



# tower talk

## american plaza newsletter

Volume III, No. 4

Portland, Oregon

May 1986

### Elections

The election at the April Annual Meeting brought two new members to the Board of Directors and the re-election of a long-term member. Harry Beik, of Grant Tower, an electrical engineer and a long-time participant in American Plaza affairs and Wayne Martin, of Lincoln Tower an interior designer and chairman of the American Plaza Design Revue Committee for the past two years, are the new members. They replace Sherry Bonney and Steve McShatko whose terms expired. Walter Bowen, a realtor, and head of Madison Tower Inc., which owns and leases 91 units in Madison, was re-elected to the Board.

These three were among five names submitted by the Nominating Committee and one nominated from the floor at the Annual Meeting. Jean Fischer and Al Jantzen, both of Grant, were inspectors for the election.

### Cable T.V.

TCI tells us that the system will be installed by August or September, regardless of the number of subscribers. In the meantime, the company will be talking to individual residents about whether they wish to subscribe and providing them with the terms of subscription.

Installation cost per unit will be \$26.25 plus \$9.86 per month for the basic service of 31 channels of programming. Five channels will have a monthly premium charge:

- Ch. 5 Home Box Office \$11.95
- Ch. 14 Showtime \$11.95
- Ch. 15 The Disney Channel \$10.95
- Ch. 24 The Movie Channel \$11.95
- Ch. 25 The Movie Channel \$11.95

TCI will provide 100 feet of cable at the door each unit. The owner is then responsible for running the cable within his unit to the television.

If the subscription is 100 percent in all towers,

the monthly charge will drop to \$5 from \$9.86 and there will be no installation fee.

### Advertisers

Tower Talk is most appreciative of its advertisers, who are all neighbors, for their increasing support of the newsletter. They have made possible the expansion and general improvement of the publication. The editors urge residents of APCA to take advantage of the discounts, coupons and special services that advertisers offer. You will find that a walk across the street or a telephone call will save you a trip to the center of the city.

### Crime Prevention

The security system of American Plaza received a high rating from Bob Tilley, Crime Prevention Officer of the Police Department during a presentation at the Annual Meeting. He said the system was excellent and one of the best in the City. He also said it was remarkable that there had been only 11 incidents in the garage during the last year. He had only three suggestions for improvements:

- 1) He feels the garage doors are too wide and close too slowly.
- 2) Residents, tenants and staff should be more careful in allowing strangers in the front door.
- 3) He feels each unit should have an individual peephole.

Management will explore the possibilities of making changes in the garage gates, but each individual resident must take the responsibility of adamantly (rudely if necessary) refusing to let strangers come in the front door.

Roberta Fox also of the Police Department, gave Tower residents some tips on crime prevention on the streets of Portland. Some

(cont. on pg. 2)



**tower talk**  
american plaza newsletter

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

(cont. from pg. 1)

of the highlights:

- 1) Carry a clutch purse, never a shoulder bag. The latter is easy to grab and the jerk may seriously hurt your shoulder.
- 2) Don't fight for your property. In the long run it's cheaper to let them have it.
- 3) Walk briskly and confidently
- 4) If you're unable to do so, make sure there is someone with you.
- 5) Trust your hunch. If a person approaches you and you have an uneasy feeling, don't think you have to be polite. Avoid him and pay him no attention.
- 6) Don't carry a whistle, mace or a gun. Experience shows they are dangerous and don't work (no one hears the whistle, and the mace and the gun frequently fail to reach their mark) or can damage the victim as well as the criminal.

## Rules and Regulations

You have all received a copy of the reorganized Rules and Regulations which has been approved by the Board of Directors. The committee, headed by Nancy Rangila, has worked for two years to simplify, shorten and clarify these bulky precepts and deserves a vote of thanks from

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all owners. The tan-colored pages in your copy contain an outline and quick reference guide. you have not received your copy, please contact the management office.

Management will begin enforcing these new regulations May 15, 1986. This should give all owners and residents the time necessary to review them in detail and become familiar with the charges.

Chairman Marge Allen reports that there have been a few objections to some of the individual rules, particularly those applying to the use of the pools. She suggests that anybody who has such objections put them in writing and send them to the APCA office. Marge will keep them and at some board meeting in the near future will bring them up for future discussion. It is her wish that all such objections have a full and fair hearing. As she says, "Any rule that is not part of the Declaration or Bylaws can be changed by the Board."

## Crime and Victims

American Plaza residents Ron and Pat Still are sponsoring a meeting to be held on May 14, at 7:30 p.m. in the Sivers Center, for a discussion of two aspects of the problem of crime in Portland:

(cont. on pg. 3)



*Sunday  
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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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(cont. from pg. 2)

(1) The criminal justice question of the rights of victims of crimes and (2) The problem of crime on the streets of downtown Portland.

The Stills have been active in the Oregon Campaign For an Amendment to the Constitution to extend and protect the rights of crime victims. Robert Kouns, one of the chief petitioners for an initiative, for which he is seeking signers, and his wife, Dee Dee, who is president of the Citizens for Justice and Crime Victims United, will present the case for such legislation and for putting the proposed amendment on the ballot in November.

The proposed ballot's title states that this bill revises many criminal laws concerning victims' rights, evidence, sentencing, parole. Among other provisions it would "protect victims from pretrial contact by criminal defendant, bar excluding victims from courtroom during trial, give victims a role in trial scheduling, sentencing and parole, expand witness's prior conviction cross examination, expand victims' compensation rights and define "victim" broadly."

The second speaker of the evening will be George Carter, chairman of the Safety Committee of the Downtown Neighborhood Association,

who will discuss the problems and possible solutions to crime on the streets of downtown Portland, with special emphasis on the experiences of people who work, shop or seek entertainment in the downtown area. One of the main concerns of the Association is the effect such crime has on the general health and property values of this important section of the city.

## Views from the Towers



An alert and observant resident of a north unit in Madison Tower reports a veritable menagerie emerging one day recently from the Red Lion parking lot and going down the mall toward Portland Center.

The first was a well-fed, fully grown Bengal tiger held by a man on a leash. The animal made his way along the walkway with great dignity and sobriety. He was quickly followed by a orangutan dressed in a well-cut little suit, and not on a leash, the orangutan frolicked and somersaulted on the grass, even drinking from the Lincoln fountain. Both animals vanished into the distance beyond the view of our observer, so there is no end to the story although some say the animals stopped off in Portland for a publicity stop on their way to Expo 86 in Vancouver. But we can draw a moral from the story: There is always a great view from a tower window.



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They both started their volunteer activities while they were in college: Harry in his fraternity Sigma Alpha Epsilon at the University of Oregon and Jane in her sorority Delta Gamma at the University of Michigan. After graduation, they both pursued active professional lives: Harry with A.T. & T. from which he retired ten years ago after 39 years of service, and Jane as a buyer, first with Dayton-Hudson in Detroit and later with Berg and I. Magnin in Portland.

One of their prime preoccupations is the Japanese Garden Society of Oregon where they have been active since the Garden was first opened in 1962.

In addition to his work with the Garden, Harry is on the board of the Asian Arts Council and  
(cont. on pg. 5)

**Profile**

Tower Talk is chagrined that in its story in the February issue about American Plaza residents who are volunteers at the Oregon Art Institute, the names of Jane and Harry Hanson of Grant were omitted.

It turns out that the Hansons have been active in the affairs of the Museum for the last 20 years, as docents, chamberlains, in the Rental - Sales gallery, in the Women's Council and the Partnership in Art, a membership and fund raising group. This dedicated couple who have both retired from active professional lives are now busier than ever with these and innumerable other volunteer jobs.

"We act as kind of a team," explains Jane. "I work with Harry on his projects and he helps out with mine. It's been this way since we were married." She figures they give 365 hours a year to their volunteer jobs.

Jane comes from Michigan; Harry was brought from Wisconsin to Portland by his parents as a baby; the pair came together on the ski slopes of Sun Valley in 1950 and were married the next year.

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(cont. from pg. 4)

maintains active membership in the Pioneers of America, a philanthropic organization made of employees of A.T.&T. who have had 18 years or more service with the company. It is the largest volunteer organization in the world and involves itself with a variety of projects, including the current one, infant hearing assessment. For a long period Harry was regional director of the group.

Jane has long been a member of the Fashion Group, an international non-commercial organization of professional women who seek to promote good taste in fashion.

Jane instituted Fashion Group program of fashion therapy at Dammasch Hospital which provided women inmates with instructions for making their own clothes and hair styling. Of the first group of 37 with which she worked, 34 returned to a normal life outside the institution.

One of Jane's interests is a collection of mustache cups which is said to be the largest west of the Mississippi. She started it at the age of 15 when her grandmother gave the delighted child her grandfather's mustache cup.

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## Declaration and Bylaws

Bill Buren has volunteered to condense and simplify the Declaration and Bylaws of the Association into a more useable format -- in other words to do for these legal documents what Nancy's committee did for the Rules and Regulations.

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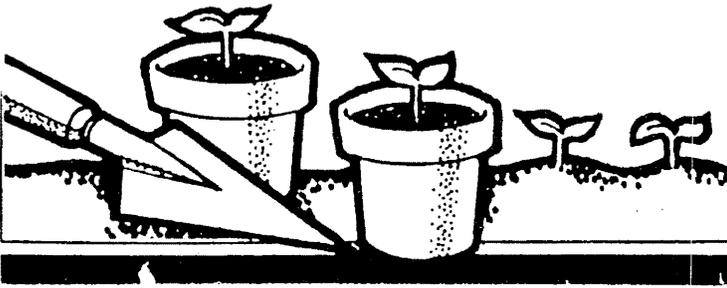
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# Garden Chatter

## by Irv Trachtenberg



And what is so rare as a day in June?  
 Then, if ever, come perfect days;  
 Then heaven tries the earth if it be in tune,  
 And over it softly her warm ear lays.

Lowell

I believe we are fast reaching the point where we can select and bring home our summer plants for the balcony (tub containers, etc.)

If you have already prepared your containers with good soil, drainage and other additives as discussed in the last issue; i.e. adding of bone meal, general fertilizer, perlite, and dry ground steer manure, you are about ready to dust the top of the soil with Lilly Miller Soil and Bulb Dust and work it well into the container. This will protect the plants we bring in from the nurseries from cutworms, etc.

Plant Suggestions: From observation of my own balconies, I notice that my Peonies are about a foot or more taller and covered with buds. My Lilies have almost completely covered the tubs and are 18" or more high. My Dwarf Roses have begun to leaf out. Herbs outside are Chives, Parsley, Onions and Shallots. My Tarragon, Winter Savory, Rosemary, Thyme, Marjoram and Basil will be ready to transplant outside by the middle of May. The Crepe Myrtle planted in late March is showing green and will be a riot of flowers this summer.

The Amaryllis - kept in the house over the winter - will be ready to set outside in mid May. The Violas and Carnations were planted in early April and are thriving.

I shall complete my balcony plantings with Petunias, Hanging Tuberosus Begonias, Impatiens, Fibrous Begonias, Dwarf Dahlias, Geraniums, Lobelia.

In the next issue I shall discuss watering, fertilization, pest and disease control.

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## Individual Services

Multi-Services, Inc. has been providing in-unit maintenance and repair services to owners at American Plaza for the past two years at the hourly rates listed in the APCA Service Manual with 1/4 - hour minimum, if scheduled on our normal service days Tuesdays and Wednesdays. Due to increased costs for labor, materials and insurance MSI has been forced to restructure its fee schedule. Effective June 1, 1986 all hourly rates will remain the same but the minimum will be increased from 1/4 - hour to one hour.

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# Calendar

- May 5 PRIVATE PARTY  
Sivers Center
- May 6 BRIDGE  
7-10 p.m.  
Lincoln Lounge
- May 6,7,8 SWIM CLASS  
8:30-9:30 a.m.  
Indoor Pool
- May 13 BRIDGE  
7-10 p.m.  
Lincoln Lounge
- May 13,14,15 SWIM CLASS  
8:30-9:30 a.m.  
Indoor Pool
- May 14 CRIME & VICTIMS  
7:30 p.m.  
Sivers Center
- May 15 BOARD MEETING  
7:30 p.m.  
Sivers Center
- May 20 PRIMARY ELECTION  
8 a.m. to 8 p.m.  
Sivers Center
- BRIDGE  
7-10 p.m.  
Lincoln Lounge
- May 20,21,22 SWIM CLASS  
8:30-9:30 a.m.  
Indoor Pool
- May 27 BRIDGE  
7-10 p.m.  
Lincoln Lounge
- May 27,28,29 SWIM CLASS  
8:30-9:30 a.m.  
Indoor Pool
- May 31 PRIVATE PARTY  
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## Letters to the Editor

To the Editor:

I would like to compliment MSI for the many improvements they have made in the maintenance and operation of American Plaza. Prompt removal of trash from public areas, sweeping of pavements, painting, and availability of spaces for guest parking are immeasurably better than they were two years ago.

The recent landscaping of the grounds at the entrance to Grant is a beautiful sight. I am glad to learn that the completion of the northernmost of these three beds is planned.

One significant improvement that could be made, at some expense, would be to speed up the operation of the garage doors by installing more powerful motors and boxes with higher gear ratios. Not only would residents have less time to wait for the doors to open, but it would reduce the opportunity for trespassers to follow cars into the garage.

I find Tower Talk an interesting and informative publication and I congratulate you for the professional manner in which you present it.

Emerson Itschner  
Madison Tower

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