

OCTOBER



October 2024 Letter to the Regency Residents from the Board President

On Sunday morning August 25th, at approximately 5:10 AM, an attempted car theft occurred in the northern section of the Square parking lot. The front desk attendant saw the activity and alerted the driver in the Patrol car. The driver checked out the situation, but didn't see any illegal activity and therefore didn't call 911. He should have investigated further and has been instructed on what to do in future similar circumstances. This attempted break-in and theft is not an isolated incident. There have been break-ins and attempted break-ins in lots one and two of the Tower, as well as others in the Square. These break-ins and thefts are occurring all over our area. The Madison House has actually had two cars stolen.

The local police district suggests the obvious steps; don't leave your keys in the car, lock your car, don't leave any items visible in your car. Also be aware of your surroundings and if you notice anything questionable, go to the Tower main entrance and get assistance.

As you are aware, the Regency utilizes a Patrol service to supplement our lighting and monitored camera system. The Patrol is not a security force. The drivers are not armed and are not trained to confront. They serve strictly as a visible deterrent to potential criminal activity and as monitors of the property during evening hours. While their efficacy may be questioned, anecdotally, our theft and break-in occurrences are fewer than those reported by other local residential communities. The Madison House is apparently looking into hiring a similar service.

Within the last ten years, the Board has not had a serious discussion about moving to an armed security service, along with restricted after-hours access to the property. The cost and inconvenience would likely be enormous. Mr. Schafer and the Board will continue to monitor future criminal activity and keep you apprised of any serious developments. In the meantime, follow the advice of the police.

Dan Ledford
Board President

OCTOBER

Regency
Condominiums
October 2024
Newsletter
Page 2 of 13



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



discovery
shop

American Cancer Society

Friday, October 11th Hermitage Room 10:00 AM to 1:00 PM

The American Cancer Society's Discovery Shop helps support the fight against cancer through the sale of high quality, gently used, donated merchandise. For over 40 years, the Society has owned and operated these specialty resale stores, featuring items such as clothing, accessories, jewelry, furniture, artwork, antiques, collectibles, and other household items.

Discovery Shop Upscale Resale™ will be collecting items that Regency Residents and friends wish to donate to the American Cancer Society.

All donations are tax deductible.

Kroger + health Vaccine Clinic 10-12pm and 1-3pm

Tuesday, 10/22 - Hermitage room

Vaccines Available: Flu, Covid-19, RSV

What to bring: Completed Vaccine Consent Form
and Prescription Insurance Card

Sign up sheet with timeslots available in the office. "Walk-ins" Welcome!

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.



Regency Tower Fire Alarm Instructions

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

- a. Leave the building immediately using the nearest stairs.
- b. Do not use any elevators.
- c. 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:

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

3. ALL CLEAR:

- a. The alarm will continue until the issue has been resolved.
- b. 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.





OCTOBER

Regency
Condominiums
October 2024
Newsletter
Page 4 of 13



Do you have a **humidifier**?

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

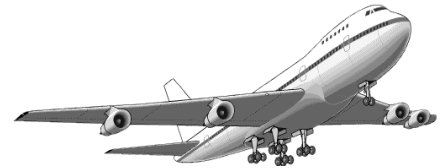
GO PAPERLESS

We strongly suggest your monthly statement be sent via email. If you did not receive the October 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 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.





Save the Date
Regency Holiday Party
Sunday, December 8th



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

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.

DON'T FLUSH THIS!

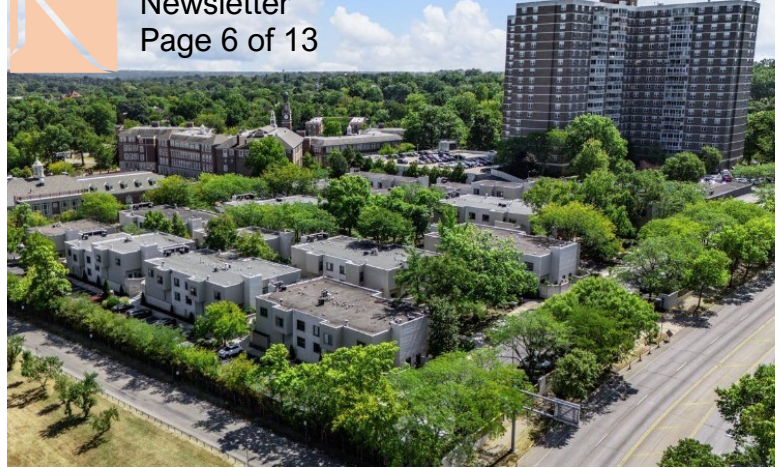
When you use your toilet, shower, washing machine or dishwasher, waste water leaves your home through pipes that connect to the city's sewer system. Putting the wrong things down the drain can damage the sewer system, cause sewer backups in your home or your neighbor's home, and sewer releases to the 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.



Units for Sale - Tower

301	3 BDRM	512	2 BDRM
307	2 BDRM	909	1 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**.

Welcome to the Regency!

We are pleased to welcome Marianne Crotty in **712**. Please extend a warm welcome to our new Regency resident!

FITNESS CLASSES FOR OCTOBER

Kris Bellush, a Certified Personal Trainer & Medical Exercise Specialist will continue fitness classes for the month of October. 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. In October, she will conduct class on the 7th, 21st, and 28th. There will be no class on the 14th. The fee is \$60. She will accept cash or a check made payable to Kris Bellush.

~ 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.

~ 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.

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.

Residents may contact her directly at krisbellush@gmail.com to sign up.



Special thanks to one of our residents, Mary Winkel, for bringing food trucks back to the Regency this summer—Jorge’s Taco Truck, Wrap Sumthin’, AntLiz Uptown Barbecue, Foster’s Foodies, WeDoBbq, Beverly Ann’s Cookies, and Special Neat Treats.

Everything was delicious!

Social Committee Events for October 2024

Alec Holcomb
Sunday, October 13th
4:00pm
in the Regency Lobby

Classical Guitarist

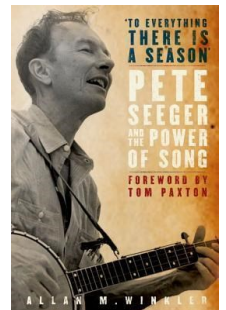


“He had us all in the palm of his hand. Everyone felt lucky to be there on concert night to hear Alec’s gentle, exciting, musical, electric playing”. From Dawn Harris, Conductor Alec Holcomb grew up in Tennessee and was influenced by the various styles of guitar music that his grandfather and father played. When he was 6, Alec started learning the classical guitar from his father. He continued his education at the Curtis Institute of Music, where he completed his undergraduate degree. Alec subsequently received his master’s degree at the San Francisco Conservatory of Music with Judicaël Perroy, aided by the mentorship of David Tannenbaum.

Alec is a firm believer that the classical guitar offers an unparalleled and unique listening experience, and his primary passion is to connect music lovers with the beauty and energy that the instrument has to offer.



Allan Winkler
Monday, October 28th
7:00pm in the Hermitage Room
**“To Everything There Is a Season”:
Pete Seeger and the Power of Song**



Winkler is a professor emeritus at Miami University in Ohio. His previous books include: "Franklin Delano Roosevelt and the Making of Modern America"; "Home Front U.S.A.: America During World War II"; "The Cold War: A History in Documents"; and "Life Under a Cloud: American Anxiety About the Atom." His most recent book is “To Everything There Is a Season”: Pete Seeger and the Power of Song (2009).

This lecture describes Pete Seeger’s life and impact on the folk music movement of the 1950s and 1960s. It includes Winkler playing on his guitar and singing about a dozen of his best-known songs.

OCTOBER



Regency
Condominiums
October 2024
Newsletter
Page 8 of 13



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**.

Regency Preferred Parking Policy



We are still offering a service to all residents who do not have a garage space or would need additional valet service for a 2nd vehicle.

Convenient valet parking 24/7 at the front entrance. Call the valet line at 513-871-6370 to order your car - rain or shine, clear of snow/ice in the winter months. Drop it off at the same location upon return. The cost of this service will be \$65 per vehicle per month, billed to your condo fee.

The term is six months with automatic renewal. If you wish to cancel the service, written notice must be provided to The Regency office 30 days prior to end of term.

Existing valet service will be unavailable for residents and business owners who frequently use the service without subscription or tipping.

Subscription is non-transferable. Terms and conditions are subject to change.

Side Note:

The Regency is pleased to valet owners, guests and those who partake in the Preferred Parking option. Please help us help you by giving us 15 minutes to get your car. This time is needed should the valets be assisting others or delivering the 100+ packages that come in throughout the day as well as keeping the lane free of arrivals, so as not to block the "Fire Lane".



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!

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, September 16th, 2024 at 4:00 pm in the Hermitage room

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway, Mr. Lawson,
Mr. Tamarkin and G.M., Mr. Schafer. Not present: Mrs. Greengus*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved *Consent Agenda* (consisting of items below):
 - A. The August 19th Board meeting minutes were approved via email.
 - B. Manager's Report:
 - i. Buckeye Construction finished with 22 of the 35 drops. We still estimate a \$200,000 overage.
 - ii. Summer tree trimming was completed September 5th & 6th in both the Tower and the Square.
 - iii. Address plaques for each Square condo have been ordered.
 - iv. Square pressure washing and painting is scheduled to begin on Monday, September 16th.
 - C. Committee Reports:
 - i. Pool committee to review the year and pool rules in the fall.

End of Consent Agenda
- III. P&L Report from Manager:
 - A. Other than the overages due to the balcony work, P&L looks good. Receivables also look good for both the Tower and Square.
- IV. Manager's Update
 - A. Update on 1st floor renovations: Wallpaper will be installed in a week or two.
 - B. Flood update: Generator is installed on the pad outside of the garage doors, working on hooking it up to the Fire Pump, elevators, and emergency lighting. This will require a full day electric outage for the Tower to hook up a direct line to City Transformer as required by new codes. Date to be determined.
 - C. Units for Sale as of 9/16/24 are 3 in the Tower. 1 in the Square.
 - D. Camera Update: 7 new light heads were installed (one backordered). The camera guys will return to add 2 additional cameras next week.
 - E. We have found more work on the spandrel beams than anyone expected. We estimate to be \$150,000 to \$200,000 over budget after 24 of the 35 drops have been completed.
- V. Discussion Items
 - A. We had an attempted car theft in the Square. We want to emphasize the importance of locking your doors and to report any criminal activity immediately by calling 911 first and then alerting the Front desk.

Continued on the next page

VI. Decision items:

- A. Annual Meeting is set for Thursday, March 27th.
- B. CTA (Corporate Transparency Act) Compliance Request from our attorney was approved.
- C. Revised motion of 8/21/23 to include General Manager was approved:
“Approved Board motion stating that whoever is the current Regency General Manager, Board President, Vice-President, Treasurer or Secretary are authorized signers of any and all Regency bank accounts and CDs”.

VII. New Business

- A. Pressure washing in the Square began on Monday, September 16th and will continue for about 5-10 working days to pressure wash the buildings, breezeways, sidewalks, and patio/balcony walls inside and out. **Certa Pro Painters** will then follow up, staining the wooden patio fences inside and out and the Dana fence and steps from the Tower

VIII. Next Board Meeting – Monday, October 21st at 4:00 pm in the Hermitage room.

IX. Adjournment

2024 REGENCY COMMITTEES

APPROVED 9/30/24

SQUARE

Budget

2392 – Barbara Myers, Chair
 2314 – Russell Menkes
 2324 – Jennifer Gibson
 2382 – Regina Tippens
 2388 – Jerry Lawson

Grounds & Traffic

608 – Linda Bramlage, Co-Chair
 2388 – Jerry Lawson, Co-Chair
 2322 – Gary Glass
 2380 – Claire Ficke

Grounds & Traffic

2386 – Irene Diesel
 2388 – Barb Rinto
 2392 – Barbara Myers
 1110 – Jim Conway

TOWER

Budget

2392 – Barbara Myers, Chair
 510A – Dan Ledford
 605 – Susan Gibbons
 802 – Cherryl Christensen
 808 – Tom Bosco
 1110 – Rick Robertson
 1506 – Melody Sawyer Richardson

Grounds

608 – Linda Bramlage, Co-Chair
 1110 – Jim Conway, Co-Chair
 501 – Marilyn Wander
 602B – Jim O’Donnell
 806 – Cindy McCarty
 1203 – Patricia Dignan
 1706 – JoEllen Spitz

Social & Events

2002 – Leshia Greengus, Chair
 302A – Alice Rogers Uhl
 709 – Francie Patton
 1207 – Don Fritz
 1209 – Kathleen Richardson
 1608 – Judy Tully
 1708 – Rabbi Abie Ingber
 1806 – Karen Blocher
 1810 – Kathy Tamarkin

COMBINED

Pool

1810 – Ivan Tamarkin, Chair
 403 – Sue Schmidt
 509 – Melissa Stubenrauch
 1202 – Hera Reines
 1211 – Mary Winkel
 2006 – Bill Woodward

Nominating TBD

808 – Tom Bosco

Regency Community Garden Update:

I hope all of our Regency residents have had an enjoyable Summer! Mine included the opportunity to assist Marilyn Wander and Yale Siedner with the maintenance of our small community garden located in the pool area. The garden was started 3 years ago and more about it can be found here, in our July 2024 newsletter:

<https://regencycondos.com/residents/newsletters/>

Marilyn's simple vision for the garden has been to plant, and then remind our residents, that all are welcome to "Take some, leave some for others".

As we begin to close the garden this year, we are reflecting on the past 3 years when the vegetables and herbs grew very well, and the small harvests, were adequate. However, this year was a struggle, with Mother Nature being the primary adversary.

- The Spring planting was not possible, but we compensated with a great many Summer favorites in June. Spring plantings face far fewer challenges than those in Summer.
- Then, the sun-loving Summer vegetables were sabotaged by weeks of clouds and rain, followed by extended periods of extreme heat. Not unlike people, plants like predictable sources of nourishment, and they did not thrive.
- Claude, our Grounds Supervisor, is also our advisor, and he has been on a leave of absence. Google and AI just aren't good substitutes. But there were a couple of other assists by great staff, in his absence, which kept us watering.

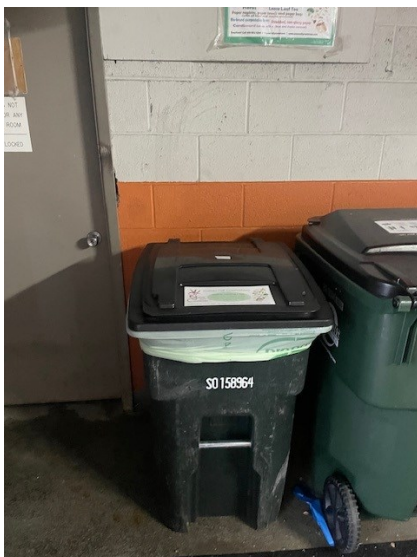
Like "real" farmers and gardeners everywhere, we are already thinking about adjustments for next year; soil components, repositioning a bed for more light, and finding new cultivars of our favorite veg and herbs which can at least fight back a bit. Volunteers are always welcome! If you are interested, text Marilyn Wander at 513-470-7339.

Nina Johns-Castro



Regency Compost

The container for composting is still available and Queen City Commons is the collection service that picks up. The container is located in the garage near the man door.



"Rebuilding connection with our local foods and soils through compost".

Cincinnati's food waste is a shared problem that calls for a shared solution. Queen City Commons provides food scrap collection service to businesses and residents, and partners with local farms and gardens to turn that food scrap into compost.

www.queencitycommons.com

Household Hazardous Products

Drop-off Event

2024

Event located in Colerain Township.
Specific location provided after registration.

FRI. 10/18 | 10 AM - 2 PM

SAT. 10/19 | 8 AM - 1 PM



Acceptable Items

Pesticides, herbicides, fertilizers, solvents, thinners, lead paint, oil-based paint, oil-based stains, fluorescent tubes, cleaners, pool chemicals, driveway sealers, mercury, tar, thermostats, thermometers, oxygen cylinders/tank, refrigerant cylinders/tanks, and adhesive foam cylinders.



Unacceptable Items

Latex paint, unknown materials, roofing materials, ammunition, explosives, fireworks, flares, gun powder, controlled substances, prescriptions, over-the-counter drugs, medical waste, unmarked cylinders, propane tanks, helium tanks, CO2 tanks, fire extinguishers, single-use batteries, lithium-ion batteries, compact fluorescent lightbulbs, gasoline, motor oil, oil/gasoline mix, cooking oil, kerosene, lighter fluid, antifreeze, yard trimmings, appliances, computers, electronics, tires, and garbage.

This is a popular event with limited space. Early registration is recommended to secure your spot. Registration for this event will be available until all time slots are filled.

Only for residents of Hamilton county, Ohio.

Businesses, non-profits, churches, and schools are not allowed.

Hosted by:



<https://www.hcdoes.org/297/Household-Hazardous-Products>