



# tower talk

## american plaza newsletter

Volume IV, No. 6

Portland, Oregon

June 1987

### South Waterfront Project and Property Values

Property values at American Plaza could be affected depending upon which choice is made from four options for public and private investments in South Waterfront Project Parcel 3, the area bordered by River Place and the Marquam Bridge, the Willamette River and Southwest Harbor Drive. The options are listed in "The South Waterfront Project Parcel 3, Development Options and Analysis Report."

The Portland Development Commission which produced the report is asking that those interested provide written comments by June 16, 1987, stating that comments received will directly affect the future of 135 million dollars in public and private investment and over 5,000 long and short term jobs.

Get your copy of this report by calling the PDC at 796-5329. The date, time and location of any public hearings will be published in the newspaper under Public Announcements. An attempt will be made to have a public hearing at APCA, according to David Stephens, Manager. If it is successful notices will be posted in the elevators.

### Summer Party

July 11th is the date for the Annual APCA Summer Party and plans are well underway for an evening of wonderful food, stimulating conversation, and music for dancing by "After Six", the Plaza's favorite combo, Social Chairman Grace Brown reports. She suggests that residents mark their calendars now to save the date, invite their family, friends, and neighbors, and make this the best attended party ever! The party will be held in Sivers Center and begin at 5:30 p.m. Those attending are urged to bring their favorite hors d'oeuvre and their own beverage. Mix will be provided.

### Beik Chairs APCA

Harry Beik, Grant Tower, was chosen by his fellow directors to serve as Chairman of the American Plaza Condominium Association for the next year. He commented that he was pleased to have the opportunity to serve the Association as Chairman and felt privileged to have a board with such a wide range of expertise.

The organization of the board was the first item of business at the May 21st regular board meeting at Sivers Center. Other officers elected were Bill Buren (Lincoln), Vice-Chairman; Ralph Funes (Grant), continuing as Treasurer; and Charles Jones (Lincoln), Secretary. Other board members are Walt Bowen, Larry Winthrop, Wayne Martin, Dave Pugh, and Ron Still.

The board will be working on a statement of short and long term goals at the next board meeting Chairman Beik stated. "We hope to establish a blueprint for the Association's future that can be used by the board and management to guide the growth of APCA and we encourage homeowners to attend and provide input" he said.

### Motorcycle Parking Spaces for Rent

Five rental spaces for motorcycles or other small gas powered vehicles are still available at \$15 a month in the Plaza resident parking garage. Plaza rules and regulations forbid parking any vehicle outside of an authorized space in the garage and forbid the parking of gas powered vehicles in building storage areas.

The five spaces will be rented on a first come first served basis. Call 222-7243.

Tower Talk needs an editor!  
Call 222-7243 and talk to Dave Stephens



**tower talk**  
american plaza newsletter

Telephone: 222-7243  
publication of  
American Plaza Condominium Association

## Plaza Beats National Average By Nine Percent

American Plaza, through careful fiscal management, has bucked a 1986 national trend toward rising monthly assessments and lowered reserves.

According to a study by the Institute of Real Estate Management the average monthly assessment nationwide for high rise condominiums was \$186 per unit in 1986 while APCA's average monthly assessment was \$169, nine percent below the national average.

Rising insurance costs were cited as the major cause for the jump in expenses, and many condominium associations cut their reserve funds to pay the increase in insurance premiums.

American Plaza, instead of cutting reserves, offset the increased insurance expenses by creating new income through rentals and ads in the newsletter, by raising the Plaza insurance deductible level with a homeowner vote, and by carefully researching the insurance market to find the best rate for services.

## In The Black

With receipt of a check from Farmers Insurance for \$4,950 the Association is in the black again, and the cash flow problem has eased, according to Manager David Stephens.

Farmers indicated that the remaining seven thousand claimed is not payable because the Lounge has been upgraded and that they are only obligated for replacement. Manager Stephens, after carefully evaluating all items, agrees that they are partially correct but feels they do owe the Association an additional \$4,400 for which he is presently negotiating.

## Lounge Phone Denied

A request for a local telephone in the Lincoln Lounge was denied because the board felt the need did not justify the expense. It was pointed out that the telephone in the kitchen at Sivers Center was installed to meet a requirement for a telephone at polling places.

## Entry Plantings

The Board of Directors approved Bill Gerber's landscape design for the driveway area on First Avenue adjacent to Sivers Center at a cost not to exceed \$5,235.00, at their May 21st meeting.

The design, which Mr. Gerber displayed and discussed at the March board meeting has been adapted to satisfy board requests from that meeting. The Plaza budget for 1987-8, approved by the Board in November of 1986, allocated \$10,000 to the replacement reserve fund to replace and improve various landscaped areas at APCA. The \$5,235 will come from that fund, leaving \$4,765 for possible landscaping improvements in the fall.

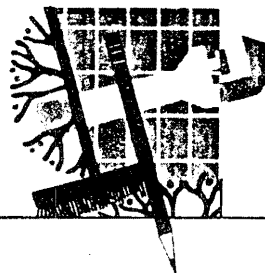
"The driveway entry design ties in with the plantings done last year at Grant Tower and help to eliminate the problem of people cutting across the APCA property at that point," stated newly elected Chairman Beik. "The Board will review Mr. Gerber's design recommendations for the South and West sides of Lincoln Tower in the near future with the possibility of implementing improvements in this area in the fall. Our goal is to improve the overall aesthetic appeal of the Plaza and at the same time make the landscaping flow together between the Towers," Chairman Beik went on to say.

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## Pressure Washing

Pressure washing of Plaza exterior common areas will begin in June. In response to phone calls last year questioning whether pressure washing might damage the parking structure, management called in a structural engineer from Van Domelen Looijenga & Associates, who inspected the entire structure and gave assurance that annual pressure washing in no way can harm the buildings and is an effective method of maintaining cleanliness.

Larry Milner, Plaza on-site superintendent says the washing process will be scheduled from 8:30 a.m. to 5:00 p.m., Monday through Friday in an attempt to minimize noise irritation to residents.

## Lincoln Pool Open

The outdoor pool at Lincoln opened May 13th and will remain open through Labor Day, longer if weather permits. It is open from 6:00 a.m. to 11:00 p.m. daily.

An Oregon State law prohibits food or drink in the pool or on the deck surrounding the pool, but each of our pools has a comfortable patio where picnics can be held, so long as unbreakable containers are used.

Guests, two per resident, must be accompanied by a resident. Chairs and chaises cannot be reserved. Any non-standard lounges or chairs left in the pool/patio area will be removed and stored by security. They can be claimed by calling the office, 222-7243.

The Lincoln Pool entrance is on the 1-B level. Dressing rooms and restrooms are just up the courtyard steps from this entry. Pool users are asked to use these facilities. Lincoln Lounge access from the pool is prohibited because of the danger of chlorine damage to Lounge carpets and fabrics. Complete pool rules are on page 16 of the green Rules and Regulations handbook in your unit. Call 222-7243 with questions.

## Large Vehicles Banned from Plaza Guest Lot

Board approved parking regulations at American Plaza do not allow for the parking of any vehicle in the guest parking area that will not fit into one of the standard parking stalls, both by length and width. This means that motor homes, trailers, boat trailers, etc. must be parked elsewhere even if their owners are guests at American Plaza, according to Plaza Manager David Stephens. He suggested that such large vehicles could be parked in the Boy Scout parking lot across First Avenue on weekends or in the evening. The Boy Scouts allow such parking after regular business hours if prior arrangements are made. Stephens said he would be glad to arrange this permission if contacted in advance at 222-7243 during regular office hours.

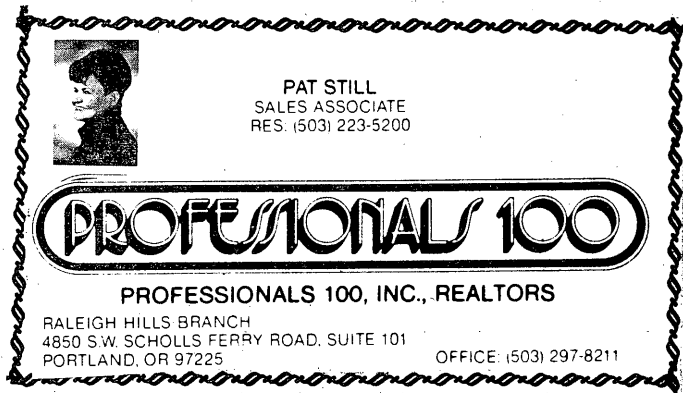
## Balconies Repainted at Owners Expense

Two Plaza unit owners recently had their balconies painted a non-Association approved color which they then had to have repainted in the Association specified color at their own expense.

Unit balconies are designated in Plaza documents as "limited common areas" with the responsibility for painting assigned to the Association. Account Supervisor Ron Balash reports that under the balcony painting schedule in force each unit balcony will be painted at five year intervals. Owners who wish to paint their balconies more often may do so at their own expense but should call 222-7243 to be sure they purchase the correct paint, he said.

## Pests!

All three towers have been treated for mice and cluster flies by A-1 Pest Control. The cost for treatment was \$970. These kinds of problems are common enough in large buildings, but on-site building superintendent Larry Milner cautions residents to be careful to store only sealed cans or bottles in storage rooms since even cellophane wrapped and sealed cardboard containers are an open invitation to a rodent buffet.



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## Carling New Head of Plaza Housekeeping

Russ Carling, MSI, has been promoted to the head of American Plaza's housekeeping department, replacing Seki Malone who left for Seattle May 22nd to become Mrs. Doug Kutzer. Mr. Carling has been on the Plaza staff for six weeks. "Seki has done an excellent job at American Plaza and she will really be missed, but we wish her well in her new home and marriage" said David Stephens, Plaza Manager.

## Standard Door Grill Adopted

A front door grill that looks similar to the present accepted design for Plaza window grills was adopted as the "standard" door grill for American Plaza at the May Board meeting.

The design, presented by a homeowner, can be gotten from the office by calling 222-7243. It is the only door grill design that can be installed at the Plaza, according to Harry Beik, Board Chairman.

## Tree Removal

A request by a homeowner to remove two decorative but "view blocking" trees has led the board to state that any homeowner requesting any changes in landscaping for purely personal reasons must present the board with a written request describing the desired change and must have the official approval of the board and a board designated landscape design professional. In addition, all costs for the change, including any required design fees, plant removal and plant replacement costs must be borne by the requesting homeowner.

## Thinking of Renting

An informative packet for owners who lease or rent their units at American Plaza is available to aid management and owners in the administration of the Plaza and help ensure a smooth transition for new tenants. Call Linda at 222-7243 for a copy.

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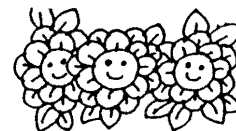
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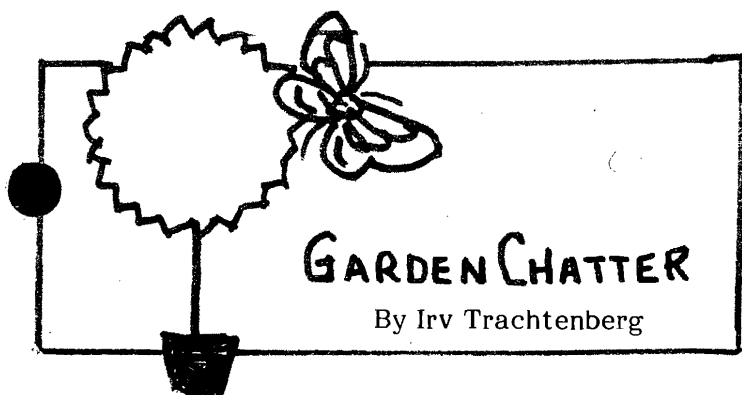
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June 2	BRIDGE 7-10pm Lincoln Lounge
June 9	BRIDGE 7-10 pm Lincoln Lounge
June 16	BRIDGE 7-10 pm Lincoln Lounge
June 18	BOARD MEETING 7:30 p.m. Sivers Center
June 23	BRIDGE 7-10 pm Lincoln Lounge
June 28	PRIVATE PARTY Sivers Center All Day
June 30	BRIDGE 7-10 pm Lincoln Lounge

\*Anna Stowell's adult beginning swim class is recessed for the summer and will begin again on October 6th.





With the advent of summer, I find that we are pestered by various insects and diseases. The four I find most prevalent are:

**Red Spider Mite:** This insect is favored by warm dry conditions and is a so-called dry weather pest. This mite spins webs that cover the underside of leaves and extends from one leaf to another. This causes leaves to run colors that range from red to gray to brown. This gives the foliage a sickly yellow hue. Lilly Miller or Ortho Malathion is a helpful mite killing material.

**Aphis:** Also called plant lice, come in assorted colors - green, black or pink. They are 1/16" to 1/8" long with pear shaped bodies. They pierce and suck sap from the leaves, bark, flowers and roots, the toxic saliva stunting new growth, deforming flowers and causing leaves to curl and wilt. All aphis secrete honeydew which attracts ants. Aphis also may transmit mosaic and bacterial diseases. This is controlled by Nicotine Sulfate, Rotenone, Malathion or Isotox.

**Powdery Mildew:** (A fungus) This forms a soft white filament which grows over sections of the plant. The most common symptom, prior to the appearance of the powdery growth is stunting and dwarfing, leaves turning slightly red and curling as the fungus drains the plant of nutrients. It can be controlled at the first signs by spraying both sides of the leaves with Benomyl such as Benlate, Varathane or Sulfur. Repeat at seven to ten day intervals.

**Cutworms:** In the event you have plants or soil infested with the cutworm (this green worm cuts through the plant at ground level or climbs stems and leaves to eat buds) use a soil or plant dust such as Diazinon or Sevin.

### Sprays

Sprays such as Miller's (systemic fungicide) Benomyl; Lilly Miller Diazinon insect spray; Schultz instant house plant and garden insect spray; Ortho-Orthenex (a combination) insect and disease control spray; Ortho-Orthene, a systemic insect control spray; Ortho or Lilly Miller (a systemic spray), Isotox insecticide can be obtained from a garden shop.

The benefit of using a combination spray is

that you control both fungus and insects with one spraying.

A systemic spray is a water soluble insecticide which when applied to either the leaves or soil is absorbed and circulated within the plant, killing harmful sucking pests (aphis) and some chewing insects (beetles). This gives added protection.

### Measurements for Diluting Spray:

3 tsp = 1 tbs = 1/2 fluid oz.  
6 tsp = 2 tbs = 1 fluid oz.  
8 fluid oz. = 1 cup = 1/2 pint

If spray indicates 1 tbs per gallon, use about 3/4 tsp per quart.

**Caution:** Spray early in the morning, not in the heat of the day. Spray on a windless day to avoid getting spray on your body. Do not store diluted spray for future use. Do not leave spray in the hot sun. Use rubber gloves to protect skin from spray. It enables you to turn over plant leaves to spray on both sides. Do not keep spray more than two (2) years. It loses its effectiveness. Buy the smallest amount you need.

### Fertilizing and Watering

Always use tepid water both indoors and outdoors, the use of cold water will shock the plant. Avoid watering at night to avoid the danger of fungus. Use your favorite fertilizer every two weeks. Summer heat robs the plant of nutrients. Some favorite fertilizers are: Miracle Gro; Alaska Fish Fertilizer (liquid); Schultz Instant Liquid Plant Food; and Oxygen Plus.

Have a colorful summer and good gardening.

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## Keys Destroyed

All resident keys still not picked up by owners after several notices from APCA management were destroyed on May 5 under the supervision of Anna Stowell, Grant owner, according to Dave Stephens, Manager.

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## **Artist Discovered**

Remember the cocktail napkin art left at the Association's Annual Meeting, and printed in last month's newsletter? Due to a vigorous investigation done by management and a secret source (his wife) it has been determined that Tony Casciato, owner in Grant Tower, is the unknown artist. "His doodling is a long time talent - he never took art classes or pursued his talent but when we were dating he would send me letters with pictures on them" according to Mrs. Casciato. She says Tony is also an avid reader, loves to write and is a real sports fan.

Thanks for the artwork Tony. Tower Talk is always interested in and looking for, contributions from Plaza residents. Let us have some more "doodles"!

## **Insurance Expert**

Questions, complaints or unresolved problems regarding insurance rates, coverage or brokerage service can be answered by calling the office of Oregon's State Insurance Commissioner, Ted Kulongoski at 1-378-4271.

## **AMERICAN PLAZA CONDOMINIUM ASSOCIATION**

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