NOVEMBER

Letter to the residents from the Board President

During the month of October, Mr. Schafer prepares separate budget drafts for the Tower and the Square. These budget drafts are then presented to the individual Tower and Square Budget Committees. These committees vote to approve the draft budget and forward that recommendation to the Board. On Friday, October 30, the Board voted to approve the budget as proposed. Below is a brief description of the increase to the monthly fees. You will receive the complete, detailed budget packet during the first week of November.

As I have mentioned in the past, living at the Regency includes many amenities not enjoyed by other condominium communities that may seem similar but are not. Our large staff, including 24 hour valet parking in the Tower, is our greatest asset, but also one of our largest expenses. We know of no other condominium community that does in unit repairs, especially at the low cost of $50 per hour. In the Square, HVAC equipment, water heaters, doors, windows and patio/balcony repairs are all included in the monthly condo fee. Finally, our Internet/WiFi/Cable service is truly a bargain at $66 per month. As the fees increase each year, so does the value of Living at The Regency.

SQUARE: The total percentage increase for the Square is 5.29%. This is due to the normal increase in salaries and maintenance expenses, the significant increase in water and sewer expenses, as well as providing for adequate funding of the Square Capital Reserve fund. After proposed capital expenses during fiscal 2027, the Square capital fund balance is projected to be $906,659. The monthly fee for Townhouse owners will increase by $43.14, Upper Garden by $34.62 and Lower Garden by $31.09. **The Square community budget meeting will be held on November 23rd, at 7:00 PM in the Hermitage Room and via Zoom.**

TOWER: The total percentage increase for the Tower is 6.81%. This is due to normal increases in salaries and maintenance, significant increases in water and sewer expenses and adequate funding of the Tower Capital Reserve fund. The garage fee has increased from $75 to $90 per month. It has been five years since the last garage fee increase. After proposed capital funding for fiscal year 2027, the Tower capital fund balance is projected to be $1,392,606. **The Tower community budget meeting will be held on November 24th, at 7:00 PM in the Hermitage Room and via Zoom.**

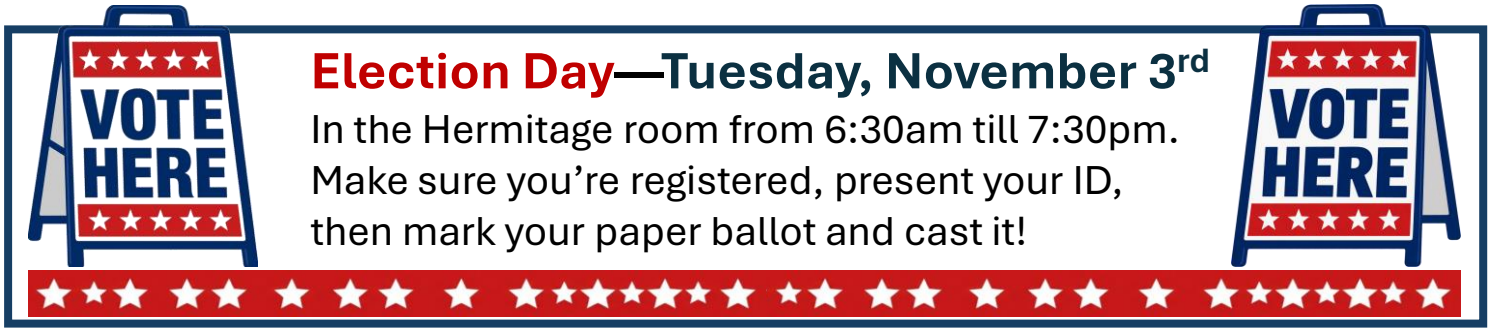
Dan Ledford
Board President



James R. Schafer, Jr.: General Manager

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



Election Day—Tuesday, November 3rd
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!

Mark your calendars for the Budget meetings – Zoom/In-person

(*If joining via Zoom, please log in prior to 6:45pm*)

Square Owners Budget Meeting—Monday, November 23rd at 7pm

Tower Owners Budget Meeting—Tuesday, November 24th at 7pm

Budgets will be sent out prior to the meeting for your review.



The office and maintenance will be closed on **Thursday, November 26th** for the holiday. We will reopen on Friday, November 27th at 8:30am. The staff and management wish you a warm and restful Thanksgiving.



WASHER & DRYER USAGE: COMMON AREA LAUNDRY ROOMS

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.

There are two types of allergy symptoms due to fragrance sensitivity - respiratory or skin allergy symptoms. Symptoms of fragrance sensitivity can include headaches, nausea, and a skin allergy like contact dermatitis, which causes redness, itching, and burning.

Scents from things like candles, soaps, **laundry detergents**, **dryer sheets**, and even some tissues, can trigger symptoms such as headaches, rashes, sneezing, coughing and a stuffy, runny, or itchy nose. For some residents, these symptoms are caused by an allergic reaction to fragrances, which means their immune system – the body's defense against germs – overreacts. But for others, the problems start up because the scent irritates the airways directly.

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!

Trash Chute Reminder:

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 orange 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!**



Thank you!



Another successful year of donations to the American Cancer Society! Thank you all for your generosity to this worthy cause and thanks to the Discovery Shop and Julie Bley for coordinating this annual event!

E-bikes, Scooters and E-Skateboards

Lithium-ion batteries in e-bikes, scooters, and skateboards have become a significant fire safety concern in Ohio and nationwide, with hazards often stemming from thermal runaway, improper charging, or defective batteries. In Cleveland, officials have taken action against warehouses storing large quantities of e-scooters, citing them as a "dangerous fire hazard" due to potential explosions and intense fires.

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

No lithium-ion batteries (other than on a wheelchair) may 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.

(Facts and part of this policy comes from Cozen O'Connor's December 6, 2022, article, *How Can Boards of Coops and Condos Prevent Fires and Other Injuries Due to Electrical Vehicles and Similar Devices?)*

Heading Someplace Warm for the Winter?

It's that time of year when many Regency residents are preparing to travel during the winter or will otherwise be away from their condos for an extended period. To help safeguard your unit during your absence, we recommend arranging for a trusted individual to check it periodically so that any concerns can be identified and addressed in a timely manner.



The Regency Maintenance Team can help!

If you would like Maintenance to check your condo during your absence, simply contact the Office. Condo checks are available on a **weekly, biweekly, or monthly basis for $12.50 per visit**, and the charge can conveniently be added to your monthly assessment.

Vehicles:

If you are leaving a vehicle at The Regency while you are away, please:

- Park the vehicle in the **back of Lot #2** so that additional parking remains available in Lot #1 for residents who are here throughout the winter.
- Leave the Office with **access to a vehicle key**, should the vehicle need to be moved during your absence.

Mail Assistance:

If you need assistance with your mail while you are away, including **mail forwarding or having your mail placed inside your unit**, please contact the Office.

We hope everyone traveling this winter has a **safe and enjoyable time away**, and we look forward to welcoming you home!

NOVEMBER

November's palette glows with the last warm colors of the year

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.

Please help prevent clogged drains and plumbing issues by **not putting the following items down the garbage disposal or drain:** bones, chicken or turkey skin, onion or potato peels, coffee grounds, celery, corn husks, or other stringy or fibrous vegetables.

WHEN IN DOUBT, PLEASE THROW IT OUT! DON'T PUT IT DOWN THE DRAIN!

WEATHER ADVISORY



The lovely warm days of summer are over and we're starting to experience lower temperatures. With this weather change, we would like to remind you of the following Regency rule regarding firewood use in the Square:

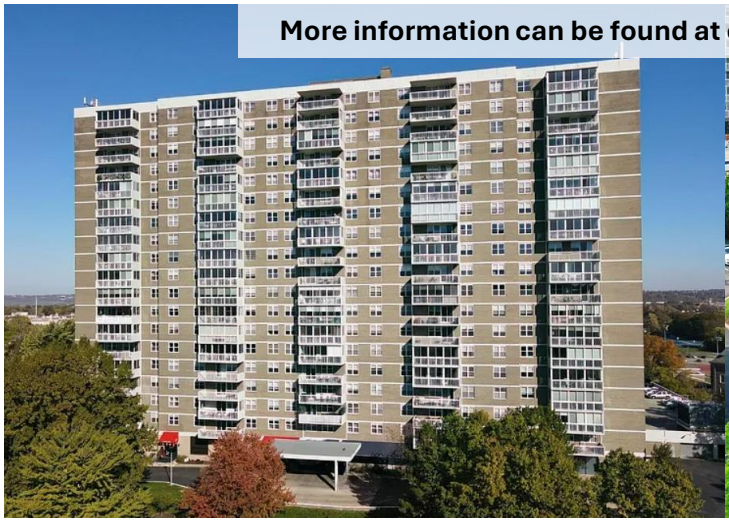
Maximum of one rack of firewood per unit. The firewood must sit on a piece of metal, preferably on a rack. The firewood that is out belongs to your neighbor. **There is no "common pile", so you need to provide your own**.



SQUARE RESIDENTS: 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.







Units for Sale

Tower

Unit 1907 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.

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.

WELCOME

We are pleased to welcome to the Tower, Toni Turner in **408.** Please extend a warm welcome to our new Regency Resident!



The Regency Tower is a **non-smoking** building. You must be at least 20 feet away from the building.
Thank you for your cooperation.

*Do you have a **humidifier**?*
Anyone with a humidifier should call the office at 871-0100 to arrange for yearly service.

Regency Parking Policy Reminder

The Board approved 8/97 the motion to institute the new parking policy:

Parking. No part of the Common or Limited Common Areas and Facilities other than the Garage shall be used for parking of any **unlicensed automobiles**, any trailer, mobile home, automobile trailer, campcar, camper, boat, or any vehicle, whether or not self-propelled, constructed or existing in such manner as would permit the use and occupancy thereof for human habitation, for storage, or the conveyance of machinery, tools or equipment whether resting on wheels, jacks, tires or other foundation for more than 72 consecutive hours. The work "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as the automobile vehicle by a family member occupying one of said Units.

The following sentence was added as an addendum to the policy on 12/21/15; All vehicles must be operable and road-worthy.

Vehicles whether owned by a Unit Owner or not, parked in violation of any part of this Declaration or in violation of any rules or regulations, may be towed away and stored at the Owner's risk and expense. Any variation of the policy must be pre-approved by the Manager in writing.

NOVEMBER

Don't Flush This!

When you use your toilet, shower, washing machine or dishwasher, wastewater 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**	

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 a 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.

FYI

Questions about Medicare and Medicare Plans? Regency Resident, Sharon Leonard, Licensed Insurance Independent Medicare Broker will be in the Hermitage Room on **Friday, November 20 from 11 am—1 pm** if you want to talk about your Medicare. Stop by at your convenience.

Clearway
INSURANCE ADVISORS
11385 Montgomery Rd. STE 240
Cincinnati, OH 45249

Independent Life, Health and Medicare Insurance Broker

Sharon Leonard

513-376-3100
sleonard@clearwayinsuranceadvisors.com



Upcoming Social and Education Committee Events for November 2026



Susanna and Mike Wong

Oriental Wok

Monday, November 9th at 7:00 PM

in the Hermitage Room

From Hong Kong to the Ohio River

Oriental Wok began with Mike and Helen Wong and a belief in taking care of people through food. After moving from Hong Kong to Cincinnati, they opened the doors to Oriental Wok in 1977 and welcomed guests the same way they welcomed friends.

What started as an immigrant's pursuit of the American dream became a reality through commitment and hard work. Nearly fifty years later, their family still welcomes you with their hallmark hospitality and cuisine. They consider it an honor to celebrate multiple generations of guests at their tables.

They opened Oriental Wok to share Chinese food and culture to their community. Even in the early seventies when Chinese cuisine was a novelty, you gave their family a chance. With so many restaurant choices, they are honored each time you visit.



Polina Bespalko, Classical Pianist

Sunday, November 15th at 4:00 PM

in the Regency Lobby

Polina Bespalko is an accomplished musician who began her career at 8 years old in her native Russia, quickly becoming a name in the classical community. She spent time as a soloist for the Moscow Philharmonic Society and has given performances in Sweden, Brazil and Italy, where she won a Gold Medal in the Rachmaninoff Concerto Competition. Bespalko made her American debut as part of the Russian-U.S. cultural music exchange where she performed in Washington D.C. and, eventually, twice as part of the 2002 Winter Olympics.

She has since earned her Doctorate of Musical Arts and continues to perform while serving as Professor of Piano and Keyboard at Xavier University, where she also directs the Xavier University Music Series. She also teaches at the University of Cincinnati's College-Conservatory of Music.

Upcoming Social and Education Committee Events for December 2026



Rita Moreau, *Life of a Writer*

Monday, December 7th at 7:00 PM

in the Hermitage Room

"So, you want to write a book…
be careful what you wish for"

Rita Moreau is a best-selling author of cozy mysteries. She has written 12 books, and her next book–Murder on the Way to Heaven is due out early Spring 2027. She is a hybrid author. She self-publishes her novels exclusively on Amazon. She has an agent for Film. Her novel bestselling novel, Wheeler-Dealer, is currently being pitched for film and streaming.

Writing books came about while traveling the USA in a 43 ft Bluebird upon retirement as a CPA with the Feds with her husband George, also a retired CPA from private practice. A writing analysis years ago from Parade Magazine revealed that she could not sit still, so she began writing novels upon retirement when she asked herself the question "Ok, so now what?"

Enjoy a discussion with Rita where she discusses her writing journey and how she answered the question "Okay, so now what?"

Save The Date for The Regency Winter Solstice Party

Sunday, December 13th 5:45- 8:00 pm

Invitations will be delivered to your door

RSVP by December 7th



Save The Date for December Events at The Regency



Heads Up for Hanukkah

Coming soon for 8 nights. **Friday, December 4th through Saturday, December 12th**. Candle Lighting at 5:00 pm in the Lobby. Everyone is cordially invited.

The first night of Hanukkah will include the dedication of an historic 100-year-old menorah from the Hebrew Union College, located in the basement vestry room of Mound Street Temple, Cincinnati's Oldest congregation. Rabbi Abie Ingber saved this menorah once when the cemetery chapel in which it was stored was being torn down. He rescued it again in 2026, and in tribute to the decade he and his life partner, Kim Slaton, lived at the Regency, and decided to give it to the Regency family for their annual Hanukkah celebration.

Hanukkah Concert, Saturday, December 5th at 5:00 pm in the lobby. Join us as we listen to a lively Hanukkah concert with musicians, **Dara Wood** and **Mitch Cohen**. They will sing and play from a large repertoire of Jewish melodies. Followed by a nosh of mini latkes and cookies.
Mitch Cohen is a composer, cantor and choir and band director at Adath Israel Congregation, positions he has held there for over 25 years.
Dara Wood has been singing for the past 20 years with the Shir Ami-Adath Israel Congregation band.



Trimming The Tree

Everyone is invited to join us on **Thursday, December 10th at 10am** to help decorate the Annual Holiday tree in the Lobby! 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!

CINCINNATI MEN'S CHORUS

Join us on Thursday, **December 17th at 7pm** in the Lobby for Christmas Carols, Eggnog and Cookies!

Since its founding in the summer of 1991, the Cincinnati Chorus has been raising its voice to advocate for a world where all live people live with dignity and belonging.
The Chorus is proudly composed of volunteer singers of various ages, life experiences, and ability levels from across the Greater Cincinnati area. In addition to mounting two full productions each season, CMC performs at numerous community events throughout the year and has represented Cincinnati on national and international stages. Now in its 36th season, CMC continues to serve as a beacon for the LGBTQ+ community and a driver of positive change in Cincinnati and beyond.

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, October 19th, 2026, at 4:00 pm in the Hermitage room.
Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway,
Mr. Woodward, Mr. Tamarkin, Mr. Hinkel, and Mr. Schafer

I. Called to order at 4:00 pm by President, Dan Ledford.

II. The C*onsent Agenda* was approved (consisting of items below):

A. The September 28th Board meeting minutes were approved via email.

B. Review of units for sale and rentals. (10/9/26)

i. 1 in the Tower. 8 are rented.

ii. Ø in the Square. 8 are rented.

C. Manager's Report

i. Manager is still working with Association Reserve on 30 year reserve study.

ii. Storm replacement trees and bushes are scheduled to be planted the week of October 12th.

iii. All Elevators have passed yearly inspections.

iv. Regency Staff and Residents are encouraged to get a Flu shot.

(End of Consent Agenda)

III. Review of September P&L statements:

A. **Tower**: Medical insurance expenses are below budget. Utility cost overages continue. Plumbing and electrical expenses are over budget due to a delayed payment and are expected to balance out by year-end. Elevator maintenance expenses are under budget because of the timing of late invoice submissions.

Square: Lawn maintenance expenses are currently over budget, but are expected to be offset through Reserve funds allocated for storm-related damage and tree maintenance. Water and sewer expenses remain elevated, consistent with the Tower. Patrol Services expenses increased this month due to Wi-Fi costs associated with the security camera system, which were not included in the budget. Maintenance expenses are above budget due to HVAC leaks. Building exterior expenses are elevated due to roof leaks. Gutter repair costs increased because of heavy rainfall.

Overall, both the Tower and Square accounts remain in good financial condition. Receivables for both are in good standing, except for one owner who has fallen behind on HOA assessments. Our attorney has been authorized to proceed with filing a lien against the property.

A motion was approved to revise the 2026 budget, allowing capital expenditures that were not completed or paid for in 2025 to be carried forward into 2026.

IV. Manager's Report
    A. Units for Sale and rentals as of 10/16/26:
        i. 1 in the Tower. 8 are rented.
        ii.Ø in the Square. 8 are rented.
    B. Residents can obtain the key from the front desk to get access to cabanas, sunbathing, play area and use of the grills until November 2nd.
    C. One dog owner was given a written warning for repeat pet violations and all other Tower dog owners were reminded of the Pet Policy.
V. Discussion item
VI. Decision item
VII. New Business
VIII. Next meeting – Monday, November 16th at 4:00 pm in the Hermitage room. Followed by Square Budget meeting with owners November 23rd and Tower Budget meeting with owners November 24th.
IX. Adjournment
X. Executive Session