



tower talk

american plaza newsletter

Volume II, No. 7

Portland, Oregon

December 1985

News of the Plaza

The Design Review Committee and the Board have voted to approve the molding that TCI Liberty Cable will use to install cable T.V. in all towers, making it available to all residents who wish it. The next step is the negotiation of an easement agreement with the cable company and a determination of cost per unit, which will depend upon the number of units subscribing.

A fire occurred at the Madison Towers in the main trash room on Sunday, December 15th at 2:30 p.m. The fire started in the trash compactor and was caused by either cigarettes or other burning material being dropped down the trash chute. Management would like to remind all residents to be sure all burning materials are out before disposing of them in the trash. The fire caused minimal damage as the fire sprinkler activated properly and the fire department responded efficiently.

Unfortunately, the MSI security officer who responded to the alarm was a little excited and provided incorrect procedures over the P.A. system. He asked the residents to evacuate the building by the stairs. The proper procedures if you hear a fire alarm are as follows:

1. Remain inside your unit. Keep balcony doors closed.
2. If it is a false alarm the alarm will eventually be shut off. If it becomes necessary to evacuate the building, a fireman will come to your door and lead you to safety down the stairwells, which is always a safe exit.
3. Do not use the elevators, they may be damaged by fire.

In any case, there is no cause for panic or fright. The American Plaza towers are solid concrete and it is practically impossible for fire to spread or destroy the building.

Management would like to apologize to those

residents of Madison Tower who were improperly informed to evacuate the building and stood in the cold waiting to be informed to return.

City Commissioner Mike Lindberg has written A.P.C.A. his appreciation for the opportunity to appear before residents of the Plaza and has passed on to the Development Commission our comments and suggestions on the River Plaza Project.

The lengthy reply from the Development Commission is available in the MSI office in case anybody wishes to study it in detail. Among other things, the report points out: "It is our understanding that Cornerstone/Weyerhaeuser Company will promote a new design for a building or buildings for that site (S.W. Montgomery Street) and S.W. Harbor Way) which will be subject to open public review and comment through the design review use process.

"While Cornerstone has a remaining commitment to build a significant amount of housing in the project area, the Portland Development Commission has taken no action or expressed any preference for the development of a tower-like structure on that site.

"It is safe to assume that the Development Commission will pay particular attention to the manner in which any building to be developed on that site will relate to the low-rise YMCA building also under construction on the opposite side of the street . . . The Design Guidelines of the project recognize the importance of this entrance into the project and any building proposal will be carefully scrutinized as to its overall scale, building mass, character and materials. Residents of the American Plaza Condominium are encouraged to actively participate in the public discussion and review of the plans and designs for this building. Anyone concerned



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American Plaza Condominium Association

Marge Allen, Editor-In-Chief
Martha Dalrymple, Editor
Ruth Josslin, Advertising Director
Jean Fischer, Art Director

with this particular item should call the Portland Development Commission at 796-5329."



Tradesman's entrance signs are being installed in the entrance halls and on the tradesman's doors themselves. Residents are asked to direct delivery people to the tradesman's entrance and then meet them at the door. If they prefer they can ask the delivery men to come up and get the key.



Tower Talk extends a warm welcome back to Joan Larson as Manager of 91 units in Madison Tower belonging to Bowen Properties. She will continue part time with her new job as Marketing Manager for Bowen.



This is to remind residents that bird feeders on the balcony, while interesting and charitable invite guests that do great damage to the paint on the buildings. Birds have even been known to nest in garages and other hard-to-get-to places and necessitate a lot of extra work to clean out. This can add a significant cost to tower maintenance.



Rooms for carpentry work, furniture painting and potting, will soon be designated. Their location will be reported in next month's newsletter.

Residents who have window or door grills that do not match the building trim color and who wish to repaint them, may get the standard brown paint free by calling MSI.



Anna Stowell's swim lessons will be suspended from December 24 to January 6. Lessons will resume at 8:30 A.M. Tuesday, January 7, 1986 and will continue every Tuesday, Wednesday and Thursday from 8:30 to 9:30 A.M.



For the benefit of newcomers to the Plaza, listed below are the names of the officers, members of the board of directors, volunteer committee chairmen and members of the management staff of the American Plaza Condominium Association. If anybody is interested in serving on one of the volunteer committees, the chairmen would be delighted to hear from you. Call MSI (222-7243) and leave a message. The chairmen will get back to you.

OFFICERS

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Vice-Chairman, Dr. Thomas Lee Thornton
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MANAGER'S NOTES

by David Stephens

As usual, the holiday season was a busy one at American Plaza. Management and staff would like to thank everyone for their assistance and patience during the busy times. A special thanks to those of you who notified management when expecting 10 or more holiday guests - it really helps us to do a better job of providing adequate guest parking during the holidays. Management hopes your holidays were as pleasant as theirs.

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The American Plaza Food Drive was an outstanding success. Special thanks goes to all who donated and to the following people who helped to make it happen: JoAnn Jene, Steve McShatko, Anna Stowell, Larry Milner and the Security staff. The drive was supposed to end on Saturday morning, but the food kept coming and a second station wagon load was taken to the Salvation Army. They were most appreciative and very happy to receive our wonderful gift! Thank you one and all! The Social and Recreation Committee is investigating a possible program for APCA donations to the needy.

If a medical emergency should arise dial 911 first, then notify the management office (222-7243). Do not call the hospital directly as they will only refer you to 911 which could waste valuable time. The 911 dispatchers will dispatch the nearest emergency medical unit available. It is important to then call management so that security can meet the emergency medical unit so they can gain quick access to the tower involved.

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MONDAY-FRIDAY

7A.M. - 7P.M.

The use of the APCA exercise facilities, the need for exercise equipment, etc. was discussed at the November Board of Directors Meeting. The Board took no action at the meeting as they wanted to receive input from the residents on the following questions:

1. Do we need to improve and/or update the existing exercise facilities?
2. Should we have two exercise facilities; one in Lincoln and one in the Sivvers Recreation Building?
3. Should we only have one well equipped exercise facility? Where: Lincoln or the Recreation Building?
4. If only one exercise facility, to what use would you put the remaining space?
5. What exercise equipment would you like to see added to the facilities?

This is your chance to give some direction as to facility use. If you want a quality exercise facility, have suggestions, ideas, etc. it is now time to provide these to your Board of Directors. Take the time to write down your answers to these questions and any additional input you may have. Please drop them in the APCA mail boxes in each mail room door by January the 15th. Thank you for your cooperation.

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It has been so effective in the past that we will try it again and ask all residents assistance in solving a problem. Recently, there have been numerous occasions where person(s) unknown have vandalized the indoor pool camera by relocating the lenses or actually removing the lense and throwing it into the pool. If you notice any suspicious behavior in the pool areas please call the management office right away. Thanks once again for your cooperation.



It is very important that during the cold weather months you give your body time to acclimate after use of the jacuzzi or sauna, before going out into the cold. Recently, one of the residents at American Plaza went straight from the sauna outside into the cold and fainted in the parking garage. After use of the sauna or jacuzzi take a shower or swim and allow yourself some cool down time. Your body will appreciate it.



## Social Notes

The annual American Plaza Holiday party on Saturday, December 14th was a fine, festive kickoff for the Christmas season. Over 100 people came to the Sivers Center laden with goodies for the Joy and Toy Makers and food and drink for the celebrants. The After Six combo added a gay note and succeeded in revealing a number of would-be Fred Astaire- Ginger Rogers combinations among the residents. Sally Wagner brought the festivities to an end by joining the combo in singing several numbers.

Some 60 toys were collected and over \$100 contributed in lieu of a wrapped gift. According to Grace Brown, Chairman of the Social Committee, this was one of the best parties the Association has sponsored. She gave great credit to her committee members: Jada Watson, Maxine and Harry Deriko, Steve McShatko and Barbara Ray and to David Chambers, the evening's efficient bartender.



Jim Morrow  
Manager, Portland Center

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# HAPPY NEW YEAR!

Your friends at Red Lion Portland Center thank you for your support throughout the past year and wish you the best for 1986. We invite you to visit us again soon to experience the tasteful pleasure of our company. Please introduce yourself and let us know if there's any way we can serve you, our neighbors, better.



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Grace Brown, Chairman of the Social and Recreation Committee, announced that a coffee hour will not be held in January. However, a Continental Breakfast will be held on January 11th at 9:30 A.M. to 11:30 A.M. The cost is \$1.50 for this wonderful treat and warm conversation. Plan to attend!

Enrichment Unlimited water exercise class is taking a short holiday break and will resume the week of January 6th. The class will run for a four-week session, Monday, Wednesday and Friday, beginning at 9:30 A.M. and ending at 10:30 A.M. All those interested in joining the classes should bring a check for \$32 the first day of class and join in the fun! Enrichment Unlimited can be reached at 297-2707



There will be a two-pronged party for residents and guests in Sivers Center on Superbowl Sunday — one prong for football fans and the other for football widows and other anti's, according to Steve McShatko, organizer. Two large TV sets will be installed in the lounge for addicts. Across the hall in the billiard room, tables will be set up for cards or other games. Coffee, popcorn and hot dogs will be available. If celebrants wish to have beer, wine or other drinks, they must bring their own. The fun begins half an hour before game time.

# Profiles

by Sylvia Tweedle

Our mailman, Jeff Smith, is the third child of a Josephine County attorney, and was born and grew up in Grants Pass. He attended Oregon State for one year and after a summer of house painting in Grants Pass, came to Portland and worked for a tire warehouse.

He started working for the Post Office Department in 1973, as a carrier, and started at the Plaza in March of 1982. His working day starts at 4:00 A.M. and ends around 12:30 P.M. He handles Lincoln, Grant and Madison and in addition, covers the Portland Center, Marquam Medical, and IBM Buildings.

His hobbies are sports oriented: Swimming, skiing, sailboating, tennis and hiking. He volunteers every summer for the Kerr Nursery Swim-a-Lap program and in 1985, earned \$2,700 in pledges.

Divorced, he has a seven year old son, Chad, who spends two weeks of every month with him, and attends school in Raleigh Hills.

Jeff's courtesy and helpfulness are much appreciated by tower residents. His willingness to obtain stamps is a valued convenience and his friendly counsel on ways to take care of your mail if you should be planning a trip, makes him an asset to our community.

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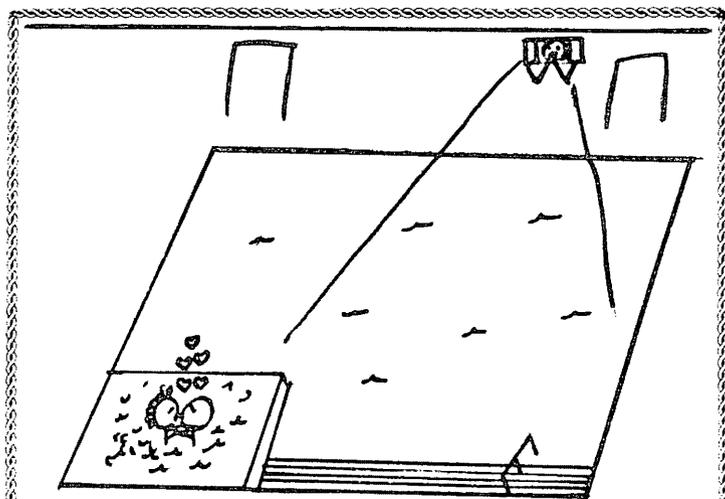
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So many Madison visitors were using the security phone to try to communicate with residents that management has installed a handset in the directory call-board in the foyer to facilitate communication between resident and visitor. This has significantly reduced the calls to the office.

Two large, heavy carts are being provided in the garbage room of each tower for the convenience of residents who have heavy bundles to carry to their units. Everybody is asked to return these carts promptly for the use of the next shopper. The carts will be labeled so there will be no excuse for forgetting to return them.

Bookcases will be installed in January in the mailrooms of Grant and Madison Towers to hold books that tenants have read and don't wish to keep (probably mostly paperbacks and mysteries, although hardbacks and more sober topics will also be welcome.) These will be available to all tenants to enjoy and be returned to the shelves. Lincoln Tower has had such a library in its lounge for several years and it has proved very popular.



"Self respect: The secure feeling that no-one is, as yet, suspicious." H.L. Mencken



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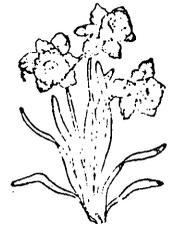
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