



tower talk

american plaza newsletter

Volume IV, No. 2

Portland, Oregon

February 1987

Power Saving

A saving to the association of almost \$5,000 annually is expected to result from action taken by the Board at its January meeting. The Directors approved a one time expenditure of \$6,700 to adapt the 338 existing Grant Tower corridor light fixtures so the 60 watt incandescent bulbs can be replaced with 10 watt short florescent tubes.

The Board had the lights on the ninth floor of Grant Tower adapted for installation of the short florescent tube so they could evaluate the light level and color of the florescent tube the Plaza hallway fixtures before making their decision.

Once Grant is completed and enough time has elapsed to give good comparative figures to verify savings the Board will consider adapting the fixtures in Lincoln and Madison, according to Chairman Marge Allen.

The Board considered this energy saving move at the urging of Lila Colwell, Grant Tower. She made a thorough study of the possible energy savings which she gave to APCA Manager Stephens with her recommendations. She says she learned a lot about power use in doing the study but wanted to be sure her recommendations were grounded in fact. She even purchased and tried the 10 watt florescent tube on her own balcony to be sure it produced adequate light and was aesthetically pleasing. Ms. Colwell explained that she wanted to show the Board a way to make substantial savings in areas where it wouldn't show, and then get them to use that "saved" money where it will show, in beautifying the American Plaza grounds.

Director Harry Beik coupled Ms. Colwell's work and research done by Ron Balash, M.S.I., with his own expertise as an electrical engineer evaluating the value of the change for APCA. The energy savings has to be there as you are

replacing 60 watt fixtures with 10 watt fixtures and reducing the power usage by 83%" Beik commented. Manager Dave Stephens pointed out that the longer life of the florescent small tube will produce another "hidden" saving since it will save approximately 80 hours of employee time for changing bulbs. Those hours can now be diverted to other tasks, he said.

The \$6,700 cost of purchasing new longer life florescent tubes and adapting Grant's existing 338 corridor fixtures to use them will be paid out of excess revenue over expense for 1986.

Lights Out at the Plaza

All power was lost to all three towers on Tuesday, January 13, 1987. "I heard a loud bang at 11:00 p.m. and all the lights went out" reported Grant resident Harry Beik. The power outage, and its resultant loud bang was caused by dirt on the main feed lines and insulators. The dirt caused the electricity to arc and blow up the insulators causing the power loss. "These main feeder lines and insulators should be cleaned every two years and to my knowledge P.G.E. has not cleaned them in the three years we have managed the Plaza. Plaza staff is not allowed in the P.G.E. main power vaults" Account Supervisor Ron Balash said.

The emergency power generators that provide auxiliary power to one elevator and the stairwell lights in each tower came on as designed except in Grant Tower. In Grant Tower the emergency generators did not kick on until 11:10 p.m. The only damage experienced due to the power failure was in the Lincoln generator which developed mechanical problems with the pistons.

Security was present to escort those residents who needed assistance to and from their units with flashlights, according to Balash. P.G.E. has since completed a thorough cleaning of each tower's power vaults.



Cable's Here!

All agreements have been signed and TCI is hooking up the cable for those unit owners who have returned their signed agreements and payments to the Association. All hookups should be completed by January 31, 1987 according to Chairman Marge Allen. Any cable reception problems should be reported directly to TCI Cable at 222-2253.

"It is worth the subscription fee to have clear reception for the first time in 8 years, if nothing else" said Bill Buren, unit owner in Lincoln Tower.

Chairman Allen indicated that the bulk rate agreement includes four free months of Showtime, a movie channel. Free Showtime guides will be placed in each tower's mail rooms by the first of each month for the next four months.

If you have not subscribed for cable but later decide you want it, or if you decided against subscribing because you are out of town several months a year, the Board of Directors passed the following resolution at the January 15, 1987 Board meeting:

"Since the Association is the only party authorized to provide basic cable to residents at American Plaza and since there may be additional residents who desire basic cable service, but did not sign up under the bulk rate agreement at \$8.30 per unit per month, residents can still receive basic cable but with the following stipulations."

The monthly rate shall be \$10.50 per month if the resident agrees to sign up for the balance of the bulk rate agreement.

A monthly rate of \$14.00 will be charged if the resident does not choose to sign up for the balance of the bulk rate agreement, but wishes to receive cable on a month by month basis.

A hook up service charge of \$20.00 for each on/off cycle.

A wiring of wall plugs from door to desired location(s) within the unit, will be paid by the owners."

Residents who wish to sign up for basic cable should call 222-7243 and ask for Linda. Residents leasing through Madison Tower Limited who want cable must order it through their management office.

Nominating Committee Chairman

Sherry Bonney, a past Board of Director and Grant Tower resident was appointed Chairman of the Nominating Committee, by Board Chairman Marge Allen, at the January Board meeting. If you would be interested in serving on the committee, serving on the Board of Directors or like to suggest a candidate, please notify Sherry via the management office, 222-7243.

"Open House"

It will be "Open House" at the Lincoln Lounge Monday, February 16 from 4 to 7 p.m. with all residents invited to join in the "christening" of this newly decorated facility. Wine, cheese and coffee will be served while residents inspect the lounge, which has a full kitchen, the capability of seating 24 at tables, and is available for rent on a first scheduled, first served basis for \$35.00. The Lounge is on the first floor of Lincoln in the same hallway position as Grant 121 and Madison 141.

Design Meeting

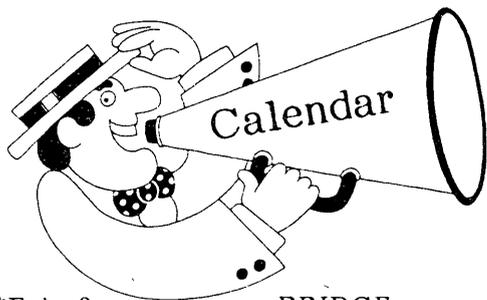
Improvements in all three towers' lobbies and elevators have been completed. Chairman Marge Allen will hold an informal meeting with unit owners about them on Wednesday, February 18, 1987 at 7:30 p.m. in the Board Room at Sivers Center. Please call Linda in the management office, 222-7243, if you plan to attend.

The City Says No!

"The City has turned down the Association's request to add two sided light fixtures to the City's lightpoles to increase the light level in the guest parking area" Account Supervisor Ron Balash reported to the Board at the January meeting. Balash indicated the City would not allow private use of publicly owned poles and that a City bulk rate agreement with P.G.E. might be jeopardized by the increased power usage. Chairman Allen has asked Director Harry Beik to research alternative guest parking lighting.

Ruth Josslin

On January 9th, Tower Talk's Advertising Director Ruth Josslin died of a brain tumor in a local hospital. Active all her life in philanthropic, artistic and educational activities, she turned her energy to selling ads and turned our newsletter into a money making proposition while enjoying her own success in a new and very commercial enterprise. She is survived by a son, Richard, and two grandchildren; also by many friends who miss her.



**Feb. 3	BRIDGE 7-10 pm Sivers Center
Feb. 3,4,5	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
Feb. 6	PRIVATE PARTY Sivers Center All Day
Feb. 10	BRIDGE 7-10pm Sivers Center
Feb. 10,11,12	SWIM CLASS 8:30 am-9:30 am Indoor Pool
Feb. 16	OPEN HOUSE LINCOLN LOUNGE 4:00 pm to 7:00 pm
Feb. 17	BRIDGE 7-10 pm Sivers Center
Feb. 17,18,19	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
Feb. 18	LOBBY DESIGN DISCUSSION Board Room Sivers Center 7:30 pm
Feb. 22	PRIVATE PARTY Sivers Center All Day
Feb. 24	BRIDGE 7-10 pm Sivers Center
Feb. 24,25,26	SWIM CLASS 8:30 am - 9:30 am Indoor Pool

Annual Meeting

The 1987 annual meeting of the American Plaza Condominium Association will be held Thursday, April 16, 1987 at the Red Lion. If there are items you would like to have placed on the agenda, please notify Chairman Marge Allen or Manager David Stephens by March 1, 1987. Notices and agenda will be sent to all owners approximately 30 days prior to the meeting.

Did you want Channel 4?

Channel 4 monitors the Sivers Center Swimming Pool area. If you have subscribed to Cable, but still want the ability to monitor the swimming pool, an AB switch can be purchased for approximately \$6.00 from any electronic store. With the AB switch you can run one cable from the house antennae and another from the cable outlet to the switch. With a push of a button you can transfer viewing from cable to house system to monitor channel 4, according to John Grissmore of TCI Cable.

Winners!

Dining at the Red Lion next door some two weeks ago, Herman and Georgia Levin were puzzled but pleased when their waiter told them they were winners of a monthly drawing and there would be no charge for their dinner.

Puzzled about how they were chosen, Herm called the Red Lion the next day to inquire but could not find anyone who knew anything about it.

Tower Talk was unable to reach Red Lion Manager Nabih Geha for details, but the Levins enjoyed their dinner very much!

Super Bowl Party

By Barbara Ray

The Super Bowl is history now, but American Plaza kept spirits high as the contest developed on the big screen rented for the viewer's pleasure in the Siver's Center on Sunday, January 25.

Steve McShatko, in his Greek seaman's hat cooked over 50 great hot dogs for the occasion with the assistance of Dr. Joanne Jene and Nancy Rangila.

Marge Allen livened the event by playing a ragtime medley of college songs and Jeanine Cowles and Sally Wagner sang. Next year let's have more of that good music. There is hidden talent in these Towers.

Have you ever seen such a huge bag of popcorn? And it was all gone by half time. Coffee was good, too.

Our own Anna Stowell won the \$50.00 Blind Pool contest started by an enthusiastic fan. Now she believes in Santa Claus.

See you all at the 1988 Super Bowl!.



By Martha Dalrymple

Bill Buren

APCA board member Bill Buren shares a unit in Lincoln Tower with Fred. Fred is a dove, a very elegant African ring-necked dove, with a sleek coat of pale grey feathers. His only marking is a thread-like black necklace around his throat.

Bill says Fred came into his life fortuitously like most other good things. But that's not quite true since most of the good things in Bill's life — scholarships, honors, opportunities — have been due to hard work and diligent application. Born in Salem, Oregon, he had a happy childhood divided almost equally between the city and the beach where he worked on the family's commercial fishing boat.

At the age of 14 he got a job in a Salem cannery. This association was to endure for ten years during which he rose from picking berries from the bottom of the bushes, a lowly and uncomfortable job, to be plant manager at the age of 24.

He enrolled in Oregon State University in music education and in his sophomore year was chosen to join the World Campus Afloat, a program sponsored by Chapman College in California. The ship cruised around the world, through India, Asia and Africa, with regular class work scheduled between ports.

He recalls that one of his professors was a sociologist from the United Nations who illustrated his lessons with examples of city life in India and rural life in Kenya. Another was a political scientist from Oxford who shepherded his students to the homes of his good friends, political leaders in various parts of the world.

"I remember sitting very quietly before a great Buddha in Japan," says Bill, "when it suddenly flooded over me that this was a totally extraordinary experience and I would never forget it." After his senior year he took off, on his own, on a tour to Europe, an area his trip afloat had not covered.

By the time he returned to Salem he had decided music was not for him. The atmosphere in his Salem home, with two parents deep in the practice of law, led him to Lewis and Clark law school where he got his degree in 1976. He was admitted to the Oregon bar the same year and in 1983

he was admitted to the New York State bar.

He joined the Portland firm of Wood, Tatum, Mosser, Brooke and Holden where he has specialized in summary judgment cases, and is also aviation counsel for the Portland airport.

Bill is also involved in a labor of love for APCA — reducing the by-laws for the association from a document three inches thick to a workable handbook of 20 pages. No official documents will be changed, he insists, but for the handbook outdated material will be deleted, repetitions removed and the whole thing simplified.

But to return to Fred, Bill found him nine years ago lurking in the bushes near where he lived. Fred's wings had been clipped so he couldn't fly very well and he seemed to have no fear of humans. Bill figured he had been a pet who had somehow flown the coop. He took him home; in 1979 they moved to Lincoln Tower where Fred is content to stay making cooing sounds to his reflection in the mirror around the fireplace.

Jim Morrow
Manager, Portland Center

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Central City Plan

The Central City Plan proposes residential and commercial development with "step back" graduated height restrictions in the area along the river, Jim Owens, Central City Planning Committee Coordinator, said at a recent special forum at American Plaza.

He said there are at present no specific height restrictions in place for development of the commercial areas between American Plaza and the river, and while the Central City Plan proposes a downward slope in height to the river no specific limits have as yet been established. Since the Central City Plan is neither completed nor as yet adopted by the City Council the development of the Schnitzer and Zeidel property east and south of American Plaza is not under its control.

Mr. Owens urged residents to get involved and make their opinions known to the planning committee either by writing a letter to the committee or attending a planning workshop or planning committee meeting.

For more information on meetings call the APCA office, 222-7243.

APCA LIVEABILITY SURVEY

The information you provide the Board, through this survey, will directly affect the development, maintenance and liveability at APCA. Please fill it out and drop it in the APCA mail slot on the mail room door. Space has been provided for your comments, which will be read by the Board.

1. Are you satisfied with the Plaza's social and recreational facilities? Yes ___ No ___
2. Are you satisfied with Plaza communications? (newsletter, minutes) Yes ___ No ___

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3. Would you like to have Tower Talk publish APCA resident obituaries? Yes ___ No ___

4. Would you like to have a welcome to new residents extended by name in Tower Talk? Yes ___ No ___

5. Would you be willing to volunteer to work on a committee? Yes ___ No ___

6. Would you be willing to serve on the Board of Directors? Yes ___ No ___

7. Do you feel the budget information and financial statements you receive are adequate? Yes ___ No ___

-
8. Are you satisfied with the present level of safety and security at the Plaza? Yes ___ No ___

-
9. Do you use your APCA resident telephone directory? Yes ___ No ___

10. Are you satisfied with the appearance of the interior common areas? Yes ___ No ___

-
11. Are you satisfied with the landscaping improvements that have been made? Yes ___ No ___

12. Please rate the following services:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
A. Administration-property management	_____	_____	_____	_____
B. Financial Management	_____	_____	_____	_____
C. Housekeeping	_____	_____	_____	_____
D. General Maintenance and Repair	_____	_____	_____	_____

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
E. Landscape Maintenance	_____	_____	_____	_____
F. Security	_____	_____	_____	_____
G. Mail, Packages and Deliveries	_____	_____	_____	_____
H. Parking Permit Procedures	_____	_____	_____	_____
I. Response to Service Requests	_____	_____	_____	_____
J. Courtesy and Helpfulness of On-Site Staff	_____	_____	_____	_____
K. Courtesy and Helpfulness of Office Staff	_____	_____	_____	_____

Additional Comments and Suggestions:

Name: _____

Unit #: _____

Tower: _____



Postal Notes

Jeff Smith

We made it through the holidays and got the new year well underway. Thanks for your patience during these busy times and for all the nice Christmas cards and New Year's wishes.

With the coming of Spring I find myself again involved with the annual Swim-A-Lap for the Handicapped. I will be serving as event chairman of this fund raiser for the Albertina Kerr Centers for Children. The residents of the American Plaza have been very supportive of my efforts and I would like to say how much I appreciate your support as I invite you to participate again this year. I will take pledges from interested persons from now until the swim event date of Saturday, March 7th.

The programs supported by this effort have been providing first class assistance to Oregon's handicapped children for many years. As evidence of the quality of this program, you may have noticed that the agency has not hounded you with requests for more donations following your pledges to my past swims. More information will be available on mail room bulletin boards.

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Tower Talk Needs You

Tower Talk, the newsletter for American Plaza needs reporters and an Advertising Director. If you are a resident of the Plaza and are willing to donate a couple of hours per month of your time the newsletter can use you. "We would like to have enough resident reporters so that the newsletter remains fresh and informative," stated Manager Stephens. "If you would be interested in using your talents, or have an idea for the newsletter, please call me at 222-7243," he said.



WHEN NEXT YOUR DOG YOU PROMENADE,
OBEY THE SIGN THAT'S BEEN DISPLAYED.

FEED HIM SCRAPS OR "KENNEL RATION,"
THEN LEAD HIM TO HIS FAVORITE STATION.

ON MAN'S BEST FRIEND, YOU CAN DEPEND,
IT'S BOUND TO COME OUT, IN THE END!

THE FORM WILL CHANGE, THERE IS NO DOUBT
BUT IN THE END, THE TRUTH WILL OUT!

HOW WONDERFUL!... AND HOW HUMANE,
IF IT CAME WRAPPED IN CELLOPHANE.

BUT SINCE IT DOES'NT, MORE'S THE PITY,
ONE MUST GET DOWN TO THE NITTY GRITTY.

SO PLEASE BE NICE, BE "SUPER-DUPER,"
ALWAYS USE YOUR "POOPER-SCOOPER".

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