



# tower talk

## american plaza newsletter

Volume III No. 10

Portland, Oregon

November 1986

### Security

Several complaints about lack of security measures at the Plaza were voiced at the October 16 Board Meeting. Several owners reported undue delays in getting hold of security officers, particularly after hours, when the answering service is in operation. Chairman Allen pointed out that many suggestions had been made in the past for stepping up security — doormen in each tower, more TV monitoring devices and increasing the number of guards on duty for example; but she pointed out that any of these would add materially to owner's assessments. Manager Stephens reminded members of the favorable rating given the APCA security system last year by the Crime Prevention Unit of the Portland Police Department and said he felt that the rate of incidents still remained very low for a complex as large and spread out as APCA.

It was decided to bring up the whole question of possible additional security measures and their costs at the members annual meeting in April.

### 1987 Budget

The Budget and Finance Committee has completed the APCA 1987 Budget, which contains no change in owners' fees and provides for the constant maintenance and upkeep of the property. Copies of the 22 page document will be available in the mailroom of each tower for inspection by anybody who wishes. If unit owners wish a personal copy they may call the office (222-7243) and one will be sent immediately. It was decided that the whole budget, section by section, would be on the agenda for discussion at the next Board meeting on November 20. Owners who have questions or suggestions are urged to attend.

### Landscaping

A long-term, masterplan for landscaping the grounds of APCA is being prepared by Bill Gerber of Gerber & Associates, landscape architects. Wayne Martin, Chairman of the Design Review Committee and Anna Stowell, Board Liaison to the Landscape and Grounds Committee have conferred with Bill recently outlining some of the Association's problems of landscaping and maintenance. Bill's proposal, which will be ready for display at the annual meeting in April, will include detailed cost estimates as well as a program of maintenance.

### Employees' Christmas Fund

To follow-up on last month's information about contributions to the Employees' Christmas Fund, residents who wish to show their appreciation may put their checks in a sealed envelope addressed to Anna Stowell, Secretary, APCA, and place it in the APCA mail slot. In view of management's rule of no tipping, this will assure the anonymity of these gifts. Residents may still enclose a separate note of commendation of specific employees which will be placed in his or her file.

### Open House at Lincoln

APCA will host all residents at an open house, with wine and cheese, for all residents in the newly redecorated Lincoln Lounge when the renovation work has been completed. The lounge with its attached kitchen, will be available for rent for \$35 an evening for private parties. Four tables provide seating for 16 dinner guests. And if the adjoining small room (formerly unused storage space) is used an additional eight guests may be accommodated. Folding tables and chairs are available for this space. The date of the open house will be announced later.



**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  
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## Decor and Taste

Some complaints were raised at the October Board meeting about the changes in the Lincoln lounge and lobby and also about the proposed covering on the walls of all the elevators in the three towers. Manager Stephens pointed out that the proposals had been on the agenda of two Board Meetings, with samples available, and no dissents had been expressed. Chairman Allen suggested that, since the job had already been budgeted and work started, that owners wait until the work is completed and if it is unsatisfactory to a majority of members, they could vote to restore or change it.

Wayne Martin, Chairman of the Design Review Committee, pointed out that there were as many differences in taste as there were owners. Chairman Allen said that the Board had relied on a highly recommended outside professional designer for the basic suggestions in the hopes of reaching a satisfactory and competent solution.

## Jacuzzi

The suggestion that a jacuzzi be installed in the Lincoln exercise area was turned down when it was reported that it would cost in the neighborhood of \$21,000 which would not include the cost of a TV monitoring device.

Account Supervisor Ron Balash's estimate of \$21,000 was based upon the cost of a large formed jacuzzi plus the need to cut through concrete walls to put it in place in the Lincoln Health club.

A new set of on/off controls has been installed for the jacuzzi at the Sivers Center pool. Users can push the button on the wall just left of the sauna door to turn the jacuzzi on or off. If you forget to turn it off, it will automatically go off after 15 minutes.

## Lighting

Retrofited lighting fixtures for the public areas of APCA have been installed on the ninth floor of Grant and if approved by members of the Board, Manager Stephens suggests proceeding with installation in all of Grant Tower. If this proves successful, both aesthetically and financially, the plan would be extended to the other two towers.

Harry Beik's suggestions for changes in the site lighting fixtures, which will be presented to the owners at the annual meeting in April, also require the approval by the City. So far management has not received a response from City officials.

## Ramp Bumps

After a Grant owner told the Board that she found it dangerous to get on foot from her building to the ramp that leads to First Avenue, because of cars speeding up the driveway and turning sharply north, Ralph Funes suggested that a cheap solution would be to put a traffic bump at the bottom of the ramp to slow all traffic turning into the Plaza. Management is to look into the cost and feasibility of this proposal.

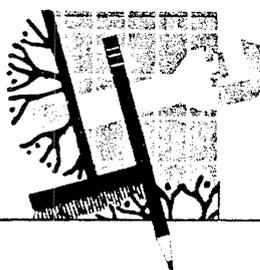
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**222-7243**



## Charles Cone

Charles Cone, chemist, inventor, singer, artist and philosopher, says he is a very lucky man. Perhaps a better word for it would be well-adjusted.

Charles, who, with his wife Jeanne, was the first owner to move into Madison Tower in 1982, was born on a farm in southwestern Minnesota but when Charles was only a year old the family moved to Utah.

"My father was deeply interested in farming — for the purpose of making things grow, not for making money," says Charles "Luther Burbank developed 21 varieties of plums — so we had 21 varieties of plums."

The Cone family arrived in Utah just 60 years after the Mormon migration across the country to Salt Lake and, as members of a very small Presbyterian community, was a definite minority. Charles, who was the youngest child, led a lonely life, largely ignored by the neighborhood Mormon children. Even if they had not shunned him, his parents would not permit him to play with them. It was during these years that he developed some of the inner resources that have stood him in good stead in later years.

Farm life was not Charles' dish of tea, so he welcomed the chance to go to school, theoretically a public school but in practice almost a parochial institution. The "good" (Mormon) boys were called on to lead in prayer and otherwise take leading roles in school life.

Charles who had a better than average high baritone voice, sang in the chorus and as soloist both at school and in the church. The minister somehow wangled a scholarship for Charles to Fairmount College, a Congregational college in Wichita, Kansas. The stipend was \$75 a year which paid for his tuition and room. For the rest of his expenses he had to work at whatever came to hand — harvesting, dishwashing, day laborers' chores.

Charles recalls that during his first years at college he was so homesick and depressed that he turned to his studies for solace, particularly mathematics and chemistry. Consequently he became a very good student.

His college years were punctuated by the first World War when as a S.A.T.C. student he went to a nearby officer's training camp. He wanted

desperately to become an officer — so he could wear shiny leather boots instead of the detested khaki leggings of the private. But the Armistice intervened and he graduated a civilian.

But it was his voice not his chemistry that led him to his first job after graduation. He joined a Chattaqua circuit that was touring the southwest that paid him \$40 a week, for which he not only sang frequent solos but also played the part of Petruchio in "Taming of the Shrew."

By 1920 his family had moved to Oregon and Charles, wearied of the life of an actor, joined them. For three years he tried to get a job and even in desperation, at the urging of his family, considered entering the ministry.

But in 1923 he went to Seattle where he finally got a job with a chemical firm, I.F. Lauckes and here he found his real metier — the chemistry of adhesive for use in plywood manufacture — a project he was to follow the rest of his life

He developed a formula for making adhesives from soybeans instead of from milk which revolutionized the plywood industry. When it was found that soybean adhesive was not water resistant he came up with the idea of using blood, which coagulates readily and permanently. He also developed a formula for soy protein for coating paper which was very successful.

(cont. on pg. 5)

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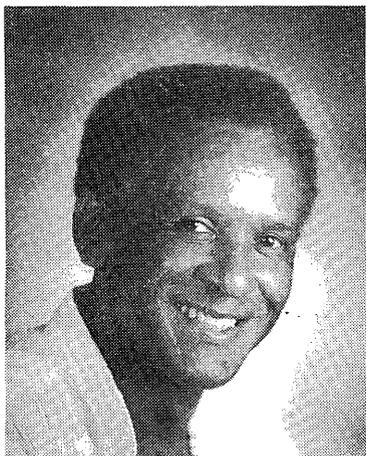


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*"By midnight Saturday the lounge in Beaverton was packed with a middle aged crowd as they danced to the music of the Larry Adair Trio, and the song styling of vocalist Don Lewis; a suave, smooth and trim singer; perfect for the lounge.*

*"There is a hint of Harry Belafonte's timbre and style in Lewis' singing, most notably when he does island type music in soft calypso tones, but he also does standard pop stuff like, "I Left My Heart In San Francisco," and offered a charmingly simple version of "Help Me Make It Through Tonight."*

*"Larry Adair, guitar/vocalist, sang the popular "Hello Dolly" and Joe Cocker's "You Are So Beautiful," then the band embarked on something with a light swing rhythm, the dancers crowded up to do a lot of swing dancing, and it was obvious this was no place for rock or pop/rock.*

*"What was happening was a week-end in the lives of folk out for a bit to eat and some entertainment, the latter in a style easily comprehended, and heard without the benefit or hindrance of conversation — stifling amplification."*

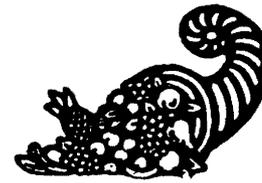
*The Oregonian  
 August, 1984*

(cont. from pg.3)

In 1932 he parted company with Lauckes and came to Portland where he joined the M & M Woodworking Company. His work here, refining the blood-based adhesive process, cut quite a swath in the industry, and in 1947 he branched into business for himself. It would have ended in failure if the U.S. Plywood Company had not acquired the operation and made it the adhesive division of the company. The division was so successful that Charles' colleagues felt that the tail was wagging the dog and made things so uncomfortable that Charles once more quit, taking most of his staff with him and set up his own company, the Pacific Adhesive Company.

He was recently the recipient of the outstanding award in the wood products field, the Bordon Award by the Forest Products Research Society for "outstanding contributions to the field."

Besides his involvement with plywood adhesives Charles still devotes a lot of time to reading, sculpting and writing. He is now in the process of producing something he calls "my opus" which is a philosophic distillation of what he has learned from life.



## Lincoln Garage Gate

Plaza residents who drive their cars out of the Lincoln garage gate are warned to come to a full stop before crossing the sidewalk on First Avenue. The view of the sidewalk to the south is obstructed by the wall along the driveway and pedestrians walking north can be endangered.

## Storage Rooms

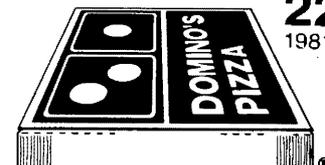
Manager Stephens would like to remind tenants that the City fire code requires that storage rooms be stacked at least 18 inches below the ceiling of the storage room. If the stack is higher, it interferes with the flow of water from the ceiling sprinklers which operate in case of fire.



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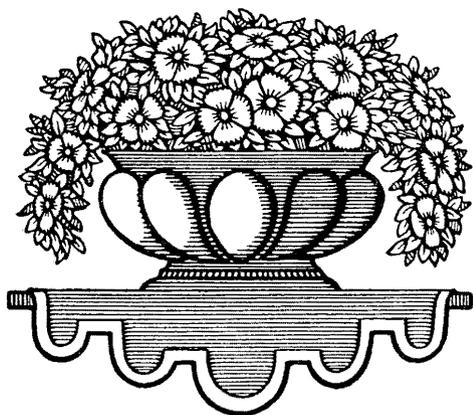


## Postal Notes

We are fast approaching the holiday season. As soon as Christmas stamps are available I will try to carry enough to provide American Plaza residents on the same day basis. Large orders or other stamp types can be brought to you the day following a request. If you don't collect stamps but hate to throw away the special ones, I have a stamp collecting son who would love to have them. You can leave them in your mailbox for me.

The Postal Service is moving ahead with its expanded zip code program. The nine digit zip codes are currently being used by large volume mailers who receive discounts on postage for using them. If you don't know what your expanded code is, you will find it on your utility bills. It is not yet effective on personal mail but your business correspondent may want to use it.

Jeff Smith



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## Letters to the Editor

Another brilliant idea! In one of the many catalogs I receive I came across an item that might dispense with the annual trail of pine needles around the Plaza. It is a plastic bag, 90" x 144", designed to be installed at the base of the Christmas tree during the holidays and then pulled up around the tree and tied for easy and neat disposal. It also might be a good storage bag for an artificial tree. The price is \$1.79 and may be ordered from:

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Item #8828 Tree Removal Bag.

Jean Fischer

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8 am - 8 pm  
Sivers Center
- \*\* BRIDGE  
7-10 pm  
Sivers Center
- Nov. 4,5,6            SWIM CLASS  
8:30 am - 9:30 am  
Indoor Pool
- Nov. 6                 COFFEE HOUR  
10 am - Noon  
Sivers Center
- Nov. 6                 INDIA  
EVENING OF TRAVEL  
5 pm  
Sivers Center
- Nov. 11                BRIDGE  
7-10 pm  
Sivers Center
- Nov. 11, 12, 13      SWIM CLASS  
8:30 am - 9:30 am  
Indoor Pool
- Nov. 15                CONTINENTAL BREAKFAST  
9:30 am - 11:30 am  
Sivers Center
- Nov. 18                BRIDGE  
7-10 pm  
Sivers Center
- Nov. 18, 19, 20      SWIM CLASS  
8:30 am - 9:30 am  
Indoor Pool
- Nov. 20                BOARD MEETING  
7:30 pm  
Sivers Center
- Nov. 25                BRIDGE  
7-10 pm  
Sivers Center

Nov. 25, 26, 27      SWIM CLASS  
8:30 am - 9:30 am  
Indoor Pool

**\*\* WATCH ELEVATOR NOTICE BOARDS FOR POSSIBLE LOCATION CHANGE.**

### Garage Doors

Changing the frequency of all garage door openers went smoothly on Friday, October 17. All garage occupants had been notified previously of the proposed change and been given instructions on how to make the change in their openers. The change was necessitated by the recent theft of an opener which could provide access to unauthorized persons.

**David  
Stephens**

Managing Agent



### Multi-Services, Inc.

**Ron  
Balash**

Account  
Supervisor



## Fall Leaves



This is the time of year to be careful of the drains on your balconies. Falling leaves if left to themselves can clog the drains and cause trouble throughout the building. It is essential that leaves be swept up, bagged and disposed of down the garbage chute.



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