



# tower talk

## american plaza newsletter

Volume III No. 9

Portland, Oregon

October 1986

### Cable T.V.

Chairman Marge Allen and Manager Stephens have reached an agreement with TCI Cable Company under which unit owners will receive cable service at a monthly bulk rate, if owners sign up before October 10. The contract will be for one year with an option for renewal for another year at the same rate.

The bulk rate will depend upon the number of APCA subscribers divided by TCI's required monthly payback of \$1,685. For example:

- 300 APCA subscribers: \$5.61 monthly rate
- 250 APCA subscribers: \$6.74 monthly rate
- 225 APCA subscribers: \$7.49 monthly rate
- 200 APCA subscribers: \$8.43 monthly rate
- Less than 200 : \$9.86 monthly rate

It is not possible to tell exactly what the monthly rate will be before the sign-up and TCI knows how many subscribers there will be. In any event it cannot be higher than \$9.86, which is the rate set by the City. This will cease on January 1, 1987 when the City deregulates cable rates. TCI has announced that its rate for basic services after that date will be \$13.36, although this will not affect APCA subscribers since they will be under contract for a year with an option for renewal for a second year at the same rate.

The cable company will:

- 1) Waive TCI installation charge of \$26.95
- 2) Wire each building to the door of each unit.
- 3) Provide hook-up to the wall outlet serving each television set in the owner's unit.
- 4) Provide 50 feet of wiring for use inside each unit.
- 5) Bill the owner of each unit for the cost of installation of wiring inside each unit. Cost will be determined by the number of TV sets to be hooked up and the nature of wiring the owner chooses -- under the carpet, through the walls or surface mounting on moldings.

- 6) Provide basic services (31 channels)
- 7) Provide American Movie Classics beginning December 1.
- 8) Provide four free months of Showtime (an \$11.95 per month value).
- 9) Accept subscriptions to premium cable channels such as HBO, for which the subscriber will be billed separately.

All subscribers will continue to receive the open air channels 2, 6, 8, 10, 12 and the pool views on Channel 4.

Renters should consult owners of unit to make arrangements for the bulk rate.

Cable installation has been completed in Lincoln Tower and will be completed in Grant by October 10 when work will start in Madison. Management is following up on the cable installation immediately with painting of breezeway ceilings and walls, to be followed by cleaning all breezeway carpets. Completion of the painting and carpet cleaning will be dependent on the weather.

### Lighting

Board of Director Harry Beik of Grant, who is an electrical engineer, has submitted a detailed recommendation for retrofitting the wall fixtures, exit signs and other miscellaneous lights in public areas of American Plaza. The proposal, which involves changing from incandescent to fluorescent lighting could eventually save the Association nearly \$21,000 a year in power, lamp and lamp replacement costs. The total cost of the retrofitting would be \$26,050 which would be offset by savings within 15 to 24 months. The Board decided to implement a test on one floor of one of the Towers to test it out in practice. Management will select the test floor and start work immediately. Management was also asked to review the proposal and report back to the Board in October.

(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)

Harry is also preparing a proposal for the parking areas of the Plaza, to increase the light level. This will be presented at the April annual homeowners meeting at which time Harry will also present a proposal for the landscape lighting.

## A Picture Show

Ruth Josslin will be hostess of a party on Thursday, November 6th at 5 p.m. in the Sivers Center. Dorothy Thornton, an award-winning photographer of Salem, will present a slide show, "India, Thailand and Nepal — Then and Now", a record of a recent trip she made with her husband, Judge Robert V. Thornton and Jeanne Cone, a resident of Madison Tower. Dorothy, who has given numerous shows and whose pictures of Japan have been shown several times in Oregon and Washington, has studied photography with Ansel Adams, Brett Weston and Judy Dater and has had exhibits of color prints, which she prints herself, in many Oregon communities.

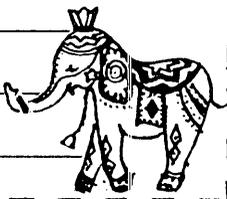
The program, which will last an hour or less, depending upon the questions from the floor, is open to all residents of American Plaza. Cheese and wine will be served. The water bureau is donating bottled Bull Run Water.

Those who wish to attend are asked to fill out and clip the following before November 1 and put it in the APCA mailbox addressed to Ruth Josslin.

I (WE) SHALL ATTEND THE MEETING  
ON "INDIA, THAILAND AND NEPAL  
— THEN AND NOW"

NAME: \_\_\_\_\_

TOWER: \_\_\_\_\_



## 1987 Budget

The Budget and Finance Committee and Management have been working on the 1987 Operations and Reserve Budgets, and it appears that monthly assessments will remain at nearly the same levels as last year dependent on Board approval. The Board will review the 1987 proposed budget at their October 16th Board meeting. If you have any input regarding the 1987 Budget be sure and attend the meeting.

## Madison Sewer

Two days last month the residents of Madison Tower were asked to refrain from using all their drains for a period of two hours while workmen explored the sewer lines to see what was causing an occasional back-up. Fortunately, the trouble was located at a spot not under the buildings, but under the landscape area between the Sivers Center and Madison Tower where a joint in the pipe had buckled causing a periodic backup. It has been repaired.

## Budget & Finance Committee

Ed Finn of Grant has been named Chairman of the new Budget and Finance Committee. Other members are Charles Jones of Lincoln, Steve McShatko of Grant, Ruth Press of Lincoln and William Rollins of Grant.

# TREAT

• YOURSELF •



Relax while Consider It Done takes care of errands such as picking up your dry cleaning, groceries, prescriptions; taking your pet to the vet or kennel; taking care of your house/pet/plants while you are away; assisting with special projects or events; or any other errands you might need done.



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## Swimsuit Anyone?

There must be a lot of people skinny-dipping these days if the report of the Lost and Found Department is correct. Management reports a large number of unclaimed items, mostly swimsuits and trunks, accumulated during the past year. Other items include glasses of all kinds, tote bags, keys, clothing, towels, umbrellas, even a tape measure. Management urges residents who have lost items to call the office (222-7243) before it is decided to dispose of the collection --Goodwill, garage sale or the dump heap?

## Soapy Pool

Onsite Superintendent Larry Milner reports that the cloudiness in the Sivers Center pool is being caused by the introduction of soap. Larry is unsure whether the soap is being introduced intentionally or by accident. He would like to remind all residents that soap of any kind should not be used in the swimming pools or the jacuzzi. If a resident notices anyone using soap products in the pools or jacuzzi, please use the red phone in the dressing rooms to report it immediately to management.

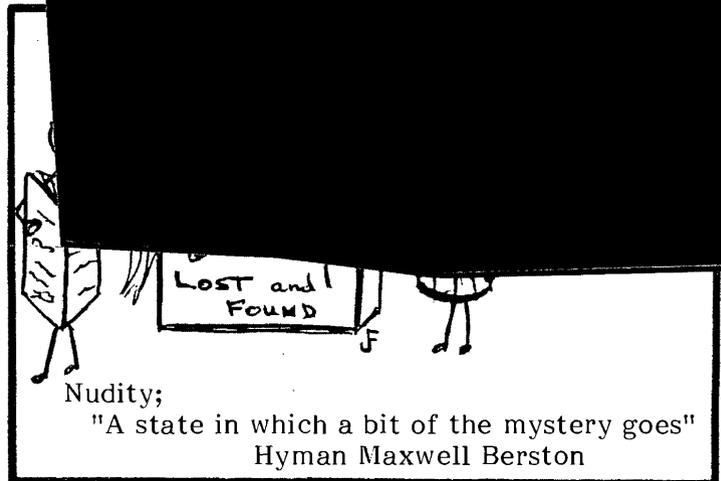
## Advertisers

Some of our advertisers, who are essential to the economic health of Tower Talk, have complained that they get no response to their ads. Tower Talk feels that they don't always realize how many of their patrons come from American Plaza and suggests that residents make a point of telling the advertisers that they come from the Plaza and have read their ads in Tower Talk.

## Association Meetings

The next Board Meeting will be on October 16, at 7:30 P.M. at the Sivers Center.

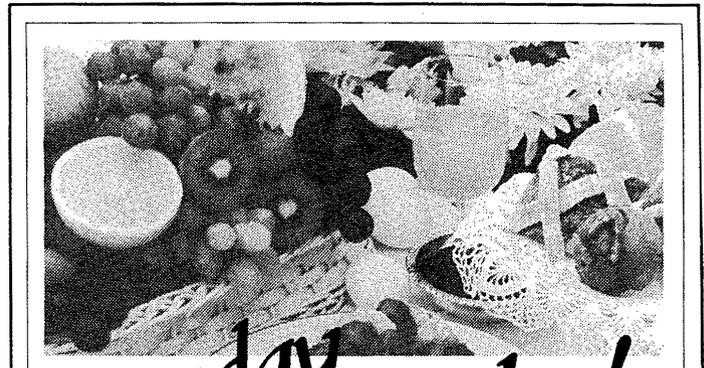
The Annual Meeting will be at the Red Lion on April 16, at 7 p.m. There have been suggestions that the Annual Meeting be held at Sivers Center, instead of incurring the \$600 charge at the Red Lion. Comparative costs and questions of



convenience in switching the meeting place will be considered at the Annual Meeting in April.

## Photo Contest

Tower Talk has adopted a suggestion that APCA start a photographic exhibition and contest of pictures taken by tenants of views of, from and around the Plaza. Chairman Marge Allen will appoint a committee to collect, jury and hang the entries and also submit a budget proposal to permit Tower Talk to publish color prints of the photos. So get out your best old prints and get the Brownie ready for some new angles.



# 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!

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Tower Talk is turning the tables on Sylvia Tweedle. She was the originator and writer of Profiles until circumstances forced her to give it up. But Tower Talk feels that she, as one of the country's outstanding teachers of the deaf, is an interesting subject of a profile herself.

This essentially modest lady has developed a philosophy of helping the deaf to communicate and lead fulfilled and productive lives during the many years she has been working in the field.

"Get them young," she advises. "The first thing a deaf youngster must learn is to speak. If you wait until they are grown up, in their late teens or early 20's it is probably too late; it is almost impossible for them to speak distinctly after all those years of disuse of the muscles needed for vocalization."

Sylvia first gets the child to "babble". Since very few people are born totally deaf, a hearing aid, used in the classroom at first and then at

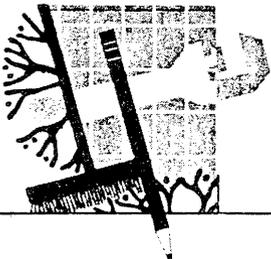
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home permits the child to hear simple sounds. The teacher constantly repeats "ba, ba, ba" and the child responds, then "ma, ma, ma" and finally the youngster produces "mama," whereupon the mother bursts into tears.

She teaches the elements of lip reading at the same time she teaches the child to speak, but never the sign language. If they once learn to talk they will never forget it and the sign language, as an additional tool, can always be learned later.

Born in a small town in Michigan, Sylvia suffered an attack of meningitis when she was three and a half years old, and remained in a coma for nearly a week. Doctors were at a loss to diagnose her illness (one called it sleeping sickness because of the prolonged coma) but one thing was clear -- her hearing was definitely impaired.

She went through elementary school and high school in her home town -- thanks to the fact that small towns are like large families, everybody knew of young Sylvia's handicap and made allowances. Teachers always advised teachers of the next grade when Sylvia was advanced. It was not until she was 18 and wanted to go to college that she knew she had to do something now, that she would no longer be secure in the intimacy of her home town folks. She got hearing aid; she has been wearing one ever since.

(cont. on pg. 5)

(cont. from pg. 4)

She won her bachelor's degree and then did graduate work, concentrated on the psychology and education of the deaf, at Michigan State Normal, Hope College and the University of Michigan.

She started her teaching career at the Michigan State School for the Deaf, where she began her love affair with her profession.

At the outbreak of the war she joined the Red Cross in Santa Barbara and worked with soldiers deafened during combat. In 1945 she was offered the directorship of the Center for Hearing and Speech in Portland. The Center, a member of the United Way and one of the country's leading non-profit organizations in the field of hearing and speech, was to be her main professional concern during the next 40 years.

When she married Tom Tweedle, a Northwest lumberman, she retired as Director of the Center and became the brother in the firm of Tweedle Brothers.

"You couldn't have a company called Tweedle & Wife, could you?" she asks.

In the early 60's, however, her love for teaching drew her back to the Center and she resumed teaching (not supervising) which kept her busy for the next 20 years.

Her husband died in 1973 and in 1977 she moved to Grant Tower. She retired for the second time in 1981 — this time permanently except for some private students she teaches occasionally and membership on the board of the Center.

One segment of the wall in her study today is covered with some of the hundreds of awards and citations she has received through the years. These are intermingled with pictures of her "children", some of the hundreds of deaf youngsters and adults she had taught to communicate in a hearing world.



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## Communications

Manager Stephens would like to remind all residents that all the red phones and house phones located throughout the Plaza property (lobbies, garage, elevators, dressing rooms, etc.) are tied directly into the management office. If you have a problem, or observe one, whether it is an emergency, a security or a maintenance problem, just pick up a red or house phone and notify management.

## Storage Space

Three storage spaces are available in Madison. They rent for 50¢ a square foot, which is considerably below the going rate in other establishments. In addition, there is a ten percent discount if one pays up for a year in advance.



## Lincoln Pool

The Lincoln outdoor pool has been closed for the winter.

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## Postal Notes

We are into the heavy advertising season. The mail order houses are sending out their catalogs in hopes of attracting business for the upcoming holidays. We also are having elections this fall. The Post Office is a popular means of contacting voters. This means full mailboxes and an increased amount of overflow mail in your mail shelves.

The mail rooms are not just for people with full mailboxes. Many items of interest are regularly available there for all residents. These range from weekly free papers to coupons and booklets from local merchants. You will also find periodic brochures such as voter pamphlets and tax forms when available. You may want to check the mail room occasionally even though your name does not appear on the excess mail list.

If you have any problems with your mailbox, broken lock, lost key, etc. the people to contact are at your MSI office. They have connections for lock repairs and key ordering.

I had a good summer and thank you all for your patience during my vacation. See you in the lobby or at one of the social gatherings.

Jeff Smith

## Goodbye - Hello

Management bids a fond farewell to Todd Harpst, Assistant Superintendent and Security Officer Don Robinson. Both Todd and Don are returning to school. We wish them the best of luck.

We extend a warm welcome to Robert Stacks and Gino Mello. Robert will be taking on the duties of Assistant Superintendent and Gino will be replacing Don.

## Gas Fireplaces

It has recently been discovered that a resident removed the gas fire logs from the fireplace in an attempt to burn wood in it instead. The fireplaces at American Plaza are not designed for anything but gas and it is extremely dangerous to do otherwise.



NATIONAL ENQUIRER "Your dog is remarkably well trained."

## Gratuities

Management would like to remind all residents that Multi-Services has a policy against its employees accepting gratuities from any resident or client. Multi-Services, to the best of its ability, compensates its employees fairly for their labor. The reason for the policy is to ensure that all residents and clients receive the same level of services based on their right to that service, not based on a gratuity or personality. Employees of MSI turn in gratuities that are given to them by residents, which management then returns to the residents. If you desire to express your appreciation you may do so at Christmas time by donating anonymously to the APCA staff Christmas fund which will benefit all the APC staff. Send the check in a sealed envelope marked "Employees Christmas Fund" and put it in the APCA mail slot. You may include a separate note commending any special employee by name. This will be put in his personnel file to be considered when promotions and raises are in order.

## Equity Skimming

A new scam, called "Equity Skimming" has developed recently in the real estate market that affects house and condominium owners, warns the Department of Housing and Urban Development. (cont. on pg. 7)

### Professional Housekeeping

Patricia Gifford

American Plaza References  
Available Upon Request.

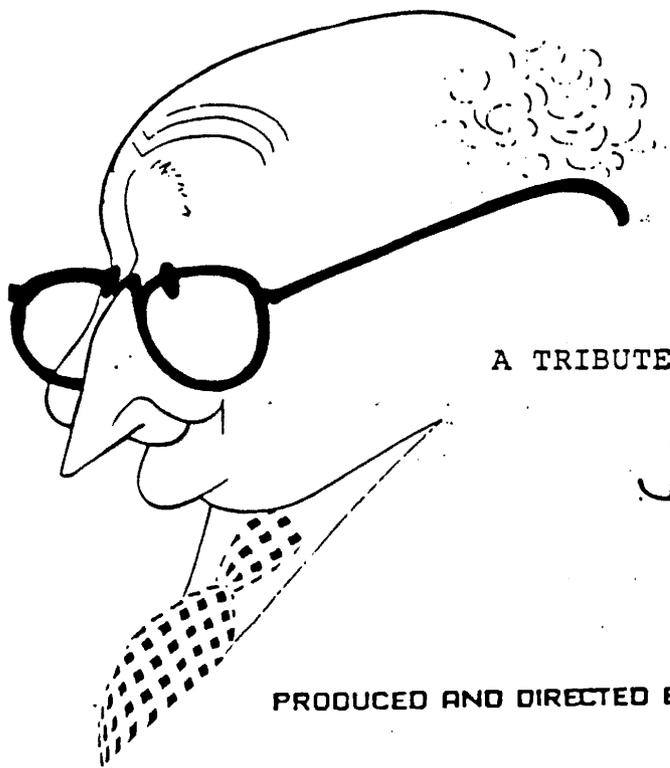
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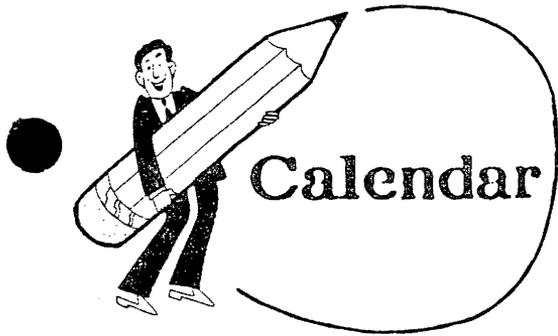
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SUNDAY MATINEE OCT. 26, NOV. 2 & 9

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Oct. 7	BRIDGE 7-10 pm Sivers Center
Oct. 7, 8, 9	SWIM CLASS 8:30-9:30 am Indoor Pool
Oct. 11	PRIVATE PARTY Sivers Center
Oct. 14	BRIDGE 7-10 pm Sivers Center
Oct. 14, 15, 16	SWIM CLASS 8:30-9:30 am Indoor Pool
Oct. 16	BOARD MEETING 7:30 pm Sivers Center
Oct. 18	CONTINENTAL BREAKFAST 9:30-11:30 am Sivers Center
Oct. 21	BRIDGE 7-10 pm Sivers Center
Oct. 21, 22, 23	SWIM CLASS 8:30-9:30 am Indoor Pool
Oct. 28	BRIDGE 7-10 pm Sivers Center
Oct. 28, 29, 30	SWIM CLASS 8:30-9:30 am Indoor Pool

(cont. from pg. 6)

A prospective buyer approaches a homeowner, who may be having financial difficulties, with an attractive offer: in return for title to the property, the "buyer" promises to make the mortgage payments and will rent the property either to the owner or, if he wishes to move, to a new tenant. However, the "buyer" fails to make any payments on the mortgage or, in the case of a condominium, on any assessments levied by the Association; the owner is still responsible for both these obligations. The mortgage holder forecloses; thus the homeowner stands to lose his home, equity and/or credit rating, and the association may lose the right to collect delinquent assessments.

Associations should alert homeowners to the following warning signals:

1) If a prospective buyer does not look closely at a home, but makes an offer right away.

2) If a prospective buyer does not put up any money, but just gives the homeowner an I.O.U.

Homeowners are advised to take the following precautions:

\* Check any "deal" involving the home or mortgage with a real estate attorney and/or the mortgage company (the lender).

\* Get references and credit information from anyone who offers to bail you out of financial trouble.

\* Check with the state Real Estate Commission, the local District Attorney's Consumer Fraud Unit or the Office of Inspector General of HUD to determine if there have been any previous complaints filed against your prospective "buyer".

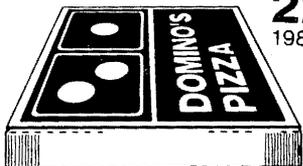
\* Do not sign any papers unless you understand what they are.

\* If you sign an agreement, make sure you get all the promises of the buyer in writing.

Equity skimming can be a federal crime and violators should be reported.



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