

MAY



Letter to the residents from the Board President

SPECTRUM UPGRADE INSTRUCTIONS

The Spectrum Wi-Fi- upgrade is now scheduled to begin on **Friday, May 3rd**. On this date, you may begin calling to schedule your installation. You may schedule your installation on whatever day is convenient for you, including weekends. First appointments are available on **Monday, May 6th**. The special project team handling our installations may need to call you back to reschedule with you if that original time/day does not fit the project team availability. **It is important that you schedule your installation for no later than June 1st. Installations after this date may result in an installation fee.** If you wish to self-install, you may call to have the equipment sent to you beginning on May 3rd as well. Should you need the Regency's assistance, normal maintenance fees would apply.

Call: (855) 895-5302 and Select the CHANGE OR UPGRADE SERVICE OPTION. If asked which service, say, WI-FI.

When a representative answers, say that you are calling to schedule your Wi-Fi upgrade installation. **(If you do not currently have your own Spectrum account, you will need to set one up at this time, and remind the Spectrum Agent to move the Set Top Boxes from the Regency Bulk account to the new account in your name. If you already pay an extra monthly fee for DVR, Spectrum phone or additional channels, you already have an account and the agent will recognize that fact.)**

The installation will include the removal of the large white Spectrum box. It will be replaced with two, much smaller components. **You will need to change the Wi-Fi password that you are currently using. The installer will show you where the new password is located on the router, and help you with changes on your devices if necessary. The SSID (name of your Wi-Fi) will also change. Make sure to write it down before the installer leaves.**

TV: On Friday, May 3rd, the new TV channel lineup will automatically become available for all residents. You do not need to request this. The new lineup includes approximately seventy-six new channels. If you are currently paying extra for some channels, such as NFL Network, be sure to check the new lineup, as they may be included at no additional charge. **A paper listing of the new channels is available in the main office, or on Spectrum.net. the title is "Entertainment View".**

You do not need to make any changes to your TV service at this time. If you want to order a Xumo streaming device, you may do so when you schedule your Wi-Fi installation. With our new service agreement, you may have any two devices for no extra charge. Additional cable boxes are billed at \$11 per month, and Xumo devices at \$5 per month. You can learn more about Xumo Streaming devices at Spectrum.net.

Dan Ledford
Board President



James R. Schafer Jr., General Manager

www.regencycondos.com

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 TV: 833-697-7328

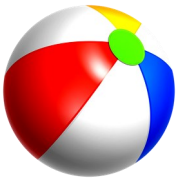
Office Hours: 8:30 AM—5:00 PM, M-F
Office Phone: 513-871-0100
Office Fax: 513-871-5804
Valet Phone: 513-871-6370
Valet Text: 513-200-4219

Balcony Update

As you know/heard, Buckeye Construction began on the 7 stack balconies and spandrel beams on both sides of that stack. Their plan is to be off that stack and move to the 08's and 09's mid-May. From there, they will move to the 10's and work their way around the building (06 stack will be last).

This loud and dusty project is being done for the safety and integrity of the building. We thank you for your patience and ask that you don't go out on your balcony when they are working on your stack. In order to expedite the job, we will allow the contractors to start at 8:30 am and work till 6 pm , if necessary.

Pool opens Saturday, May 25 11am-9pm



SQUARE POOL USAGE

Should Square residents wish to enjoy the pool, the seasonal fee of **\$125** is payable to Regency Tower. Due to the cost for staffing the pool more than doubled from \$21,300 to over \$46,000 in 3 years, we find it necessary for Square owners who wish to use the pool for the summer pay an additional \$25 a year for a total of \$125 for the 2024 season and then an additional \$25 in 2025 for a total of \$150 a season. We hope you understand 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.

To all the Mothers, Grandmothers, Aunts, Sisters and other women in our lives who care for us and love us unconditionally. May your day be as special as you are!



Sunday, May 12

The Office and Maintenance Dept.

Remember and Honor

MEMORIAL DAY



will be closed on Monday, May 27th.

SWIMMING POOL RULES AND REGULATIONS
POOL HOURS: SATURDAY, 5/25/24 – MONDAY 9/2/24 11:00 AM – 9:00 PM
TUESDAY, 9/3/24 – SUNDAY 9/15/24 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.

Kris Bellush, a Certified Personal Trainer and Medical Exercise Specialist is continuing to bring exercise classes for the month of May. Classes are 45 minutes and the formats will be the same - **MONDAYS** at 12:00 for Balance and Flexibility and 1:00 for Whole Body Workout. **This month she will only be able to hold classes on May 6 and 20.** The fee for the month is \$40 per person.



Low Impact Water Aerobics

Tuesdays 10:00 - 10:45 starting June 11th

Water Aerobics offers a great, fun and safe workout while enjoying our beautiful pool. The new instructor, **Sherry Young**, is a Certified instructor teaching since 1982, teaching and traveling abroad with FitBodiesInc since 1999 and CPR certified. Sherry enjoys working out and teaching a variety of classes, making people happy about movement and motivation for the love of fitness for life!

Call Bonnie Peterson at 513-304-5693 for more information. \$15 per class.

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.

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.

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.





Leak Alerts

Leak Alerts are available to alert you of a water leak. They are a self-contained battery-powered unit that can help mitigate serious water damage in your home by sending email alerts when it comes in direct water contact. It also sounds a loud alarm and flashes red LED lights, alerting you to a potential water leak. They cost approximately \$25 each unit.

Some water detector features:

- Wi-Fi connectivity – No hub required
- Email, visual, and audio alerts
- In the event of a flood, unit will float and continue to sound alarm until battery is depleted
- Low battery indicator for optimum safety and performance
- Ability to check for, and update, software revisions
- Loud alarm (105 dB) sounds for up to 8 hours
- Fully automatic operation — no wiring required

Place it anywhere the potential for flooding or leaking exists:

- Near water heaters in the Square
- Near washing machines
- Near plumbing and toilets
- Under sinks
- Near dishwashers and refrigerators

More information is available on the internet

LAUNDRY ROOMS GENTLE REMINDER

Laundry room hours on the resident floors are from 8:00 a.m. to 9:00 p.m. Please limit using the machines to those hours. The machines in the basement may be used around the clock. Machines are shared and common practice is first come, first served so remember to keep an eye on the time so that your clothes are removed promptly when finished, for others may be waiting to use the machines.

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**.

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	

Trash Chute Reminders

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 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.



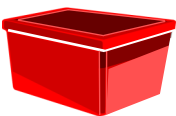
Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

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!**

FYI: Because of the limited amount of spaces in Lot 1 (owners parking lot) please be aware of parking within the lines to allow room to park and to open car doors safely.



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".

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.



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.



UNITS FOR SALE

TOWER

Unit <u>204</u>	2 BRDM	Unit <u>612</u>	2 BDRM
Unit <u>207</u>	2 BDRM	Unit <u>712</u>	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

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

How to Protect yourself from scam targeting elderly going around Greater Cincinnati

Local police are warning people about fraudulent calls targeting older adults. Here's what the con can look like: Someone may call you impersonating a loved one, claiming to be in danger with the goal to extort money. The person calling will often use some information, some personal information, that they may have researched through social media.

The first thing is to make sure if you receive a phone call from an unknown number that should be a red flag. If they are trying to get you to pay them in gift cards for some reason, that's another red flag. So here's how to protect yourself. First, if you're not expecting a call from a different area code, don't pick it up. A reputable institution will leave a voicemail if it's important. Second, if you do pick up, verify it's actually your loved one. Ask the person details only a real person would know. Hang up or put this person on hold, and call the actual person they are claiming to be, who is allegedly in danger. And never give this person money or agree to meet them at a location to deliver money. If they say don't tell anyone about this or want access to your computer, it's definitely a scam.

If you believe you've been a victim of elder fraud contact the Hamilton County Prosecutor's Elder Justice Unit at **513-946-7226**.

Social Committee Upcoming Lectures, Concerts & Activities

Christopher Milligan

*"It's not over until the..." :
Opera's Relevance Today*

Monday, May 13th

in the Hermitage Room



Christopher Milligan is The Harry Fath General Director and CEO of the Cincinnati Opera. He is a graduate of Miami University with a degree in vocal music and arts management. Chris has been with the Cincinnati Opera since 1997. He is well known for his outstanding leadership in outreach programs including Opera Goes to Church, Opera Idol, and the company's one of a kind mobile theater called The Opera Express. The Social Committee is delighted to welcome Chris as our featured speaker.

Cincinnati Symphony

Orchestra Piano Trio

"Classical Trio Concert"

Sunday, May 19th

5:00pm in the Regency Lobby



*Michael
Chertock*
Piano

*Hiro
Matsuo*
Cello

*Joe
Morris*
Clarinet

All three talented performers are members of the Cincinnati Symphony Orchestra. They also serve as faculty at the University of Cincinnati College Conservatory of music.

The program will include:

Beethoven:

Piano Trio in B-Flat Major, Opus 11

Debussy:

Premier Rhapsody for clarinet and piano

Faure:

Elegy for cello and piano

Brahms:

Trio in a Minor for piano, clarinet and cello,
Opus 114

Because of a lack of interest, the Regency Social Committee will no longer host bridge or mahjong the last Wednesday of the month. Thanks to those few who did come down for a hand of bridge or a game of mahjong.



REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Monday, April 15th, 2024 at 4:00 pm in the Hermitage room

*Present: Mr. Ledford, Mrs. Greengus, Mrs. Myers, Ms. Bramlage,
Mr. Conway, 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 March 18th Board meeting minutes were approved via email.
 - B. Units for sale and rentals as of 4/5/24.
 - i. 4 in the Tower. 12 are rented.
 - ii. 1 in the Square. 6 are rented.
 - C. Manager's Report.
 - i. Buckeye Construction said they will begin on the balconies (7 stack) on Monday, April 22nd. Staging should begin the week prior.
 - ii. Spectrum is meeting weekly to discuss our project and is still planning on starting the conversion in May .
 - iii. Following the long delay in getting parts, the garage doors are working.
 - D. Committee Reports: Mrs. Greengus will email the Board this weekend.
 - E. Next Board meeting: Monday, May 20th at 4:00 pm in the Hermitage room.
- III. Election of Officers:

President: <i>Dan Ledford</i>	Treasurer: <i>Barbara Myers</i>
Vice-President: <i>Linda Bramlage</i>	Member-at-Large: <i>Lesha Greengus</i>
Secretary: <i>Jerry Lawson</i>	Member-at-Large: <i>Ivan Tamarkin</i>
Asst. Secretary: <i>Jim Conway</i>	
- IV. P&L Report from Treasurer/Manager:
 - A. The first 3 months look good. Income is under \$94 for the Tower and up \$9 in the Square, YTD Budget. Expenses are under \$13,438 for the Tower and \$1,935 for the Square, YTD Budget.
 - B. We are getting higher interest rates on our money in banks with CD's and Money Market Funds.
 - C. Receivables look good for both the Tower and Square.

Continued on the next page

V. Manager's Update

- A. Update on 1st floor renovations: still waiting on bench, now due in May, and the pillows for the sofas.
- B. Flood update: Waiting for Generator (June +/-). Electrician connected the old generator, which is up and running, but not to the fire pump, which is new code and the reason for the new generator.
- C. Units for Sale and rentals as of 4/12/24.
 - i. 4 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
- D. Copies of Board member driver's licenses were made so that our bank account signature cards can be updated.
- E. First Right of Refusal on commercial space is under review by our attorney.
- F. Camera Update: The last 4 cameras in the Square were due to be online on Monday, 4/15/24; 2 were not finished.
- G. With the completion of the Square concrete work, plans to power wash the buildings will follow. At that time, we should be prepared to treat or paint select surfaces. Ideas will be reviewed by the Grounds committee prior to any decisions.

VI. Decision items:

- A. Documented complaint on odor nuisance. A decision was made to implement a \$250 fine/assessment on an owner due to multiple complaints.
- B. A pool fee increase for Square owners was approved for the 2024 and 2025 seasons: \$125 in 2024, \$150 in 2025 due to cost of lifeguards going up from \$21,300 to over \$46,000 in three years.

VII. New Business

VIII. Next Board Meeting – Monday, May 20th at 4:00 pm in the Hermitage room. Julie will send the invite to Board members.

IX. Adjournment