

NOVEMBER/DECEMBER



The duties of the Board and the General Manager From Dan Ledford, Regency Board President

The Board of the Regency HOA is responsible for all areas of the management of the Condominium complex and acts on behalf of the entire community of owners. Its responsibilities, duties and authorities are spelled out, in detail, in the Articles of Incorporation and in the By-Laws. (Available to read or download from The Regency website, regencycondos.com).

The majority of the Board's duties and responsibilities are delegated to the General Manager. However, the Board retains the following major functions:

1. Writing and refining all policies, including setting the amount of any applicable fines associated with policy violations.
2. Approval and monthly monitoring of the budget as well as determining the amount of the monthly maintenance fee. It also approves any non-budgeted capital expenses that might occur.
3. Creating committees and task forces to support the work of the board.
4. Hiring, evaluating and dismissing the General Manager.

The Board works with the General Manager to create a sense of community, protect and increase property values, and enforce the governing documents.

The Board is not involved in the day to day operations of the condominium. All operational functions are the responsibility of the General Manager. These include, but are not limited to:

1. Hiring, supervising, evaluating and dismissing all staff.
2. Creating a budget for presentation to the Board for their approval, and presenting monthly P&L statements to the Board for their review.
3. Maintenance and maintenance personnel, as well as third party contractors and vendors.
4. All aspects of safety and security.
5. All exterior components of the complex including parking lots and landscaping.
6. Enforcing Board policies and fines and assisting in dispute resolutions.
7. Working with the Board to create and refine policies and rules.
8. Fulfilling the service needs of individual owners and residents.
9. Regular communication with owners and residents as well as conducting the budget meeting and the annual meeting.

On behalf of the Board, best wishes for a safe and joyous Holiday and Happy New Year.

Dan Ledford
Board President

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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

LOBBY POLICY UPDATE:

The policy below (from the Rules & Regulations) is currently in effect for the lobby. The Board of Directors are going to review it again at the next board meeting on Monday, December 18th. If anyone has any thoughts you would like to pass along, please send them to the office prior to Thursday, December 14th.

“To serve its purpose as a gracious, inviting entry to an elegant residence, the Lobby is established to provide short duration waiting for cars and guests. It is not, therefore, used as a lounge or an office.

The Front Entryway will be used as a very short term waiting area, since it is also a working area for the Valet Parkers. This will minimize congestion and speed the delivery of cars.

All indoor common areas are no smoking areas.

Pets and bicycles are not allowed in the Lobby and Front Entryway. This includes the offices and the Mail Room.

PLEASE INFORM THE DOORMAN OF EXPECTED VISITORS SO THAT THEY CAN BE CORRECTLY IDENTIFIED AND ANNOUNCED UPON ARRIVAL.”



Lots 1 & 2 Deck Work

Update: As long as the weather stays above freezing during the day, we will continue to move along in small areas hoping to be completed in the next 2½ weeks. We have begun removing and replacing the deck in Lot 1 also and access will be open with minor delays, if any, in pedestrian traffic.



Blast from the Past

This letter to the residents was written by a previous manager over 26 years ago!
What's the saying? The more things change, the more they stay the same.

To All Residents (Tower)

Your House Committee and Board of Directors request that each resident accept the responsibility to provide courtesy and consideration for our neighbors by compliance with the rules of the Association so that all residents may enjoy a pleasant day to day atmosphere.

Particularly challenging situations for many are the management of carts, pets, elevator use and noise complaints. For example the residents are in serious difficulty because of those who use grocery/luggage carts fail to return them immediately to the first floor. Weekends and early evenings are particularly troublesome. Grocery carts are occasionally reported being retained in an individual unit. Not returning carts to the first floor promptly after emptying them at one's unit is discourteous and consciously or not displays a lack of regard and respect for one's neighbors. Therefore, please take the few minutes required to return the carts to the first floor. If you are unable or unwilling to return the cart you use, please engage one of the parker's to bring your package's to your unit (gratuity appreciated) or purchase and use your own market cart.

Presence of pets in the front entry and lobby and on the passenger elevators, and failure to curb them at assigned disposal places, is seen as irresponsible pet management by many residents, some of whom are intimidated by animals in close residential areas.

We are asked to use the service elevators for all grocery/luggage carts and other bulky items (exclusive of wheel chairs) and when with pets or in pool attire. These guidelines are in force to retain a gracious, uncluttered front lobby, and thus enhance the enjoyment by owners, guests, and prospective new neighbors.

Please share this information about carts, pets, service elevator and noise with your employees, so that they too can participate with the community.

Quiet time is to be considered from 10:00 P.M. until 8:00 A.M. Please refrain from using heavy appliances, throwing heavy items in the trash chute etc during that time. Furthermore please be more concerned of how loud your TV is at that time.

HOLIDAY REMINDERS



Everyone is invited to join us on **Wednesday, December 6th at 10am** to help decorate the Annual Holiday tree! There will be music, coffee, Danish and lots of holiday cheer.

We will be working until the tree is completed.

Hope to see you there!

Heads Up For Hanukkah!!!

Coming Soon For 8 Nights December 7th thru 14th

At 6:00 pm

In the Regency Lobby.

Everyone is cordially Invited.



The Winter Solstice Holiday **Dinner by the Bite**

& Celebration of the Newly Renovated Lobby

With An Evening of Cole Porter, Ina Schwartz, pianist

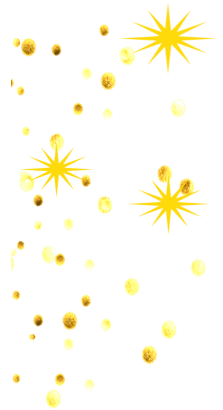
Sunday, December 10, 2023 6 p.m. \$30 per person

Cash/Checks (payable to Rosemary Bosco)

The Regency—Suite 808

Please submit your Reservation & payment no later than

Friday, December 1, 2023



PLEASE HELP THE REGENCY EMPLOYEE HOLIDAY FUND

If you haven't already contributed, please make every effort to do so by 12:00 noon Monday, December 11th. Time is running out. Make your

check out to the **"Regency Holiday Fund"** and drop it into the lock box located adjacent to the general office door. If you would prefer not to

contribute to the Holiday Fund but instead wish to gift individual employees, a list of the employees is available in the office. *Thank you from the Holiday Fund Committee*



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PACKAGES FYI:

With everyone doing a little extra shopping this time of year, it is a wonderful gesture to recycle cardboard boxes. It not only keeps things neat and tidy, but the recycled boxes are used for a number of products. However, putting the boxes down the trash chute is not a good idea. That only tends to clog the chute and cause a headache for the person who has to "un-jam" the mess. Also not all forms of packaging are recyclable. Please remember to put the boxes in the service elevator lobby instead or take them to the loading dock for proper disposal. And in our hurry to get everything done, we often take short cuts elsewhere, like the trash rooms. We can't emphasize enough your care in putting papers and recyclables in the proper red bin and bagging all other trash for the trash chute. Plastic envelopes, bubble wrap, and Styrofoam should be placed in your trash.

Thank you for helping us keep the Regency a clean and wonderful place to live.

Just a reminder that the association will accept packages as a courtesy for the 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. Also, please make sure your unit number is included with your address when placing your order. We're finding some packages with the incorrect unit number or without a unit number which can cause some confusion in delivering the packages to your door. And if you are expecting large items, such as furniture, please alert the office on whether to set the items inside of your unit.



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!**

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From the Front Desk: Please pick up your car within 10-15 minutes after calling or texting for the valets to bring it up in order to prevent the fire lane in front of the building from being overcrowded. Thank you

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.

- 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.

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 8:00 a.m. or after 10:00 p.m. because of noise.
3. Bag all trash to make sure it won't spill out.
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!
6. All recyclables other than paper products should go to the basement.

ADMINISTRATIVE RESOLUTION CLARIFYING POLICY ON RENTING AND LEASING, REVISED DECEMBER, 2018.

No residential Unit may be occupied by anyone, other than the Owner or the Owner's immediate family, except under a valid written lease between the Owner and the person occupying the Unit which includes the following language:

1. A lease term of more than six (6) months.
2. No sub-leasing by any party in the lease.
3. Lessor and attorney preparing the lease have received copies of the Declaration, By-laws, and the Rules and Regulations found on The Regency website, www.regencycondos.com. The Lessee's attention should be directed to the rule entitled "Moving In and Out – Household", where a Tower Unit is involved, and all renters are to complete a "Regency Resident's Data Card", available at the General Office of the Association.
4. Lessee must attend an orientation prior to moving in.
5. Lessee understands The Regency Tower is a Non-Smoking building which includes unit condos and balconies.
6. At no time will Association provide any services normally associated with a hotel.

NOW, THEREFORE, be it resolved that all of the Board Members present have voted in favor of the preceding Administrative Resolution at the regularly scheduled Board Meeting on December 17, 2018.

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LAUNDRY ROOMS—Hours on the resident floors are from 8:00 a.m. to 8:00 p.m.

The machines in the basement may be used around the clock. Please be courteous to your neighbors and limit using the machines on your floor to the posted hours or use the basement machines.

Other reminders for laundry use are:

Machines are shared and common practice is first come, first served. So please remember to keep an eye on the time so that your clothes are removed promptly when finished. Others may be waiting to use the machines.

Unscented detergents and dryer sheets

If you use the washers and dryers in the common area laundry rooms on floors 2 through 20, PLEASE REFRAIN FROM USING SCENTED DETERGENTS AND DRYER SHEETS. Other residents may be allergic to the fragrances contained in these laundry products.

These common area laundry rooms are not vented to the outside, so there is no way to prevent the strong scents from filling the hallways and entering the individual units.

Your neighbors will appreciate your cooperation!

NOTE: THIS DOES NOT APPLY TO THE LAUNDRY ROOM IN THE BASEMENT OR TO THE WASHER AND DRYERS IN INDIVIDUAL UNITS

A minimal amount of H.E. (High Efficiency) or low suds detergent ONLY should be used in any machines other than in the basement laundry.



All laundry room doors should be closed unless the machines are in use, with the exception of the 20th floor, which should be shut at all times due to the fact that it vents to the roof.

FOR YOUR INFORMATION

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.



FIRE PITS

Ohio Code 307.4.3 Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material. This includes fire pits with or without lids or chimneys. No open flames on Tower balconies.

Please see Jim Schafer if you have any questions.





DISPOSAL USE

It is that time of year again when there will be lots of good food prepared for family dinners. As you slice and dice these foods, please remember the following information to avoid drain problems:

- DON'T POUR GREASE OR FAT DOWN YOUR DISPOSAL OR ANY DRAIN. IT CAN BUILD UP IN PIPES AND CAUSE DRAIN BLOCKAGES. PUT GREASE IN A JAR OR CAN AND DISPOSE IN THE TRASH.
- Remove the drain stopper allowing the water to run freely into the disposal.
- Turn **cold water** for several seconds to full flow as it aids in grinding, clearing out, and carrying food waste through the drain lines.
- Feed waste a little at a time. **NEVER JAM ALL** of the waste in the disposal at one time, or prior to turning it on.
- Allow the cold water to run at least 30 seconds after turning the disposal off as this helps flush the food waste through the drain lines. Listen for the sound of the water and motor when the grinding has stopped.
- Never use **Drano or any other chemical**. Call Regency Maintenance.

When preparing your holiday meals remember to avoid putting bones, turkey skin, onion and potato skins, coffee grounds, celery, corn husks, or any stringy vegetable down the garbage disposal or drain. If there is doubt whether it is o.k., DON'T DO IT.

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. I am sure that 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	Tampons	Mini or maxi pads
Cotton balls and swabs	Condoms	Dental Floss
Facial tissue	Cleaning wipes of any kind	
Grout or Drywall mud	Bandages and bandage wrappings	

Effective 9/18/18, the Regency Board passed a rule that no "disposable wipes" are to be flushed down toilets.



SAFETY REMINDER

We are reminding you to be sure that your residence doors as well as your car doors are securely locked and keep valuables out of sight in your cars. Please report any suspicious visitors and/or behavior, as well as any incidents immediately to the Front Desk.

Do you have a **humidifier**?

Anyone with a humidifier should call the office at 871-0100 to make arrangements for yearly service.

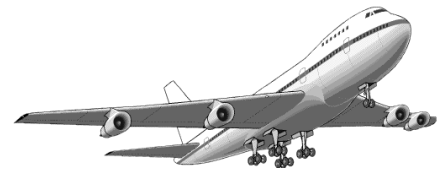
GO PAPERLESS

Contact our Staff Accountant, Kevin Daly, if you would prefer receiving your monthly statement via email. If you did not receive your November statement by email and you should have, check your spam or junk folder for an email sent from Kevin at Kdaly@regencycondos.com

Monthly Newsletters can be emailed as well, so contact Julie Bley in the office if you're interested.

TRAVEL PLANS

It is that time of year when many of you are preparing to head south for the winter and will be away from your unit for an extended period of time. Please make arrangements for someone reliable to periodically check the unit for problems.



If you would like maintenance to check your unit while you are away, we would be happy to do so. Simply contact the office and maintenance will check your unit on a weekly, bi-weekly or monthly basis. All of this will be done for only \$9.70 per visit and can be billed on your monthly assessment. Also, please park any vehicles left here at The Regency in the back of Lot #2 and leave access to a key so there will be plenty of room in Lot #1 for those here every day. Also, if you need assistance with mail (forwarding and/or putting it into your unit), please contact the office.

WEATHER ADVISORY

Gone are the comfortable temperatures of fall and now near the beginning of winter, we are starting to experience lower temperatures. With this weather change, the **Square Grounds Committee** would like to remind you of the following Regency rule regarding firewood use in the Square:



Maximum of one rack of firewood per unit. The firewood must sit on a piece of metal, preferably on a rack. The firewood that is out belongs to your neighbor. **There is no "common pile" so you need to provide your own.**

DOES YOUR CHIMNEY WORK?

This is a reminder to those of you who use a fireplace. It is a good idea to have them checked each year before you begin using them, and to have them cleaned as needed. This should be done by a certified chimney sweep, which can be found online.





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



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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**.

Welcome! We are pleased to welcome in the Tower, Pinky Laffoon in **1504** and Elizabeth McCracken in **1702** and in the Square, Alona Gimpliuk & Alex Johnson in **2306**. Please extend a warm welcome to our new Regency residents!

UNITS FOR SALE

TOWER

Unit 206	3 BDRM
Unit 712	2 BDRM
Unit 906	2 BDRM
Unit 1406	3 BDRM
Unit 1705	1 BDRM

SQUARE

2362 Dana	3 BDRM
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More information can be found at our website,
www.regencycondos.com



Thank you to everyone who made donations to the Discovery Shop / American Cancer Society and the 73 coats collected for the Freestore Foodbank Warm Coat Drive!



The Regency Book Club meets on the 4th Monday of each month at 4 p.m. Members of the club select the books and we have lively and interesting discussions. Please join us! For more information, call Melanie Onnen 513-679-0464 or email onnenmk@cinci.rr.com

Office & Maintenance Holiday Schedule

Friday December 22 nd	OPEN 8:30 - Noon
Monday, December 25 th	CLOSED ALL DAY
Friday December 29 th	OPEN 8:30 - Noon
Monday, January 1 st	CLOSED ALL DAY

Square Residents

Please remember that trash will not be picked up on Christmas or New Year's Day.

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, November 20th, 2023 at 4:30 pm in Mr. Schafer's office

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

- I. Called to order at 4:30 pm by President, Dan Ledford.
 - A. Owner with smoking violation was heard.
- II. Approved consent agenda (consisting of items below) and Email poll to approve 10/16/23 Board meeting minutes.
 - A. Reviewed units for sale and rentals as of 11/10/23.
 - i. 4 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - B. Manager Reports:
 - i. Association received \$13,400.80 (of the \$25,906.80, lost in an online scam) from insurance company.
 - ii. Holiday Tree Trimming on December 6th. Chanukkah begins on the evening of December 7th. The last day to give to the Holiday Fund is December 8th. Holiday Party for residents on December 10th.
 - C. Committee Reports: None
- III. P&L Report from Treasurer
 - A. Mrs. Ficke reported there were no major concerns.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: looking great. Waiting on some furniture; table, bench, flag, and end table. Castors to help move the piano and a lock were ordered. A picture with the article from the Enquirer from 1966 announcing construction of the Regency is being considered to be included with the other hallway photos on the first floor.
 - B. Flood update: closed claim for \$4,686,638.71. Requested balance in legal retainer to be returned. Fire pump and panel are being installed.
 - C. Units for Sale update: there are now 5 in the Tower (unit 906 on the market 11/14) and 1 in the Square (2362 on the market 11/17).
 - D. The Community Association Institute (CAI) trade show and seminar were very educational.
- V. Discussion items:
 - A. The smoking violation appeal was discussed. The Board decided (5 yeas, 1 abstention) in accordance with the written policy to fine/assess owner \$500 for the infraction due to the health and nuisance issues it causes other owners.
- VI. Decision items
 - A. Lobby and Front Entrance policy was discussed and tabled until the December meeting.
- VII. New Business
- VIII. Next Meeting – Next Board meeting is Monday, December 18th in the Hermitage room.
- IX. Executive Session – Compensation meeting.
- X. Adjournment

Resident Recognition:

Thank you to Melanie Onnen for providing her wonderful original paintings to brighten up the service elevator!

