators, elevator penthouse and elevator pit to code. This is required with the installation of the new generator. We are looking at insurance to pick up the cost.
 - ii. Sign on Lot #1 and orange bollard pole by garage hit by 2 separate delivery trucks.

(End of Consent Agenda)

- III. Review of the 2025 December Preliminary P&L:
 - A. YTD Tower Budget income is over \$2,143. Operating Expenses are over by \$13,588 largely due to wages and Employee welfare (PTO cash-outs and medical expenses the Association absorbs for employees who reach more of their deductible). Capital Expenses were also over by \$43,760 due to unbudgeted repairs/replacement of HVAC equipment. YTD Operating income is \$63,313 over Operating Expenses.
 - B. YTD Square Operating budget income is over \$1,216. Operating Expenses are over \$31,397 due to wages, utility, and maintenance costs. YTD operating income is \$24,838 under operating expenses.
 - C. Account Receivables in both Tower and Square look very good.
 - D. Final 2025 P&L, January and February P&L will be completed after the Audit is finished (March 13th).

Continued on the next page

IV. Manager's Update:

- A. Cabana roof will be replaced with darker membrane at no charge, (sample on the way). Future Square roofs will be white. A \$10,000 discount will be credited on the next Square roofing job.
- B. Units for Sale and rentals as of 1/30/26.
 - i. 1 in the Tower. 8 are rented.
 - ii. Ø in the Square. 8 are rented.
- C. Mr. & Mrs. Greengus will be moving to the south to be with family, and Lesha will be resigning from the Board following the February meeting. We thank Mrs. Greengus for all her work on the Board and the Social Committee.
- D. Four (4) Board seats are open for the election in March. Linda Bramlage, Jim Conway, and Ivan Tamarkin are eligible to run for another term and have decided to do so. Jerry Lawson will not run again, and Barbara Myers has submitted her application by the deadline. The Board has appointed Rabbi Abie Ingber to finish out Mrs. Greengus' term through March of 2027.
- E. Manager looking into car damage done in the parking lot by outside contractor.
- F. Recycling of #1 plastic (clamshell containers) has been going well and will be open to the entire community. The Green Team will put out a notice, and the Association will absorb additional cost in recycling budget.

V. Discussion items:

- A. Owner would like smoking area in lot #2 to move further away from the building. Manager will purchase a standalone ashtray and place it out further into the parking lot.
- B. Manager looking into a policy requiring flu shots and vaccinations for staff.
- C. Owner would like reimbursement for pre-ownership carpenter Ant treatment. The Board feels it should have been the previous owner's responsibility but will allow Manager to work with the new owner.
- D. Employee Covid vaccine policy has been updated.

VI. Decision item

VII. New Business

VIII. Next Board Meeting – Monday, March 16th at 4:00 pm in the Hermitage room.

IX. Adjournment

X. Executive Session

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Appearance Plus
CLEANERS

Simply leave your cleaning in your personalized Appearance Plus bag in the **BLUE** bag next to the shopping carts. If you do not have an Appearance Plus bag, please see Scott Creager.

To create an account, please go to:

1. www.appearanceplus.com
2. Click First-Time User
3. Complete Information
4. Request Delivery

Any questions, please contact us at getclean@appearanceplus.com



Chuck at the Regency

We are a full service salon offering hair cuts, color, nails, waxing, makeup and chemical services. We are committed to providing you, the customer, with the best service possible!

Open Tuesday-Saturday 9 am to close

Call for appointment at 513-321-3632



513-871-6888 Orientalwok.com

MONDAY Closed

TUESDAY - THURSDAY 11:00 AM - 9 PM

FRIDAY 11:00 AM - 9:30 PM

SATURDAY 11:30 AM - 9:30 PM

SUNDAY 4:00 PM - 9:00 PM