



Regency Condominiums

May 2023
Newsletter
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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

**Monday,
June 5th
from 6-8pm**

Dinner at 6:30pm

Rain date:
Tuesday, June 6th

Regency
Pool
Opening party

Cost: \$15 per person

This event is open to residents only.

Low Impact Water Aerobics

Tuesdays 10:00 - 10:45 starting June 6th

Water Aerobics offers a great, fun and safe workout while enjoying our beautiful pool. We will aim to work all 650 muscles, improve cardio-vascular health, increase flexibility, promote excellent posture and develop good balance all while having a good time.

Classes will be led by Amy Whitaker. Amy has taught water classes and stretch classes for over 20 years at area fitness clubs, swimming clubs and private homes. Please bring your own water noodles (thick and thin) to the first class. Fee is **\$10.00** per class.

SQUARE POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of \$100 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.

From the Social Committee: Thanks to all who came out to see the **Baby Grands** from the School for the Creative and Performing Arts on April 30th in the lobby and to listen to **Rabbi Abie Ingber's** lecture in the Hermitage room on May 22nd. We had a large turnout for both events and we appreciate your support. There will be another lecture in the Hermitage room from **Anita Ellis** on June 26th and we hope to see you all there!



SWIMMING POOL RULES AND REGULATIONS

POOL HOURS: SATURDAY, 5/27/23 - MONDAY, 9/4/23 11:00 AM - 9:00 PM
TUESDAY, 9/5/23 - SUNDAY, 9/17/23 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.



How to Spot a Phone Scam

Telephone scammers often try to hook you with enticing offers, appeals for charitable causes, or claims of being associated with the government. They won't allow time for you to think through their pitch. They will pressure you to make a decision. Regardless of their behavior or message, a phone scammer's goal is to get you to either send them money /gift cards or provide your personal information.

Below are common warning signs of a phone scam:

- A claim that you have been specially selected
- Use of high-pressure sales tactics and "limited-time" offers
- Reluctance to answer questions about the business or the offer
- Request that you "confirm your personal information"
- Request payment by means other than credit card –including cash, gift card, wire transfer or private courier
- Request your credit card or other payment mechanism for "shipping and handling"
- Use of threats if you don't comply – even the threat of arrest
- The call starts with a prerecorded message – called a "robocall"
- Claims you have a virus on your computer or requests to log in to your computer
- Claims to be a friend or relative in need of money – but they don't give you any time to think or contact others

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.



Regency Valet Service—Preferred Parking Policy

Regency Valet Service is automatically provided to all garage space owners, 24/7. Through this service, Regency staff will retrieve your vehicle from the garage and deliver it to you under the portico, then pick it up there upon your return, and park it back in your garage space.

The same service, called Preferred Parking, is available to those without a garage space, or who need service for an additional vehicle, for a fee of \$65 per vehicle, per month. The fee is billed directly to your account. This service includes ice and snow removal during the winter months. Preferred Parking can be added for a 6-month initial term. It will be renewed automatically until the office receives written notice of cancellation, at least 30 days prior to the end of the term.

To request your vehicle, simply call 513-871-6370 or text your car number to 513-200-4219.

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

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



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.

Abandoned/Stored Vehicles

If your vehicle is considered abandoned (if it doesn't run or have valid plates), please have it removed from the property, per Regency Rules and Regulations.

Should you wish to donate your vehicle, the following are companies that will pick it up for you: All State car donation 800-427-2535, Good Will Auto 612-5980, Volunteers of America 381-1954 If you are trying to sell the vehicle, you can give us the details and we will pass it along.

Should you fail to comply with our rules, the vehicle will be towed at the owner's expense by Mike Kaesers Towing (513) 451-1856. Thank you for your cooperation in this matter.

Bike Storage



A few bikes have made it into the bike room and rack without a required tag. All bikes must have a tag with the name & unit number of the owner. Please stop in the office if your bike is in the garage without a tag.

If you have a bike that you are not using, now is a good time to donate it to a worthy cause. **The Healing Center** (<http://healingcentercincinnati.org/healing-center-bicycle-donations>) offers practical, social and spiritual support to individuals and families. Their bicycle service is one of the ways they provide support. They are a volunteer group that can make good use of your bike for adults and children who are in need of transportation. All sizes of bicycles in any condition are accepted. If bikes are not repairable, they are stripped for usable parts and the rest of the bike is sold to help purchase needed parts. Please let us know and we will get it donated for you.

Lock Your Doors

Leaving your car and condo unlocked is just an invitation for criminals to return. Please lock your doors and report any criminal activity immediately by calling 911 first and then alerting the Front desk.



Recycling in the Square:

We offer blue 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!**

Don't Flush This!

When you use your toilet, shower, washing machine or dishwasher, waste water leaves your home through pipes that connect to the city's sewer system. Putting the wrong things down the drain can damage the sewer system, cause sewer backups in your home or your neighbor's home, and sewer releases to the environment. Anyone who uses the sewer system should be responsible for what they flush or pour down drains. When problems occur from residents misusing the sewer system, it hurts the whole community with extra costs to hire a plumber and clean up.

Needless to say, the mess is not desired by anyone. This problem can be greatly improved or even eliminated if everyone is considerate and just remembers to "think before you flush".

The following is a list of things you should never flush down a toilet:

Disposable diapers	Disposable wipes	Tampons
Mini or maxi pads	Cotton balls and swabs	Condoms
Dental Floss	Cleaning wipes of any kind	Facial tissue
Grout or Drywall mud	Bandages and bandage wrappings	



General Office Services

It is our pleasure here in the office to aid you any way we possibly can. We gladly copy papers, weigh and meter mail, receive packages and make sure UPS/FedEx/USPS/Amazon takes your properly labeled packages, send and receive faxes, make change, sell quarter rolls, cash small checks (up to \$50), take work orders, distribute "R" stickers for your car, update new phone numbers and email addresses, note vacation dates for arrangements, and scheduling the service elevator. Most of our services are free and done with a smile. Some, however, come with a price. **Payment is due at the time of service.**



All incoming faxes:

\$1.00 for 1-5 pages,
and \$.50 for each additional page

Outgoing local faxes:

\$1.00 for 1-5 pages,
and \$.50 for each additional page

Outgoing long distance faxes:

\$2.00 for 1-5 pages,
and \$1.00 for each additional page

Black and White Copies:

\$.10 each

Copies of information from internet

\$.10 per page

The **Regency Maintenance Staff** is here to maintain and preserve equipment within the building. We are also available, unlike any other condo we know of, to do repairs within the residential areas, which can vary upon different needs. If however, the job is out of the scope of our expertise, we will gladly supply you with an alternative repair source.

The following is a list of some of the jobs we offer that are available to you.

- Repairing and replacing minor appliances.
- Cleaning out from under your refrigerator (which can assist in energy savings and improve performance of the appliance) is suggested to be done twice a year.
- Hanging of art work and other items.
- Plumbing repairs and replacement, such as drains and fixtures.
- Installing (hookup) of electronic equipment (stereo, DVD players, computers, TV and HDTV).
- Hanging and installing light fixtures, dimmer controls, switches and electrical outlets.
- Repairing lamps and installing light bulbs, in those hard to reach places.
- Cleaning and servicing humidifiers (yearly as recommended).
- Hanging and installing window treatments.
- Caulking and sealing countertops and tile.
- Turning and rotating mattresses.

These and many other services are available by maintenance staff at \$36.00 hourly with a minimum of 15 minutes charge. If you have questions as to what can be done, or any other questions regarding service, please feel free to contact the maintenance department through the office at **513-871-0100**.



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



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UNITS FOR SALE

TOWER

Unit 502B	1 BDRM
Unit 512	2 BDRM
Unit 704	2 BDRM

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

Package Delivery Update:

It has come to our attention that Amazon will use UPS or FedEx as a secondary carrier so if you receive an alert that your package was “delivered”, it’s possible that the package has been dropped off at a UPS or FedEx facility first, then it will be delivered here. Check your tracking number to see when and where your package has actually been delivered.



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**.

The Regency Bridge and Mahjong club will convene on the last Wednesday of the month, June 28th, from 3 to 5 p.m. in the Hermitage room. All residents are welcome: bring a partner or come solo.

For more info, call Don Fritz (513-321-1343) or Lesha Greengus (513-289-8384).

Reminder: The composting service is still available for residents. Please contact a Green Team member for details. The office has a list of the Green Team.



The Freecycle bulletin board adjacent to the service elevator is for free exchanges between all residents and staff and “Things to do”, not for monetary purposes.

Construction and Remodeling of Units

The Board came up with a plan to ensure that condo remodeling is completed in a timely manner.

- Timeframe: Work completed in 4 months (with 2 month extension option, upon approval).
- Blueprint or drawing of plans submitted for approval by Jim Schafer and Jeff Dowd.
- Comply with Rules and Regulations pertaining to Outside Contractors.
- Work done in accordance with applicable Federal, State and Local Building codes and regulations.
- Jobs not completed within time frame subject to fines/assessments until substantial completion is achieved.

Owners should be aware that we have 9 units being remodeled in the Tower and 2 in the Square.

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, April 17th, 2023 at 4:30 pm in the Hermitage room

*Present: Mrs. Ficke, Mrs. Greengus, Mrs. Richardson, Mr. Ledford, Mrs. Myers;
Mr. Woodward and Ms. Bramlage, via Zoom and G.M., Mr. Schafer*

- I. Called to order at 4:30 pm by Vice-President, Jill Ficke
- II. Board approved the following **Election of Officers**:

<i>President: Dan Ledford</i>	<i>Treasurer: Jill Ficke</i>
<i>Vice President: Lesha Greengus</i>	<i>Member-at Large: Bill Woodward</i>
<i>Secretary: Barbara Myers</i>	<i>Member-at-Large: Melody Sawyer Richardson</i>
<i>Assistant Secretary: Linda Bramlage</i>	
- III. Approved the 3/20/23 meeting minutes with changes.
- IV. **Manager Reports:**
 - A. Board reviewed the March statement.
 - B. Reviewed units for sale and sale prices.
 - i. 2 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. Jill Ficke will put together a letter requesting volunteers to join committees. Manager asked to look at By-Laws to determine which committees are required.
 - D. Water is on at the pool. Owners can use the area and grills until pool cover comes off May 15th (key at the front desk). Pool opens Saturday, May 27th.
 - E. A/C changeover is a difficult time for all. Management does its best to evaluate multiple variables before making decisions.
 - F. Our current Forklift is very old and needs replacing. Management looking at options.
 - G. Spectrum contract is through 4/1/24. Manager to look at options and integrity of coax lines.
 - H. Manager asked to confirm City Electric Aggregate is still Dynergy for Residential and Commercial usage.
- IV. **Old Business**
 - A. Covid: The CDC recommends that owners who test positive for Covid, should isolate for 5 days from the onset and wear a mask for 5 days after that, when in public.
 - B. Jim Conway gave an update on 1st floor renovations and presented an art work concept for board consideration. The lights and ceiling tiles are being replaced at this time. The built-ins/woodwork will not be ready until June and wallpaper and wood finish painting can't be started until after they are installed. The Board approved 3 photos, to be placed in the office hallway, depicting our property and the home called The Hermitage, prior to the Regency being built.
 - C. Landscape Architect Design is still being worked on.
 - D. Flood update: we have received City and Fire Department approval for Fire Department Repeater, Fire pump and panel, as well as a generator replacement. All items have been ordered, with estimated delivery 6 weeks, 18 weeks, and 56 weeks, respectively.
 - E. Looking into an option where owners can pay HOA dues directly to our account.
 - F. Getting bids for pressure washing and patio/foundation work and concrete as needed in the square.

IV. **New Business** – Social committee events: Bridge and American Mahjong in the Hermitage Room the last Wednesday of every month from 3 pm to 5 pm. The School for The Creative and Performing Arts Vocal Acapella Ensemble perform on Sunday, April 30th at 4pm in the Lobby. Rabbi Abie Ingber will give a lecture on Monday, May 22nd, “Confessions of an NPR Commentator” and Anita Ellis will give a lecture on Monday, June 26th, “Rookwood, Beauty & the Best”, both in the Hermitage room

VI. **Officer’s Reports**

VII. **Next Board Meeting** – Monday, May 15th, 2023 @ 4:30 pm in the Hermitage room.

VIII. **Adjournment**

To: Regency Owners

From: The Regency Board of Directors

RE: Committee Participation

Each spring, the board updates the committees for both the Tower and the Square. We have a 3-year term limit on committee participation to provide opportunity for others to be involved. This year we have several people on each committee reaching term limits and are looking for interested owners. We need good people to step forward and contribute to the high Regency standards we have become accustomed to and for which we are grateful!

Committee participation is not time consuming. For example, the budget committees meet once a year to review the proposed budgets and provide feedback/changes to the manager before the manager brings the budgets to the board for approval.

If you are interested in being on a committee, please complete the attached committee form and return to Julie in the office by June 5th.

We thank you for making The Regency a great place to live!

Name: _____ Unit: _____

Mark any committee you would be interested in. Committee will do their best to meet desires, but committees are kept to about 5 people.

☐ Tower Budget

☐ Square Budget

☐ Nomination

☐ Tower Grounds

☐ Square Grounds and Traffic

☐ Pool

☐ Social