

tower talk

american plaza newsletter

Volume II, No. 5

Portland, Oregon

September 1985

Fischer's Catch •EOS Party

The "End of Summer" party on Labor Day was super. The weather even cooperated. The day started out with a somewhat questionable outlook, then the clouds disappeared; the sun came out and many enjoyed visiting and eating on the patio, as well as many choosing to use the inside room. Steve McShatko fired up the grill and master-chefed (new word) the very plump and tasty hot dogs. Nearby were all the trimmings for those off the grill. Inside, the pool-table was converted to a service table groaning with a vast selection of salads, side dishes and other goodies beautifully done and displayed — not to mention delicious. A fun evening and, hopefully, an annual event.

Tower Terrifics

Ruth Bishop (Grant) has received a First in color prints at the Oregon State Fair ("Salon of Oregon"). Her print, "Dusty Horse Drive", also took First in the Clackamas County Fair ("Animal Class"). Ruth does all her printing in her utility room, which she has adapted into a darkroom. It sure seems like a more attractive and productive use of that room than the usual endeavor there — agreed? Congratulations Ruth. Maybe at an upcoming coffee or social event, you could bring your print so we all might admire it.

Questionnaire

I hope you've all taken time to read the results of the questionnaire (see "Questionnaire Summary" this issue). There was a lot of time and effort put into the questionnaire, and the evaluation and summary of same. I think the board and MSI did a great job, and isn't it great to have an input, finally, and at least be given the opportunity to express ourselves?

Join the Brunch Bunch

Coffee, cookies and conversation are featured on the first Thursday of every month from 10 to 12 noon in the Sivers Center Lounge to help newcomers and old timers get acquainted, but October marks the beginning of a new event, according to Grace Brown, Social Chairman, and Steve McShatko, Board Liaison to the Social Committee. On the second Saturday of the month (this month October 12th) from 9:30 to 11:30 A.M. Brunch (juice, sweetroll and coffee) will be available in the Sivers Center Lounge for \$1.

The committee is responding to numerous requests for some kind of "get acquainted" event for those who cannot attend mid-week gatherings, and hopes for a good turnout.


Writer Wanted!

The Archives Committee is gathering items about the history and development of American Plaza. If you have anything of interest, please contact Leola Rieckers. You can leave a message at the office, 222-7243, asking her to contact you, or put your memorabilia in a sealed envelope marked Leola Rieckers, Archives and drop it in the APCA mail slot on the mailroom door.

When enough information is gathered about American Plaza, a writer will be needed to put together a short history of the APCA community. Volunteers please call Zena Nelson, Archives Chairman or Marge Allen, APCA Chairman.

Advertise!

You may have noticed — or should I say, undoubtedly you've noticed — that Tower Talk now runs paid ads! Credit for this new innovation goes to Marge Allen, and with enough ads, the



tower talk
american plaza newsletter

Telephone: 222-7243

publication of
American Plaza Condominium Association

Jean Fischer, Editor
Lee Funes
Ruth Press
Ruth Josslin

newsletter will be a money raiser for the Association !!! We have decided ads could be placed by residents at a very reduced price for those with items for sale. Sometimes notices of sale items in the mailrooms go unnoticed, so we're going to put together a uniform size and rate for those wanting to share a super buy, and help the Association as well -- We will report more details later, which is a sneaky way to get you to read the newsletter!!

EXPERIENCED: Excellent personal care for for older folks. Call Rosa Wein, 249-8108 evenings.

Vandalism

At 2:00 A.M., September 19th, American Plaza Security apprehended a man coming out of Sivers Center carrying a length of irrigation pipe. Police were called and the man was taken in overnight custody. It was learned that the man had worked at American Plaza as a security guard from some time in the winter of 1982 until March 31, 1984.

APCA guards found a full set of old American Plaza keys as well as a new Abloy door entry key in the shrubbery beside the Sivers Center entry.

Immediate investigation showed that the old card key entry system to Sivers Center had been bent and the pool camera had been smashed. An immediate survey of the property and buildings found a path of vandalism. The extent of the damage included the curtains in the Lincoln lounge which were torn down, the glass in several firehose cabinets and some fire extinguisher cabinets were broken and some fire extinguishers were discharged in each building. Signs in the guest parking area were pulled up and thrown into the bushes, several irrigation pipes were torn up and the windshield wipers were torn off two cars.

Delay in repairing some of the damaged cabinets was at police request to allow time for finger-

printing. Charges have been filed and trial is set for October 2.

A series of petty thefts apparently unrelated to the vandalism incident occurred over the weekend of September 13th. Two hood ornaments and two hubcaps were stolen from the resident garage; two lamps, one chair and an oriental picture were removed from the Lincoln lounge and two throw pillows and a small round table were taken from the Grant lounge.

The finding of an Abloy non-duplicatable door entry key involved in the vandalism incident is of great concern to management, and all residents are asked to check to see that they have all the entry keys they signed out.

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A Neighborhood Business For 17 Years!

Residents who park their cars so that they cover a sidewalk area in the garage need to be reminded that the sidewalk is part of the common area and not a part of their garage space, according to Rosemary Gianelli, Chairman of the Interior Maintenance Committee. Several cars are backed in and completely cover the sidewalk making wheelchair use of the walkway impossible, and she said she hoped a reminder to residents would correct the problem.

Questionnaire Summary

A summary of the Questionnaire is posted on the bulletin board in the mailroom of each tower, but in brief, the common area facility that receives the most use is the Siverson Center pool and jacuzzi with 197 and 160 uses per month respectively. The Lincoln pool was next with 69 uses per month.

One hundred and twenty-three residents are satisfied with the social life at the Plaza, while three are not.

Plaza communications satisfy 153 residents, but 8 object. (ed. note: any of you eight willing to lend a hand?)

The recreational facility most complained about was the Siverson Center exercise room. The Board of Directors got a 127 to 4 vote of confidence, and the satisfaction level with Plaza security received a less positive vote of 99 yes to 46 no.

Twenty-four residents wished for increased services at the Plaza and 18 said they would be willing to pay for them.

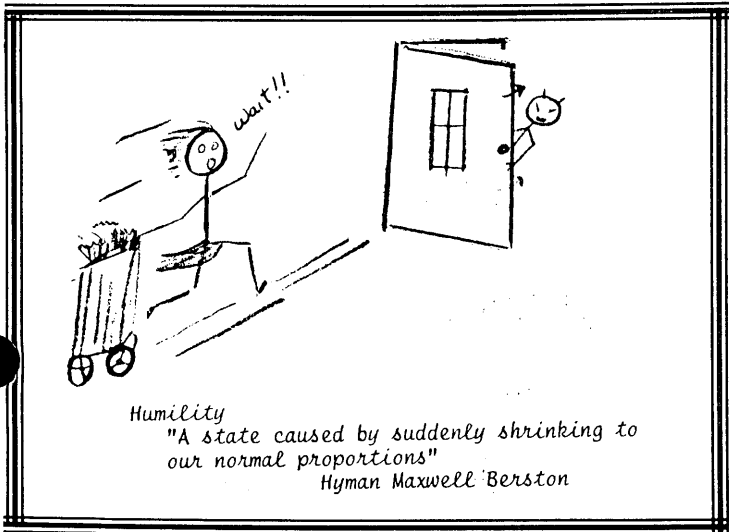
The garage gates got 75 excellent/good to 48 fair, 7 poor.

Big winners in the redecorating tally were the Grant Lobby (33) and Grant corridors (35) (ed. comment: carpet is on its way) with Lincoln corridors (19) and Lincoln elevators (18) next.

Two people requested monthly financial statements, 51 checked quarterly, 45 wanted semi-annual statements and 34 said they would be happy with annual statements.

The courtesy and helpfulness of the office staff was rated excellent 68, good 63, fair 6. The courtesy and helpfulness of the onsite staff received a 62 excellent, 60 good, 15 fair and 1 poor.

Parking procedures got a positive vote of 108 to 12.



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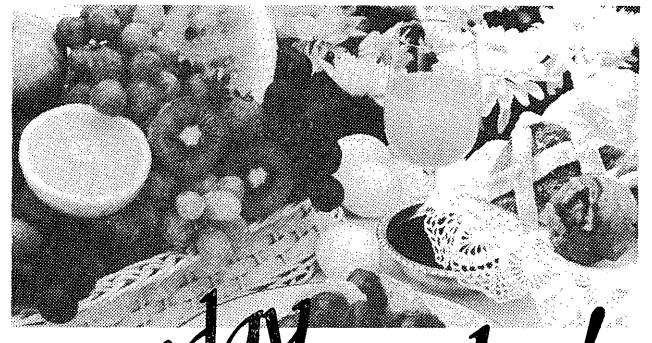
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Notices

All posted notices at American Plaza, with the exception of those on the mailroom bulletin boards, must be cleared with the office. Notices will be stamped at the office and posted by our security staff according to Marge Allen, APCA Chairman. The reason for such a requirement is to neatly facilitate information flow while avoiding duplication of facility use, she said.

Package Delivery

When your name is on the package list, packages are delivered to your unit by the APCA Security staff from 7 to 8 A.M.; 4 to 5 P.M.; and 8 to 9 P.M. daily. To arrange for delivery call 222-7243 at least ten minutes before the beginning of the delivery hour of your choice begins.



Sunday Spectacular!

Let us tempt you on a spectacular scale . . . the freshest fruits, egg specialties, a garden of salads, a world of cheeses, fresh-baked pastries, crisp bacon and a whole line-up of our chef's Sunday best! Sound delicious? Join your neighbors this Sunday and taste for yourself!

SUNDAY BRUNCH 9a.m.-2p.m.

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Profiles

by Sylvia Tweedle

Sylvia Tweedle, Grant Tower, former Director of the Portland Center for Hearing and Speech, was Editor of the Center's newspaper Hearsay for almost thirty years. A life long writer, she was literary editor of her college newspaper and later was Faculty Editor and advisor of the Michigan School for the Deaf Newspaper. She begins in this issue of Tower Talk a series of "profiles" of American Plaza residents and staff. If you have a suggestion for a "profile" please call her.

A profile of David Stephens, Manager of American Plaza, seems very fitting for the inauguration of this column.

Mr. Stephens was born and grew up in Vancouver, Washington, where he still lives. He received his Bachelors degree from Portland State and his Masters from the University of Washington in the related fields of Anthropology and Archaeology (quite a far cry from his present occupation, it would seem, although he says condominium management is a great Anthropology Lab!)

For a time after his graduation he worked for the Malheur National Wildlife Refuge, but when government funds on that project ran out he took a maintenance job with John Gray at Johns Landing. By 1980 he had progressed in Mr. Gray's company to the point that he was able to start his own company, Multi-Services, Inc.

Mr. Stephens considers his work very

challenging. As owner of Multi-Services, Inc. he employs 91 people, and with a staff he is proud of, manages four condominium associations and a thirteen acre office complex, 4000 Kruse Way Place, in Lake Oswego. He also has service contracts for 480,000 square feet of commercial office and shopping center space which includes Johns Landing Water Tower.

His hobbies include fishing, bird-hunting, camping and ice hockey, and he gets great pleasure and satisfaction out of working with kids.

Stephens is the proud father of two, Bryce, 15, and Maya Marie, 19 months. His wife Julie is a practicing psychologist.

When their busy lives permit, the Stephens particularly enjoy beach vacations on the Oregon Coast.

Advertising

Tower Talk is now taking advertising in part to offset the cost of printing, but also as an impartial way to provide readers with information about useful services in the neighborhood. Costs are \$50 for a full page ad, \$30 for a half-page, \$17.50 for a quarter page, \$10 for one-eighth of a page, and new with this issue we will accept personal ads (twenty words or less) for \$2. To place an ad, simply call 222-7243 and our American Plaza staff will assist you.

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MANAGER'S NOTES

by David Stephens

Budget Draft

The first draft of the proposed 1986 budget will be presented at the October 17, 1985 Board of Directors Meeting. There will be an opportunity for owners to provide their input at the meeting. If you would like a copy of the first draft of the budget, contact the management office (222-7243) and we will send you a copy in time for the meeting.

Thanks for Input

Thanks to all those residents who took the time to return the resident questionnaires that were sent out in July. The input and information provided was excellent and will be of great help to the Board of Directors, Committees, and Management. We received questionnaires from 59 residents in Lincoln, 85 in Grant and 19 in Madison Tower. We have just completed tabulation of all the questionnaires. (See "Questionnaire Summary" this issue)

Emergency Help

If you are a resident who, in case of an emergency requiring evacuation of the building, would need special assistance, please notify the management office (222-7243). We will provide all personnel at American Plaza with that information so in the event of an emergency we can be of assistance.

Special Forum!

Commissioner Mike Lindberg will be guest speaker at a special forum to be held in the Siviers Center Lounge immediately following the October 17th Board Meeting. Jeannine Cowles, Grant, who made the arrangements for Commissioner Lindberg's appearance, commented that his areas of responsibility include the Willamette River Development Project, Parks and Recreation, Portland International Raceway, Licenses, Risk Management, the Portland Energy Office, Monuments, and liaison to the Police Internal Investigation Auditing Committee. Commissioner Lindberg will be speaking on the Willamette River Development Project and will be available for questions on any subject of interest to the residents of American Plaza.

APCA Insurance

This summary of the insurance coverage which the American Plaza Condominium Association blanket policies do and do not provide with respect to the personal insurance coverage

of the residents may be helpful to you:

- 1) Coverage is on an "All-Risk" basis. Primary exclusions are Flood, Surface Waters, Earthquake, Nuclear Reaction, Normal Wear and Tear. As of this date, the Association has not elected to purchase coverage for the peril of Earthquakes.
- 2) Replacement cost coverage applies.
- 3) A \$2,500 deductible applies to each occurrence.

Each resident should be aware of the following: The insurance applies to the structure of buildings only, which by definition includes fixtures, improvements, betterments, additions, extension and alterations comprising a part of the building and refrigerators, air conditioners, cooking ranges, dishwashers, clothes washers and dryers, contained within the units.

Your Insurance

Residents should obtain the following personal insurances:

- 1) Damage or loss to household goods or other personal property.
 - 2) Personal liability for acts and activities, including that portion of the premises coming under the residents' complete ownership and control.
- NOTE:** The Association carries separate liability insurance for commonly owned grounds, pool and similar type areas with unit owners names as additional insured.
- 3) Rental value of additional living expense to provide use and occupancy coverage should your unit become untenable because of covered loss.
 - 4) Automobile Physical Damage Insurance is not provided by the Association blanket policies. Residents will need to rely on their own automobile insurance in the event vehicles are damaged while in the Association parking areas.

If you have any questions, please call the office (222-7243) for more details.

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Postal Note

by Jeff Smith

What a wonderful summer. The weather was terrific, the mail was light, and many people, including myself, got away for vacations. My thanks to those who keep me informed of their departures. Many people have discovered the convenience of having me hold their mail at the post office. And more are beginning to use the free temporary forwarding of first class mail while they spend time elsewhere in the country. This does work really well, and I have always gotten good reviews from those who have tried it.

The coming of fall has taken on new meaning in the last few years. It's catalog season. Suddenly the mailboxes seem to shrink and cannot accommodate a day's delivery. More people will find me using their overflow shelves in the mailroom. Please check the lists to ensure that you get all of your mail each day. Also MSI has conveniently placed a large waste receptacle in each tower mailroom.

Remember, if you need stamps or have need of any other postal services, see me or leave a note in your box.



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