

tower talk

american plaza newsletter

Volume IV, No. 3

Portland, Oregon

March 1987

Units Burglarized

Two units at American Plaza were recently burglarized, one in Grant Tower and the other in Madison Tower. The unit in Grant was burglarized Friday, February 6th between the hours of 5:00 p.m. and 8:45 p.m. with no apparent signs of forced entry and the unit was reportedly locked, according to Manager Dave Stephens. He said "the burglar passed up expensive jewelry, furs and took only cash that was hidden in a purse in the closet."

The Madison Tower unit burglary occurred almost five hours after the Grant robbery and was apparently in progress as one of the resident arrived home on Saturday, February 7th at 1:30 a.m. The resident was hit on the head as he approached his unit. The assailant was described as a black male, 5'11" tall and wearing a stocking cap. The only thing missing from the unit was some cash and the resident's wallet. The resident had left his unit door unlocked, reported Stephens.

"Both cases are being vigorously investigated by management with the assistance of the Portland Police Department" stated Account Supervisor Ron Balash. These are the first burglary/robberies of units at the Plaza in over two years. During the same two year period the surrounding neighborhood had 1271 cases according to the crime statistics provided by the Portland Police Bureau.

Unit Owner Keys

Management will no longer continue to hold resident keys in their safe for emergencies. Residents who have keys on file should pick up their keys at the Lincoln Office either on Tuesday March 17th, 7:00 a.m. to 12:00 noon or Thursday, March 19th, 12:00 noon to 7:00 p.m. The keys were being held as a service to the residents so they would be available if residents lost their keys or were locked out. A recent question by

a resident in Grant who had a key in the safe and who was recently burglarized, as there was no apparent signs of forced entry, has forced management to discontinue this service. It will no longer be provided for anyone.

"This kind of situation is traumatic for all concerned. Our management policy has always been not to hold or control unit keys. This way there is no opportunity to suspect management and association employees. Holding these keys serves the association and management no purpose and the potential liability is too great," stated Manager Stephens. Until all keys are returned the combination on the safe has been changed and only two management employees have access to the safe, he said.

Property Taxes

The Multnomah County Division of Assessment and Taxation will not be trending district 5, which includes American Plaza, this year for 1987-88 tax according to Jerry Lawson, Supervisor of the Division. This means there will be no changes in unit owners property taxes for the 1987-88 tax year.

Questionnaires

At the present time it appears that 296 owners are either satisfied or have no opinion about the design changes that have taken place at the Plaza, 19 of the returned questionnaires registered dissatisfaction with some or all of the changes and 22 expressed enthusiasm and approval. The open design meeting in Sivers Center on February 18, attended by perhaps 35 people, produced some strongly stated and extremely hostile comments, as well as a few positive and supportive remarks. No poll of those attending that meeting was taken and so the liveability survey will serve the Board as a guide in any decision on these matters,"



stated Chairman Marge Allen.

If you haven't had time to turn in your questionnaire there is still time to do so. If you lost your copy, call Linda, 222-7243, and one will be sent to you. Allen went on to say "the results of the questionnaire will be shared with all residents in the April newsletter."

Crime At The Plaza

"If a crime is committed against you at the Plaza you should first call the Police at 911 then call security at 222-7243" says On-Site Account Superintendent Larry Milner, who supervises Plaza security personnel. This way police will be dispatched as quickly as possible and security will be able to secure the area and assist the Police when they arrive. "Please immediately tell the person who answers your call that it is an emergency so that you will get immediate service" Milner said. At night the answering service that pages our security receives hundreds of calls. Say "Don't put me on hold. This is an emergency!"

Landscape Improvements

William Gerber of Gerber & Associates will present his preliminary suggestions and designs for future landscape improvements at the March 19, 1987 Board of Directors meeting in the Sivers Center. Once a final design has been approved and firm cost quotes obtained the Board will do some long range budgeting of the improvements.

Lincoln Lounge Party

Deep plum carpeting, light walls, and elegant furnishings greeted the guests at the open house February 16th, celebrating opening of the redecorated lounge in the Lincoln Tower. Residents of Grant, Madison, and Lincoln Towers enjoyed coffee, wine, and a delicious cheese and fruit tray, and were happy to meet Linda Castaneda face to face. Linda is the person who frequently answers your 222-7243 calls.

Liz Sivers came to the rescue when the wine ran low by running home and bringing back two bottles of her own wine. "Everybody had such a good time, I hope this is only the beginning of more social events in these lovely rooms," said Barbara Ray, Lincoln Tower. The rooms

are available to all residents of the American Plaza, and can be rented by residents for private parties on a first come, first serve scheduling basis for \$35.00.

Long Distance Romance

Longtime residents were especially glad to meet Donna Garrison Wiley's new husband, according to Barbara Ray, Lincoln Tower. Donna is one of the "pioneers" in Lincoln Tower. Her new husband is Audye Martin Wiley. He is a financial planner with the Portland Anderson Group Financial Planners and is recently from Dallas, Texas.

The story of their meeting, courtship, and marriage is a true love story. A dear mutual friend introduced them "long distance" over the telephone. At that time he was living in Dallas. Those telephone lines between Dallas and Portland deserve the by-word, "reach out and touch someone". They "reached out" by phone for awhile, but that was not enough. Soon letters began to fly back and forth and finally they met for real when Donna went to Texas where Audye lived. Here she met his four children and grandchildren. Then Audye came to Portland and liked what he saw even better.

Since most of Donna's family live in southern Oregon and Audye's live in Texas, they planned a small intimate wedding on January 24th at the Old Church on Southwest 10th and Clay. Here they had the wedding and a reception with 55 dear friends.

Their home is in the Lincoln Tower and Barbara Ray, social committee, said she was expressing a general wish from all at the towers in warmly welcoming Audye and extending best wishes and much happiness to the newlyweds.

Jim Morrow
Manager, Portland Center

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Grant Breezeways

New money saving reduced wattage fluorescent lights have been installed in all the breezeways of Grant Tower, according to Account Supervisor Ron Balash. He also reported that the breezeway will be painted in March, weather permitting.



Calendar

March 3	BRIDGE 7-10 pm Lincoln Lounge
March 3,4,5	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
March 10	BRIDGE 7-10pm Lincoln Lounge
March 10,11,12	SWIM CLASS 8:30 am-9:30 am Indoor Pool
March 17	PRIVATE PARTY Lincoln Lounge All Day
March 17	BRIDGE 7-10 pm Sivers Center
March 17,18,19	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
March 19	BOARD MEETING 7:30 pm Sivers Center
March 21	CONTINENTAL BREAKFAST 10:00 am Sivers Center
March 24	BRIDGE 7-10 pm Lincoln Lounge
March 24,25,26	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
March 31	BRIDGE 7-10 pm Lincoln Lounge
March 31 April 1,2	SWIM CLASS 8:30 am - 9:30 am Indoor Pool

Services

Packages from friends: will be accepted for you in your absence. Instruct your friend to pick up the Emergency Phone in your Tower Foyer and ask to have a Security guard meet them. Please be sure the packages left in this manner are properly wrapped, sealed, and addressed. Your name will be entered on the package list and you may call to schedule delivery between the hours of 7 & 8 a.m., 4 & 5 p.m., 8 & 9 p.m. Please call before the hour you wish delivery to catch Security before they leave on delivery rounds. To save time you might advise your friend to phone 222-7243 with a definite time of arrival. A guard can meet them at a specific point at a specific time, but cannot wait any longer than 5 minutes, so they must be on time. If they are late and the guard is gone they can call the guard back by using the emergency phone and then waiting in the Foyer.

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DIONNE'S COIFFURES

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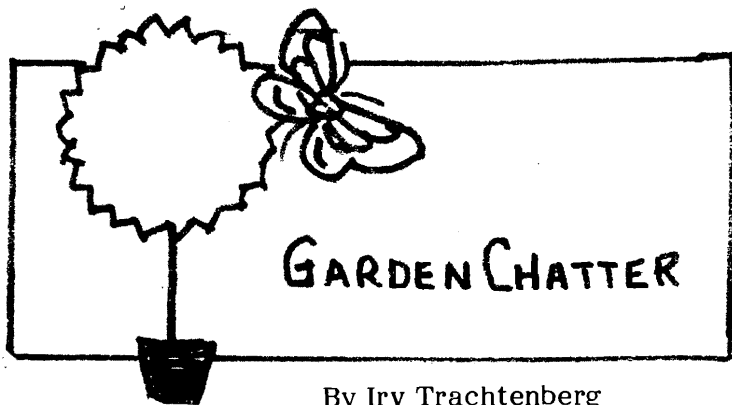
The Idea Corner

When grandchildren live far away, I found a way to be part of their lives. A way to keep in touch-to give them a feeling of closeness.

I have been reading books on tape to our 9 and 11 year olds in Iowa. Wish I had thought of it years ago.

It is a double pleasure. I am rereading stories that I loved as a child. I still have some beautiful old books that were in my childhood library, "THE SECRET GARDEN", "TREASURE ISLAND", "ALICE IN WONDERLAND", "WINNIE THE POOH". The public library children's room has been very helpful. Also I find that some of the old classics cannot compare in style with some of the newer children's books. I have a small tape-recorder. The entire family in Iowa loves these treats. They use them in their car stereo to relieve the boredom of active children when they take those long drives to Colorado skiing or to the coast when they visit relatives. Try it!

By Barbara Ray



By Irv Trachtenberg

Considering the reports of the weather in the east and south, we find that we have been blessed with a mild winter. The violets, tulips, lilies, carnations, peonies and dwarf roses on my balcony have weathered well. We've used the chives and parsley all winter.

We still have two more months to watch the weather change. Some of us are chomping at the bit but I would advise not planting our summer varieties until May when the day and night temperatures will be more settled. We can plan ahead and prepare for our spring and summer flowers.

Containers: Plastic or wooden containers with a circumference of 15" - 16" x 12" deep give the best results. This does not rule out wood boxes with a minimum depth of 6".

Soil: The soil should crumble easily; be able to retain moisture without becoming waterlogged; permit free drainage and circulation of air. Plant roots need oxygen to thrive. If the used soil in your container meets the above criteria, use it! However, you may remove about 1/4 of the soil in your pot and replace it with the packaged mixture found in your favorite garden store.

Soil Mix: for 15"-16" x 12" container:

- 1 cup steamed bone meal
- 1 cup general fertilizer (5-10-10)
- 1/2 cup perlite, vermiculite or peat moss
- 2 cups dry steer manure

Use proportionate amounts of soil with this mixture for smaller or larger pots.

Clay containers because of the heat and wind factor tend to dry out much faster and need more frequent watering.

A few suggestions of plants that do well on our balconies:

Partial and full sun - ageratum, asters, celosia, dwarf dahlias, geraniums, marigolds, portulaca, dwarf zinnias, primroses, lilies, peonies, carnations, pinks, dwarf roses, verbena, wax begonias, nasturtiums, petunias, cosmos.

Weak sun or shade - fuchsias, impatiens, pansies, primroses, violas, balsmin, tuberous begonias, marigold, lobelia, salvia.

Miscellaneous Information - Fertilizers.

Fertilize your outdoor bulbs with a good bulb

and bloom fertilizer - Lilly Miller bulb and bloom food (4-12-12) is excellent. You may use any brand with a similar analysis. Follow application directions on the containers.

Insecticides - Check both your outside and inside plants for insect infestation as well as the plants you purchase.

The following general sprays are useful:

Ortho Orthenex - a combination spray for both insects and disease control; **Malathion** - for insects; **Diazion** - for insects; **Isotox** - for



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insects; **Schultz** - instant. This spray contains botanical pyrethriums, is water based (not an oil spray), has a non-aerosol pump and is practically odor free; no more nauseous spray odors when used indoors. This spray is available at both Safeway and Fred Meyer stores.

Old Sprays - Destroy all sprays you have had for more than a year as they tend to disintegrate and lose their effectiveness. Mix just enough

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spray for each use.

Watering - Continue to water outdoor shrubs. We are prone to forget that the balcony overhang prevents the rain from penetrating the soil; because of the strong wind, the plants tend to dry out. If in doubt, use a moisture meter.

Pruning - Both dwarf and miniature roses may be pruned now so as to produce strong canes and buds. Depending on the vigor of the plant, cutting should be 6" to 8". Hard pruning improves bloom quality because it is the new growth that flowers the best. The cut should be made about 1/4" above an outside bud eye and should slant downward toward the inside of the bush at a 45° angle. Weak or diseased canes should be removed completely. Any branch which crosses or rubs against another should be removed.

Dividing - Repotting - This is the best time for dividing and repotting house plants. The plant should be carefully tipped from its container and the condition of the roots checked. If the roots are brown and slimy looking or if there is an extensive webbing of white roots, loosen the roots to free them and repot in another container one or two inches larger in diameter than the former pot.

Please notice the beautiful plantings in the outside planters of our Plaza complex and the area around the Lovejoy fountain.

Until spring arrives, happy catalogue and garden magazine reading.



"Harry's Club"

"Bridge, anyone?"

Where can you get more fun for twenty-five cents?"

That's how Harry Groth describes the four table bridge club that meets every Tuesday night at 7:00 p.m. in the Lincoln Lounge.

You are welcome to "kibbitz" or maybe be on the substitute list and you are welcome to join. Stop by and talk to Harry.

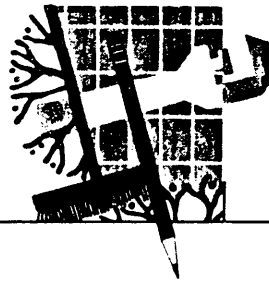
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Fee Schedule Provided
Upon Request

222-7243

Special Thanks

Major Oscar Youngquist, Divisional Commander of the Salvation Army writes:

"I want to take time to personally thank the residents of American Plaza Condominium Association for the donation we have received. It is only through donations such as this that enables The Salvation Army to serve so many less fortunate in our community".

(Note: Special thanks from American Plaza to residents Joan Jene and Nancy Rangila, who spearheaded the Christmas food drive and delivered the food.)

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Who Is Responsible?

"Who fixes what and who pays for it" is one of the most frequently asked questions by residents at the Plaza according to Manager David Stephens, who explained that:

The Association is responsible for repairs and maintenance of all common areas outside of the units as well as the undecorated and/or unfurnished surfaces of the perimeter walls, floors and ceilings surrounding your unit. The Association is also responsible for pipes, wires, conduits or other public utility lines running through your unit which are utilized for, or serve, more than one unit and for the damage they may cause as from a leaking pipe. Call the management office (222-7243) for these kinds of repairs.

The unit owner is responsible for repairs and maintenance to the interior walls and partitions in their unit and the inner decorated perimeter walls, floors, ceilings, and for internal installations of the unit such as water faucets, light fixtures, gas fireplaces, toilets, telephones, heating, ventilating and air conditioning (HVAC) units, garbage disposals, doors, windows, lamps and all other accessories belonging to the unit.

All Service requests to Multi-Services, Inc. for repairs and maintenance that are not the Association's responsibility will be billed to the party placing the order. If you rent, it is wise to clarify with your landlord where the responsibility lies before placing such an order. Multi-Services, Inc. the American Plaza Management company, has the capability of answering most service needs with staff other than the regular Plaza staff, however there is no obligation to use Multi-Services for your service needs if you have others you wish to employ.

Residents will be told who will be billed before any work begins except in the case of emergency repairs.

What Is A Resident?

Found on the bulletin board in the Plaza Staff Room:

What is a Resident?

A resident is the most important person in our business.

A resident is not dependent on us, we are dependent on them.

A resident is not an interruption of our work. They are the purpose of it.

A resident does us a favor when he contacts us. We aren't doing him a favor by waiting on him. If he didn't call us we'd be out of work.

A resident deserves the most courteous attention we can give them. They are the lifeblood of our business. They pay our salaries. Without residents we would be out of business. We are here because of their needs and problems.

If they are happy, we're in business. You can bank on that!

(Nice to know that's how they feel!)

More Services

Escort: Should you be concerned about arriving home alone late you can call 222-7243 and have our security officer meet you and see you safely to your Tower elevator. American Plaza guards are not permitted to go off American Plaza grounds, except in emergency, but can walk with you to the edge of the property and watch to make sure you safely arrive at a visible destination. Call 222-7243.

Guest Parking permits for Plaza level parking: If you have a guest who will be here for less than 6 hours you do not need a permit. If you think your guest may stay longer than that, call 222-7243 (at any hour) and request a permit for your best estimate of the length of time your guest will stay. State the make and color of the car and where it is parked, (as, in front of Grant), a license number helps if you know it, but is not necessary. Security will put the permit under the windshield wiper of the guest car. To ensure adequate parking for all guests of residents the Association Rules and Regulations allows a parking permit for a maximum of seven days in a 30 day period to any one vehicle (see Rules and Regulations, page 14 for more details). If, for example, you have cocktail, dinner, and Bridge guests at 6:00 p.m. a 24 hour permit will assure no problems regarding parking.



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