

# OCTOBER



Dear Residents,

The Regency Condominium Homeowners Association, is composed of two distinct entities, The Regency Square and the Regency Tower. **Each entity has its own budget and reserve for replacement fund as a component of that budget. Funds from one entity are not permitted to be used to support the other.** Some shared expenses, such as landscaping, snow removal and driveway maintenance are assessed from each entity's budget based on the number of units in each. The Square and the Tower each has its own budget committee that recommends to the board the budget increase they feel necessary for the following year. The final decision regarding the annual monthly fee increase is the responsibility of the Board of Trustees.

Residents of the Square and the Tower pay a flat rate for Internet-WiFi-Cable, which is determined by the bulk rate contract with Spectrum. For 2024, that fee is projected to be \$65. In addition, Tower residents with a garage space, pay a separate fee for each space, which will remain at \$75. These costs are not part of the general budget monthly fee.

The Tower budget consists of these major components: General operations (insurance, maintenance, salaries/benefits), the reserve for replacement fund and utilities. The monthly fee is charged to each individual unit based on square footage.

The Square budget consists of these major components: General operations (insurance, exterior maintenance, grounds), the reserve for replacement fund and shared expenses listed above. The monthly fee is charged to each individual unit based on square footage.

**For fiscal year 2024: The fee increase for the Square is 5.88%.** This increase is due to the cost of insurance, supplies and labor and increasing the reserve for replacement fund to cover the necessary concrete repairs.

**The fee increase for the Tower is 4.12%.** This increase is due to the cost of insurance, maintaining salaries at a just and competitive level and increasing the reserve for replacement fund, to ensure compliance with the twenty year full funding requirement.

Dan Ledford  
Board President

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James R. Schafer Jr., General Manager

[www.regencycondos.com](http://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

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

Square Owners Budget Meeting—Monday, November 6th at 7pm

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

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

## Lot 2 Deck Work - Phase 4

Begins on Wednesday, October 25th. Please have your cars out of the area by 7:00 am.



Lot #2 Door  
Entrance

Lot #2  
Entrance

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## 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.**

## WATER CONSERVATION TIPS

Did you know the average person uses 88-100 gallons of water per day? This adds up to over 30,000 gallons of water a year! From shortening your shower to only washing full loads of laundry or dishes, there are plenty of simple ways to save gallons of water each year!

1. Reduce shower waste – ask maintenance to install an efficient showerhead and keep showers to less than five minutes.
2. Rinse your produce in a bowl of water instead of under the faucet.
3. Do not let the water run when brushing your teeth or shaving.
4. Reuse the water from boiling vegetables or pasta to water your indoor plants once it has cooled.
5. If you like to enjoy a cold glass of water, place a pitcher in your refrigerator instead of letting the tap run until it's cold.
6. Only run the dishwasher once it is completely full. Also, try using one glass per day if you are drinking and refilling your water.
7. Don't use your toilet as a wastebasket. Flushing a tissue or small piece of trash wastes *5 to 7 gallons* per flush.
8. Let your dirty pots and pans soak in the sink rather than letting the faucet run while you clean them.
9. Make sure to turn off all faucets completely after each use.
10. Instead of using running water, thaw frozen foods in the refrigerator.
11. Be sure to alert our maintenance staff if you notice a leaky toilet or faucet!

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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**.

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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:*

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

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



## Regency Tower Fire Alarm Instructions

### 1. YOU HEAR AN ALARM IN YOUR CONDO OR ON YOUR FLOOR:

- Leave the building immediately using the nearest stairs.
- Do not use any elevators.
- If you need assistance leaving the building, the front desk has an Evacuation List so remain in your unit for help to arrive or contact a neighbor for assistance.\*

### 2. YOU HEAR AN ALARM ON A FLOOR OTHER THAN YOUR OWN:

- Stay alert.
- There is no need to leave the building.
- If the alarm begins to sound on your floor, follow the instructions in number one above.

### 3. ALL CLEAR:

- The alarm will continue until the issue has been resolved.
- When the alarm stops, it is safe to re-enter the building.

\* If you have difficulty leaving the building in an emergency, please talk with a neighbor who might be able to assist you in an emergency situation. If you have other concerns about emergency situations or want to be added to the Evacuation Assistance List, please contact the main office.







### **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.

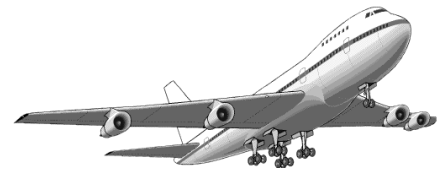
### **GO PAPERLESS**

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](mailto: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.





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, Dr. Ann Berenfield in **2008**. *Please extend a warm welcome to our new Regency resident!*

## UNITS FOR SALE

### TOWER

Unit 206	3 BDRM
Unit 1406	3 BDRM
Unit 1408	2 BDRM

More information can be found at our website,  
[www.regencycondos.com](http://www.regencycondos.com)

## FYI

We sometimes see doors propped open (the one near the pool gate), delivery people and others being let in by residents (Lot 1 door) not knowing if they are residents, condo unit doors propped open to allow for air circulation, etc.

The building has the appearance of being wide open and possibly inviting.



The Regency Bridge and Mahjong club will convene on the last Wednesday of the month, November 29th, from 3 to 5 p.m. in the Hermitage room.

All residents are welcome:  
bring a partner or come solo.  
For more info, call Don Fritz 321-1343 or  
Lesha Greengus 289-8384.



Don't forget to bring your donations for the **Discovery Shop** to the Hermitage room on Friday, November 3rd from 10am to 2pm. All donations are tax deductible.



Special thanks to one of our residents, Mary Winkel, for bringing food trucks to the Regency this summer—Pizza to The People, AntLiz Uptown Barbecue and Special Neat Treats.  
Everything was delicious!

Sunday, November 5th at 2am



IT'S TIME TO CHANGE  
**DAYLIGHT  
SAVING  
TIME ENDS**

**REGENCY CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**

*Monday, September 18<sup>th</sup>, 2023 at 4:00 pm in the Hermitage room*

*Present: Mr. Ledford, Mrs. Greengus, Mrs. Ficke, Mrs. Myers,  
Ms. Bramlage, Mrs. Richardson, Mr. Woodward, 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. Approved of 8/21/23 Board meeting minutes (2<sup>nd</sup> draft attached), along with the unanimous email approval for English Springer Spaniel over 25 lb. in the Square and the settlement on small claims case.
  - B. Reviewed units for sale and rentals as of 9/8/23.
    - i. 3 in the Tower. 12 are rented.
    - ii. Ø in the Square. 6 are rented.
- III. Manager Reports:
  - A. Next food truck will be Special Neat Treats on Monday, September 25<sup>th</sup> from 4:30 to 7:00 pm.
  - B. Covid: owners who test positive must quarantine for appropriate time period. Please don't ask valet to park your car or an employee to enter your unit if you are under quarantine.
  - C. Landscape Architect Design update: Board, Square and Tower Grounds committees are invited to the presentation on Tuesday, September 26<sup>th</sup> at 4:00 pm in the Hermitage room.
  - D. We are repairing any problems found on lot #2/garage ceilings as we find them. This has taken much longer than anticipated and obviously more expensive (+80,000). Management feels we should hold off on Blacktopping till next year and:
    - 1. Finish Lot #2
    - 2. Finish wall in the Square
    - 3. Pour pad for Generator
    - 4. Landscape Tower
      - a. Front foundation
      - b. West side of the Tower
      - c. Dana entrance
    - 5. Replace Lot #1 deck
  - E. Square pressure washing and patio/foundation work and concrete will not be done until 2326 brick wall is replaced (T & M not to exceed \$40,000). This work will not be started until the contractor is finished in Lot #2 and Square committees decide on whether to paint this year.

*Cont. on the next page*



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## IV. P&L Report from Treasurer/Manager

- A. Equipment used in 2023 will be listed as Depreciation in the budget.

## V. Manager's Update:

- A. Update on 1<sup>st</sup> floor renovations: The process is moving right along. The Valet desk is next, then they'll finish installing the carpet. The wallpaper is in, the painting is almost done, chandeliers and the carpet in the main room are next. The majority of the work should be done by the 1<sup>st</sup> week of October and completely done by the end of October.
- B. Flood update: New lines going through Boiler room have been completed and the concrete was poured. Next step is to pour pad outside for generator which is still months out.
- C. Pool closes on Sunday, September 17<sup>th</sup>. The cover goes on Wednesday, September 20<sup>th</sup>.
- D. Blacktopping has been postponed until 2024 in order to complete Lot #2, (which is currently overbudget by \$100,000 and by the end of the project, overbudget by \$250,000), as well as landscaping, and work in the Square.
- E. Task Forces: Tower Budget meeting following the September 18<sup>th</sup> Board meeting; Square Budget meeting on Wednesday, September 20<sup>th</sup>.

## VI. Discussion items:

- A. Board communication with owners/residents. Will introduce a "Meet the Board" social event around the 1<sup>st</sup> of the year with a conversational format for residents to discuss their concerns with Board members.

## VII. Decision items

## VIII. New Business

## IX. Next Board Meeting – Monday, October 16<sup>th</sup> in the Hermitage room.

## X. Executive Session

## XI. Adjournment at 4:45 pm

**REGENCY CONDOMINIUMS  
BOARD OF DIRECTORS MEETING MINUTES**

*Monday, October 16<sup>th</sup>, 2023 at 4:30 pm in Mr. Schafer's office*

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

- I. Called to order at 4:30 pm by President, Dan Ledford.
  - A. Owner with maintenance issue was heard.
- II. Approved consent agenda (consisting of items below)
  - A. Approved of 9/18/23 Board meeting minutes.
  - B. Reviewed units for sale and rentals as of 10/6/23.
    - i. 4 in the Tower. 12 are rented.
    - ii. Ø in the Square. 6 are rented.
  - C. Manager Reports:
    - i. There will need to be 25 (+-) Balcony Enclosures that need to come down next year during balcony work.
    - ii. Pool area will be closed the week prior to freezing weather (pipes need to be winterized).
    - iii. Community Budget meetings – Square on Monday, November 6<sup>th</sup> and Tower on Tuesday, November 7<sup>th</sup>.
    - iv. Manager and Board President have begun talks with Spectrum regarding Bulk TV/ Wi-Fi renewal in April 2024.
  - D. Committee Reports:
    - i. The Tower Grounds committee met on 10/3/23 and made suggestions for the Front foundation, Dana entrance, West foundation and Flag pole, which were reviewed and sent to Grounds Pro.
    - ii. Square Grounds committee meets on Monday, 10/9 at 4:00 pm.
    - iii. Square Budget committee meets on Wednesday, 10/11 at 4:00 pm.
    - iv. Tower Budget committee meets on Wednesday, 10/11 at 5:30 pm.
- III. P&L Report from Treasurer
  - A. Mrs. Ficke reported nothing unusual. Kevin was out of the office last week so the preliminary letter with charts should be available by the end of the week.

*Cont. on the next page*

#### IV. Manager's Update:

- A. Update on 1<sup>st</sup> floor renovations: moving along with lights installed in the lobby, ceiling tiles, electrical work finished by the end of the week and the chandeliers installation to follow. Next week we'll have the furniture, and the piano the following week. The lobby center table is on order. Still waiting for the blue elevator doors with the "R" and the countertops will arrive any day now.
- B. Flood update: The Fire pump and controls are in town; installation maybe this week. The generator will be here by June 2024. The old generator has been repaired, tested and is ready to use. On-call maintenance has been instructed on how to use it.
- C. The lot #2 project is still in the 3<sup>rd</sup> of 5 phases which should be done by next week. The 4<sup>th</sup> phase is the middle of the lot and the 5<sup>th</sup> phase is the exit of the drive into the lot.
- D. The Community Association Institute (CAI) trade show on Friday, November 10<sup>th</sup> is open to any Board members who wish to attend.
- E. A change in the Tower units for sale from 4 to 3. Unit 904 is pending.

#### V. Discussion items:

- A. Will work on getting meeting minutes to the Board sooner and we'll get approval by email poll. The next newsletter will have 2 months of meeting minutes to get up to date, and then every newsletter from then on will have the latest meeting minutes from that month.
- B. We were hit with a cyber scam requesting payment from an outside source pretending to be one of our contractors. We provided documentation to the bank, the police, our insurance company, and our IT company, Orchestrate. New protocols have been implemented, including Dual Factor Authentication.

#### VI. Decision items

- A. The Board approved the Tower Budget committee's 2024 recommendation for a 4.12% increase in Operating and approved the Square Budget committee's 2024 recommendation for a 5.88% increase in Operating, along with a \$6 a month increase in TV/Wi-Fi for both the Tower and Square.

#### VII. New Business

- A. The heat in the Tower will be turned on this week.
- B. A letter from an owner regarding the placement of fitness equipment was discussed. Board determined it to be a manager's call.

#### VIII. Next Meeting(s) – The Budget meetings will be a hybrid, in-person in the Hermitage room and Zoom . The Square on Monday, November 6<sup>th</sup> and the Tower on Tuesday, November 7<sup>th</sup>, both at 7:00 pm. Next Board meeting is Monday, November 16<sup>th</sup> in the Hermitage room.

#### IX. Adjournment

## On Behalf of the Freestore Food Bank

We are collecting clean, gently worn and new coats during our One Warm Coat Drive.

Donations will be accepted:

Where: The Regency Condominiums

When: Wednesday, Nov 1st thru Friday, Nov 10th

Learn more at:

[www.ChrisHarrisRealtor.net/OneWarmCoat](http://www.ChrisHarrisRealtor.net/OneWarmCoat)

Online donations also accepted on the website.

Tax receipts available.

Contact Chris @ 513-325-9667

