

AMERICAN PLAZA CONDOMINIUMS

5200 S.W. MACADAM, SUITE 160
PORTLAND, OREGON 97201

AMERICAN PLAZA NEWSLETTER

July 1984

CALENDAR OF EVENTS

August 15 Board of Directors Meeting, 7:30 P.M. in the Recreation Building - You are invited to attend any and all Board Meetings. The agenda is posted on bulletin boards near the mailboxes one week in advance.

ASSOCIATION HAWAIIAN PARTY

A great time was had by one and all who attended the Association's Hawaiian Party held Saturday, July 14th in the Recreation Building. The canapes were delicious, the conversation lively and the weather island-like. A special thanks goes to the residents who organized the affair for a job well done - Thank You!!

Grace Brown

David Chambers

Dr. Leon and Barbara Ray

Elizabeth Miller

Don Luginbuhl

Odette Robertson

Russ and Shirley Brown

NOTE: There is no charge for use of the Recreation Building and Lincoln Lounge for events exclusively for residents of American Plaza. Have an idea for an event - contact the management office.

COMMITTEE VOLUNTEERS

It is not too late to volunteer your valuable services to the Association by serving on one of the committees established by the Association Board of Directors. Outlines of each committees responsibilities and questionnaires for recruiting volunteers are posted on the large bulletin boards in the mailrooms of each tower. Remember participation is the essence of community living and your community needs you! -- Please Help.

EMERGENCY MEDICAL ASSISTANCE

Management has on duty at all times personnel who have been trained in First Aid and CPR that can assist you in cases of emergency. Management will also keep on file, if provided, a list of persons (Doctor, etc.) to be notified in case of emergency. Likewise, if for any reason you do not wish to have first aid administered in case of emergency, please notify management so we can notify all personnel.

COMMON STORAGE ROOMS

All storerooms are in the process of being cleaned. Any materials found outside of individual storage lockers will be inventoried and placed in a single storeroom for disposition. Upon completion, all residents will be notified to claim materials that may be theirs. The same will be done in all riser rooms on each floor of each tower as some residents are using them as storage rooms which is against Code.

If you have any materials stored outside your individual storage locker or in a riser room, it would be appreciated if you would move them as soon as possible.

MAINTENANCE FEES

If you don't like paying maintenance fees, you are in good company. A recent newspaper article read:

Film star Marlene Dietrich's lawyers have gone to court to keep her from being thrown out of her luxury apartment on the Champs Elysees in Paris. Her landlord says she has not paid maintenance charges for years.

The charges, which the 83-year-old German-born actress says are exorbitant, are due in addition to the 4,200-franc — about \$500 — monthly rent. She says they include costs for a photocopier for the building and new doormans' uniforms.

"Marlene thinks she's above the law." said the landlord about the star of "The Blue Angel" and "Shanghai Express."

CAR WASH RACK

The first week of August the car wash rack will be relocated from where it is now on 3B to where it was previously on 1B. A faucet and hose will be installed and the space will be marked "No Parking Car Wash Only".

NEW KEYS

As you know new restricted keyways were installed at all tower entries and the recreation building entries. If you have any problems or need to order additional keys, please contact the management office at 222-7243.

GUEST PARKING PERMITS

To answer a common question received by management — Yes, Security will come to the unit to issued a guest parking permit for three days or less. Security will also be happy to take the permit down and place it in the guest car for you.

The guest parking regulations established by the Association Board of Directors was not done to make life difficult but to insure adequate parking for the residents' guests.

LEASING AND/OR RENTING

If you lease or rent your unit, management would appreciate it if you would contact them and inform them of the particulars - so management can provide all residents with pertinent information from the Association. With the recent changes some residents were missed as the unit owners had not informed management they were renting their unit.

PAINTING

The balconies and railings of units at Lincoln and Grant Towers will be done this summer. Management will contact you to schedule a date and time. They will start at the top floors of both towers and work their way down.

THE ART OF COMPLAINING

The right to complain seems to be inherent in American society. We complain about the weather, we complain about the cost of living and for those of us who have voluntarily chosen the condominium way of life, we complain about everything to everyone.

Perhaps, though, condominium owners have more of a right to complain than other homeowners. After all, condominium owners pay for others to handle the chores that owners of single-family dwellings do for themselves. Condominium owners live in closer proximity to their neighbors and their habits and idiosyncrasies often create friction. And how do you cooperatively share common property when one man's junk is another's treasure?

No one should be denied the right to complain. It is only through redress of grievances that change effectuates progress. Yet, with every right comes a set of responsibilities necessary to properly and successfully exercise that right. The following responsibilities are necessary to call for corrective action:

- 1) When registering a complaint, the individual has a responsibility to accurately identify the problem in specific terms to assist those endeavoring to implement remedial action.
- 2) To insure the problem is correctly communicated as it passes through channels, the individual has the responsibility to record the complaint in writing. Verbal complaint leaves a wide margin for error in interpretation resulting often in an unsuccessful solution.
- 3) Whenever possible, the individual has the responsibility to propose alternative solutions for remedy. After all, it is he who knows and appreciates most the need for solution.
- 4) The individual has the responsibility to courteously and respectfully render his complaint; otherwise, he becomes part of the problem rather than the solution.

Remember, your Board of Directors has one overall objective -- to protect the investment of all homeowners. This is accomplished through maintenance and improvement of the physical aesthetics and the capital assets and by ensuring a friendly and cooperative atmosphere within the community.

The Directors of your Association have volunteered to give their time and effort, with no compensation to assure our objective is attained. They strongly believe constructive complaints from homeowners are important to identify problems before they become crisis situations and to equitably serve the entire community. Irresponsible complaint, on the other hand, only muddles the progress of positive change, requiring valuable time away from important matters for the problem-solvers.

Be aware of the environment in which you live and be vigilant in protecting your property. In so doing, make your complaints known, but do it responsibly.