

SEPTEMBER



Dear Residents,

On behalf of the Board and as Board President, I would like to share with you, on a monthly basis, details of what the Board is working on and on decisions that the Board has made. This month, I would like to discuss the two major construction projects that are currently underway.

As you know, the lobby renovation has had significant delays due to Covid, supply chain issues and the scarcity of contractors qualified to do the work. We are finally seeing progress and hope to have the project completed by the second week of October. I would like to thank House Committee chair Jim Conway for his tenacity and dedication in ensuring that the project maintained its original design concept even as multiple changes were necessary. Lesha Greengus and the Social Committee are working on a series of events that will utilize the beautiful new space and provide opportunities for us to gather as a community. I look forward to sharing details of those with you in the near future.

The repair of the upper deck of the garage, lot two, which occurs every ten years, has resulted in serious delays due to an unexpected level of deterioration in the concrete and waterproof membrane. Mr. Schafer and the Board made the decision to completely repair the deck, at significant additional cost, to protect the integrity of the entire structure. Fortunately, because management and previous Boards have ensured that we have sufficient funding for such unforeseen expenses, we have the money to make the necessary repairs and avoid more costly repairs in the future. It is the intention of the current Board, to fund the Reserve for Replacement component of the budget, in a way that maintains that level of security.

I look forward to sharing the work of the Board with you in future months.

Dan Ledford
Board President

SEPTEMBER

Regency Condominiums

September 2023

Newsletter

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James R. Schafer Jr., General Manager

www.regencycondos.com

Julie Bley: Administrative Assistant

Kevin Daly: Staff Accountant

Diana Wood: Concierge

Devonte Cannon, Dwaine Banks and Jess Baker: Front Desk

Spectrum Wi-Fi: 855-895-5302 TV: 833-697-7328

Office Hours: 8:30 AM—5:00 PM M-F

Office Phone: 513-871-0100

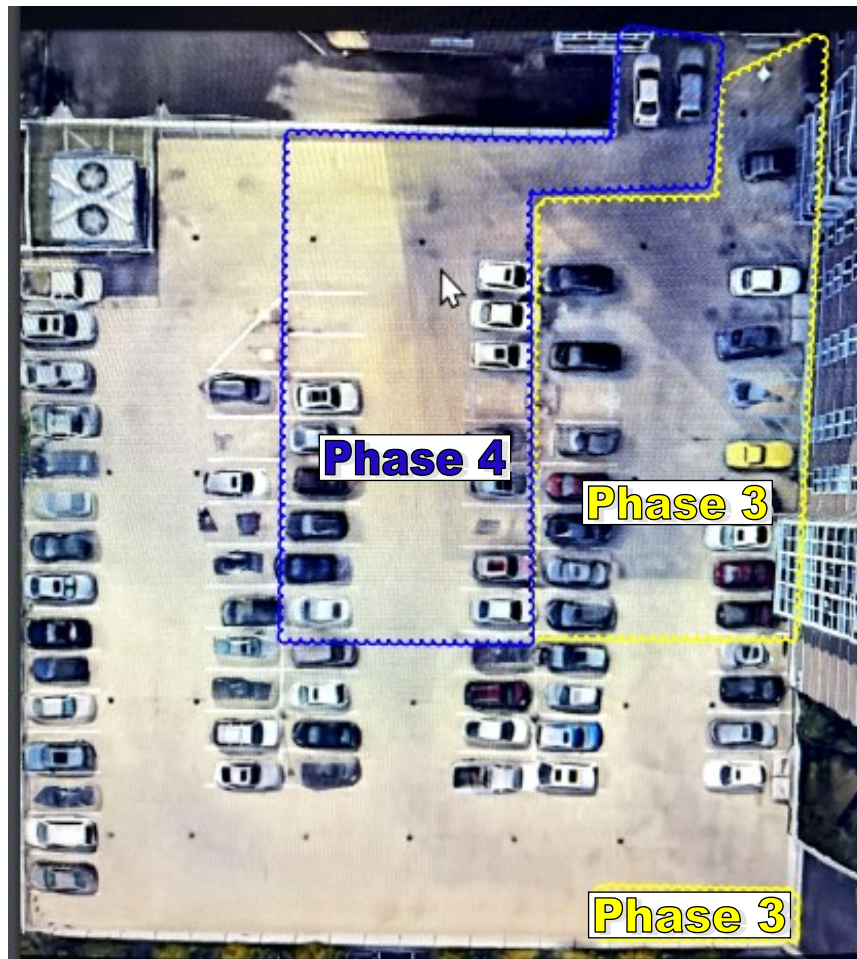
Office Fax: 513-871-5804

Valet Phone: 513-871-6370

Valet Text: 513-200-4219

Lot 2 Deck Work

Update: Phase 3 began on Tuesday, September 26th.



Lot #2 Door
Entrance

Please drive
slowly

COVID REMINDER

The CDC recommends that those with Covid isolate for 5 days from the onset and wear a mask for 5 days after that when in public. Please help us keep those in the building safe.

Lock Your Doors

Leaving your car and condo unlocked is just an invitation for criminals to return!
Please lock your doors and keep all valuables out of sight. Report any criminal activity immediately by calling 911 first and then alert the Front desk.



General Office Services



It is our pleasure here in the office to aid you any way we possibly can. We gladly copy papers, weigh and meter mail, receive packages and make sure UPS/FedEx/USPS/Amazon takes your properly labeled packages, send and receive faxes, make change, sell quarter rolls, cash small checks (up to \$50), take work orders, distribute "R" stickers for your car, update new phone numbers and email addresses, note vacation dates for arrangements, and scheduling the service elevator. Most of our services are free and done with a smile. Some, however, come with a price. **Payment is due at the time of service.**

All incoming faxes:

\$1.00 for 1-5 pages,
and \$.50 for each additional page

Outgoing local faxes:

\$1.00 for 1-5 pages,
and \$.50 for each additional page

Outgoing long distance faxes:

\$2.00 for 1-5 pages,
and \$1.00 for each additional page

Black and White Copies:

\$.10 each

Copies of information from Internet

\$.10 per page

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**.

HVAC Change Over “Transition Period”

The Transition Period from Heat to A/C in the Spring and A/C to Heat in the Fall can be extremely frustrating for owners (those that are hot and those that are cold) and for the staff.

Below are some questions we get asked during that period:

Why can't I get heat/air conditioning when I want it?

When the building was built in 1967, A/C was not a priority; therefore, it was built as a 2 pipe system (one supply, one return), not a 4 pipe system. This means we can only supply hot water for heat or cold water for A/C, not both at the same time.

Are there any laws which require supply of heat/air conditioning?

A/C no, the heat yes. The Cincinnati Board of Health has established laws that regulate heat but not A/C. The Cincinnati Board of Health code 00053-13 –Miscellaneous environmental sanitary regulations states:

“It shall be the duty of every person who shall have contracted or undertaken to furnish heat for any building or portion thereof, occupied as a home or place of residence of one or more persons, to heat, or to furnish heat for every occupied room in such building, or portion thereof, so that a minimum temperature of 70° F (21° C) may be maintained as measured at a distance of thirty-six (36) inches above the floor whenever the outer or street temperature shall fall below 60° for twenty-four (24) consecutive hours.”

During the past couple of weeks only one time did the temperature here in Cincinnati register below 60° for a twenty-four hour period; on the contrary, the temperature has been very erratic, spiking over 65° and dropping below 40° from day to day.

What would it cost to change from a 2 pipe to a 4 pipe system?

The last quote we got to change it to a 4 pipe system was 6 million plus the cost and inconvenience of opening up everyone's wall next to the Fan Coil Units to install 2 more pipes from the roof to the basement.

Who decides when we will switch from A/C to heat and vice versa?

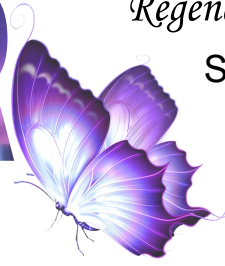
The General Manager makes the final decision on when to switch with the assistance/input from the Building Supervisor.

We look at the following factors before making any switch:

- Long range forecast: 5 day to 15 day
- Highs and lows
- Sun load
- Precipitation
- When/if a change back will be needed
- Complaints
- Holidays/weekends
- Hallway temperatures
- Restaurant temperatures
- Building zones
- Use of the AC/heat we are currently supplying
- Portable heaters available to heat. No AC units available to cool
- Board of Health regulation
- Maintenance Issue

Can some sides/zones of the building have heat and the others A/C, or vice versa?

Yes, that is a possibility however we did that for 2 or 3 seasons and found it to be very confusing and frustrating for the owners. And we still had owners on the same stack asking for the 2 different temperatures. It ended up being very expensive with little convenience.



Quiet Time

Quiet Time” is a specific period from **10 PM until 8 AM**, 7 days a week. During this period, residents, their guests, pets and employees are particularly required to refrain from any activity that may disturb other residents. Such activities include, but are not limited to:

- Noise emanating from a residence due to music, TV, parties, pets, domestic issues, etc.
- Noise in hallways, lobbies, parking lots and other common areas due to loud talking, slamming of doors, movement of carts, barking dogs, etc.
- Noise from the use of household appliances such as vacuum cleaners, dishwashers, and laundry machines, as well as from the movement of furniture, exercise or other activities that may disturb other residents.

At all other times of the day, in accordance with the Condominium Documents, residents are to refrain from any behaviors that may be disturbing to other residents.

Contractor's hours/policy remains as written:

Workers may be on the premises 8:30 a.m. to 5:00 p.m. only, Monday through Friday.

No noise before 9:00 a.m. No work on weekends and holidays.

Leak Alerts

Leak Alerts are available to alert you of a water leak. They are a self-contained battery-powered unit that can help mitigate serious water damage in your home by sending email alerts when it comes in direct water contact. It also sounds a loud alarm and flashes red LED lights, alerting you to a potential water leak. They cost approximately \$25 each unit.

Some water detector features:

- WiFi connectivity – No hub required
- Loud alarm (105 dB) sounds for up to 8 hours
- Email, visual, and audio alerts
- Fully automatic operation — no wiring required
- In the event of a flood, unit will float and continue to sound alarm until battery is depleted
- Low battery indicator for optimum safety and performance
- Ability to check for, and update, software revisions

Place it anywhere the potential for flooding or leaking exists:

- Near water heaters in the Square
- Under sinks
- Near washing machines
- Near dishwashers and refrigerators
- Near plumbing and toilets

More information is available on the internet

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.

Package Policy

Just a reminder that the association will accept packages as a courtesy for 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.



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.

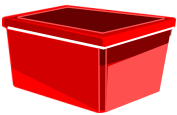


Please give us a call at 513-871-0100 if you are interested in recycling pickup at your door. Bags will be delivered and you will be billed on your monthly statement.

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!**

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.



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, Caroline Barham in **704**. In the Square, we welcome Rosy Campos-Wildman & Rob Wildman in **2306**.
Please extend a warm welcome to our new Regency residents!

UNITS FOR SALE

TOWER

Unit 206	3 BDRM
Unit 602B	1 BDRM
Unit 904	2 BDRM
Unit 1406	3 BDRM

More information can be found at our website,
www.regencycondos.com

COLLECTION POLICY:

All accounts must be paid by the 10th of each month. Unpaid accounts will accrue .67% monthly interest on all past due balances, in addition to a \$25.00 collection fee after the 10th of each month. Maintenance charges will be dealt with on an individual basis, but a collection fee and interest can accrue on unpaid maintenance bills.

A lien will automatically be placed on any account that is 70 days overdue, except in special circumstances approved by the Board, for the total amount owed, and for all costs associated with the placement of the lien, including but not limited to attorney, paralegal, recording, and collection fees that the Association may incur.

There may be special circumstances (e.g., pending or immediate sale of a unit with unpaid accounts, delinquency history) in which a lien may be placed earlier than 70 days.

FYI

*Do you have a **humidifier**?*

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



The Regency Bridge and Mahjong club will convene on the last Wednesday of the month, October 25th, 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.



REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, August 21st, 2023 at 4:30 pm in the General Manager's office.

Present: Mr. Ledford, Mrs. Greengus, Mrs. Ficke, Mrs. Myers,

Ms. Bramlage, Mrs. Richardson, Mr. Woodward and Mr. Schafer, G.M.

- I. Called to order at 4:30 pm by President, Dan Ledford.
- II. Approved consent agenda (consisting of items below)
 - A. Approved of 7/26/23 Board meeting minutes.
 - B. Reviewed units for sale and rentals as of 8/11/23.
 - i. 2 in the Tower. 12 are rented.
 - ii. Ø in the Square. 6 are rented.
 - C. Next Food truck will be Ant Liz Uptown BBQ on Monday, August 28th.
 - D. 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.
 - E. Landscape Architect Design update: setting up a preliminary meeting with Ms. Bramlage, Claude, and Jim.
 - F. We are repairing any problems found on lot #2/garage ceilings as we find them. Currently in the 2nd of 3 phases.
 - G. Blacktop is being pushed back until Lot #2 is finished.
 - H. Square pressure washing and patio/foundation work and concrete will not be done until the 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.
- III. P&L Report from Treasurer/ Manager:
 - A. No change in units for sale.
 - B. MLS, the multiple listing services maintained by real estate professionals, was hacked.
- IV. Manager's Update:
 - A. Update on 1st floor renovations: concierge desk is finished; waiting on the flooring and transition piece. The fireplace is 90% done; waiting on the marble. Waiting on upholstery from designer, Anthony Zalants.
 - B. Flood update: preliminary electric inspection for all pipework in the basement was completed and approved. No updates on the fire pump and panel at this time.
 - C. 5-year Elevator safety checks were completed and passed by the city. Will have Denny do touch up on the doors before applying the finish.
 - D. Spectrum rolling shutoffs went off without a hitch.
 - E. End of Summer Pool Party is Sunday, August 27th. If you haven't RSVP'd yet, check in with Mr. & Mrs. Bosco.
 - F. We will move the bench on Dana wall, once we get additional mulch.
 - G. Occasionally we have a car or 2 in lot #1 without an "R" sticker; 2 violations were owners who now have the "R". It doesn't appear to be a big problem however we will keep an eye on it.

V. Discussion items

A. 3 Task Forces were approved.

1. Square Budget and Infrastructure: Linda Bramlage, Bill Woodward, Jill Ficke, Barbara Myers, Russell Menkes, Jerry Lawson, Jim Schafer.
2. Tower Budget and Reserve for Replacement Fund: Jill Ficke, Bill Woodward, Dan Ledford, Jim Schafer.
3. Grounds Site Plan Implementation: Linda Bramlage, Barbara Myers, Barbara Rinto, Jerry Lawson, Marilyn Wander, Susan Tew, Al Roane, Jim Schafer.

B. Insurance increase is 13% over 2022-2023. The Board approved increasing all deductibles to \$50,000 (water stays at \$100,000) and keeping the terrorism coverage, a savings of \$10,000, dropping the increase to 7%.

C. The E-Bikes, Scooters and E-Skateboards policy was approved.

*“Due to fire hazards, and the difficulties in extinguishing such fires, **the policy for the Regency Tower and Regency Square is as follows:** No lithium-ion batteries or chargers, used in e-bikes, e-scooters, or any other electronic mobility device (other than on a wheel-chair) 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.”*

VI. Decision items

- A. Pictures down commercial hall: Approved 2 more pictures for a total of 5. A plaque, with an explanation of the historical significance of the pictures, will also be added.

VII. New Business

- A. Board to consider a proposal to host semi-annual or quarterly socials where residents and board members can discuss current and future Regency issues.

VIII. Next meeting – Monday, September 18th in the Hermitage room.

IX. Executive Session

X. Adjournment

Regency Committees 2023

SQUARE	TOWER	TOWER	COMBINED
<u>Budget</u>	<u>Budget</u>	<u>Social & Events</u>	<u>Pool</u>
Jill Ficke	Jill Ficke	Lesha Greengus	Bill Woodward
Jerry Lawson	Dan Ledford	Alice Uhl	Sue Schmidt
Barbara Myers	Melody Sawyer Richardson	Diana Makstaller	Hera Reines
Russell Menkes	Cherryl Christensen	Francine Patton	Mary Winkel
Jennifer Gibson	Tom Bosco	Rosemary Bosco	Melissa Stubenrauch
Regina Tippens	Rick Robertson	Don Fritz	
Irene Diesel		Kathleen Richardson	<u>Nominating</u>
		Judy Tully	Cindy Crown
<u>Grounds</u>	<u>Grounds</u>	Rabbi Abie Ingber	Susan Tew
Linda Bramlage	Linda Bramlage	Karen Blocher	Jerry Lawson
Gary Glass	Marilyn Wander		
Claire Ficke	Jim O'Donnell		
Irene Diesel	Cindy McCarthy		
Barb Rinto	Patricia Dignan		
Jerry Lawson	JoEllen Spitz		
Barbara Myers	Barbara Beaver		

HAMILTON COUNTY RECYCLING RESOURCE



2023 Household Hazardous Products Drop-Off Event

Our 2023 Household Hazardous Products Drop-Off event is **Friday, October 20 from 10am-3 pm & Saturday, October 21 from 8am-1pm**, in partnership with Hamilton County Agricultural Society.

Registration is required. Event located in Carthage, Ohio. [Specific location provided after registration.](#)

Only for residents of Hamilton County, Ohio. Businesses, non-profits, churches, and schools are not allowed.

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. When preparing for this event, please put all of your household hazardous products in the rear of your vehicle and remove all other items.

Acceptable Items

Pesticides, Herbicides, Fertilizers, Solvents, Thinners, Lead Paint, Propane Tanks, Fire Extinguishers, Gasoline, Oil-Gas Mix, Brake Fluid, Motor Oil, Oil-Based Stain, Oil-Based Paint, Kerosene, Antifreeze, Cleaners, Pool Chemicals, Driveway Sealers, Mercury, Tar, Oxygen/Helium Tanks, Smoke Detectors, Fluorescent Bulbs, Thermostats, Thermometers, and Batteries

Unacceptable Items

Latex Paint, Unmarked Cylinders, Unknown Materials, Radioactive Materials, Roofing Materials, Ammunition, Explosives, Fireworks, Flares, Gun Powder, Controlled Substances, Yard Trimmings, Appliances, Computers and Electronics, Medical Waste, Prescription or Over the Counter Drugs, Tires, and Garbage

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

[2023 Household Hazardous Products Drop-Off Registration \(jotform.com\)](https://jotform.com)

