



tower talk

american plaza newsletter

Volume II, No. 4

Portland, Oregon

November 1985

News of the Plaza

A Mason Hamlin spinet has been given to APCA by Jean Fischer, Grant Tower, in memory of her husband Dr. Robert Fischer. It will be placed in the Sivers Center Lounge. APCA Chairman Marge Allen said, upon receiving the piano for the Association, "It seems appropriate that Bob Fischer's piano will go



on making people happy. I think he would like that. It is a generous gift from a generous lady who has already done much for the association and I thank her for all of us."

The piano will get its first association use when the group "After Six" performs for dancing at the Annual Christmas Party, December 14th.

The Board of Directors at the November meeting approved the installation of a curb in the Grant Tower 1B corridor. Ron Balash, MSI, pointed out that only a very small part of the water that backs up in that corridor is from direct rainfall. He stated that the problem is caused by the runoff from the face of the building that, in Grant Tower, is trapped in the corridor by the planter. He argued that a watertight curb will hold the runoff water off the carpet and the water will gradually drain around the ends of the planter to the

center drain. He said that of the various solutions (gutter at main floor level, canopy with gutter, curb) the curb would be the least visible. Construction of the curb will begin as soon as temperatures permit and the Grant 1B carpet will be laid as soon as the curb is completed.

Anna Stowell, Grant Tower, donates her time and aquatic teaching skill to American Plaza every Tuesday, Wednesday, and Thursday from 8:30 a.m. to 9:30 a.m. to teach an adult swim class for Plaza residents. She offers both beginning swimming and stroke correction in the Sivers Center pool.

The young man who was caught and arrested September 19, 1985 on a Burglary II charge for major vandalism to all three towers and Sivers Center has made restitution for the damage done. A civil compromise was reached with APCA that required the man to make financial restitution to APCA, seek treatment in an Alcohol Treatment program and denied access to APCA premises unless permission for such access is granted by management.

The young man had no previous police record and the civil compromise kept the incident from becoming a matter of criminal record.

Water exercise classes taught by Enrichment Unlimited instructor Chris Humphreys are held every Monday, Wednesday and Friday in the Sivers Center pool from 9:30 a.m. to 10:30 a.m. The fee for these classes is \$32.00 for 12 sessions and must be paid to the American Plaza Condominium Association, which then contracts with Enrichment Unlimited to provide a water aerobics instructor. The instruction takes place



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Telephone: 222-7243

publication of
American Plaza Condominium Association
Marge Allen, Editor in Chief
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Staff
Ruth Josslin
Cartoonist, Jean Fischer

in the shallow end of the pool, using water resistance as an exercise tool. No swimming is involved in the exercise program.

Several residents have expressed frustration at Christmas time over the MSI policy that employees who accept gifts from residents will be terminated.

The policy is in place to assure that employees treat all residents evenhandedly, with no obligation to give special favors.

To give residents an opportunity to express their appreciation to staff members for their excellent service Chairman Marge Allen has suggested that residents can send checks to Ralph Funes, Treasurer, 1524 Grant Tower made out to "Employee Lounge Fund". When sufficient money builds up, employees can decide what will make their lounge/lunchroom more pleasant and it will be purchased from lounge fund money. Mrs. Allen suggests that a written commendation for an employee doing good work would also be a good "Christmas present" since it would go in the employee's file and enhance career opportunity.

Social Notes

The November coffee hour and Saturday Brunch were both well attended, with perhaps, the attendance honors going to the Brunch, which drew as many men as women according to Grace Brown, Social Chairman. Those attending were enthusiastic about the event but no coffee hour or brunch is planned for December because the committee's efforts are directed to the Annual Christmas Party, she said.

The Annual American Plaza holiday party is scheduled for December 14 from 5:30 to 9:30 p.m. at the Sivers Center according to APCA Social Chairman, Grace Brown. The party,

given by residents of Lincoln, Grant and Madison Towers for all residents and their guests "is the best party bargain in town," she said, "and will be better than ever this year with the addition of After Six combo for your dance and listening pleasure."

A \$2.50 per person admission charge covers the cost of ice, mixers, coffee, non-alcoholic beverages, cups, plates, napkins, dance floor rental and band. In addition, guests are asked to bring their own liquor and a tray of favorite canapes to add to the hors d'oeuvre buffet. Those who would rather let someone else do the cooking and/or shopping can contact Jane and Harry Hansen at 223-4836 to arrange a convenient time to bring them six dollars per person to purchase a succulent beef roast.

Traditionally, guests have brought a wrapped child's gift for the Toy and Joy Makers, marked with the age and sex for which the gift is appropriate. That custom carries on, but this year, in response to a few residents who have found the selection, shopping and wrapping of a gift a real deterrent to attending the party, the committee has decided to accept cash gifts to the Toy and Joy Makers as well. Wrapped gifts will go under the Christmas tree and money gifts can go in a Toy and Joy Maker container on the desk as you enter.



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MANAGER'S NOTES

by David Stephens

A number of residents of Lincoln and Grant Towers have reported that their telephones will not open the lobby door when they dial or press number 5.

We have investigated and found that many new electronic telephones manufactured by companies other than AT&T must be set on "PULSE" to open any door entry system.

If you have purchased a telephone not made by AT&T and you are unable to open the lobby door, switch your phone to "PULSE", press the

Jim Morrow
Manager, Portland Center

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number 5 and then switch the phone back to "TONE". Should this not work, follow the same procedures using the number 9. Please call the office, 222-7243, if you need any further assistance.

Some residents have been leaving boxes and/or newspapers in the trash room on their floor instead of carrying them to the dump boxes in the basement. The housekeeping staff at its present personnel level is fully assigned and has no time to spare for this extra task. The carrying of boxes and newspapers to the basement has not been assigned to us by the APCA board, and would require additional personnel. Unless such a change in personnel is officially made, the responsibility for carrying large boxes or other trash unsuitable for the

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chutes to the basement trash room rests with each of you. All trash dropped down the chutes should be securely bagged in plastic and firmly tied, and PLEASE, no coat hangers!! Your cooperation will be greatly appreciated.

First it was too wet to lay carpets and then it was too cold for the carpet glue to bond, but against those weather odds, progress is being made. You will know that the job is complete when you see matching carpet mats in the garage at the tower entry doors.

If you have iron window or door guards and wish to paint them, the standard trim color for the building is manufactured by Rodda Paint Company. The color is Kelly Moore Oxford Brown and it is an industrial oil enamel.

Although non-standard window and door guards were installed by a few owners in the early days of American Plaza it was soon decided that a uniform design would give the buildings a more pleasing look and a standard design was established. Since that design was approved by the Board, non-standard guards have not been allowed. If you wish to install new window or door guards or replace old non-standard ones,

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the office (222-7243) can provide you with the design. The firm that makes and may have in stock that design is Ace Iron Works, 246-4995.

An approved standard design is also available for a railing height balcony windscreen and also for a balcony awning. Anyone installing non-standard windscreen, awning, or grillwork will have to remove it at their own expense.

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The arrival of the rainy season makes it less than pleasant for pet owners to walk their pets outside, and sometimes an owners reluctance to face the winter cold causes a delay that is just too much for a small animal. Please be considerate of your neighbors and clean up thoroughly after your pet, if an accident should occur.

Please also remember that small dogs should be carried when in the indoor common area and larger dogs held on a short leash. No animals are permitted in the lobbies of any of the towers or in any part of Sivers Center.

~~~~~

On behalf of American Plaza Condominium Association and Management we would like to wish a fond adieu to Joan Larson of Bowen Properties, Resident Manager of 91 units in Madison Tower. She will be missed by all. We

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wish her much luck in her new role as Marketing Director. We hope she won't forget about American Plaza completely!

On the bright side of things, Joan has been replaced by Robert Schiller, who we are told has an extensive background in various phases of property management. We would like to extend an official welcome to Robert and look forward to a long working relationship with him.

~~~~~

Strange things can happen when pressure is applied to a plumbing system, as Hazel Russell, Lincoln Tower, discovered when she found her bathroom sink full of water, dirt, and small leaves that resembled boxwood leaves, on Saturday, November 9 at 5:30 p.m.

The plant material was apparently dumped into a sink or toilet in another unit. At some point in its trip through the building plumbing it caused a blockage. One can only surmise that pressure was applied to clear the blockage and that pressure caused the plant debris to back up, producing Mrs. Russell's unpleasant "Saturday Surprise."

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The administration staff at Multi-Services holds regular staff meetings on the first and third Wednesday of each month from 2:30 to 3:30 p.m. The answering service is activated

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during this hour so there is no disruption in service to American Plaza. Emergency calls and parking permits will be handled as usual by Plaza security officers. Non-emergency calls will be returned as soon as possible after the meeting.

What should you do when your condominium is unoccupied? When your house is unoccupied for a short period - even for minutes:

- 1) Make certain all windows and doors are locked, including the dead bolt.
- 2) A residence which presents a lived-in appearance is a deterrent to burglars.
- 3) Never leave notes which can inform a burglar that your house is unoccupied.
- 4) When going out at night, leave one or more interior lights on and perhaps have a radio playing. 24 hour timers may be purchased that will turn lights on and off during your absence.
- 5) Do not leave door keys under flower pots or door mats, over doorways, or in other obvious places.
- 6) Engrave all property with drivers license number and record all serial numbers.

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- 2) Notify the post office to forward your mail or have a trustworthy person pick it up daily.
- 3) Inform neighbors and management of your absence so they can be extra alert for suspicious persons. Leave a key with your neighbor or friend so your house may be periodically inspected. Ask them to vary the positions of your shades, blinds and lights.
- 4) Have the telephone temporarily disconnected or forwarded. Burglars may try calling to find out whether anyone is home.
- 5) When you leave, do not publicize your plans.
- 6) If you find a door or window has been forced or broken while you were absent - DO NOT ENTER. The criminal may still be inside. Use a neighbor's phone, or an emergency phone in the elevator or lobby, and immediately summon the police (911).
- 7) Do not touch anything or clean up if a crime has occurred. Preserve the scene until the police can inspect for evidence.

Thirty-eight percent of all residential burglaries are committed by persons acquainted with the victim and have been in the victims house at least once prior to the crime. Be aware - be safe.

With the Holiday Season soon to arrive, I want to wish you all happiness and joy in good measure. I especially want to thank all of you who have helped the Board of Directors, the committees and the staff to make American Plaza a more open and friendly place to live.

We will be adding additional temporary staff during the holidays to assure that Christmas packages are delivered on time. If you plan a holiday party, please let the office know during regular office hours so that security can help any "lost" guest find his way. We also may be able to assist you with securing additional parking for a special event.

Christmas outdoor lighting will be in place on December 1st and lobby Christmas trees will be put up and decorated by December 7th, in time to lend a festive air to the annual Plaza Christmas Party. Julie and I will look forward to seeing you there.

Neighborhood Events

Plans for the development of the Central City continue. In the spring of 1986 citizen committees will evaluate preliminary goals and options and refine the vision statements identified in the spring of 1985 in an attempt to further refine the city's best options.

In the fall of 1986 citizens committees will evaluate the spring option refinements, finalize a vision statement and draft a plan of action. In the fall of 1987 citizens committees will review the plan and the City Council will adopt a plan. Call the Central City Plan office at 796-7270 for more information on how you can get involved in the future of your city and your neighborhood.

If you are already involved in the city planning effort, please let your Board of Directors know and help them keep abreast of what is happening.

Classes, with no basic tuition charge, are available to Senior Citizens (65 and older) on a space available basis at Portland State University. Jim Smith, in charge of the Senior Adult Learning Center, explained that basic tuition is waived, but costs for instruction materials and textbooks must be paid by the student. Course catalogues for winter term will be available after Thanksgiving at Neuberger Hall at Broadway and Hall Streets. Mr. Smith suggested that questions be directed to him at 229-4739 or 229-3952.

Postal Note

by Jeff Smith

It's holiday time again and I'm sure you are all busy planning and preparing for holiday events. Christmas postage stamps are now out and I will carry a good supply the next few weeks. Sheets of 50 stamps are \$11.00, and you can choose a poinsettia design or a blue and white Madonna. If you leave an order for stamps please leave it in your locked mail box.

**Five light chandelier for dining room area:
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Packages for the eastern U.S. should be mailed by the first week of December. West coast packages can go out by the 14th. If your cards are out by the 16th we should all be able to relax by the 20th. Actually, if you've used all those catalogs I gave you, your shopping is done and you can relax while you wait for your name to appear on the package list.

I'll be glad to take your outgoing cards and small packages if you will leave them bundled on the counter by the outgoing mail slot. Happy Holidays!!



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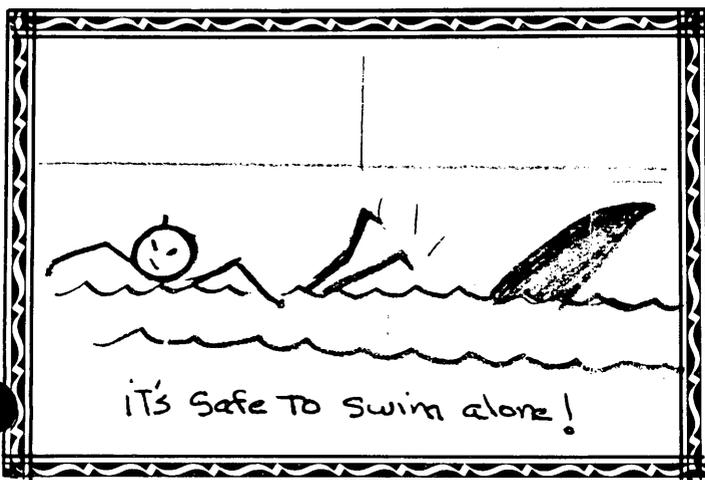
Profiles

by Sylvia Tweedle

This month we profile for you Max Birnbach of Grant Tower. Mr. Birnbach, the owner of Rose's Restaurant was born in Vienna, and as the Holocaust commenced, was put into an Austrian concentration camp. He did not escape torture and excessive punishment, but finally succeeded in escaping over the Swiss border and was placed in a Swiss labor camp. The hard work in the camp was very debilitating and he was then transferred to the camp kitchen as one of the cooks. He later became head chef at another labor camp.

After the War he attended the Hotel Management Training School in Zurich, and then started working in a Zurich hotel. As a room waiter, he met Mr. Bulova of the famous watch company. Mr. Bulova paid his way to the United States, but when Mr. Birnbach applied to him for a job he was turned down, and was told instead, "Go to school and learn how to speak and write good English." He did this very thing, and supported himself by working in a German restaurant in Manhattan. When he felt more confident of his mastery of English, he asked a young librarian in the New York City Library, "What state is most like Switzerland?" She said, "Three. Northern California, Oregon and Washington State." Max picked Oregon and came to Portland.

He worked at the Benson for 17 years starting as a busboy and winding up as Food and Beverage Manager, before deciding to buy Rose's Restaurant here in Portland. In his own words: "I was scared to death, because it took every cent I had saved in 17 years." When he took ownership there were 28 employees; today there are three restaurants and a baking service, employing 250 people. His story is a Horatio Alger novel come to life.



True Story

by a Lincoln Resident

On Tuesday, November 12th at about 2:30 p.m., I was returning from shopping at Portland Plaza. Carrying my briefcase I entered, as I often do, through the back door of 1B of Lincoln Tower. I did not notice anyone following me and was unaware anyone had entered behind me, until someone spoke as I went through the second door. When I went to the elevator, the individual passed me and then came back toward me. He was a blond young man, clean cut and decently dressed, who aroused no apprehension until he grabbed my briefcase and ran; first mistaking the trash room door for the exit. When I screamed and instinctively tried to take my briefcase back, he knocked me down and went out the back way. One of the housekeepers, Margaret Zumwalt, who was working on the 5th floor, heard my screams and very responsibly rushed to help. When we met at the first floor elevator, after I had tried to see if the man was visible on the street, she took me into the Lincoln Lobby and called APCA Security Officer Michael Ault. He responded promptly, took my statement and reported the incident to the police. Margaret very kindly stayed with me throughout and took me back to my apartment afterward. Both employees were most kind and effective. Thanks to a heavy coat and our new carpets I was not seriously injured. The police found my briefcase in a trash can near the Portland Center later that night. Only cash, a few pills and a small calculator were missing, but the emotional trauma was unpleasant.

Could this happen to you? Do you choose a less secluded entry if someone is loitering near the door you usually use? Do you notice whether someone seems to be following you and therefore seek other people or a more public entry? Do you try to be sure that others without a key do not enter with you - in so far as is reasonable? **If they do, do you call security and inform them immediately?** You should - all of the above. We cannot live in constant fear and apprehension, but we can take precautions.

River Place

The Alexis Hotel and Dining Room is now open at River Place, the South Waterfront Project located between the Hawthorne and Marquam Bridges. It joins the Shanghai Bar and Harborside Restaurant and the floating restaurant, Newport Bay. Also open is the Marina Market, a convenience store with a marina hardware department, and Seaward Yacht Sails.

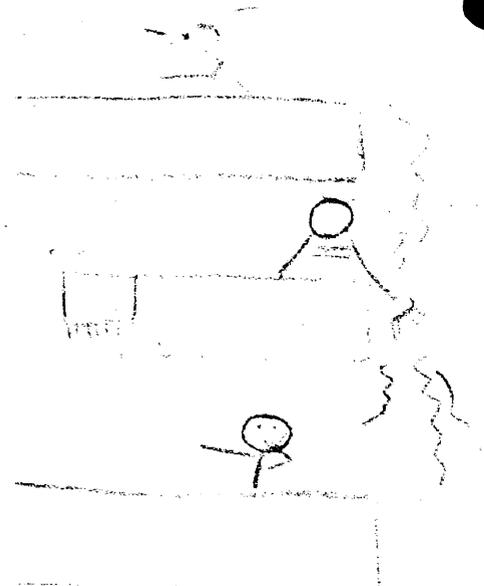
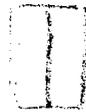
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