

NOVEMBER



November 2024 Letter to the Regency Residents from the Board President

During the month of October, Mr. Schafer prepares separate budget proposals for the Tower and the Square. These proposals are first reviewed by a small budget task force, then presented to the separate Square and Tower budget committees for review and final changes. These committees vote to approve the proposed budget and forward that recommendation to the Board. On Monday October 28th, the Board met in special session, to review and accept the recommendations of the budget committees. I will review the highlights of these budgets in this letter. You will receive the complete budget packet on or before November 6th.

SQUARE: The Square budget committee recommended an overall increase of 3.6%, for fiscal year 2025. This increase is for normal inflationary operating costs, such as insurance, salaries and supplies. In fiscal year 2024, the Square had an increase of 5.88% to provide more resources for the Square Capital Replacement Fund. That fund's twenty-year forecast is now stable. **The Square community budget meeting will be held on Tuesday, November 19th, at 7:00 pm on Zoom and in the Hermitage Room.**

TOWER: The Tower budget committee recommended an overall increase of 7.4%, for fiscal year 2025. This increase covers the normal inflationary operating costs, but also provides the necessary increase to the Tower Capital Replacement Fund. This increase will stabilize that fund after the extraordinary costs experienced for the repair of lot 2 in 2023 and the unusually high cost of the balcony/spandrel work in 2024. **The Tower community budget meeting will be held on Wednesday, November 20th, at 7:00 pm on Zoom and in the Hermitage Room.**

SQUARE AND TOWER: Living at the Regency offers many amenities. One of the most appreciated is unit repair and assistance from our maintenance staff. From changing a light bulb or turning a mattress, to fixing a light switch or installing a new faucet, we can count on prompt and courteous service from our staff. Since 2011, the cost of these services has been \$36/hr., billed in 15 minute segments of \$9. Obviously, the cost of this labor has increased exponentially since 2011. The budget committees and the Board have voted to increase this fee to \$50/hr., billed in 15 minute segments of \$12.50. Finally, the cost of Internet/TV service has decreased from \$65.96 to \$61.05.

Please attend your community budget meeting in person or via zoom, to learn more details about your condo fee and to ask any questions you might have.

Dan Ledford
Board President

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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

Mark your calendar for the Budget Meetings (Zoom/in-person)

Square Owners Budget Meeting—Tuesday, November 19th at 7pm
Tower Owners Budget Meeting—Wednesday, November 20th at 7pm
Budgets will be sent out prior to the meeting for your review.

Election Day—Tuesday, November 5th



In the Hermitage room from
6:30am till 7:30pm.



Make sure you're registered, present your ID, then mark your paper ballot and cast it!

Fall Back!



Daylight Savings
Sunday, November 3rd at 2:00 am

SOLICITATION

There is no soliciting allowed on The Regency property which includes "No signs, advertisements, posters, circular notices, or other lettering shall be exhibited", nor is door to door solicitation allowed without written consent from the Board of Directors. Please act accordingly. This is also a reminder that you are responsible for the actions of your guests.



The office and maintenance will be **closed** on Thursday, November 28th for the holiday.
We will reopen on Friday, November 29th at 8:30am.

May your Thanksgiving be bountiful with reasons to be grateful from the Regency Staff.

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Balcony Update

The 10 year Balcony Spandrel Project is behind us. Buckeye finished a few weeks ahead of schedule which is a bit surprising with the additional work found and repaired. The contract was let out at \$1,162,381 and we had an extra \$240,417 of additional repairs for a total of \$1,402,798.

We thank you all for your patience during the construction. It was an extremely challenging project.

The Regency Winter Solstice Holiday Party

Sunday, December 8th

Drinks and hors d'oeuvres 6 p.m. to 6:30 p.m.

Dinner by the Bite 6:30 p.m. to 8:00 p.m.

featuring Matt Tolentino, pianist and songster



Invitations will be delivered to your door this month. RSVP by December 2nd!



Special thanks to everyone who brought donations to the American Cancer Society's Discovery Shop on October 11.



The Kroger Vaccine Clinic was a great success!

Thank you to everyone who showed up with their consent forms filled out and insurance cards ready for a smooth, first time experience with the great Kroger Pharmacy Staff! Here's to your health & wellness this fall/winter season!

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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.

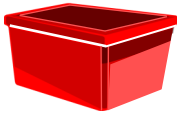


Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

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!**

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.
 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.
-



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.



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

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Do you have a **humidifier**?

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

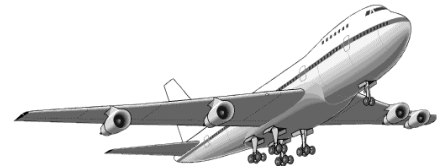
GO PAPERLESS

We strongly suggest your monthly statement be sent via email. If you did not receive the November statement by email and you should have, check your spam or junk folder for an email sent from Kevin Daly 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 lovely warm days of summer and now midway through fall, 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.



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.

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.



Lithium-ion Batteries: E-bikes, Scooters, and E-Skateboards

Lithium-ion batteries are popular because they have a high energy per unit mass and volume compared to other electrical energy storage systems. However, they can be dangerous if not used or disposed of properly.

In the last few years around the country, there have been more and more fires resulting from faulty or malfunctioning of the large lithium-ion batteries and chargers used in e-bikes, e-scooters, and other electronic mobility devices.

In 2022 New York City alone, there had been approximately 200 fires and six deaths, according to the New York City Fire Department.

Due to this fire hazard and difficulties in extinguishing said fire, the policy for the Regency Tower and Regency Square is as follows:

Large lithium-ion batteries (other than on a wheelchair) may not be stored in any condo or interior common element/area or charged in the garage. This would include the outer vestibule areas in the Square.

Small lithium-ion batteries, such as button-cell, coin, and single-use batteries, are used in many products, including:

- Electronics: Watches, hearing aids, keyless car remotes, medical devices, calculators, cellphones, wireless headphones, digital cameras, laptops, e-cigarettes, tablets and e-readers.
- Toys: Many toys use lithium-ion batteries including electric cars, ride-on toys, remote-controlled cars and airplanes, and drones.
- Other: handheld power tools, small and large appliances, greeting cards, and electrical energy storage systems.

Small lithium-ion batteries can be recycled. Some Cincinnati fire departments offer free lithium battery recycling, including Hyde Park Station #46 on Erie Avenue in Hyde Park Square or they can be dropped off at the office.



Units for Sale - Tower

301 3 Bedrooms
512 2 Bedrooms
1411 1 Bedroom

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 to the Regency!

We are pleased to welcome to the Tower Richard Borinstein in unit **602B** and Mary Fisher in unit **1007** and in the Square, Geoffrey & Sherri Woolf in **2292 Dana**. Please extend a warm welcome to our new Regency residents!



FITNESS CLASSES FOR NOVEMBER

Kris Bellush, a Certified Personal Trainer & Medical Exercise Specialist will continue fitness classes for the month of November. As usual, the classes are on Monday and will be 45 minutes each. She will need the participants to commit to one month at a time. The fee is \$80 payable at the beginning of the first session of the month. She will accept cash or a check made payable to Kris Bellush. She will need a minimum of four people in each class. Residents may contact her directly at krisbellush@gmail.com to sign up.

~ **12:00 Better Balance** - This balance class includes balance challenges and strength training for the lower body and core. Having strength and power can improve stability and help prevent falls.

You will start the class in a chair for a warmup and then alternate between seated and standing exercises. Stand as you are able and you may hold onto the back of the chair or the ballet barre as needed. The class will end with a good stretch.

~ **1:00 Balance and More** - This class is a step beyond the 12:00 class. It not only includes balance training, but strength training for the whole body. The instructor will also challenge your coordination.

Like the first class, you will start with a seated warmup. We will then progress to standing exercises with occasional seated exercises. Light equipment will be used. The class will end with a good stretch.

In both classes, she will be able to provide modifications or offer a different exercise for those who need them. The goal of the classes is to become more fit, improve quality of life, and have a good time.

Social Committee Events for November 2024

Jazz Trio Concert on Sunday, November 10th

4:00pm in the Regency Lobby

Kim Pensyl—Piano, Aaron Jacobs—Bass, Jim Leslie—Drums



Kim Pensyl is a prolific jazz recording artist, composer, arranger, and producer who has twice been named one of Billboard's Top 20 Contemporary Jazz Artist of the Year. A pianist and trumpeter, he has had four Top 10 albums on Billboard's Contemporary Jazz Chart.

He has performed at such esteemed jazz venues as The Blue Note, Blues Alley, Caravan of Dreams, Scullers, the Beacon Theatre, and the Great American Music Hall. He has also appeared at the Clearwater Jazz Festival, Sunfest, Summerfest, Stone Mountain Jazz Festival, and Pacific Jazz Festival among others. Kim has toured with the Woody Herman Orchestra and Acoustic Alchemy. He is also Professor of Music at the College-Conservatory of Music at the University of Cincinnati.



Aaron Jacobs plays in various ensembles throughout Cincinnati including Phil DeGreg's Trio, Brazialia, the John Zappa Trio, the Rick VanMatre Quintet, Northside Jazz Ensemble, the Cincinnati Contemporary Jazz Orchestra and has made appearances with the Cincinnati Chamber Orchestra. Jacobs has performed with numerous international artists, including Roland Vazquez, Benny Golson, Don Braden, Tim Hagans, Alex Norris, Ignacio Berroa and Lou Soloff. He is adjunct professor of Jazz Bass at the College-Conservatory of Music at the University of Cincinnati.



Jim Leslie is a freelance drummer/percussionist, Jim has performed with the Cincinnati chamber Orchestra, Louisville Symphony Orchestra, Springfield Symphony and the Middletown Symphony Orchestra. As a pit percussionist, he has performed in numerous shows for the Human Race Theatre Company. Jim has appeared with many international artists, such as Michael Feinstein, Debbie Boone. He is also a member of the Cincinnati Contemporary Jazz Orchestra, a 17-member ensemble dedicated to performing, preserving and teaching Jazz as a living art form. Jim is a faculty member in the music department at the University of Dayton.



FIFTH THIRD

Heather Bake—Fifth Third Asst. Vice President

Monday, November 18th

7:00pm in the Hermitage Room

“Protect Yourself From Fraud”

With the use of the internet, the potential scams and rip-offs has increased at a dizzying rate. Heather Bake's talk is intended to help us learn how to avoid being a victim of fraud.

Heather Bake is Assistant Vice President of 5/3 Bank. She has been with 5/3 for fifteen years. She has been Financial Center Manager of Hyde Park branch for seven years. She is a 2009 graduate of Thomas More University with a degree in Business Administration.

As Financial officer of 5/3 Bank, she has seen a variety of cons and tricks. Heather Bake will give us the benefits of her years' experience and suggestions for shielding ourselves and our assets safely.



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 criminal activity immediately **by calling 911 first** and then alerting the Front desk.

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.

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 middle lane open for arrivals (not parking), and not to block the "Fire Lane".

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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.

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.

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, October 21st, 2024 at 4:00 pm in the Hermitage room

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mrs. Greengus, 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 September 16th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (10/11/24)
 - i. 5 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Manager's Report:
 - i. Buckeye Construction finished with 30 of the 35 drops. We still estimate a \$200,000 (+-) overage.
 - ii. Owner's Spectrum charge on HOA bill, will be reduced from \$65.95 to \$58.70 a month for November and December, then will increase to \$61.05 on January 1st.
 - iii. Address plaques for each Square condo have been ordered.
 - iv. Square pressure washing and painting has been completed. Brick work should begin the last week of the month.
 - v. Kroger Flu/Covid Shot Clinic will be on Tuesday, October 22nd from 10am until 3pm in the Hermitage room.
 - vi. Manager moved Square CD expiring on 9/28, to 9 month at 3.5%. Interest rates are all on the way down.
 - D. Committee Reports:
 - i. Pool committee will review the year and pool rules with the manager, and consider owner's suggestions to keep pool open one more week, est. cost \$3,000.
 - ii. Tower and Square Budget committee meetings TBD.

End of Consent Agenda

- III. P&L Report from the Treasurer:
 - A. P&L looks good. Reserve Expenses should be off set from balance sheet. Receivables also look good for both the Tower and Square.
- IV. Manager's Update
 - A. Update on 1st floor renovations: Wallpaper has been installed and looks great.
 - B. Flood update: waiting for the fuel tank of the generator to be certified after installation by the Fire Dept., the Electrician, and the Building Inspector.

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- C. The Square Budget committee meeting is Wednesday, October 23rd at 4pm and the Tower Budget committee meeting is Thursday, October 24th at 4pm, both in the Hermitage room.
 - D. The balcony project should be done by the end of the week \$240,000 over budget. They will re-mulch around the grounds and work on the punch list.
 - E. Pool area/cabanas will be closed for the year on Monday, November 4th.
 - F. Irene Diesel has resigned from the Square Budget and Grounds committees. We thank her for her service.
- V. Discussion Items:
- A. The Pool committee discussed the request from owners to extend the pool season by a week. Due to the cost (\$3000 for labor and pool upkeep) and the weather as a variable, the committee did not have a definitive result, therefore the Board has decided to keep the dates of the pool season as is.
- VI. Decision Items
- A. The 2 smoking complaints resulted in a \$500 fine for each resident due to the number of infractions. The 1 dog nuisance complaint resulted in a \$100 fine due to the number of infractions.
 - B. The Board approved a raise in maintenance fees to owners from \$36.00/hr. to \$50.00/hr. (\$9 for ¼ hr. to \$12.50 for ¼ hr.) The last increase was over 13 years ago.
 - C. Accepted Melody Sawyer Richardson's resignation from the Tower Budget committee and thanked her for her service.
The spot has been filled by Bill Woodward.
- VII. New Business
- VIII. Next Board Meeting – Monday, November 18th at 4:00 pm in the Hermitage room.
- IX. Adjournment
- X. Executive Session

Square Owners

Square Address Number Plaques

We have had some compliments and not so complimentary comments on the new address number plaques.

We agree they are still not as visible as we would have liked but they are uniform and guests and delivery drivers can find them.

If anyone would like a 2nd plaque possibly on the back or side patio wall, they can be ordered and installed for \$55. Please contact the office if you are interested.