

SEPTEMBER

Regency Condos
September 2026
Newsletter
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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



Tuesday, September 15 IN THE HERMITAGE ROOM

Pick up a Vaccine Consent Form from the office and drop it back off before 9/8. The Pharmacist has requested to collect the forms prior to the appointments.

You can schedule your appointment and register by clicking on the link:
<https://www.kroger.com/health-services/scheduler/benefit-codes>

Enter the **Benefit code**: RCDVAC26



OFFICE AND MAINTENANCE CLOSED

Monday, September 7

In observance of Labor Day

Pool hours for the rest of the season are Tuesday, 9/1/26 through Sunday, 9/20/26
11am – 8pm
(subject to lifeguard availability)





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 \$50.00 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 Parking Policy Reminder

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

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

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

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



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."

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.

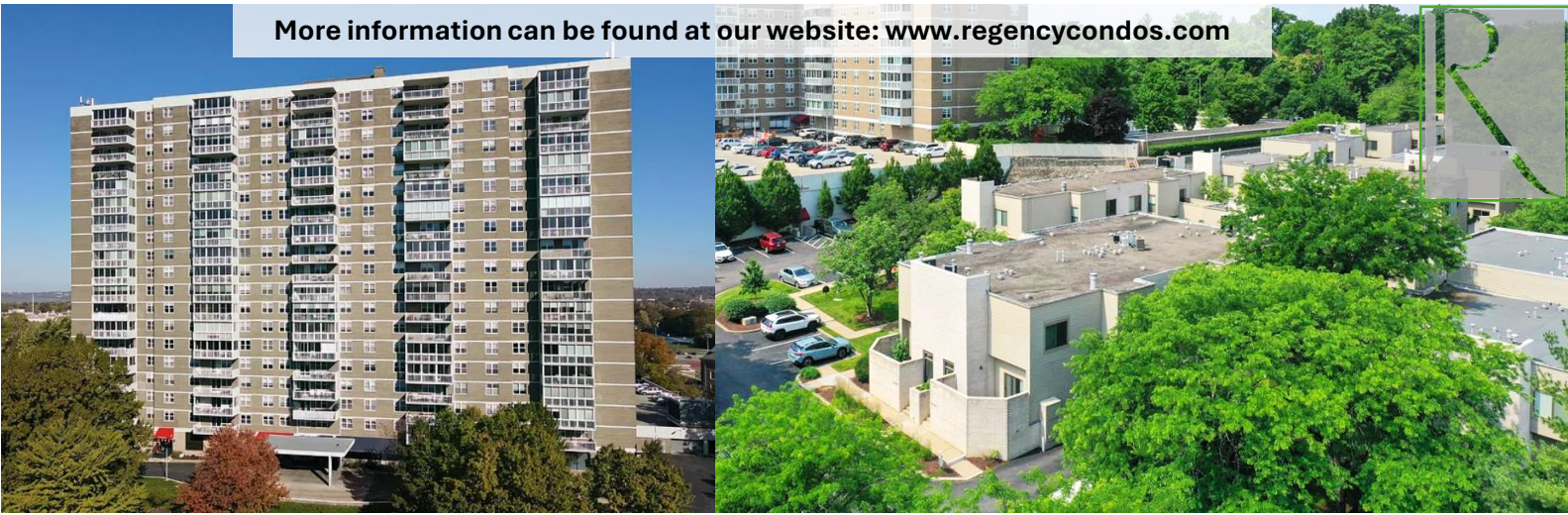
We look at the following factors before making any switch:

- Long range forecast: 5 day to 15 day
- Highs and lows
- Sun load
- Complaints
- Precipitation
- When/if a change back will be needed
- Holidays/weekends
- Hallway temperatures
- Restaurant temperatures
- Building zones
- 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.

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



Units for Sale

Square

2396 Dana 3 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.

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



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

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.

Social and Education Committee Events for September 2026



Dr. John Hancock

Monday, September 14th at 7:00 PM

in the Hermitage Room

Ohio's Hopewell Ceremonial Earthworks

Dr. John Hancock, Professor Emeritus of Architecture at the University of Cincinnati, will introduce the eight southern Ohio sites recently added to the UNESCO World Heritage List and talk about how and why they achieved this status. Dr. Hancock has labored assiduously for decades to have the sites added to the UNESCO World Heritage List. He will present the scope, beauty, and precision of the earthworks, their alignments to the sun and moon, the culture and beliefs of their Indigenous Builders.



Dr. John Tew

Sunday, September 27th at 4:00 PM

in the Regency Lobby

**Music and Nature: Exploring the Harmony
and Benefits They Bring to Our Lives**



Join us for an inspiring program featuring **Hinami Koyama**, violist, and **Karis Dharmawirya**, violinist, as they play a beautiful selection of Mozart and other pieces. The program will also include a Q&A between **Dr. John Tew** and **Cathy Crain**, author of the newly released book *Park Bench Constellation*. Together, they will discuss the powerful relationship between wellness and nature.



Cathy Crain traded a career in investments for a life among growing things—and a hope to expand how we think about healing to include Nature, community, music, and art. She created Parks and Rec for Wellness, a groundbreaking partnership between the Cincinnati Parks Foundation, Cincinnati Parks, and the UC Osher Center for Integrative Medicine—one of the first programs in the nation where doctors and clinicians can prescribe Nature as a pathway to better health. At the Cincinnati Zoo & Botanical Garden, she champions the vital connection between conservation, human health, and the health of our Earth—recognizing that each depends on the others, and that caring for one means caring for all. Her debut novel, *The Medicine We Forgot: What One Park Bench Revealed*, weaves story and science into a luminous meditation on what happens when we remember that Nature is a vital tool in our search for both mental and physical wellbeing. It tells the story of Margaret, a woman grieving, lonely and unwell, who finds her way back to health through a park bench, a chickadee, and a community of unlikely healers. Some books change how you think, the author hopes this one might change how you live.

She is forever grateful to the Cincinnati Parks Foundation, Cincinnati Parks, and the Cincinnati Zoo & Botanical Garden for teaching her the beauty of Nature, the power of engagement, and the truth that all of us can change for the better.

“To Susan Tew who taught me the love of cooking. And to Dr. John Tew who has always reminded me to use what I have, that it’s alright to be disruptive and to always vision big.”

Upcoming Social and Education Committee Events for October 2026



Kitty Lensman CEO, CET/PBS

Monday, October 12th at 7:00 PM

in the Hermitage Room

**Our Regional PBS Stations,
The Highs and Lows of this past year
and Our Plans for the Future**



Dorothy “Kitty” Lensman is President & CEO of CET/ThinkTV, the public television stations serving Dayton and Cincinnati, as well as SOITA (Southwestern Ohio Instructional Technology Association). A respected leader in public media, Kitty played a pivotal role in the 2009 merger of CET and ThinkTV, serving as COO during the transition and helping form the regional corporation now known as Public Media Connect. She was instrumental in guiding strategic conversations among staff, board members, and community stakeholders, identifying operational efficiencies and new revenue opportunities that continue to drive strong performance across all metrics.

Victoria Theodore and Chelsea Marie Davis



Sunday, October 25th at 4:00 PM

in the Regency Lobby

***One Voice:*
The Making of a Musical**



What is the process for taking a musical from inception to either Broadway or London’s West End? Our program with Victoria Theodore and Chelsea Marie David, answers that question while sharing the music behind the little-known story of Opera contralto, Marian Anderson. We know the DAR refused to have her sing at Constitution Hall. Then Eleanor Roosevelt stepped in. Twenty-four years before Dr. Martin Luther King, Jr. gave his “I Have a Dream” speech, a Black woman stood on the steps of the Lincoln Memorial and sang before an unprecedented racially-integrated audience of 75,000 people. Before Lady Day. Before Tina. Before Beyoncé, there was MARIAN. THIS IS HER STORY from those who created tonight’s musical.

REGENCY CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES

Monday, August 17th, 2026, at 4:00 pm in the Hermitage room.

*Present: Mr. Ledford, Ms. Bramlage, Mrs. Myers, Mr. Conway,
Mr. Woodward, Mr. Tamarkin, and Mr. Schafer*

- I. Called to order at 4:00 pm by President, Dan Ledford.
- II. The *Consent Agenda* was approved (consisting of items below):
 - A. The June 29th Board meeting minutes were approved via email.
 - B. Review of units for sale and rentals. (8/7/26)
 - i. 4 in the Tower. 8 are rented.
 - ii. 1 in the Square. 8 are rented.
 - C. Manager's Report
 - i. On July 17, 2026, the Board unanimously approved an Administrative Resolution clarifying insurance repair responsibilities, coverages, and deductibles. Owners were notified through text messages, email, and a notice included in the August Association newsletter. Residents without internet access received a printed copy delivered to their door. The full policy was also posted on the Regency website.
 - ii. On July 30, 2026, the Board unanimously approved increasing all Association insurance deductibles to \$100,000, aligning them with the current water damage deductible.
 - iii. Hyde Park is continuing to recover from the historic rainfall event. Three units in the Square sustained damage: two units incurred estimated damages of \$4,000 to \$5,000 each, while a third unit experienced approximately \$1,000 in damage.
 - iv. Installation of the second roof in the Square is progressing and is expected to be completed during the second week of August.
 - v. The company that originally installed the EV charging stations has been acquired by another company. The new company is evaluating the implementation of an "idling fee" for vehicles that remain connected after charging is complete, to improve charger availability and usage efficiency.
 - vi. Management has hired Association Reserve to do a reserve study for The Regency. They did their initial walkthrough of the property and their report will contain:
 - Component list of assets
 - Reserve Fund Strength
 - Reserve Funding Plan
 - Met requirements of Lending InstitutionsAll needed for the 20 year plan and Management transition.
 - vii. The insurance carrier for the unit owner responsible for flushing wipes that caused toilet blockage and subsequent damage to condos has paid a claim totaling \$33,000. This incident serves as an important reminder to all residents: Do not flush wipes, including those labeled "flushable," down toilets. Proper disposal of wipes in the trash can help prevent costly plumbing backups and property damage.
- (End of Consent Agenda)
- III. Review of June and July P&L statements:
 - A. July monthly numbers are not as close in line with Budget as much as the year to date. Manager to look into those as well as put together a year to date update/forecast on the capital expenses.
- IV. Manager's Report:
 - A. Units for Sale and rentals as of 8/14/26:
 - i. 3 in the Tower. 8 are rented.
 - ii. 1 in the Square. 8 are rented.
- V. Discussion item - none
- VI. Decision item
 - A. Board member replacement until 3/27. Mr. John Hinkel has been approved to replace Rabbi Ingber until March of 2027 and will be eligible to run in the next Board election. The Board thanks all others who expressed interest.
- VII. New Business
- VIII. Next meeting – Monday, September 28th at 4:00 pm in the Hermitage room.
- IX. Adjournment
- X. Executive Session

FOOD TRUCK MONDAY

September 14: Lunch 11am-2pm
Foster's Foodies Food Truck

The truck will be parked in the
restaurant parking spaces

Come out and support this local food truck! Enjoy great food, connect with your community, and help support local small businesses. We hope to see you there!



⑤ Fresh Cut Fries \$5

CRISPY HAND CUT RUSSET POTATOES
COOKED IN 100% VEGETABLE OIL, SEASONED
WITH OUR SPECIAL SEASONING

Loaded Fries \$15

FRESH CUT FRIES TOPPED WITH A PROTEIN
OF YOUR CHOICE (CHICKEN, SHRIMP, SALMON
OR STEAK), GRILLED ONIONS & QUESO.

⑤ Veggie Fries \$12

FRESH CUT FRIES TOPPED WITH ONIONS,
CARROTS, GREEN PEPPERS, JALAPENOS,
BOK CHOY, YUM YUM SAUCE, QUESO
& CILANTRO

Cincinnati Fries \$15

FRESH CUT FRIES TOPPED WITH CINCY'S
FAVORITE CHILI, ONIONS, JALAPENO,
PROVOLONE CHEESE & QUESO

★ Philly Cheesesteak Fries \$15

FRESH CUT FRIES TOPPED WITH GRILLED
STEAK, ONIONS, GREEN PEPPERS,
BANANA PEPPERS, PROVOLONE CHEESE
& QUESO

★ Chicken Philly Fries \$15

FRESH CUT FRIES TOPPED WITH GRILLED
CHICKEN, ONIONS, GREEN PEPPERS,
BANANA PEPPERS, PROVOLONE CHEESE,
QUESO & CILANTRO

Grilled Hot Dog \$3

GRILLED BEEF HOT DOG SERVED ON A BUN.
ADD SMALL FRY! (+\$3)



FOLLOW US ON FACEBOOK & INSTAGRAM

@fostersfoodiesfoodtruck

let us cater your next event!

CONTACT US

📞 513-917-4296 📍 8601 WINTON RD.

✉️ FOSTERSFOODIES1@GMAIL.COM

LOCATED IN THE REAR PARKING LOT

★ Hibachi Fries \$15

FRESH CUT FRIES TOPPED WITH A PROTEIN OF YOUR
CHOICE (CHICKEN, SHRIMP, SALMON OR STEAK),
BOK CHOY, ONIONS, CARROTS, GREEN PEPPERS,
QUESO, YUM YUM SAUCE & CILANTRO.

MAKE IT A COMBO! (+\$3) EX: SHRIMP & STEAK

★ Hibachi Rice Bowl \$15/\$20

FRIED RICE WITH A PROTEIN OF YOUR
CHOICE (CHICKEN, SHRIMP, SALMON OR STEAK),
BOK CHOY, ONIONS, GREEN PEPPERS, CILANTRO.
ADD TERIYAKI, QUESO OR YUM YUM SAUCE OR ALL 3!
MAKE IT A COMBO! (+\$3) EX: SHRIMP & STEAK
REG-\$12 / LG-\$20

★ FOSTER FAVORITES ⑤ VEGETARIAN

Salmon Burger \$12

GRILLED SALMON FILET SERVED ON A
BUTTER TOASTED BUN, TOPPED WITH
PROVOLONE CHEESE, LETTUCE, TOMATO,
ONIONS, PICKLES, CILANTRO, TERIYAKI &
YUM YUM SAUCE ADD FRIES! (+\$3)

★ Street Tacos \$12

YOUR CHOICE OF GRILLED PROTEIN
(CHICKEN, SHRIMP, SALMON OR STEAK) ON TWO
FLOUR TORTILLAS WITH BOK CHOY, CARROTS
ONIONS, GREEN PEPPERS, PROVOLONE
CHEESE, CILANTRO, QUESO & YUM YUM SAUCE

Quesadillas \$12/\$20

2 GRILLED TORTILLAS STUFFED WITH YOUR
CHOICE OF GRILLED PROTEIN (CHICKEN,
SHRIMP, SALMON OR STEAK), ONIONS,
GREEN PEPPERS, PROVOLONE CHEESE,
CILANTRO & QUESO. WITH A SIDE OF SALSA
OR SOUR CREAM REG-\$12 / XL-\$20

⑤ Loaded Melt \$5

GRILLED QUEEN CITY HOT OR MILD BEEF
METT WITH GRILLED ONIONS AND PEPPERS
SERVED ON A HAWAIIAN BUN.
VEGGIE SAUSAGE AVAILABLE UPON REQUEST

⑤ Cincinnati Melt \$5

GRILLED QUEEN CITY HOT OR MILD BEEF
METT WITH CHILI, ONIONS & CHEESE.
SERVED ON A HAWAIIAN BUN

Chicken Tenders \$7

THREE DEEP FRIED CRISPY CHICKEN TENDERS
ADD FRIES! (+\$3)