



# tower talk

## american plaza newsletter

Volume II, No. 1

Portland, Oregon

May 1985

## Fischer's Catch

### New Board Members

Congratulations new Board members--- Messrs. Funes, Buren and Winthrop!! We are looking forward to your input.

This month I will more or less generalize in one column instead of the usual categories, as I'll be away at the time it is put together. I did not think it was fair to ask Marge and Diana to cut and paste too many columns. Maybe this will make it easier.

### June Coffee

I'm sorry I will not be able to give a report for the May coffee hour, but I'm sure it was lovely. The hostesses for the June 6th coffee will be Marge Allen and Elizabeth Miller. I hope by the time this newsletter is out, the classes will be well underway and full of enthusiastic residents.

### Annual Meeting

The Annual Meeting, April 18th, was another example of what I call our new look. It was smooth, efficient and such a pleasant mood in contrast to previous annual meetings. Again, the continuity of teamwork with Management and the Board brought this to be. Everyone enjoyed the tours of the condominiums and the hospitality of the KOIN building before we all settled down to business. Then in an hour and a half, the agenda was covered. I think it should be mentioned and properly acknowledged, that the Board and all committees are voluntary--that there is a great deal of time and effort put into these positions. Thanks should be extended to past and present members of both.

In final reference to the Annual Meeting, I think what Jeannine Cowles said to me the day after the meeting is worth mentioning. She feels there is a definite change in attitude in our towers. As neighbors meet in elevators, halls, and at the different functions there is a much friendlier attitude, less bickering

about petty things, or indifference to those around. Amen, Jeannine. Again, our new look and feel is apparent, and isn't it nice? We finally have open communication with Management and the Board, and no longer feel unaware and frustrated.

Communication is at an all time high-- Manager Stephens will meet with residents (by appointment) at the Lincoln office Tuesday and or Thursday, as well as answer your telephone inquiries. Marge Allen has offered additional time for onsite conferences in the same office, when requested. There is a slot in the mailroom door for APCA correspondence and Marge Allen and MSI urge people to submit ideas, thoughts and even complaints. These are given prompt attention by the Board and Management and can be placed on a future agenda for the monthly Board meeting. All residents are welcome and encouraged to attend the monthly meetings (the third Thursday of the month at 7:30 p.m.). After the printed agenda is covered, there is a question/answer period for those in attendance. The agenda for each meeting is posted in the notice boxes, well in advance so everyone can be aware of the subjects to be covered. I guess what I'm trying to say is, there is no excuse for acting surprised as to what is happening. The question, "Where were you?" at the Annual Meeting was well placed. The packets, put together by the Board, Nominating Committee and Management were mailed far in advance of the meeting and explained it all. The forum was made available for us to meet the candidates and discuss the agenda, also scheduled well in advance of the meeting, so it seems odd that there were challenges regarding the voting format and procedures.

### Garden Club

Don't forget the May Garden Club meeting May 28th, at 10:00 a.m. in the Siver's Center. See you in June.

..... J. Fischer



**tower talk**  
american plaza newsletter

Telephone: 222-7243  
publication of  
American Plaza Condominium Association

Jean Fischer, Editor  
Lee Funes  
Ruth Press  
Ruth Josslin

## What Lounge?

How many people know that the Lincoln Lounge is not the Lincoln Lobby? Several bridge class members had trouble locating it last week, but Security helped out with directions!

The Lounge is a cozy social area with a kitchen, card tables, a small library, fireplace, and access to the Lincoln Pool patio. It's on the main floor of Lincoln Tower where unit 101 would be. A Beginning Bridge class meets there on Monday at 7:30 p.m., and an Intermediate Bridge class is there on Wednesdays at 8:30 p.m.

## Harry's Club

Tuesday nights from 7 to 10 bridge players from all three towers gather to form three or four tables. They put in a dollar a month to pay for "nibbles" and encourage all tower bridge players to join in the fun. Call Harry Groth, at 227-5256 and he will find a partner for you.

## Light Stuff

Bridge is well taken care of, although if anyone has a floor standing swing arm bridge lamp gathering dust in a storage area and feels benevolent, it could be put to good use! (Call 222-7243 and we'll arrange to pick it up!) As I said, Bridge is well taken care of, but what ever happened to Canasta? Or Pinochle, Chess, or even Bingo? Let your interest be known. Diana is keeping an "interest list" in the office and Tower Talk will help you get the word out.

## A Woodshop...

Speaking of getting the word out, Bob Malstrom, 224-9053, is interested in developing a Woodshop facility at APCA. A usable space exists, but a number of problems would have to be worked out before the Board of Directors could be presented with a proposal. Bob is aware of the Association requirements for such a thing, but is willing to spearhead an effort to get it going. Call him if you are interested.



## Sivers Center

From now on, I am pleased to be able to refer to the Recreation Room as the "Sivers Center"! Mr. Bullier presented the only from-the-floor resolution, that in memory of Mr. Wendell Sivers, whom we all considered our friend and founder, the Recreation Room be named after him. I'm proud to say it was passed unanimously. *J. Fischer*

## Health Club

The Lincoln Health Club, if you have not been there, is in Lincoln Tower, the south end of the 2-B level. Freshly painted and with exercise equipment ready for use, it also has a men's sauna and shower room to the right, and a women's sauna and shower room to the left. The showers on the 1-B level are not part of the health club, but are for the outdoor pool.

## Classes

Classes in progress other than Bridge are Water Exercises, Tuesday and Thursday at 10:15 a.m. in the Sivers Center Pool, Tone Up and Stretch, Tuesday and Thursday in the Sivers Center Ballet (mirror) room at 7:30 p.m. and Conversational French, on Wednesday evening from 7 to 9 in the Sivers Center Lounge. Robin Lawson, Educational Contractor and president of Opportunities Unlimited suggests that if more people are interested in these classes or have suggestions for other offerings they call her at 297-2707. She says that the exercise classes could be set up with one set of classes on T-Th and one set of classes on M-W so that enthusiasts could have four day instruction and the less dedicated could settle for two. Another series of classes will begin on June third.

## Got Questions?

Answers can easily be provided to most questions about Association matters and procedures by calling 222-7243. Should you wish to discuss an association matter with the Chairman of the Board, that same number, 222-7243, will get your request for a return call through to the Chairman and she will return your call as promptly as possible.

## Communicate!

If you have a good idea, a compliment, or even a complaint about APCA life, write it down and put it in the APCA slot on the mailroom door (not the U.S. MAIL slot on the counter). All mail addressed to APCA is opened at the office, but all mail addressed personally to Marge Allen, Chairman, APCA, and placed in the slot on the mailroom door will be delivered unopened.

# MANAGER'S NOTES

by David Stephens

## KYTE Satellite

All residents at American Plaza recently received a notice of a public hearing on design review of a satellite receiving antenna installation located at the KYTE/KRCK Radio Station, 2040 SW First Avenue. I spoke with Harvey Hoglund of the planning staff office, he informed me the hearing was for the satellite antenna that has been located, on the ground, in the NE corner of their property for approximately one year. They are holding a hearing now because there was never a permit issued at the time of the original installation. The planning staff is recommending approval of the installation. Several board members and myself have inspected the installation and do not foresee problems for the residents of APCA. I will be attending the hearing on May 16, 1985.

## Recreation Facilities

If you have not noticed, the Lincoln Health Club facilities have been freshly painted and the exercise equipment is repaired. Also, for you pool hustlers, the pool table has new pockets, markers, and all pool sticks have been repaired. The swimming pool area in the Recreation Building is being prepared for painting. The actual painting won't be done until June, as it will require closing the pool for a week, and management wants to be sure the Lincoln pool is available for those regular swimmers. Residents will be notified in advance of the pool closure.

## Liability

The following is a recent article from Newsweek, 2/11/85:

"Condominium and rental-apartment dwellers can be liable for actions of guests they admit to their secured buildings, says a state-court jury in Louisiana. If upheld on appeal, the decision could greatly expand negligence-liability standards, according to attorneys. A New Orleans condo owner gave a key to his building to a guest who later raped a neighbor on the premises. Although he knew his guest earlier had been charged with burglary, he said he had no indication that the visitor was violent. The jury, finding the unit owner responsible, assesses \$32,250 in damages."

## New Crosswalk

Maybe you have noticed the survey crews have been working with their orange spray cans on First Avenue near the APCA driveway to the guest parking lot. The city is relocating the crosswalk, from our driveway area, moving it a little to the south so that it will be safer access for pedestrians and automobiles.

## Rental of Unit

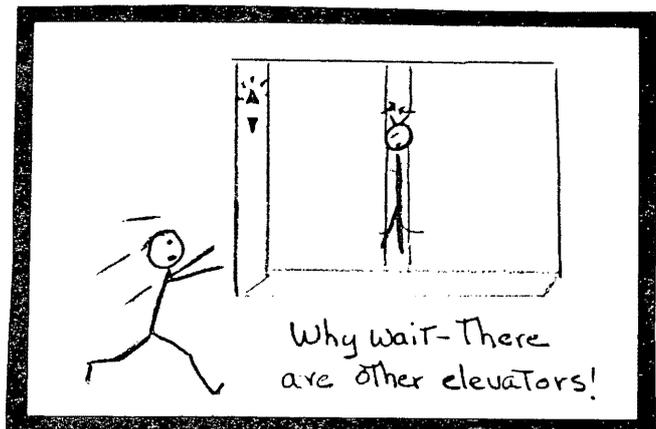
A reminder, the APCA Declaration (page 12, section 14) requires the following: "...the owners of family units shall have the absolute right to lease the same, provided that said lease is made subject to this declaration and to the bylaws and a copy thereof is filed with the association." Compliance with this requirement will help the Board of Directors and management to better serve the residents of APCA and maintain a higher quality of liveability.

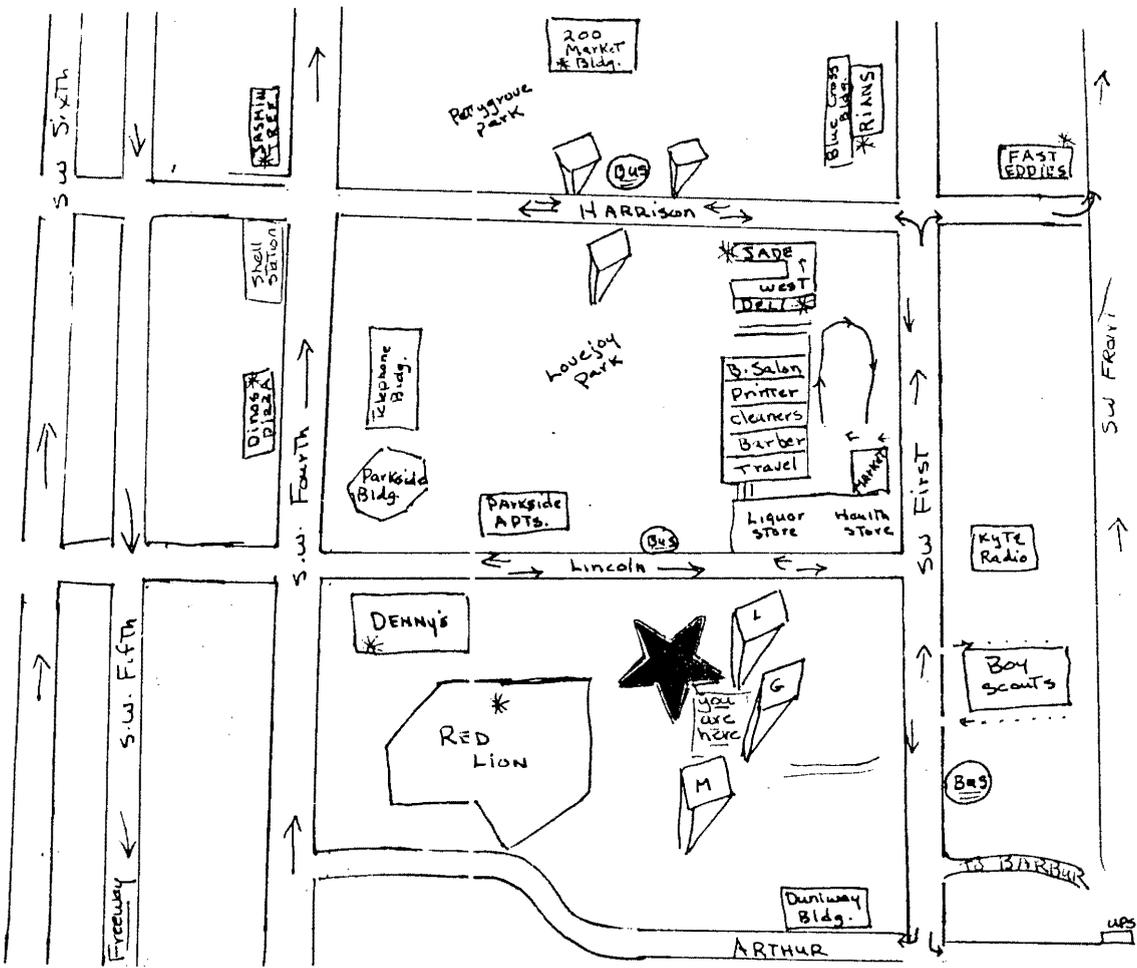
According to American Plaza Rules and Regulations, the garbage chutes are not to be used between the hours of 11:00 P.M. and 7:00 A.M. All trash should be securely bagged in plastic. No cardboard boxes are to be put in the chutes as they will plug the chutes.

Humility;

"Man making himself  
a worm."

Immanuel Kant





**AMERICAN PLAZA CONDOMINIUM ASSOCIATION**

c/o Multi-Services, Inc.  
 5200 Southwest Macadam Avenue, Suite 160  
 Portland, Oregon 97201

BULK RATE  
 US POSTAGE  
 PAID  
 PORTLAND, OR  
 PERMIT NO. 4886