



tower talk

american plaza newsletter

Volume III, No. 2

Portland, Oregon

February 1986

Anniversary

March 18th marks the 15th anniversary of the ground breaking for the first of the three American Plaza high-rise condominium towers. It was in 1971 that Portland Mayor Terry Shrink wielded a chrome shovel, which soon gave way to bulldozers, to make a hole for Lincoln Tower. The event was celebrated with a champagne buffet lunch served in a brightly-colored tent set up for the purpose.

The project hailed as future "homes in the sky" was a joint venture of American Condominium Homes, Inc. and W.C. Sivers Co. Win Sivers, for which the recreation building is now named, was head of the latter firm and had an enviable reputation as a builder in the Portland area: for example, the bank of California building and the campus of Portland Community College.

American Condominium Homes Inc. headed by the brothers J. Eugene and Vincent Popma, had pioneered in the residential condominium field with projects in northeast Portland, Lake Oswego and McMinnville.

Lincoln Tower was topped out fittingly on Lincoln's Birthday, February 7, 1972, and owners started moving in immediately, before the concrete was set" as one resident commented. The first tenant was Leola Garber, who moved into the second floor.

By the time the Lincoln cement was well set, in May 1972, work was started on the second unit, Grant Tower. It was topped out in January, 1974. The first owner to move in was Anna Stowell, present board member and Secretary of APCA.

There was a lull before work started on the third and last tower, Madison. Ground was broken in September 1979, and the building was topped out in March 1981. Charles and Jeanne Cone were the first owners to move in.

Property Tax Assessments

A group of owners met recently with the County Tax Assessor who assured them that the condominium units of the towers will be re-evaluated so that taxes on similar units will be uniform. He also assured them that the trend on assessments is down although he did not specify the time nor the amount. The group, which was organized by Albert Bullier, Sr. included Garthe Brown, Ruth Press, Eliot Jenkins and Marge Allen.

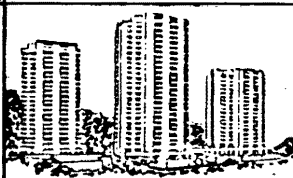
Phone Directory

The Board of Directors approved compiling a telephone directory of all residents, who so desire to be included, at American Plaza Condominiums at the February Board Meeting. The directory would list residents in alphabetical order by name and telephone number only. Management will be including authorization forms, with the Annual Meeting packet, to give all owners the opportunity to indicate whether they wish to be included or not.

Museum Volunteers

Three American Plaza residents are among the many devoted volunteers who work for the Oregon Art Institute, which is made up of the Portland Art Museum, the Pacific Northwest College of Art and the Northwest Film and Video Center. Jeanne Cone and Ruth Josslin, both of Madison Tower, are docents and Margarita Goodell, of Lincoln, is a receptionist at the art museum.

Docents are trained guides who take tours of special groups through the museum, either



tower talk
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Telephone: 222-7243
publication of
American Plaza Condominium Association

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

on a general trip through the museum, to one of the special traveling shows or through one of the many specialized galleries of the museum, such as the Asian, Northwest Indian, Pre-Columbian, Cameroons, Renaissance, Baroque, 18th and 19th century art, or contemporary paintings and sculpture.

Docents have a year's training of one day a week in the general history of art and the specialities of the Portland museum, after which they sign up to give tours at least one day a week. Their training does not stop with the first year; they attend classes every Monday morning, to study any new traveling show that is opening at the museum or some facet of the creative arts: color, sculpture techniques or a special period of art development such as Impressionism.

Each docent in time develops a specialty. Jeanne's speciality, for example, is in Asian art because she has lived and traveled extensively in the area, and Ruth specializes in tours of the ethnic galleries, "because the tours are made up mostly of young children and I love to see them react to new things and ideas."

Special tours are arranged for field trips from colleges, high schools and elementary schools and all organizations that wish to give their members a special treat, as well as the general public.

Jim Morrow
Manager, Portland Center

PRINTRIGHT

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Receptionists are those volunteers who man the front reception desk at the museum, to answer questions from the public, direct people to the galleries they are seeking and otherwise smooth the way for the museum visitor.

Margarita has been doing this work for eight years, Ruth for five years and Jeanne for three years.

Candidates for Board Membership

A "Meet the Candidates" forum will be held on Thursday, April 3, 1986 at 7:30 P.M. in the Sivers Center. This will be your opportunity to meet and hear the candidates running for three memberships on the Board of Directors. Chairman of the Nominating Committee Gil Johnston and his committee members: Felice Gandy Vorst, Zena Nelson and Florence Varekamp are soliciting the best possible candidates, and ask help from owners for suggestions of possible candidates. Mark your calendar and come meet the candidates.

Annual Meeting

The Annual Meeting will be held Thursday, April 17, 1986 at 7:30 P.M. in the Multnomah Room of the Red Lion Inn. Plan to attend.



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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Vandalism

Manager Stephens reports the following safety and security incidents for the month of January:
1/1-Emergency medical transport at Grant. Also vandalism in Recreation Building, broken pool stick.

1/4-Suspicious person chased from Lincoln lounge - jumped over pool wall.

1/9-Two packages missing from Lincoln package room - MSI reimbursed owners, as packages were in their control.

1/12-Vandalism in Recreation Building

1/18 & 1/19-Emergency phones down due to malfunction at phone company.

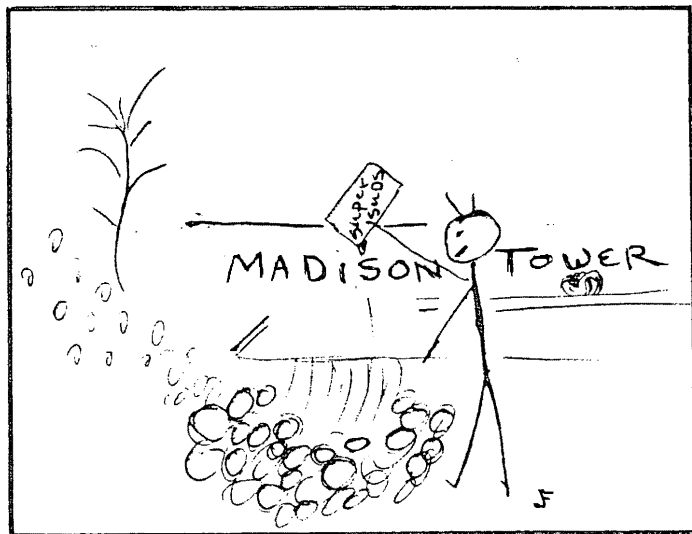
1/20-Emergency medical transport Grant Tower. Auto broken into in resident garage, six cassettes stolen.

1/29-False fire alarm, Madison Tower, caused by exhaust from back-pack blower being used in the courtyard area.

1/30-Kitchen fire, Grant Tower, no major damage.

1/31-Water leak caused by faulty irrigation Madison Tower.

Residents should keep in mind that vandalism and pranks such as the detergent capers cost American Plaza money and everybody is urged to keep an eye out for possible offenders.



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"Let us toast the fools; but for them the rest of us could not succeed."

Mark Twain

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Office Hours

Effective Monday, March 10, 1986, the MSI office hours will be 8:00 A.M. to 5:00 P.M., Monday through Friday. Management assures us that this change of hours will not affect service to tenants. It is designed to make more efficient use of staff time.

Insurance

Enclosed with this month's newsletter is a copy of the Amendment to the Declaration, Section (16) Insurance. This amendment was approved by the unit owners, and has been recorded with the Oregon Real Estate Commissioner. Each unit owner should insert their copy in the Red Book (Supplemental Restated Declaration of Covenants, Conditions and Restrictions and General Description of Plan of Development for American Plaza Towers) on Page 13, Section (16) Insurance, Paragraph A.

Profiles

by Sylvia Tweedle

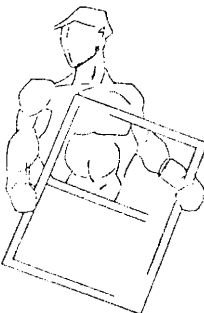
This month our profile is the couple Barbara and Leon Ray of Lincoln, two of the many native Portlanders in the Towers. Both Barbara and Leon were born and grew up in Portland (Leon attended Roosevelt High, and Barbara, Grant) but met on the golf course in Corvallis.

Dr. Ray graduated from Oregon State and then from the Medical School, now OHSU. Barbara left Oregon State for Reed, and then graduated from the University of Oregon. She taught for two years in Woodburn and one in Oregon City. They were married in 1937, and Leon then did a two-year residency at Massachusetts General Hospital in Boston.

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Barbara, unable to get a teaching job in Boston because of the depression worked in the credit department of a department store. Then, after Pearl Harbor in 1941, Leon joined the 46th General Hospital Task Force. He was stationed first in Algeria and then in France. During his two and a half years overseas, Barbara taught in Portland. When he returned Leon entered private practice in Portland and also taught at the Medical School.

The Rays have two children. Their son is an Associate Professor of Dermatology at the University of Iowa; their daughter lives in Portland, and they have three grandchildren.

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The Rays moved into Lincoln in 1972 and were instrumental in starting and developing the social life of the Towers. Dr. Ray retired in 1975, and their leisure hours are spent in playing bridge, reading, but most of all, travelling. As a matter of fact, when you read this, they may be on another trip to Tahiti, via a cruise ship around the South Pacific.

Employees' Fund

The employees of APCA have proved a provident lot. With the \$555 Christmas Fund that was collected for them, they have acquired a small refrigerator, a microwave oven, a table with six chairs and a settee. And they have \$6 left over. No word yet on what they are going to do with the \$6. Residents are invited to see the new investments in the employee lounge on 2B Grant, Door #10.

Garden Chatter by Irve Trachtenberg

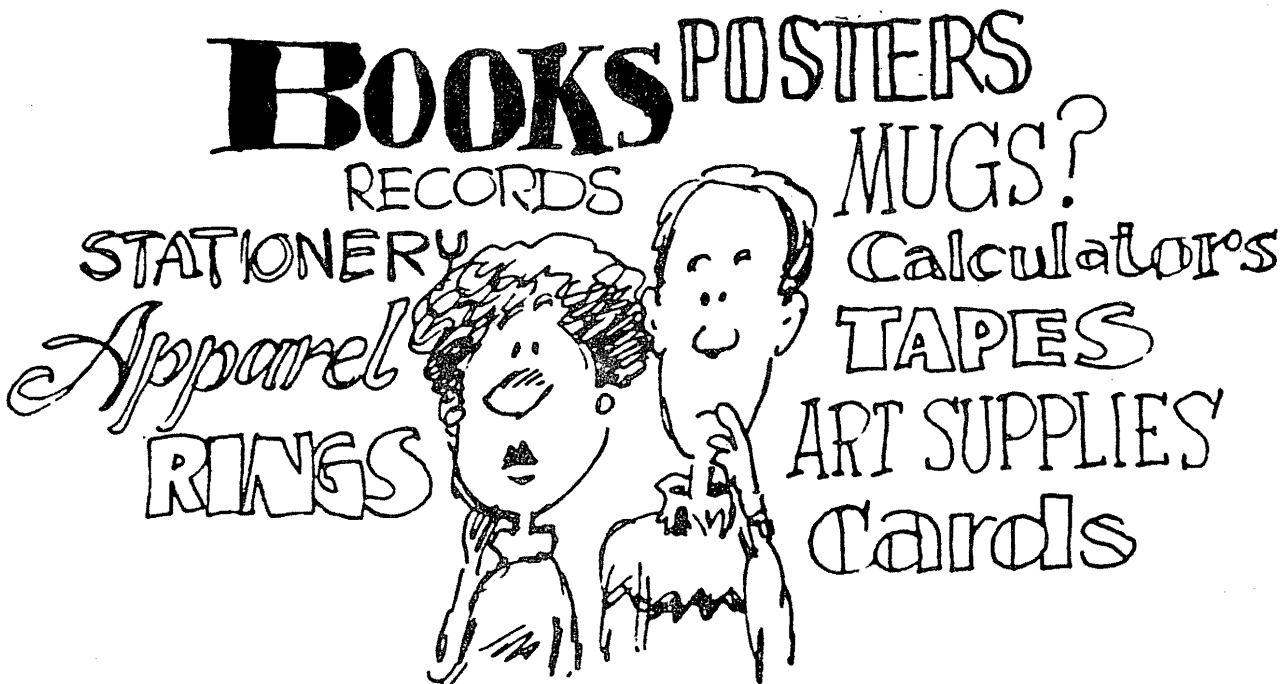
"The trumpet of a prophecy! A wind, if winter comes, can spring be far behind."

Shelley

It appears that planting time is a long way off after a depressing look at the present weather. We can plan ahead and be prepared when spring arrives. Experience has taught me that by early May the temperature, both day and night, will become settled and our plants will not suffer a setback by unseasonal weather.

I have found that balcony containers with a circumference of 15" or 16" X 12" deep have given the best results. They are large enough for a number of plants in each tub and will produce a beautiful and colorful effect.

The soil you use in your containers should crumble easily; able to retain moisture without becoming waterlogged but permit free drainage



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and circulation of air. Plant roots need oxygen to thrive.

If the soil in your container meets the above criteria, it is not necessary to dispose of it. However, you can also remove about 1/4 of the soil in your container and replace it with the packaged plant mixture found in your favorite garden store.

To insure a well-balanced food supply for your plants, the following should be added and mixed well with the soil:

- For a 15"/16" X 12" container:
 - 1cup steamed bone meal
 - 1cup general fertilizer (5-10-10)
 - ½ cup perlite, vermiculite or peat moss
 - 2 cups dry steer manure
- Use proportionate amounts for smaller or larger containers.

I find that plastic or wood containers do much better on balconies because of the heat and wind factor. Clay pots tend to dry out much faster and require more frequent watering.

My lilies, peonies, crape myrtle and violets have already broken through the ground. Evidently these perennials survived the winter and should display their beauty when warm weather arrives.



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MONDAY-FRIDAY

7A.M. - 7P.M.

The following plants did extremely well for me this past season and provided magnificent color: Impatiens (Busy Lizzie), Carnations, Lilies, Peonies, Violets, Pansies, Violas, Tuberous and Fibrous Begonias, Dwarf Dahlias, Petunias, Geraniums, and numerous cooking herbs.

I am making up my list of annuals for planting this season. I shall be giving you more gardening information next month.

Leasing Units

There are several important factors that every owner should consider when leasing their unit. These not only can help ensure the success of the owner-tenant relationship, but also contribute to the successful operation of the American Plaza Condominium Association of which the owner is automatically a member.

- 1) Notify the Association's board of directors or managing agent of all current occupants of the unit, including the names of each occupant, the phone number of the unit, the number of vehicles used by the occupants, the number and type of any pets (if permitted).

2) Execute a lease that is in conformance with and makes specific reference to the legal documents of the Association. You, as the property owner, are responsible to abide by all provisions and restrictions imposed by your Association's legal documents whether you reside in the unit or not. If your tenant violates the documents or rules and regulations, it is likely you will be held responsible.

3) Make sure the lease includes provisions for the tenant obeying the bylaws and rules and regulations of the community, including the payment of any fines for rule violations; written legal termination procedures; penalties for late rent payment; method and location of rent payment; and security deposit return and deduction procedure.

4) Always provide your tenants with a copy of the legal documents and any rules or regulations that have been adopted by the Association's board of directors. Inform them that this information is being provided because they are a part of the Association by virtue of their residence and are obliged to observe the documents.

5) Make your tenants aware of the operational structure of the Association. Inform them that a portion of their rent is used to pay the monthly Association assessment on the unit and what that assessment is for.

6) The Board of Directors at APCA encourages tenants to participate in the committee structure of the Association. Even though the tenant has no vote on Association matters, by virtue of their residence they are a part of the community and should be allowed and encouraged to participate in the Association's activities whenever possible.

7) Have all applicants for unit complete a formal tenant application. This is important to ensure you obtain all the information necessary to make a good judgment on the qualifications of the applicant.

8) Collect a security deposit sufficient to cover lost rent and/or damage as well as a month's or partial month's rent.



9) Check out all previous landlords and credit references. Verify information such as addresses, dates, etc.



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PLEASE CHECK THE FLYERS IN YOUR MAILROOM FOR THIS WEEKS FEATURES

10) Determine whether tenants' income is sufficient to pay rent without a burden and can accommodate any increase in the monthly assessment. Take into consideration existing debt obligations such as other monthly payments.

11) Meet and interview personally each applicant.

12) Make your determination from a number of applicants rather than just one or two.

13) Do not discriminate because of race, color, creed, national origin, or sex. Check local laws on selection of tenants. You can find the Landlord-Tenant and Fair Housing Laws under the Real Estate Code in the reference section of the public library.

14) Make a judgment on how long the tenant will likely stay. Turnover is costly. A minimum one year lease is recommended.

15) Make sure you agree on who is going to pay: the condominium fees; separately metered utilities; special assessments of the Association; increase in taxes; move-in charges; maintenance costs; any other special fees or charges.

16) Make sure the tenant has the following:

- a) Copies of Declaration, Bylaws and Rules and Regulations for APCA.
- b) Access to recreation and parking areas as well as necessary permits.
- c) Service manual.
- d) Emergency numbers.
- e) Landlord address and telephone number.

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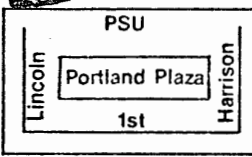
Leola Rieckers of Lincoln reports that she has found a property tax exemption that even her tax consultant had never heard of and she passes it on to her fellow residents at APCA. It is called the War Veterans Property Tax Exemption, and forms may be had at the tax office at 610 Southwest Alder. The veteran must be 40 percent service-related disabled. A widow of such a veteran can also claim the exemption if she presents a death certificate and discharge papers. If the veteran died in the the service his widow is entitled to \$10,000 off the assessed value of her home; if he died of other causes her deductible is \$7,500.

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CALENDAR

March 4, 5, 6	SWIM CLASS 8:30 - 9:30 A.M. Indoor Pool
March 6	COFFEE HOUR 10:00 A.M. Sivers Center
March 11, 12, 13	SWIM CLASS 8:30 - 9:30 A.M.
March 15	CONTINENTAL BREAKFAST 9:30 A.M. Sivers Center
March 18, 19, 20	SWIM CLASS 8:30 - 9:30 A.M. Indoor Pool
March 20	BOARD MEETING 7:30 P.M. Sivers Center
March 25, 26, 27	SWIM CLASS 8:30 - 9:30 A.M. Indoor Pool

Leaks

Management asks that all residents check the exterior walls of their units for any signs of water leaks. Pay special attention around windows, etc. If you have any signs of leakage, please contact Diana at the management office (222-7243).

Many people see a situation that involves a crime or a potential crime and don't recognize it. It is impossible to list every example of a case when you should call the 911 Police Emergency Number, but the following are a few common situations where you should:

1. Someone trying to enter a neighbor's home by a window.
2. A strange car left running and parked in the street.
3. Someone shouting "Help," "Fire," or "Rape."
4. Shots, alarms, or windows being broken.
5. Someone tampering with a neighbor's car.
6. Someone with a weapon.
7. Someone entering or leaving a business after hours.
8. Someone carrying items of value from a neighbor's home.
9. Someone who appears to be moving household items late at night.
10. An elderly or disabled person who appears neglected, frightened or confused.
11. When in doubt, call us, 222-7243.

When calling the police at 911 or security at 222-7243, remain calm! Remember, the information you provide is a determining factor in the apprehension of the suspect.



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The police will only have the information you give them. Answer their questions and tell them only what you know. Give complete and concise answers.

Emergency calls are handled by police-trained operators. When you report a crime, they will determine if your case requires a police officer to report to the scene of the incident. Many times, the actual presence of the police is not necessary. Those are generally non-felony matters where neither the suspect nor any evidence of the crime will be secured at the scene and where the victim is not seriously injured or in continuing danger. Those are cases in which our personnel can provide you with just as much help over the telephone.
