



tower talk

american plaza newsletter

Volume III, No. 7

Portland, Oregon

August 1986

Summer Party

The APCA summer party held on Saturday, June 19th, in the Sivers Center was a smashing success. Grace Brown, Chairman and the members of the Social Committee: Barbara Ray, Jada Watson and Maxine Deriko deserve great credit for making it such a smooth-running and effective event.

Gastronomically it was one of the best parties ever held. The residents outdid themselves in preparing novel and imaginative culinary delights. And it all culminated with a huge cake surmounted with a Statue of Liberty, and bearing the inscription, "Thank You, America." It was the contribution of Max Birnbach, owner of Rose's Restaurant and Bakery and represented one of that famous firm's tastiest concoctions. Miraculously, there seemed to be enough for everybody, although there was none left over.

Francis and Byron Adams were responsible for table decorations which did a lot to enhance the dispatch of all the goodies.

Leon Ray and Harry Deriko acted as door-keepers, collecting money and dispensing tickets to some 80 people and David Chambers was once again the cheerful bartender. Perfect summer weather, balmy and warm with a refreshing breeze was especially appreciated. It was warm enough to eat outside in the patio, cool enough to let people dance to their heart's content to the lively music of the After Six band.

Cable T.V.

TCI Liberty Cable will start installation of the underground portion of work to bring cable TV to American Plaza the first week in August.

Installation of the main cable lines in common areas of the towers (basement access, riser rooms and all breezeways) will begin the second or third week of August. Plaza management will oversee this installation to ensure that it meets board requirements.

Since a minimum of five holes in the wall concrete per floor must be drilled, the cable installation will produce some significant noise. Management is meeting with TCI Liberty the first week in August to plan the schedule of common area installation and will post the schedule in the elevator notice boards as soon as it is set to help residents plan schedules to avoid noise when possible.

The installation of cable in the common areas will bring cable to each unit doorway and is being done entirely at TCI Liberty's expense. The Association's only involvement was to negotiate an easement agreement to make cable access available at American Plaza.

TCI Liberty expects to have all main cables in place by the first of October, at which time they will begin contacting Plaza residents to see if they wish to have cable.

Plaza staff will have no access into cable lines. Residents who wish to have a cable hookup must deal directly with TCI Liberty Cable, 025 Southwest Sherman, Portland, Telephone: 225-1984. If dealings with TCI Liberty are not satisfactory, residents should call the City of Portland Cable Communications Office at 1120 Southwest Fifth, Portland, Telephone: 796-5385 and request assistance.

TCI Liberty holds an exclusive City franchise as the sole provider of cable TV on Portland's west side. This franchise, which runs into the 1990's, can be revoked only by the City and is monitored by the City cable office.

There is no obligation for any APCA resident to subscribe for Liberty cable service. Channels 2, 6, 8, 10, and 12 and our pool viewer channel 4 will continue to be maintained by the Association.

Should residents wish to consider cable hookup, the first hookup with 50 feet of surface mounted cable will cost \$26.25, a one time charge. Basic Service (31 channels of programming) presently costs \$9.86 per month.

(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)

Basic Service includes Channels 2, 6, 8, 10, 12, 49, 22, 17 WTBS Atlanta (Ted Turner), 25 WGN Chicago, 21 Cable News Network, 35 Cable News Network headline news, 16 Childrens daytime programs and evening arts and entertainment, 23 Twenty-four hours of weather and travelogues, 29 ESPN Twenty-four hour sports, 31 C-Span House of Representatives, 19 country western music from Nashville, and 3 CBN Pat Robertson's religious programing.

Movie channels and additional services will be available at extra charge.

Lincoln Lounge

Restoration of the Lincoln lounge has been completed and Craig Norman and the Design Review Committee have completed specifications for the new furnishings. A special meeting of the Board will be called to approve these new designs and as soon as Board approval is obtained management will place the orders. Reopening of the lounge will depend upon the dates of delivery which will probably take several weeks. The insurance company assures us that there will be plenty of money to pay for the repairs, replacements and improvements.

Plaza Phone Directory

The Plaza phone directory listing only those residents who wished to be listed will be mailed to all residents the second week of August. As approved by the Board of Directors, the listing will be alphabetical giving names and phone numbers only. If you have not received a copy by August 19th, please contact Management.

Rules & Regulations Reminder

"There shall be no feeding of birds from balconies or any portion of the common areas." This regulation is in place because birds feeding and nesting in large buildings cause maintenance

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problems for the Association that are costly to all residents. Management suggests that residents choose the park as a pleasant place to feed the birds!

Exercise Questionnaire Results

Management sent out 400 questionnaires regarding exercise facilities to residents and owners and only 29 were returned, a seven percent response. Out of the 29 received only 14 residents indicated any interest in improving the exercise facilities, or instituting any type of fitness programs, etc. Based on the response it seems that residents are satisfied with the facilities as they exist and are not interested in improving them. Based on this response, it will be management's recommendation at the September Board meeting that the Association maintain the facilities as they presently exist.

Budget Calendar

The Board of Directors, Budget and Finance Committee, and Management have begun gathering information, costs, etc. in preparation of the 1987 Budget. The schedule is:

August 11th - September 12th: Physical inventory of all association property, review of services, establishment of specifications, solicitation of cost quotes and analysis of unit owner and committee input.

October 6th - November 20th: The Board of Directors and the Budget and Finance committee will review, discuss and finalize a budget based on input received. Final approval of Board of Directors.

December 1, 1986: The 1987 Budget and Coupon Payment Books will be sent to all owners.

Unit owner input is an important part of the process. If there are any areas you are concerned about, any improvements you feel need to be dealt with, think the Association fees are too high or too low, on any input please please write it down and send it to Chairman Marge Allen, Treasurer Ralph Funes or Manager Stephens. We need your input by September 12, 1986.

Profile

Consumer Credit, according to the wife of Lawrence Winthrop of Grant Tower, is his obsession. To most of us consumer credit is the monthly nuisance of bills from credit card companies, department stores, landlords and mortgage holders. But Larry, who got his start in business after his graduation from college as credit manager of a department store in his native New York, consumer credit can be the source of much unhappiness and even tragedy for many people, through no fault of their own.

As a board member of APCA he helps keep the Association on the straight and narrow financially and as President of the Consumer Credit Counselling Service of Oregon, he helps thousands of people to live within their income, repay old debts, save money and keep out of bankruptcy. Through the good offices of Larry and his staff of professional business counsellors, over 200,000 people in Oregon have achieved financial stability and even saved for the future.

Larry first came to Portland in 1955 as credit sales manager for Meier and Frank. In 1959 he went to Macy's in San Francisco as general credit manager. He joined J.C. Penney in 1961 and became regional manager for the Rocky Mountain area, with headquarters in Denver, on the understanding that he would be transferred to Portland when an opening turned up. In 1966 it did, and he became regional director for the five Pacific Northwest States.

While still with J.C. Penney, in 1967, he started the Consumer Credit Counselling Service as a non-profit public service agency, available to everybody who was having difficulty making ends meet. The movement has since grown to national stature, the National Foundation for Consumer Credit of which Larry is a trustee, with 250 affiliated groups throughout the country. In 1981 Larry retired from J.C. Penney and has since devoted full-time to CCCS.

There are a variety of reasons why ordinary people find themselves in a financial bind -- two income families suddenly reduced to one

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income families; (which can be caused by the arrival of a baby or a prolonged strike for example) unexpected or prolonged illness; a disaster to a member of the extended family. Sometimes it is just a question of not quite realizing why their bills are larger than their pay checks.

"Our services are free to everyone," says Larry. "There is no income or debt level to qualify for our services."

"By helping a client achieve a lean but livable budget, or spending plan as I like to call it, we are not only helping the client but also the creditors who, if they cooperate with us and agree to a delay in repayment, get their money and don't have to resort to garnisheeing or a collection agency, both of which cost money."

Larry says that 99 percent of the creditors he deals with agree to the proposals that CCCS makes and usually end up making a contribution to the agency.

Clients are also encouraged to make a small contribution although it is by no means required. Large employers, such as Standard Insurance, Tektronics, Northwest Bell and Esco Corporation are also contributors.

Larry strongly advises his clients not to seek refuge in bankruptcy. The charge stays on the clients record for a minimum of ten years, and makes it almost impossible for him to get credit again.

(cont. on pg. 4)

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(cont. from pg. 3)

In the first two years of CCCS's operation in Portland, the personal bankruptcy rate dropped 29 percent while the national average rose 25 percent.

Today the agency has over 2,000 trust accounts, in which the client agrees to deposit the monthly amount agreed upon to apply to his bills and the agency remits the payment to the creditors. These trust accounts amount to \$4,600,000 and represent a lot of peace of mind for formerly distraught clients.

Leasing or Renting Your Unit?

If you are an owner but lease or rent your unit, management has available a package including guidelines that will assist you and your tenant.

It is important that you provide the new resident with a copy of the Association's Unit Occupancy Information Form. This must be filled out completely and signed by the new owner, in the case of a sale, or signed by owner and tenant, in the case of leasing or renting. It is very important this is done, as a move-in cannot be scheduled until management has received the form completely filled out and signed.

Portland, Welcome Back Nabih Geha!



We're pleased to welcome Nabih Geha back to Portland as the General Manager of the Red Lion Inn/Portland Center. You may remember him best from his years as maitre d' at the Red Lion Inn/Jantzen Beach. Now his expertise and care will create a memorable experience for you at the Red Lion Inn/Portland Center. Come by and say hello to Nabih yourself!



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The occupancy information form helps the Association serve each resident more effectively as it provides the Association with the necessary information to respond in cases of emergency, package deliveries, etc. Management would appreciate everyone's cooperation. Copies of the forms are available in the mailrooms or you can obtain one by calling Diana in the management office at 222-7243.

Chairman Marge Allen and Management have completed a welcome package that will be sent to all new residents once they have filed their unit occupancy information form. The package includes a welcome letter and informative materials such as "Who's In Charge", "Services Provided", "Facilities Available", "Who Fixes What and Who Pays For It". If you would like a copy for your own information, contact Diana in the management office at 222-7243.

Lobby Improvements

Wallcoverings, furniture, etc. have all been ordered by Designer Craig Norman for the improvements in the lobbies and elevators all three towers. Actual work on the improvements will not be started until all materials are on hand.

Emergencies

It has been brought to management's attention that sometimes security does not respond quickly enough, particularly evenings or over the weekend when the answering service is on duty. When residents call security, even if it is only to report suspicious people lurking about the grounds, they are urged to specify that it is an emergency. This will speed up the response. Some people are reluctant to report an emergency unless they have a knife at their throats, but management urges that they not be hesitant. If there is any question of danger or of risk to Plaza security, please state that it's an emergency. It is better to err on the safe side.

Board Meeting

Management would like to remind all residents there will be no Board Meeting in August. The next scheduled meeting is Thursday, September 18, 1986.

Security Report

During the month of June the following safety and security incidents took place:

6/2: Grant landscape lights damaged.

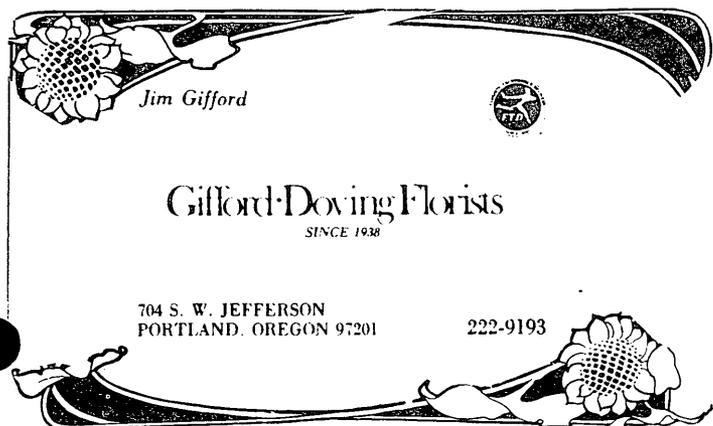
6/4 & 10: Unauthorized persons escorted from Lincoln Tower

6/8 & 17: Breaking and entering of package room Lincoln and Unit 1301 storage area of Grant.

6/14: Theft of stereo equipment from unlocked vehicle in guest parking lot at Grant Tower.

Pool Lounge Chairs

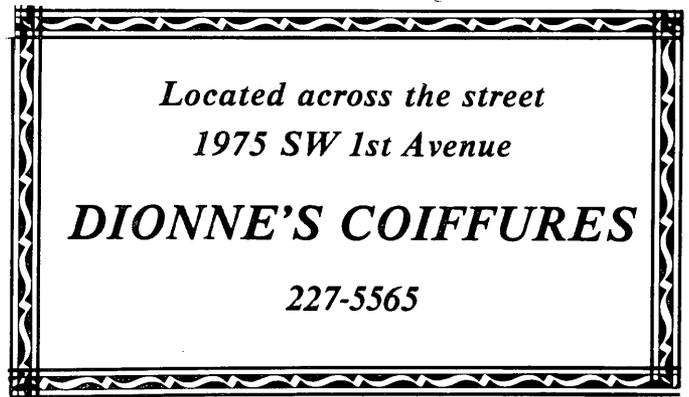
The Association purchased and has placed six additional lounge chairs at the Lincoln pool. Management would like to remind all residents that if you bring your own lounge chairs to the pool area, do not forget to take them with you. Security will remove and store any personal lounge chairs that are forgotten and residents can claim them by calling 222-7243.



Jim Gifford

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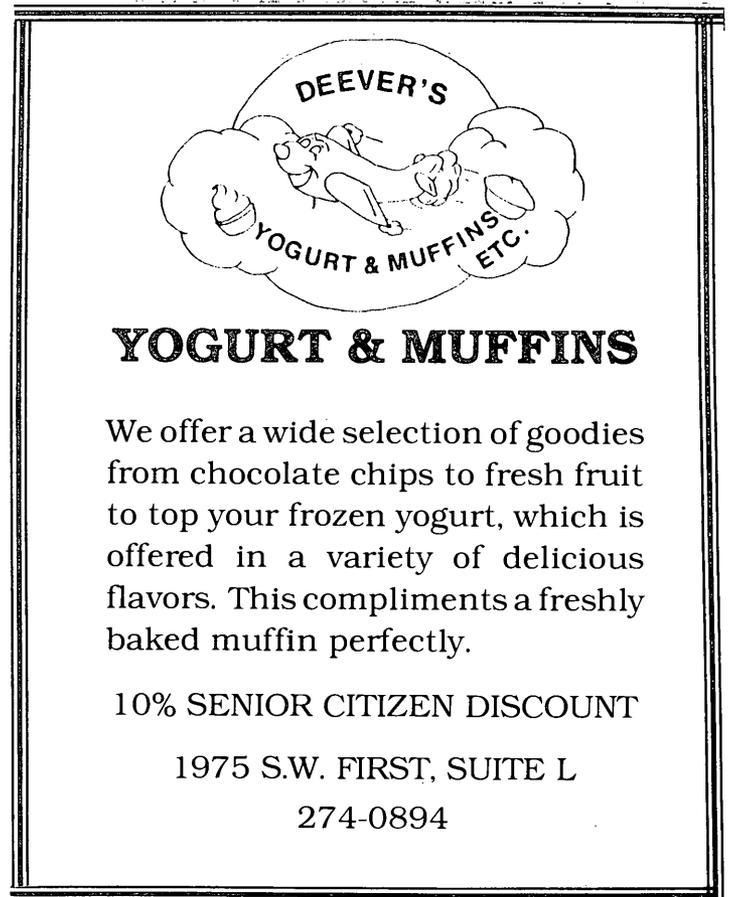
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227-5565

Sivers Center Pool

The restoration of the ceiling and swimming pool has been completed and the pool has been reopened. The new light fixtures have not yet arrived, but they can be installed without closing the pool again. This completes all the improvements to be done in the pool area. The pool is open 6:00 A.M. to 11:00 P.M. daily. Anna Stowell's swim classes resumed August 5th at 8:30 A.M.



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Letters to the Editor

Dear Editor:

There have been several complaints from Madison residents about the announcements that come over the loud-speakers in each unit. Residents often are engaged in absorbing or noisy occupations, such as reading a good book, working in the kitchen with the water running, listening to the radio or TV or even napping, and the blare of the loud-speaker is so startling that it is hard to concentrate on what is being said. In many cases by the time the resident can concentrate enough to listen, the announcement is concluded or at best the last few words are identifiable. Several suggestions have been advanced to improve this situation:

- 1) Send a warning signal of some sort to alert residents that an announcement is coming.
- 2) Introduce each announcement with some such phrase as: "Good morning, (evening, afternoon). This is an announcement from the Manager's office." Pause. Then go into the announcement.
- 3) Repeat the announcement.
- 4) Follow up with an announcement of how and if the problem has been solved.

Laddie Trachtenberg

Dear Editor:

Hats off to the resident who brought the kiwi pie to the summer party at Sivers Center July 19th. We all want to know the cook and the recipe. Give us a break. Call Barbara Ray at 222-6602.

The potluck party July 19th was very successful. We must devise a more descriptive name: Dream Dishes or Tasty Trifles? It was gourmet cooking all the way around.

Clif Knudsen
Pharmacist

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The American Plaza is losing one of its most imaginative couples as well as innovative cooks, when Byron and Frances Adams move from the Grant Tower to the Terwilliger Plaza. We will miss them and their sharp ideas.

Barbara Ray
802 Lincoln Tower
222-6602

Thank You

Management would like to thank Anna Stowell, Association Secretary, for her assistance in obtaining an additional park area trash receptacle from the City.

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August 4 WATER AEROBICS
6-6:45 pm
Indoor Pool

August 5 BRIDGE
7-10 pm
Sivers Center

August 6 SPECIAL BOARD MEETING
5:30 pm
Madison Lobby

August 5,6,7, SWIM CLASS
8:30-9:30 am
Indoor Pool

August 10 PRIVATE PARTY
Sivers Center

August 7 & 11 WATER AEROBICS
6-6:45 pm
Indoor Pool

August 12 BRIDGE
7-10 pm
Sivers Center

August 12,13,14 SWIM CLASS
8:30-9:30 am
Indoor Pool

August 14 & 18 WATER AEROBICS
6-6:45 pm
Indoor Pool

August 19 BRIDGE
7-10 pm
Sivers Center

August 19,20,21 SWIM CLASS
8:30-9:30 am
Indoor Pool

August 21 & 25 WATER AEROBICS
6-6:45 pm
Indoor Pool

August 26 BRIDGE
7-10 pm
Sivers Center

August 26,27,28 SWIM CLASS
8:30-9:30 am
Indoor Pool

August 28 WATER AEROBICS
6-6:45 pm
Indoor Pool

SOME PLAZA SECURITY OFFICERS



Michael Ault

**EMBARRASSED?
YOU BET!**

In the July issue of Tower Talk we printed Michael Ault as Michael Spriggel. Here is the real Michael Ault and Michael Spriggel. We apologize for the confusion.



Michael Spriggel