



tower talk

american plaza newsletter

Volume III, No. 3

Portland, Oregon

March 1986

Annual Meeting

The Annual meeting will be held at 7:00 P.M. on Thursday, April 17, 1986, in the Multnomah/Elowah room at the Red Lion Inn. You should have received your annual meeting informational packet and if you have not, please call the management office (222-7243). It will be an interesting meeting as TCI Liberty Cable will be there to review the schedule for installation, features offered and costs for various services to owners who desire cable television. Members of the crime prevention staff of the Portland Police will also present a program on security and crime prevention. There will also be elections for three members of the Board of Directors. We hope that you will be able to attend and if you cannot, please send in your proxy so that your interest will be represented.

Board of Director Candidates

Five candidates have filed for the American Plaza Board of Directors. Three positions are open as Steve McShatko, Sherry Bonney, and Walt Bowen complete their terms. Walt Bowen has filed for a second term, and new contenders for Board positions are Harry Beik, Max Birnbach, Wayne Martin and Carol Woods.

Walter C. Bowen, a 1965 graduate of Portland State University, entered the field of real estate in 1971. He started his own company in 1977 and is currently President of both Bowen Financial Services Corp. and Bowen Property Management Company, which manages his 91 units in Madison Tower. Bowen's ownership percentage at American Plaza is a little more than 27 percent. He is the major owner of Bowen Financial Services, which has syndicated over \$42,000,000 in real property since 1983.

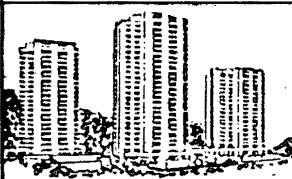
Walter C. Bowen is presently a member of the Board of Directors of the American Plaza Condominium Association. He is an active member of RESSI, National Association of Realtors (N.A.R.), the CCIM Chapter of the N.A.R., and Oregon Association of Realtors (O.A.R.). Bowen also is a member of the Portland City Club, University Club, and Multnomah Athletic Club.

Harry F. Beik, of Grant Tower, was born in New York City, raised on Long Island, and came to Portland in 1949. He moved into Grant Tower in 1974 and has been active in American Plaza affairs ever since. He has served on the Security, Rules and Regulations, Design Review and Ad Hoc Committees during the past eight years.

He is an electrical engineer with a Bachelor's degree in Mechanical and Electrical Engineering from the University of Delaware and a Masters degree in Electrical Engineering from Princeton University.

He is an Associate of Carson, Bekooy, Gulick and Associates, Inc., Consulting Mechanical and Electrical Engineers of Portland. As Chief of Electrical Engineering with the firm his work includes design and supervision of all electrical systems associated with the construction of condominiums, commercial, industrial, public and educational buildings as well as providing energy studies and analysis of existing electrical systems.

Max Birnbach, 1622 Grant Tower, Mr. Birnbach was born in Vienna, Austria. He was involved in the textile business until Hitler took control in 1938 at that time Mr. Birnbach was arrested and confined to a concentration camp where he eventually escaped to Switzerland. While



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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

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in Switzerland, he met Mr. Bulova of Bulova Watch who sponsored and brought him to the United States.

Mr. Birnbach has lived in Portland since 1948 and at American Plaza since 1982. He purchased Rose's Restaurant in 1968.

Mr. Birnbach has served on the APCA Budget and Finance Committee and on the Rules and Regulations Committee. His biggest concern is security at American Plaza and tightening the budget.

Mr. Birnbach likes living at American Plaza because of its nearness to downtown, the view, security, swimming and especially his neighbors.

D. Wayne Martin, Lincoln Tower, has been a resident of American Plaza for nine years. He attended the University of Washington, graduated in Interior Design from Cornish, and is the owner and President of Wayne Martin Inc., a fifteen year old Portland company, which specializes in fabrics, furniture, etc. to meet the needs of the area's interior designers.

Mr. Martin has served as chairman of the APCA Design Revue Committee for the past two years.

His major interest in serving on the APCA Board is to help American Plaza maintain the highest standard in condominium living, both to protect our individual investments and to be a credit to the City of Portland.

Carol Woods, of Grant Tower, has been a life long resident of Portland. She moved to American Plaza in 1984. Carol has an extensive property management background. She currently runs RREEF's property management department, managing highrise buildings, suburban offices and shopping centers as well as industrial parks. Carol believes that everyone that is part of


an owners association has a responsibility to contribute to the association as a whole. Because of her background in property management, Carol feels she would be an asset in working on the Board. She is interested in seeing the common areas upgraded. Carol appreciates the fact that American Plaza has a long range management and budget plan and would enjoy working with such a well-run Association. She is a member of a number of professional organizations which include: Institute of Real Estate Management and Building Owners and Managers Association.

Property Evaluations

Albert Bullier's committee on property evaluation at American Plaza has received confirmation from the County Assessors office that assessments have been brought into line. This means that similar units in all three towers have been assessed as having like values.

Homeowners who received lowered evaluations last year can expect a further ten percent reduction on the assessors evaluation of their unit. Homeowners who did not apply for

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(cont. from pg. 2)

assessment reduction last year will receive a true cash value reduction of from 15 to 20 percent.

Garage units have been raised generally from a true cash value of \$7,500 to a re-appraised value of \$8,500.

Manager's Report by Dave Stephens

Insurance

All unit owners and mortgagees should have received a certificate of insurance from Farmers Insurance Group outlining the Association coverages by this time. Attached to the certificate of insurance was a memo outlining coverages that can be provided to a unit owner purchasing a Farmers Condominium Owner's policy that covers items not included in the Association's policy. It is important that your condominium owners' policy covering your personal effects, etc. dovetails with the Association's policy. If you should have any questions regarding this issue, have your insurance representative contact Mike Brown, Farmers Insurance Group (636-8435).

Management would like to remind residents that they should obtain the following personal insurance as it is not covered by the Association's policy:

- 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.

Gas Fireplaces

Though it's near the end of heating season, management would like to point out that gas

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fireplaces in all three towers are ornamental only. They do not have a sufficient BTU output to be used for heating purposes. In fact as Pacific Northwest Natural Gas pointed out, when the fireplaces are in use it causes a negative air flow drawing heat out of your unit and increasing your heating cost. The fireplaces should be used for ornamental use only.

Billiards

Due to the excessive vandalism, pool cues and balls in the billiard room have been locked up. If you desire to play pool, call the management office (222-7243) and security will meet you to check out the cues and balls.

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Cable Television

Attorney Bill Buren, a member of the Board of Directors, has prepared, with the assistance of other Board members and interested owners, a cable television agreement and easement that protects the Association. It has been submitted to TCI Liberty for review and signature. Once signed, we will have jumped all the hurdles necessary for the installation of cable television at APCA. (See Annual Meeting).

Grant Landscaping

The landscaping improvements to the entry areas of Grant Tower approved by the Board of Directors and designed and installed by Gerber and Associates have been completed and are a great improvement to the property.

Energy Savings

Due to the energy conservation program, approved by the Board and completed in 1985, the Association is saving an average of 33,000 KWH per month. Based on today's cost that is a savings of \$1,235 per month over 1984 cost or \$14,820 annually. The conservation measures cost the Association \$1,800. Not a bad investment!

Safety and Security

The following safety and security incidents occurred in February:

2/1 - Fire in Madison garbage chute caused by firecrackers.

2/2 & 2/4 - Soap in jacuzzi and fountains

2/5 - Theft of a tire and rim from resident garage area.

2/15 & 2/25 - Vandalism to the Madison fire alarm panel.

Manager Dave Stephens would like to remind residents that it is important to keep an eye on the gate of the resident garage until it closes to ensure no unauthorized persons enter the garage area.

It is also important that you never buzz anyone into the towers that you do not know. This month a resident buzzed in a tradesman who said he was working at another unit. Upon investigation, it was discovered that no tradesman was scheduled to work in that unit. If you are not sure, contact Security and they will meet the party in the lobby.

Petty Theft

Petty theft of a most irritating kind has been reported by a Grant resident. She received her copy of "Gourmet" magazine in the mail and left it on the mail counter for less than five minutes while she went into the mailroom to

Jim Morrow
Manager, Portland Center

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check her excess mail and the bulletin board. When she came out her magazine was gone.

When you find mail (letters, magazine, newspapers) on the counter, please put them in the U.S. Mail slot so that lost or mislaid items will be delivered to the proper owner.

Remember, also, that magazines and papers in the large bins in the mailroom are part of the U.S. Mail and it is against the law to take those not addressed to you.

Center Improvements

The Design Review Committee and Association Designer Craig Norman have approved the specifications for the improvements to the lounge, billiard and exercise rooms at the Silver Recreation Center. The improvements include removal of all wallpaper, painting all surfaces with some exciting new colors and techniques and dyeing of the hallway and lounge carpets. The work will begin immediately. These improvements along with the refinishing of the wood ceiling and new light fixtures in the pool area, scheduled for later this year, will complete the improvements scheduled to date for the Center.

Staff Changes

Management has added a new staff member to the central office, Stephanie Jones. Stephanie will be replacing Nancy Coury as our receptionist. Nancy's husband, a football coach, took a job in Pittsburgh. We would like to welcome Stephanie and say a fond farewell to Nancy who will be missed.

Sun-Shade Awnings

The approved material and color for balcony awning specified in the Rules and Regulations of American Plaza has been discontinued. However, we were able to match the color and material exactly. The new color is Calaban - #6914. If you should have any questions, please call Diana (222-7243) or call Rose City Awning for more details on obtaining a balcony awning.

Report Card

Anna Stowell who conducts a swim class three times a week in the Sivers Center pool reports that her "Water Babies" are all doing magnificently.

"I can't get over how well they take to the water and to instruction," she says. "At first they are a little skeptical and don't understand why they have to practice leg kicks and arm strokes on the steps in the shallow end. But when they get to the deep water and find they can swim across the pool, they understand and are very pleased with themselves".

She has six regular students, who have all started at various times so that their progress is not comparable. Three of them (Alma Strid, Irv Trachtenberg and Ruth Press) have all learned to swim and are now adept at scooting through the water at any depth. The others, Jack Green, Louis Strid and Ralph Funes are making remarkable progress according to their mentor and will soon be cavorting in the deep end.

Water Aerobics

A new class in water aerobics has been organized by Maxine Deriko, Lincoln Tower, to accommodate those who like to do their exercise after work. The group meets twice a week at the pool in

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the Sivers Center, on Monday and Thursday from 5:45 P.M. to 6:45 P.M. The instructor is Scott Olens from the Multnomah Athletic Club. The charge is \$32 for four weeks or \$4 a session. At present there are six members, and new members are welcome. All you have to do is appear at the pool at the proper time in your swimsuit.

Bridge

What has become known as "Harry's Bridge Club" is one of the oldest and most consistent resident activities at American Plaza. Harry is Harry Groth who has run the activity since he moved into Lincoln Tower in 1976. He began playing bridge in 1925 when he was working for Ma Bell in Wisconsin and joined his co-workers in lunch hour games.

Three or four tables, some 12 to 16 people, from all three towers, meet every Tuesday night from 7 to 10 P.M. in the Lincoln Lounge. Each player contributes 25¢ each night which goes for prizes, for both winners and losers.

After six hands the winner at each table moves to the next higher table and is a runner-up for the first prize, which cannot cost more than \$1.25.

"It is a very congenial group," says Harry of his followers. "Just people who love to play bridge. Most of them play by the rules, but do not take it too seriously. If you flub a play, it is not a life or death situation. It is really party bridge."

They welcome newcomers and anybody who is interested in playing can call Harry Groth at 227-5256 to make sure he or she can be fitted in.

OASIS

OASIS (Older Adult Service and Information System) offers a unique program for active older adults. OASIS, which is a national non-profit organization, offers educational, cultural, health

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and financial information programs to anyone over 60 years of age. Headquarters in Portland are on the 10th floor of downtown Meier & Frank. The program was developed in St. Louis by Washington University Medical School and the Jewish Hospital with funding from the Administration on Aging. Here in Portland the program is made possible by Meier & Frank and the Aging Services Division of Multnomah County.

Membership is free and members receive a card entitling them to participate in all the OASIS programs free of charge. There may occasionally be a small fee for materials in some classes.

The center is open every day from 10:00 A.M. to 3:00 P.M. The coordinator of the program is Gerry Newhall.

A sampling of some of the classes to be held in April:

"Income Tax Aid"

"Travel Forum by Representatives of the Industry"

"Contemporary Painting"

"Osteoporosis"

"Exercises to Music"

If you are interested, you can register at the OASIS Center or telephone 241-3059 for further information.

Safe Driving

A comprehensive driver retraining program is available through the "Fifty-Five Live" program sponsored by the American Association of Retired Persons (AARP) and is open to anyone over 55. It is designed with the physical and mental changes that occur during the aging process in mind. The classes include tests on perception and ability to move fast, and overcoming the effects of aging with particular emphasis on backing, turning, changing lanes, defensive driving, entering and leaving freeways and yielding right-of-way. The cost is \$7 for the course which consists of two four-hour sessions.

Some insurance companies give a discount if clients give proof of attending these classes.

If you are interested, call Genevieve Johnson, coordinator for Multnomah County at 280-2528 after 6 P.M. or AARP 227-5268.

Letters to the Editor

Beginning next month we hope to inaugurate a "Letters to the Editor" column. This can be an opportunity to express a pet peeve, to make helpful suggestions or to express approval and satisfaction with some phase of life at the Towers. Just address your letter to Tower Talk, sign your name and tower of residence, and put your

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letter in the APCA slot in the mailroom do. We do reserve the right to edit letters to fit newsletter space, but will take great care that the writers point of view is clearly presented.

Postal Notes by Jeff Smith

Spring seems a popular time for travel. A short note left in your mailbox is all I need to hold your mail. When you return it is a quick stop at the University Station post office to retrieve your mail. You don't need to wait in line. Vacation-hold mail is available at the Will Call Department on the south side of the building.

A special thanks to all the residents who supported my swim for the Kerr Center. My swim this year was worth \$3,750. The entire event raised \$35,000 for the Handicapped Kids.

The City Listens Again

On May 1, 1986, Mayor Bud Clark will proclaim May 5-10 as Neighborhood Appreciation Week. Neighborhood Flags will be hung in City Hall. The Mayor's Spirit of Portland Awards will be

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Given, and the City Listens Forum will occur. The week will end with the St. Johns Parade to which everyone will be invited.

The following is the schedule of events. Please mark your calendars now and encourage all neighborhoods to participate.

- May 1 Mayor Clark Proclaims Neighborhood Participation Week in City Council Chambers.
- May 5-10 Neighborhood Recognition Week. Neighborhood Flags flying High!
- May 7 Mayor's Spirit of Portland Awards & Reception. Ten awards will be made. City Hall Council Chambers and Foyer, 3-5 p.m.
- May 7 City Bureaus Listen. Portland Building, 7-9:30 p.m. Workshops conducted by Police/ONA, Transportation, Planning, Buildings, PDC, Budget Office, Auditor's Office.
- May 8 City Council Listens. Portland Building, 7-10 p.m. Neighborhood leaders present issues to Council members; small group discussions with Council members; large group wrap up.
- May 8 City Bureaus Listen. Portland Building, 9-noon. Workshops repeated for daytime audiences.
- May 10 The St. Johns Parade

Garden Chatter by Irv Trachtenberg

"Mary, Mary, quite contrary
How does your garden grow
With silver bells and cockleshells
And pretty maids all in a row"

Anonymous

Spring being in the air, many of us are anxious to prepare our potted plants for a change of atmosphere - a season in the fresh air, outside the house! The majority of our house plants will benefit from a summer outdoors on the balcony. African violets will not do well on balconies. No plants should be transferred abruptly to direct sunlight outdoors from the limited light that they have been used to indoors. Make the shift a gradual one; first put the plants in a relatively shady spot; then closer to the sunlight and finally in the full sun. Locations that get the morning sun are preferable; the heat of the afternoon sun, especially in summer is often too intense and can burn the leaves of some plants.

It behooves us, however, to "Beware of the Ides of March" since the weather is at present too unsettled and cold to move our plants permanently outdoors. I watch the temperature outside. If it reads above 60° F, I move some of the hardier plants outside for an hour or two. Taking them back indoors when the temperature drops.

Remember to keep your plants watered allowing them to become moderately dry between thorough waterings. The temperature of the water should be tepid to avoid shocking the plant.

Check your plants for insect infestation. I found a new insecticide spray recently which I find very satisfactory - "Schultz - Instant." It contains Botanical Pyrethrins, is water based (not an oily spray), has a non-aerosol pump and practically odor free - what a relief! No more nauseous spray odors. This spray may be used on both indoor and outdoor plants as well as vegetables. This insecticide, according to the label on the container "May be used indoors, outdoors, in homes, restaurants, greenhouses, offices, schools and around humans and pets year-round. May be applied to edibles up to day of harvest; leaves no objectionable residues."

(cont. on pg. 8)



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I believe it will be a boon to those of us who grow tomatoes, peppers, herbs, onions, etc. I have found this item in the garden section of both Safeway and Fred Meyer.

The next article will discuss our summer plantings and garden care.

REMINDERS:

- 1) Check all house plants you buy for pests, etc. before bringing them into your home.
- 2) Don't forget to water your outside balcony plants. They will better withstand the cold drying balcony winds.
- 3) Don't be deceived by the rain and sprinkles these plants receive under cover of the balcony overhangs.
- 4) The temperature of the water used should be about the same as the outside temperature.
- 5) It is a good idea to keep a container of water outside so it is the same temperature as the air. The use of warm water will cause plant shock.

WANDERINGS:

Have you noticed the beautiful red Tulips outside the Lincoln Tower; the Magnolia Stellata and the Magnolia Soulangeana? The beautiful display of Tulips, Daffodils, Dwarf Iris, Primroses, etc. by the Lovejoy fountain. The Magnolia Soulangeana opposite the kneeling bronze statue north of the Lovejoy fountain is magnificent!

GOOD GARDENING

Profiles

by Sylvia Tweedle

This month's profile deals with Nancy Rangila, a resident of Grant and Chairman of the Interior Maintenance Committee. Nancy's parents were traveling and working in Russia when Nancy was born. They returned to Portland when she was a year old.

Nancy grew up in Portland, attended Lincoln High, Reed College, Portland State, as well as the University of South Carolina, and USC.

For nine years she was a Securities Analyst for Capital Research in Los Angeles and while there, acquired her MBA.

Returning to Portland, she became affiliated with an investment firm where she managed investment portfolios. After nine years of this, she joined Benjamin Franklin three years ago and was recently made President of Franklin Securities.

She likes to travel (the only state she hasn't been in is North Dakota); she is a voracious reader, and enjoys photography, swimming and tennis.

This year she celebrates her 50th birthday and the stepsister with whom she grew up, also celebrates her 50th. So come summer there will be a very special party -- A 100th BIRTHDAY PARTY!!!

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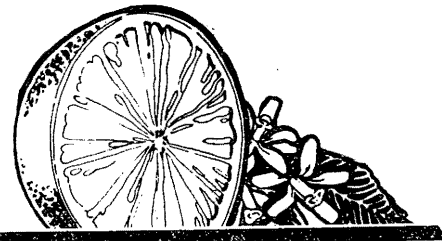
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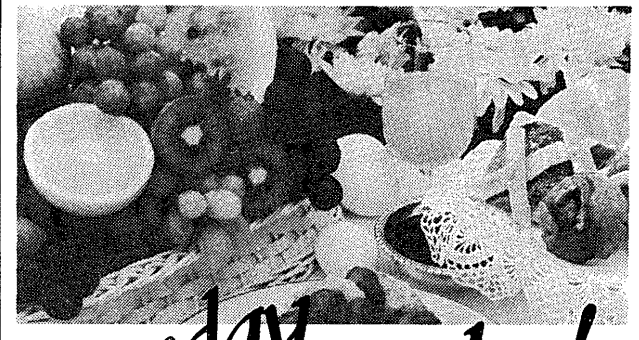
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Calendar

- April 1 BRIDGE
7-10 p.m.
Lincoln Lounge
- April 1, 2 & 3 SWIM CLASS
8:30-9:30 a.m.
Indoor Pool
- April 3 COFFEE HOUR
10-11 a.m.
Sivers Center
MEET THE CANDIDATES
7:30 p.m.
Sivers Center
- April 7 WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool
- April 8 BRIDGE
7-10 p.m.
Lincoln Lounge
- April 8, 9 & 10 SWIM CLASS
8:30-9:30 a.m.
Indoor Pool
- April 10 WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool
- April 14 WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool
- April 15 BRIDGE
7-10 p.m.
Lincoln Lounge
- April 15,16 &17 SWIM CLASS
8:30-9:30 a.m.
Indoor Pool
- April 17 ANNUAL MEETING OF APCA
7:00 p.m.
Red Lion - Multnomah Room
WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool
- April 19 CONTINENTAL BREAKFAST
9:30 a.m.
Sivers Center
- April 21 WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool
- April 22 BRIDGE
7-10 p.m.
Lincoln Lounge
- April 22,23,24 SWIM CLASS
8:30-9:30 a.m.
Indoor Pool
- April 24 & 28 WATER AEROBICS
5:45-6:45 p.m.
Indoor Pool



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.

RED LION MOTOR INN
PORTLAND CENTER
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- April 29 BRIDGE
7-10 p.m.
Lincoln Lounge
- April 29 & 30 SWIM CLASS
8:30-9:30 a.m.
Indoor Pool



News

If readers have any suggestions for news items for the Tower Talk, please call Martha Dalrymple 223-4970.

Correction

In last month's article on the anniversary of the ground breaking for American Plaza, we erred in naming the first tenant of Lincoln Tower. It was Lucille Gerber, not Leola Garber.