



# tower talk

## american plaza newsletter

Volume IV, No. 5

Portland, Oregon

May 1987

### New Directors

Charles Jones and Ron Still of Lincoln Tower and David Pugh of Madison Tower are the Association's new directors, elected to three year terms on the Board of the American Plaza Condominium Association of homeowners.

They replace directors Margaret Allen, Dr. Lee Thornton and Anna Stowell, whose terms are over, and join the six directors remaining on the Board, who are: Ralph Funes and Larry Winthrop of Grant Tower and William Buren of Lincoln Tower, whose present terms conclude April of 1988, and D. Wayne Martin of Lincoln Tower, Harry Beik of Grant Tower and Walter Bowen of Madison Tower, whose present terms conclude in April of 1989.

Directors are elected for three year terms and are limited to two consecutive three year terms at a time. Director Bowen is the only one of the directors serving a second term.

### Annual Meeting

Two dozen long stemmed red roses from the Board, a witty tribute by Director Larry Winthrop and a beautiful walnut and brass plaque engraved with the message:

American Plaza Condominium Association

Margaret Allen Chairman 1984-1987

"One courageous, outrageous woman

We've enjoyed working and learning with you"

The Staff of Multi-Services

highlighted Board Chairman Marge Allen's last annual meeting April 16, 1987 at the Red Lion Inn. One hundred and thirty-six residents attended the meeting, 110 of them voting owners, including Director Walt Bowen who represents 26% of American Plaza ownership, with 10% of the unit owners represented by proxy.

Chairman Allen opened the meeting by thanking the homeowners for letting her "mind the store" for the past three years, and emphasized the importance of homeowner participation in the management process.

She reviewed some of the events of the past three years, noting that by inventorying Association common area space and developing a formula for renting it the Association now receives about \$12,000 a year, and that big energy savings have also been made.

Among other items she mentioned were: new breezeway carpets, handrails and bulletin boards in all elevators, a solution to flooding on Grant 1B, work benches in garbage rooms, leaks fixed in storage rooms, Cable TV, Tower Talk, Association records organized, written guidelines for a committee system and for selection of candidates, lots of painting, a long range replacement reserve budget, landscaping and interior improvements.

Some owners spoke about security and about lighting in the guest parking lot. Chairman Allen commented that the Portland Police and Parks Bureau evaluated our lighting and said it was fine, and that some homeowners were concerned that raising the light level in the guest parking lot would: 1) emphasize the parking lot aspect, 2) flood lower units with undesirable light; and 3) only three homeowners mentioned this lighting as a concern in the recent Tower Talk questionnaire, and that the cost seemed excessive for three people.

Some interest was again expressed in having doormen, but no action was taken.

### Dollars From PGE's Pocket or Yours?

American Plaza's claim of \$4,500 against Portland General Electric for damage to Plaza equipment and units resulting from the three tower six hour power outage on January 13, 1987, has been denied, according to P.G.E. claims department spokesman Ken Cretsinger.

"Even though the events that followed the power outage were unfortunate, we (PGE) cannot guarantee service continuity" Cretsinger states, "and, therefore, we are respectfully denying



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Telephone: 222-7243  
publication of  
**American Plaza Condominium Association**

your claim."

Plaza Manager Dave Stephens says the outage was caused when dust on a main transformer in the P.G.E. maintained power vaults at the Plaza ignited causing an electrical arc that burned out the transformer. "P.G.E., so far as we are aware, has not serviced the power vaults since M.S.I. took over Plaza Management April 1, 1984," Stephens said, "excepting emergency maintenance after the outage, and we feel that this neglect caused the power failure. We have requested assistance from the Association's insurance carrier to help us see that P.G.E. honors this claim."



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## Having a Bunch to Lunch?

Thirty-five dollars in rent from any Plaza resident will get the use of the Lincoln lounge, a charming facility with a kitchen, comfortable conversation area, private restrooms, table seating for 16, and an extra room that could seat 8 more at tables or be used as a conference room.

Call Linda in the Management office (222-7243) to reserve.

## Cable Television "Showtime"

The four free months of the Showtime premium movie service, provided by TCI Liberty Cable as part of their agreement with the Association, will expire as of May 31, 1987. "If you wish to continue service you must notify Carrie of TCI (243-7456) prior to May 28, 1987 at which time TCI will begin billing you \$10.00 per month," stated John Grissmore, Marketing Specialist for TCI Liberty Cable. "If you do not wish to sign up for Showtime at this time, but do so at a later date, there will be an additional installation charge," Grissmore added.

## Directors Choose Association Officers

The Association by-laws specify that the homeowners elect directors and that the elected directors in turn elect their officers at the next regular Board meeting after the Annual Meeting.

This meeting is set for May 21, 1987 at 7:30 p.m. in Sivers Center, when the directors will choose a Chairman, Vice-Chairman, Secretary and Treasurer and then proceed with regular APCA business.

## MSI Third Anniversary

"April Fool's Day was Multi-Services' third anniversary as the Management Company at American Plaza, and it is no joke to us," stated President of MSI, and Plaza Manager David L. Stephens. "We have taken our job at American Plaza very seriously, look forward to a long future with APCA, and thank the Board of Directors, unit owners and residents of American Plaza for three great years."

## Glad You're Here!

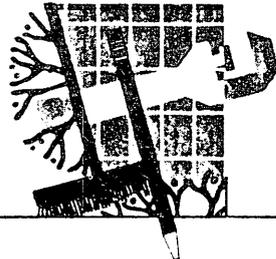
Warm welcome to American Plaza newcomers Zac and Adrienne Reisner, Les and Betty Fiddaman and William and Theresa Fogarty, Lincoln Tower; John and Elizabeth Dillon and Mitzi Ellis, Grant Tower; and Jim and Betty Fell, Madison Tower.

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- Security Services - Escort, Parking Vehicles, etc.



Fee Schedule Provided  
Upon Request

**222-7243**

# AMERICAN PLAZA CONDOMINIUMS

## PROJECT DESCRIPTION

- **LOCATION:** SW First Avenue and SW Lincoln
- **DISTRICT:** SAURA
- **TOTAL PROJECT COST:** \$49,782,000
- **PROJECT FEATURES:** A condominium complex consisting of three multi-story towers faced with pre-cast concrete slabs and cantilevered balconies. The three structures, the Lincoln, Grant and Madison Towers, are of New Brutalism style and were the first high-rise condominiums in Portland. Features include underground parking, 24-hour security system, a recreational building with indoor and outdoor pool, sauna, exercise room and lounges for parties and meetings.



## BUILDING DATA

	TOTAL	Lincoln	Grant	Madison
<b>SITE AREA:</b>	160,712 s.f.	66,107 s.f.	53,328 s.f.	41,277 s.f.
<b>STORIES:</b>	73	20	29	24
<b>HOUSING GBA:</b>	575,851 s.f.	146,346 s.f.	224,505 s.f.	205,000 s.f.
<b>NUMBER UNITS:</b>	338	94	140	104
<b>RECREATIONAL AREA:</b>	6,930 s.f. (for all three towers)			

## LEASING DATA

# OF UNITS	UNIT TYPE	SALES PRICE*
21	1 bedroom	
205	2 bedroom	\$80,000-350,000
112	3 bedroom	
<b>338 TOTAL</b>		

	TOTAL	Lincoln	Grant	Madison
<b>ON-SITE PARKING</b>	372 spaces	118 spaces	176 spaces	78 spaces

\* Most of units in Madison Tower are currently in rental pool.

**Lincoln Grant Madison**  
**PROJECT START:** 1972 1974 1980

**COMPLETION:** 1974 1976 1981

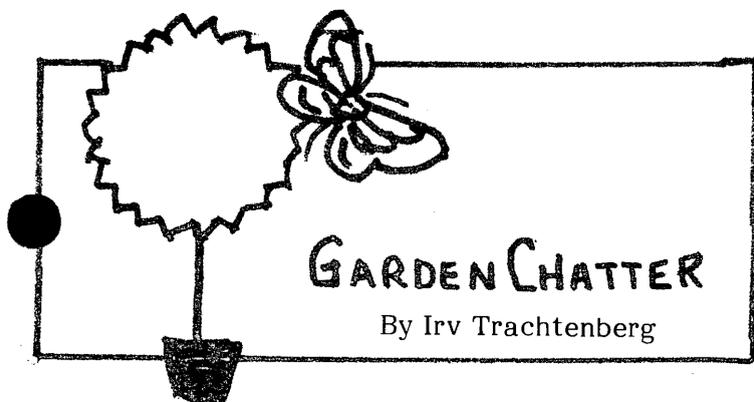
## DEVELOPMENT & FINANCING

- **OWNER:** American Plaza Condominium Association
- **DEVELOPER:** Grant/Lincoln: McCormack-Sivers/American Plaza Condo. Madison: Newdell Holding Co.
- **ARCHITECT:** Grant/Lincoln: Ron Travers; Madison: Boutwell, Gordon, Beard & Grimes
- **CONTRACTOR:** McCormack-Sivers
- **FINANCING:** PDC—Land Write-Down
- **PROPERTY MANAGEMENT:** Multi-Services, Inc.

American Plaza Condominiums has been included in a new book titled "Downtown Portland Project Reference File" that may be purchased from the Portland Development Commission Communications Department (796-5300) for \$5.00 a copy. The book is a source reference for all major real estate developments in the downtown area in the last 16 years.

Reproduced from book "Downtown Portland Project Reference File."





## GARDEN CHATTER

By Irv Trachtenberg

Summer weather being in the air, I believe we are fast reaching the point where we can select and bring home our summer plants for the balcony containers.

If you have already prepared your containers with good soil, drainage and additives as discussed in our last issue, i.e. adding bone meal, general fertilizer, perlite and dried ground steer manure, you are ready to dust the top of the soil with (Lilly Miller or another brand of) soil and bulb dust. Work the dust well into the soil. The dust will protect the new plants from cutworms, etc.

The majority of our house plants will also benefit from a summer outdoors on the balcony. (African violets do not do well outdoors). No plant should be transferred abruptly to direct sunlight outdoors from the limited light they are used to indoors. Make the shift a gradual one; first place the plant in a relatively shady spot; then closer to the sunlight and finally in

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the full sun, if so desired.

Locations that get the morning sun are preferable. The heat of the afternoon sun, especially in summer, is often too intense and may burn the leaves. So...watch the temperature. If it reads above 60°, then move your plants outside for an hour or two. Take them back indoors when the temperature drops.

Check your plants for insect infestation. I've found an epidemic of aphid due to an unusually warm winter. These light green pests approximately 1/16" to 1/8" long are found on the leaves and stems. They pierce and suck sap from the leaves, bark, roots and flowers. These pests secrete "honey dew" which consists

of plant sap enriched with sugar, etc. It also attracts ants and is a growing medium for molds. To stop infestation, spray (follow instructions on container) with either Nicotine, Sulfate, Malathion, Isotox, Rotenone, Insecticidal Soap or "Schultz-Instant". Destroy all sprays you've had for two years. They tend to disintegrate. I purchase sprays annually in small quantities — the less to throw out at the end of the season.

Incidentally, one of my informants advises that good quality herb plants, at a fair price, are available at Kasch's on S. W. Cedar Hills Blvd. Happy, colorful gardening!



May 5,6,7	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
May 5	BRIDGE 7-10pm Lincoln Lounge
May 9	PRIVATE PARTY All Day Sivers Center
May 12,13,14	SWIM CLASS 8:30 am-9:30 am Indoor Pool
May 12	BRIDGE 7-10 pm Lincoln Lounge
May 19,20,21	SWIM CLASS 8:30 a.m. - 9:30 a.m. Indoor Pool
May 19	BRIDGE 7-10 pm Lincoln Lounge
May 19	MULTNOMAH COUNTY ELECTIONS All Day Sivers Center
May 21	BOARD MEETING 7:30 p.m. Sivers Center
May 26,27,28	SWIM CLASS 8:30 am - 9:30 am Indoor Pool
May 26	BRIDGE 7-10 pm Lincoln Lounge

Jim Morrow  
Manager, Portland Center

**PRINTRIGHT**

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