



TOWER TALK



DECEMBER 1984

Holiday Parking!

Arrangements for overflow guest parking during the holidays have been made with the Boy Scouts of America for December 24, 25, 31 and January 1, by American Plaza Manager David Stephens. The car entry to the Boy Scout parking lot is at 2145 Southwest Front Street, and can be easily exited on foot to First Street just across from American Plaza.

If you plan to have holiday parties for ten or more guests, let American Plaza management help keep your holiday bright by assisting you to arrange for additional guest parking and letting security know of your event so they can assist any "lost guests". Manager Stephens asks that you call 222-7243, during regular office hours (7:00 A.M. to 6:00 P.M.) to make these arrangements.

Garage Lottery

Six unoccupied garage parking spaces, owned by American Plaza Condominium Association, have been identified. The search, instigated by Margaret Allen, APCA Chairperson, was part of a general program to identify and put to practical or profitable use, all excess Association space. The Board of Directors has reserved four parking spaces for rental by residents who have special medical needs requiring live-in employees. The remaining two spaces will be rented to the lucky winners of a lottery, to be held on January 22, 1985, in the Recreation Center Lounge, at 5:00 P.M. --- You need not be present to win.

The lottery is open to all American Plaza voting owners and only one entry per unit owned will be accepted. The entries must be submitted no later than January 18, 1985, by dropping a standard 3" X 5" index card, with the owner's name, unit number and telephone number printed on it, into the drop-box on the mailroom door in each tower. The parking spaces will be rented on a month-to-month basis. The rental fee, which applies to all six spaces, will be set annually by the Board of Directors, and has been pegged this year at \$75 per month, payable in advance. For information on the precise location of the spaces, call 222-7243.

Are You a Registered Voter?

Any person planning to enter the lottery or vote at the Annual Meeting must be a unit owner as described in the Declaration, Section (10), Item B, which reads as follows:

"....unit ownership shall be determined for all purposes of the Declaration and the administration of the property from the record or unit ownership maintained by the Association. The record shall be established by the unit owner filing with the Association, a copy of the deed to his unit to which shall be affixed the certificate of the recording office of the County of Multnomah, Oregon, showing the date and place of recording of such deed. No person shall be recognized as a unit owner unless a copy of the deed has been filed with the Association as provided above showing him to be the current owner of a unit...."

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Are You a Registered Voter? (cont.)

The Archives Committee has reported finding copies of some deeds scattered in among other Association records, but unfortunately the records of the Association were left in such disorderly condition, last April, by previous management, it is difficult to determine what is actually current, according to Margaret Allen, Association Chairperson. To assure that the affairs of the Association are managed in accordance with the legal documents it seems more practical to begin again. Ms. Allen asks that each homeowner provide the Association with a new copy of the deeds for any family and/or garage units at American Plaza that you presently own, and suggests that you call 222-7243 if you have any questions in this matter. She also asks that you place your deed copy in an envelope marked "voting owner file" and place it in the drop-box on the mailroom door in your tower.

A certified copy may be obtained from the County Records office located at 319 Southwest Washington, Room 211, Portland, Oregon 97204, (248-3034). You will be charged \$3.75 for a certified copy which is required by the Association Documents, plus \$3.75 for the first page of the document and \$.25 for additional pages. If you desire MSI staff can obtain a copy for you for \$12.50. The additional \$5.00 covers MSI's labor cost of researching the records.

Speaking of Voting ...

The Nominating Committee for American Plaza has been meeting regularly to work out a fair and open procedure to secure candidates for the three Board positions that will be open in April 1985, according to Jeannine Cowles, Nominating Committee Chairperson. Ms. Cowles stated that it is the committee's intent that any unit owner in good standing, who is interested in serving on the Board of Directors, may become a candidate for election, and that all towers be fairly represented. The committee will present its recommendations to the Board at its December 21, 1984, meeting for approval. Once the report is approved, the committee will begin actively seeking interested candidates. Ms. Cowles asks any homeowner with an interest in serving on American Plaza Board of Directors, to contact any of the committee members, or write their suggestions and put them in an envelope labeled "candidates" and place the envelope in the drop-box on the mailroom door in their tower. She stressed that such suggestions be signed by the homeowner making them, and that the homeowner's telephone number be included.

Members of the Nominating Committee are: Jeannine Cowles, Chairperson (Grant), Ruth Josslin (Madison), Robert Malmstrom (Grant), Ruth Press (Lincoln), Felice Gandy Vorst (Lincoln), Marge Allen, Board Liaison (Madison) and David Stephens, Manager.

Holiday Tips

American Plaza can be maintained at optimum condition during the holidays if the homeowners will observe these trash disposal dates for removing Christmas trees and greens, according to Manager Stephens.

Friday through Sunday, December 28 - 30th.

Wednesday through Sunday, January 2 - 6th.

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Holiday Tips (cont.)

Extra trash containers will be available in the garbage rooms on these dates, and the staff will be geared up to cope with the needle trails. Stephens commented that the trash chutes are not appropriate for the disposal of trees or large boxes, and that at Christmas time, even small boxes are best taken to the garbage room because of the quantity of them and the increased potential for plugged garbage chutes and resultant unpleasant odors.

Towers and Trowels

Ruth Josslin wrote and submitted the following information after consulting with Mr. Trachtenberg, and thought it should be quoted. Before that, you will notice "next spring" is mentioned -- Decided against a pop quiz to see if you remember last month's newsletter regarding the possibility of a garden club as well as, and before, our deck improvement next spring!?! You are excused for not responding to that inquiry, as the holiday time is busy, but hopefully we will hear from you after the holiday with some ideas and suggestions for Mr. Trachtenberg's expert advice as well as enthusiasm for a garden club. Back to Ruth's report:

The Balcony Beautiful:

"The winter is upon us." Our balconies are denuded of their colorful floral displays. It is time to dream and plan our spring garden.

Mr. Isaac (Irv) Trachtenberg, Madison Tower, has the horticultural training, both academic and professional, of 50 years working and planning gardens of all types and sizes. He has agreed to serve as a consultant to the Landscape Committee.

He will be available beginning in early spring to advise and demonstrate various methods of container planting, pest control, pruning, fertilization, etc. He would appreciate any suggestions as to the interests of the residents of the American Plaza Towers to enable him to serve them better.

Hints:

Weatherization of your balcony tubs and boxes -

- 1) Remove all dead foliage
- 2) Work in one (1) cup raw bone meal per large container; trowel or garden fork works well. The plant nutrients will be available in the soil by spring planting time. Bone meal may also be used on any perennial or winter blooming plants.
- 3) Soil: Do not throw away your old soil! It may be utilized again by working in raw bone meal now, and fertilizer in early spring. More information Later.
- 4) Raw bone meal is available in 5# containers at all garden stores.
- 5) Fertilizers will be discussed in early spring.

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Happenings

Have you shied away from the monthly coffees, fearing you would be tapped as a volunteer host/hostess for the next month? -- or perhaps thought it only a Lincoln Tower function?? Well - listen up. It has always been a coffee for all tower residents and still is, but it will now be held in the Recreation Center starting January 10th from 10:00 A.M. to 12:00 P.M. It will now be hosted each month by the Association with coffee and cookies!! No excuses now, Tower residents, hustle on over and enjoy meeting, and visiting with your neighbors.

Speaking of social events -- wasn't the Christmas canape party great? What a lot of work went into the decorating and planning and I'm sure we are all grateful to all those that made it such a success. For those that are new to our Christmas and summer party, you might be interested to know that these are done entirely by a residential volunteer committee -- not by the Association or management. Of course (?) you remember the October newsletter with a history of the early Christmas parties and the transition to this point, but perhaps you don't realize that if it were done by the Association, management and/or private caterers, the cost would be excessive to cover the necessary insurance, bar and food costs etc. This party is certainly a bargain at \$6.00, when you consider it covers mix, plates, utensils, punch and all you can eat plus festive decorations and a fun way to share and compare canapes -- and certainly no way awkward to B.Y.O.L. after all.

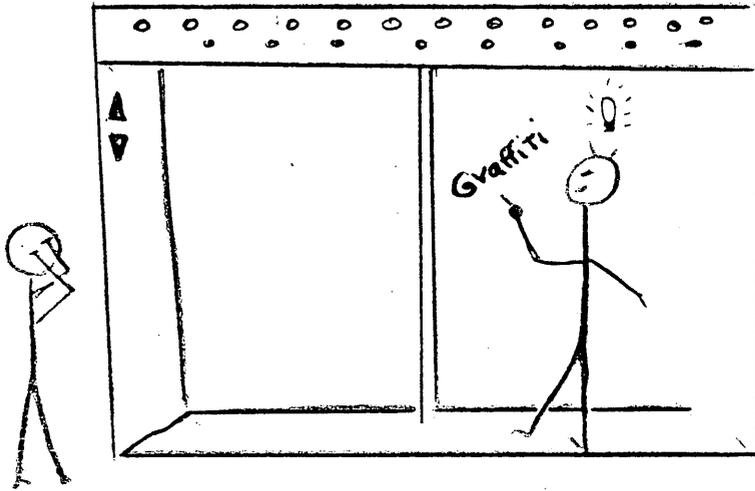
Sorry most of you did not get a chance to meet the fireman that picked up the generous supply of donated, and beautifully wrapped toys. He was so very grateful and told of some of the homes where he has delivered these toys. He spoke of so much poverty and bad living conditions, but seeing the faces of the children and gratitude of the parents when they saw the presents, was something to behold. He could not thank the American Plaza people enough for their generosity. He made two trips to his truck, and was easily persuaded to have a piece of the beautiful cake from Roses. Too bad he didn't see the table earlier with the beautiful food and obvious thought that went into the entire evening. So let's hear it for the party committee, the resident participation and all look forward to the summer party, and feel good that we were a part of the giving part of Christmas!

Sharing and Caring

Mr. Jack Robertson (Grant) would like all to know of a lady that gives "patient care supreme". If you need such a service, call Odette Robertson (227-0683) for her name and further information and references.

Lest We Forget

One of our security people was narrowly missed by a lighted cigar from a balcony of -- I'm sorry to say -- Grant Tower! Throwing any article from the balcony is against the rules, messy, and downright dangerous. An object from high above gains great momentum and can become a projectile as it falls. PLEASE be sure nothing goes over the balconies -- as heard on TV, "Let's be careful out there!"



Stupidity;

"Not so much brain
as ear wax".

Wm. Shakespeare

Orator

"A person with a flood
of words and a drop
of reason."

Benjamin Franklin

