

SEPTEMBER



September 2024 Letter to the Regency Residents from the Board President

The work on the Tower balconies and spandrels continues, with an additional crew having been added. As you read this, the 2 and 3 stacks, along with adjacent spandrels, are being addressed. Unfortunately, more damage than expected is being discovered, especially in the spandrels. The original budgeted estimate was \$850,000. It now appears that the cost could be as much as \$1.4 million. Funding for this and other major projects, such as the lobby renovation, the garage top deck, the residential hallways, boiler and water system replacement, etc., comes from the Reserve for Replacement fund. It seems a good time to discuss that fund in some detail.

A portion of the monthly HOA fee goes into the fund. That portion is adjusted each year, based on current fund balance and pending major projects. The fund attempts to forecast capital replacement needs for a period of 20 years from the preparation of the current budget. The forecast is reviewed by a Finance task force, the Budget committee and finally the Board. I have been monitoring this fund for almost 8 years and have not seen the kind of cost overruns experienced in the garage deck repair project and now the balcony/spandrel project. In addition to increased costs of labor and supplies, our building is aging and deterioration happens at an accelerated pace. To some of us, that sounds familiar.

As we approach the preparation of the 2025 budget, I will keep you informed as to how the Board intends to address the future needs of the Reserve for Replacement fund. Maintaining the beauty and integrity of the structure is one of the most important duties of the Board.

The Square also has a Reserve for Replacement fund. The recent increase in the Square HOA fee has provided adequate funding for the Square's capital improvements and that Reserve for Replacement fund maintains an adequate balance.

Dan Ledford
Board President

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James R. Schafer Jr., General Manager

www.regencycondos.com

Jeff Dowd: Building Superintendent
Julie Bley: Administrative Assistant
Kevin Daly: Staff Accountant
Scott Creager: Director of Resident Services
Devonte Cannon, Dwaine Banks and Jess Baker: Front Desk
Spectrum Wi-Fi: 855-895-5302

Office Hours: 8:30 AM—5:00 PM, M-F
Office Phone: 513-871-0100
Office Fax: 513-871-5804
Valet Phone: 513-871-6370
Valet Text: 513-200-4219
Spectrum TV: 833-697-7328



The General Office and Maintenance will be
CLOSED on Monday, September 2nd.

We will return on Tuesday,
September 3rd at 8:30 am.

Have a safe holiday weekend!



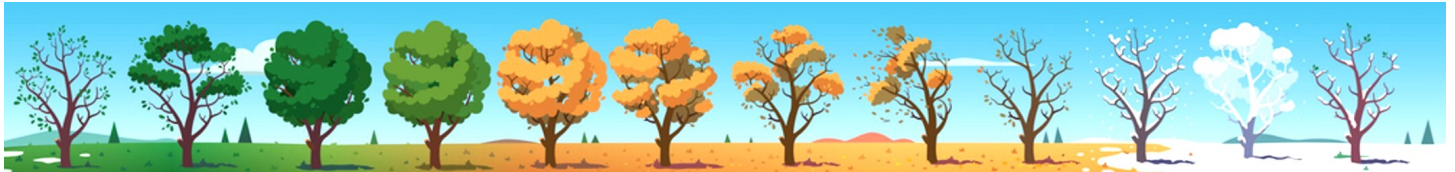
Pool Hours for the rest of the season are
Tuesday, 9/3/24 through Sunday, 9/15/24
11:00 AM—8:00 PM

Covid Reminder:

Residents who test positive must quarantine for the appropriate time period. Please don't ask valet to park your car or an employee to enter your unit if you are under quarantine. Please help us keep those in the building safe.



Starting in September, in order to use a red cart beyond the lobby, you will have to sign out on a sheet at the front desk for the Association to keep track of the carts. We're finding that carts are not being returned in a timely manner, being left out in the hallway and the elevator rooms or kept inside condos. At any time if a resident needs assistance returning a cart, please feel free to call the front desk for Valet assistance. Thank you for your cooperation.



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 who are hot and those who 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
- Holidays/weekends
- Hallway temperatures
- Restaurant temperatures
- Building zones
- Complaints
- Board of Health regulation
- Maintenance Issue
- Use of the AC/heat we are currently supplying
- Portable heaters available to heat. No AC units available to cool

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.



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.

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

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.



Units for Sale - Tower

301 3 BDRM

1607 1 BDRM

512 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**.

FITNESS CLASS FOR SEPTEMBER

Kris Bellush, a **Certified Personal Trainer & Medical Exercise Specialist** will continue the *Balance and Flexibility* class on **MONDAYS** at **12:00 pm** for the month of September. Class is 45 minutes and the fee for the month will be \$60 due at the first class. She will accept cash or a check made payable to Kris Bellush. She will not have class on September 2nd (Labor Day) or on September 9th. Class will be held on the 16th, 23rd, and 30th. Residents may contact her directly at krisbellush@gmail.com to sign up.

Welcome to the Regency!

We are pleased to welcome Margaret & Bill Buttermore and Doe Gavom in **612**, and Linda Caslavka in **901**. Please extend a warm welcome to our new Regency residents!

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

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

SOLICITATION

There is no soliciting allowed on The Regency property which includes “No signs, advertisements, posters, circular notices, or other lettering shall be exhibited”, nor is door to door solicitation allowed without written consent from the Board of Directors.

Please act accordingly.

This is also a reminder that you are responsible for the actions of your guests.



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

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.



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".



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

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

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

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

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

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

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

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

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

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

REGENCY CONDOMINIUMS
BOARD OF DIRECTORS MEETING MINUTES

Monday, August 19th, 2024 at 4:00 pm in the Hermitage room

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

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. Approved *Consent Agenda* (consisting of items below):
 - A. The July 15th Board meeting minutes were approved via email.
 - B. Manager's Report:
 - i. Buckeye Construction finished with 16 of the 35 drops. A 5th scaffolding rig is now being used.
 - ii. Spectrum conversion is 99% complete. Owners are now responsible for their equipment. Board and management are still waiting on receiving the final bill to adjust the owners monthly HOA cost.
 - iii. Square concrete replacement is completed. All collateral damage to landscape, irrigation, etc., scheduled for repair the week of 8/12/24.
 - iv. Still working on address plaques for each Square condo.
 - v. The "R" has been replaced on the front vestibule glass.
 - C. Committee Reports:
 - i. Pool committee to review the year and pool rules in the fall.
 - ii. Pool Closing Party is on 9/8/24. Invitations have been delivered.

End of Consent Agenda

- III. P&L Report from Manager:
 - A. Concrete work in the Square ran over budget by \$38,000 plus, which was taken out of Reserves. There was also cleanup of the landscaping, repair of broken irrigation lines, and installation of ramp and railings. The scheduled power washing and painting will be done in September.
 - B. Receivables look good for both the Tower and Square.
- IV. Manager's Update
 - A. Update on 1st floor renovations: Looking for a new resource to install 54" wallpaper.
 - B. Flood update: Prepping for new Generator (Sept).
 - C. Camera Update: 8 new light heads were installed. The camera company will return to add 2 additional cameras.
 - D. We have found more work on the spandrel beams than anyone expected. Project was estimated at \$830,000 (based on previous project) changed to \$1,100,000 following bids and now projected to cost \$1.4 million total.
 - E. Building insurance was approved with only a 3.66% increase. This included a 2.5% increase in building values. We are very pleased with the quote.
- V. Discussion Items

Continued on the next page

8/19/24 meeting minutes cont.

VI. Decision items:

- A. More adjustments were made to the committee list prior to approval. There are 2 open spots for the Square Budget committee.

VII. New Business

VIII. Next Board Meeting – Monday, September 16th at 4:00 pm in the Hermitage room and Zoom for Lesha Greengus and possibly Ivan Tamarkin.

IX. Adjournment

To: **Regency Square Owners**

From: The Regency Board of Directors

RE: Budget Committee Participation

Each year, the board updates the committees for both the Tower and the Square. We have a 3-year term limit on committee participation to provide opportunity for others to be involved. Recently 2 spots for the Square Budget committee have become available and we are looking for interested owners. We need good people to step forward and contribute to the high Regency standards we have become accustomed to and for which we are grateful! Committee participation is not time consuming. For example, the budget committees meet once a year to review the proposed budgets and provide feedback/changes to the manager before the manager brings the budgets to the Board for approval.

Square Budget (formerly Square Budget/Long Range Planning): This Committee advises the GM and Board on finances and future financial planning for the Square section of the Regency. This includes reviewing and advising with respect to the annual Operating and Reserve budgets for the Square, recommending annual assessment increases in Operating and Reserve assessments, recommending special assessments as needed, and advising the GM and Board with respect to maintenance and improvements in the Square to improve the value of the units in the Square and enhance the quality of life in the Square.

If interested, fill out the committee application on the next page and drop it off to the office. You can request a copy of the committee guidelines to be emailed or you can pick up a hard copy from the office.

**The Regency
Committee Application**

I request appointment by the Board of Directors to the ***Square Budget*** committee.

My background and interests applicable to the committee are:

Attach an additional page, if necessary

I am likely to be unavailable for meetings from: _____

to: _____

I have read and am able to comply with the Committee Guidelines.

Name and Unit #

Date

E-mail address