



tower talk

american plaza newsletter

Volume III No. 8

Portland, Oregon

September 1986

Sunday Package Delivery

Effective Sunday, September 14th, packages can be delivered to you seven days a week including Sundays. The same procedure will apply as in the past:

If you are not home to accept delivery of a package, Security will accept it for you and sign for it. It will be put in the Lincoln Tower locked package room and your name will be posted on the package list in the locked bulletin board in your tower adjacent to the U.S. mailboxes. Security will deliver your package to your unit between one of the following times,

7:00 a.m. to 8:00 a.m.

4:00 p.m. to 5:00 p.m.

8:00 p.m. to 9:00 p.m.

if you call 222-7243 to schedule delivery. (Medications, perishables and Federal Express will be posted when received and delivered to you as soon as you call to let security know you are home and ready to take delivery).

APCA Ghosts

Lincoln residents were non-plussed one day last month when they saw the garage gates opening and shutting with dutiful regularity but with no one within sight. Plaza staff solved the mystery. A laborious search of residents with cars in the vicinity revealed the culprit, someone had stuffed his door opener between the car seats, which pressed on the opener's button. Ron Balash, Account Supervisor, has suggested drivers use care in stowing their openers so that the button is not inadvertently stuck in the open position.

Building Standards

Manager Stephens wishes to remind residents that there are approved standard specifications for windscreens on balconies, sunshades and

window and door grills, which residents are urged to follow in order to preserve the uniformity and aesthetic quality of American Plaza. Call the office, 222-7243 for a copy of these specifications. Residents installing any variations of these standards will be required to remove them at their own expense.

If you have a good idea, a compliment, or even a complaint about APCA life, send a letter to the Editor of Tower Talk and put it in the APCA slot on the mailroom door (not the US mail slot on the counter). All mail addressed to APCA is opened at the office, but all mail addressed personally to Marge Allen, Chairman, APCA, or Martha Dalrymple, Editor of Tower Talk, and placed in the slot on the mailroom door will be delivered to them promptly.

Social Season

Grace Brown, Chairman of the Social Committee, announces that the season begins this month. The monthly coffees begin on Thursday, September 11 from 10 a.m. to Noon and the monthly continental breakfasts begin on Saturday, September 20 from 9:30 a.m. to 11:30 a.m. Both events take place in Sivers Center. She also suggested that calendars be marked for the APCA Christmas Party. It is scheduled for December 20th in the Sivers Center. The popular band "After Six" has been hired for the party.

Storage

Three storage spaces are available at Madison Tower at a rate of 50 cents per square foot per month. If you are interested, please contact Diana at 222-7243.



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

Agenda Items

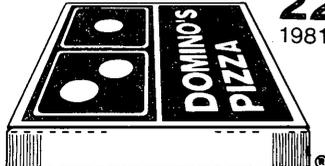
If there are topics, problems, or areas of concern that you would like to bring to the attention of the Board of Directors, just write them down and drop them in the APCA mail slot on the mailroom door. If you would like to have these topics discussed at a board meeting, just ask

first week of the month so topics that come in just before the Board meeting may not be dealt with until the following month, but they will be dealt with!

Justice ?

Ruth Josslin of Madison Tower, our faithful advertising director, has been doing her civic duty by serving on a jury. All members are given an identifying badge proclaiming "Juror" to wear during their period of service. One day on her way to the courtroom Ruth was standing on a street corner waiting for a green light when a man next to her stared disapprovingly at her badge.

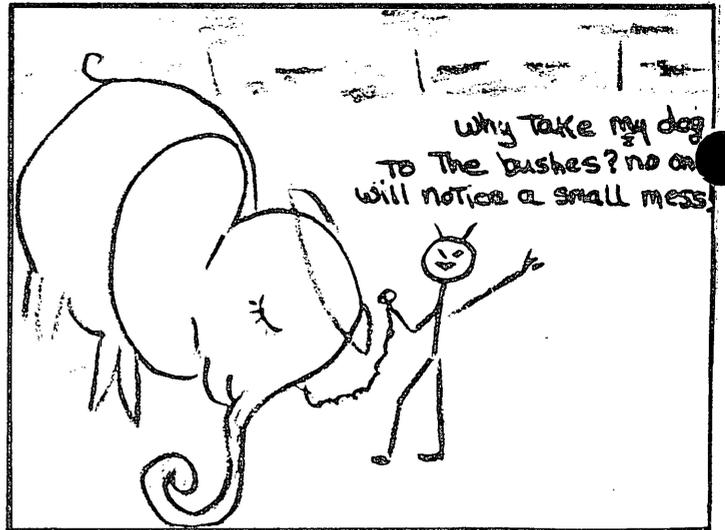
"Hey, lady, he asked, don't you know there is no justice?"



\$2

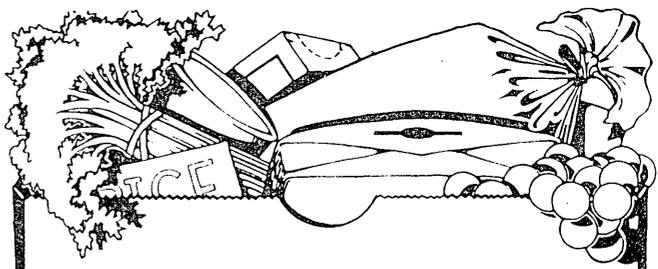
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Plugged Gutters

The maintenance staff would like to remind all residents that the rain gutters on each patio are designed for water only. Dirt, leaves, twigs, etc. plug the gutters easily. When this happens and then it rains, water backs up onto the patios and can cause water damage to that unit or the unit below. Some plugging is probably inevitable, but if everyone is careful when planting to sweep up twigs, dirt and leaves and dump them in the trash chute, we can keep it at a minimum.



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Profile

David Pugh

Do you enjoy walking from your Tower to the mall that leads to the urban renewal area with its shaded walks, pleasant plantings and liberally sprinkled benches, past the Lovejoy Fountain and finally across Market Street, ending up at the Civic Auditorium and Ira's fountain? Does that fairy-tale pink building at the north end of downtown Portland send you into reveries of your youth? And do you rejoice in all the plans for retrieving the City's waterfront on both sides of the Willamette for the enjoyment and use of people like us?

If so, you are indebted to your neighbor, David Pugh of Madison, managing partner of the eminent architectural firm Skidmore, Owings and Merrill. Ever since he came to Portland in 1952 Dave has been involved in plans and construction in the downtown area of the City.

ARCHITECTURE, the official magazine of the American Institute of Architects, devoted the lead article in its July issue to the urban design of Portland, and has this to say:

"Some of the art thinking about urban designing and planning goes something like this: First, the City needs a plan, preferably one taken to the third dimension. The plan needs citizen and political support and a mechanism for implementation. Optimally the implementation should be an agency with broad powers of land acquisition and concerns that go beyond development to historic preservation, social problems — and design. Finally maximum use should be made of the shaping powers of transportation.

"This thinking has perhaps found its purest application over the past decade in Portland, Oregon — and it has worked."

Although David was born in Pittsburgh, he was brought up in Youngstown, Ohio where he and his wife Pat went to school together. He went on to Yale and she to Mt Holyoke. He turned down her invitation to the Holyoke prom, but next year she accepted his invitation to Yale, and it has been a partnership every since. After he received his architectural degree in 1948, David joined the firm of Gardner Daley in San Francisco. In a joint venture with SOM, he worked on a hotel and general development plan for Pebble Beach. In 1951 he switched to SOM. In the meantime Pietro Belluschi, one of Portland's outstanding architects was trying to run his architectural firm in Portland and also his job as head of the architectural department of Massachusetts Institute of Technology. The two firms set up a joint venture in Portland, known as BSOM (pronounced bosom).

David moved to Portland in 1952, became manager of SOM in 1960 and a full partner in 1963.

The list of credits for the firm in the years since is much too lengthy to print here but a sampling will indicate the massive effect it has had on the City: Hilton Hotel, Memorial Coliseum, Standard Plaza, Portland Center, Orbanco, Sauvie Island Planning Study, Transit Mall, Good Samaritan, St. Vincent and Providence hospitals, U.S. Bancorp Tower, Japanese Pavilion, V.A. Hospital, Pac-West Center, Greyhound Terminal.

And for all these have come awards and honors that would make a five-star general blanch with envy. In the award for the Urban Renewal project, HEW said it was the "Best urban renewal project in the country." And a recent newspaper poll revealed that the pink Bancorp Tower was the common man's favorite building.

The authors of the recently published book, "Frozen Music; A History of Portland Architecture," Bosker and Lencek explain their approach to the city: "What we had seen as a quietly exotic outpost of American civilization revealed itself as an exquisite architectural microcosm."

The Pughs' love affair with Portland led them to move from Lake Oswego to the Madison Tower in 1981. Dave sums up his attitude toward Portland this way:

"Portland is a cosmopolitan city yet it is small enough to be human. It has all the cultural, commercial and industrial advantages of a big city, yet it is on such an intimate scale that the human being is paramount."

He is no admirer of the present post-modern architecture that is epitomized by the Graves building here in Portland.

"Today post-modernism is like a stage set. There is an impermanence about it and it has to change with every scenario. But I hope it will settle down in time into something permanent and important.

In his spare time, when he is not changing the face of Portland's cityscape, he paints. The

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PRINTRIGHT

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(cont. from pg.3)

walls of their home are lined with charming results of some of his leisure time. He also is active in the affairs of the National American Institute of Architects.

Questions

Answers can easily be provided to most questions about Association matters and procedures by calling 222-7243. Should you wish to discuss an Association matter with the Chairman of the Board, that same number, 222-7243, will get your request for a return call through to the Chairman and she will return your call as promptly as possible.

Lighting Improvements

Harry Beik, member of the APCA Board of Directors, is working on a proposal to improve the lighting levels and reduce energy consumption in the guest parking and common areas. His proposal when completed will be submitted to the Board of Directors for their consideration. If approved it will be included in the 1987 budget.

Washers and Dishwashers

Recent flooding has caused serious damage in several units as well as in neighboring units. Manager Stephens says it is due to residents starting their washing machines or dishwashers and then leaving home. The machine can malfunction

causing serious water damage. Stephens urges residents not to leave their machines running while they are away from home.

APCA Insurance

This summary of the insurance coverage which the American Plaza Condominium Association blanket policies do and do not provide with respect to the personal insurance coverage of the residents may be helpful to you:

- 1) Coverage is on an "All-Risk" basis. Primary exclusions are flood, surface waters, earthquakes, nuclear reaction, normal wear and tear. As of this date, the Association has not elected to purchase coverage for the peril of earthquakes.
- 2) Replacement cost coverage applies.
- 3) A \$2,500 deductible applies to each occurrence.

The insurance applies to the structure of buildings only, which by definition includes fixtures, improvements, betterments, additions, extension and alternations comprising a part of the building.

This coverage is with Farmers Insurance Group.

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Letters to the Editor

Dear Mrs. Trachtenberg,

Thank you for your letter regarding announcements over the alarm/loudspeaker system at Madison Tower. At present the Plaza staff has instructions to repeat each announcement twice, but we are always interested in making improvements at American Plaza, so Manager Stephens and I are evaluating the present system to see if we can incorporate your very good suggestions in the announcement process and still keep it simple, quick and clear.

Marge Allen
APCA Chairman

Two Checks Please

Ming Taylor head of MSI Accounting Department reports that many owners pay their APCA monthly assessments and invoices from MSI for work done within their unit in one check made out to APCA. This has caused her department problems since they are two separate accounts. She asks that residents issue two separate checks, one to APCA for monthly assessments and a second check to MSI for any work done within their unit.



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Remodeling

Manager Stephens indicates there is an extraordinary amount of remodeling work being done by unit owners at this time. This has caused the guest parking lot to have more service vehicles than normal. Manager Stephens requests your assistance in notifying management of all remodeling work to be done so that they can assist in service vehicle parking, etc. Also, please remind your contractors it is their responsibility to clean up any mess they create in the common areas on a daily basis.

*We're here to serve you!
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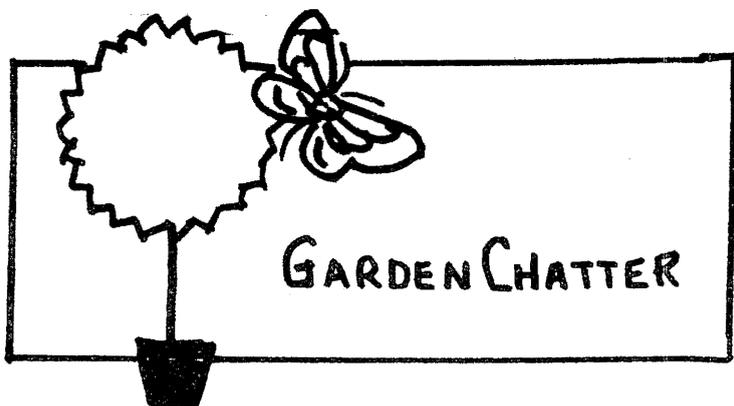
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"Putting Your Container Garden to Bed"

"The trumpet of a prophecy!
O wind!
If winter comes
Can spring be far behind"

Shelley

Soon our balconies will be denuded of their colorful and cheerful floral displays. Autumn and winter will be upon us.

Here are suggestions for preparing your plant containers for the winter season:

- 1) Dispose of all annuals.
- 2) Save the soil in your containers. The soil can be reconditioned in early spring by the addition of fertilizers, soil lighteners and soil conditioners.
- 3) Work in a cup of bonemeal around your evergreen shrubs and plants that will remain on the balcony over the winter.
- 4) Stop fertilizing plants left out on the balcony. This will permit new foliage to develop and harden off before winter sets in.
- 5) Continue to water outdoor plants. We sometimes forget that the balcony overhang prevents the rain from penetrating the soil. The plants, because of the strong winds, dry out and die. If in doubt, use a moisture meter.
- 6) Check plants for insects and disease this is especially necessary for plants you will bring indoors for the winter. The following general sprays are useful:
 - a) Ortho Orthonex (a combination spray) for both insects and disease control.
 - b) Malathion for insects.
 - c) Diazinon or Isotox for insects.

It's important that you dispose of any sprays you have had for more than a year. Sprays tend to disintegrate and lose their effectiveness if kept longer. Mix just enough spray for each (one time) use.
- 7) Stake and tie up large evergreens to prevent the strong winds from loosening the roots. Check and keep them watered even during the winter. A well watered plant will withstand winter freezing much better.

8) The following may now be planted for winter and early spring blooms (available at your favorite garden shop).

- a) Floral type cabbage and kale
- b) Bulbs:
 - Anemone (mixed colors)
 - Iris (mixed colors - miniture)
 - Blue Grape Hyacinths
 - Crocus (mixed colors)
 - Dwarf Daffodils
 - Dutch Iris

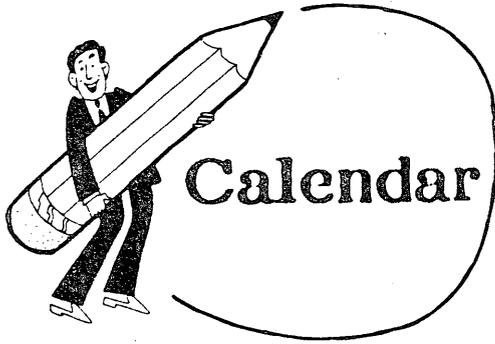
The soil should be worked to the depth of your container. Tulips should be planted 6" deep; Crocus - 2"; Daffodils - 7"; Dutch Iris - 3"; Grape Hyacinths - 3". Use a bulb fertilizer with a 5-12-12, 2-10-10 or a 5-10-5 analysis as well as a small amount of bonemeal. These bulbs (after blooming) may be followed by Violas and/or Pansies in early spring.

One of the bulbs that can provide bright flowers indoors during the dark months from December to early spring is the paper white Narcissus. These Narcissus can be put in pots in September to bloom before Christmas. You can plant them at ten day intervals through February for at least three months of winter blooms. One of the most popular methods is to set the bulb in a so called Hyacinth glass, a short vase shaped somewhat like an egg cup or hour glass. The upper cup keeps the bulb dry and free from rot while allowing the roots to grow into the water in the compartment below. The glass allows you to see the formation of the roots - very interesting to watch. The bulb should be discarded after blooming since it will have completely exhausted itself. The Hyacinth vase may be found at most garden shops.

The following evergreens do well in containers. Planting them now will give their roots an early start before winter sets. Be sure to water them.

- a) Dwarf Alberta Spruce
 - b) Mugo Pine
 - c) Japanese Black Pine
 - d) Yew
 - e) Slender Hinoki Cypress
- Have a flowery, cheerful winter!

Irv Trachtenberg



Sept. 2 BRIDGE
7-10 pm
Sivers Center

SWIM CLASS
8:30 - 9:30 am
Indoor Pool

Sept. 3 & 4 SWIM CLASS
8:30 - 9:30 am
Indoor Pool

Sept. 7 PRIVATE PARTY
Sivers Center

Sept. 9 BRIDGE
7-10 pm
Sivers Center

SWIM CLASS
8:30 - 9:30 am
Indoor Pool

Sept. 10 & 11 SWIM CLASS
8:30 - 9:30 am
Indoor Pool

Sept. 11 COFFEE HOUR
10 am - Noon
Sivers Center

Sept. 16 BRIDGE
7-10 pm
Sivers Center

SWIM CLASS
8:30 - 9:30 am
Indoor Pool

Sept. 17 & 18 SWIM CLASS
8:30-9:30 am
Indoor Pool

Sept. 18 BOARD MEETING
7:30 pm
Sivers Center

Sept. 20 CONTINENTAL BREAKFAST
9:30-11:30 am
Sivers Center

Sept. 23 BRIDGE
7-10 pm
Sivers Center

SWIM CLASS
8:30-9:30 am
Sivers Center

Sept. 24 & 25 SWIM CLASS
8:30-9:30 p.m
Sivers Center

Sept. 25 PRIVATE PARTY
Sivers Center

Sept. 30 BRIDGE
7-10 pm
Sivers Center

SWIM CLASS
8:30-9:30 am
Indoor Pool

Water Aerobics has been cancelled until further notice.

Liability

A New Orleans condominium owner gave his key to a friend who later raped a neighbor on the premises. Although he knew his guest had earlier been charged with burglary he said he had no idea his guest would be violent. The jury found the unit owner guilty and assessed him \$32,250 in damages. If upheld on appeal, this decision could greatly expand owners' liability. Condominium owners and rental apartment dwellers all over the country could be affected.

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