



# tower talk

## american plaza newsletter

Volume IV, No. 7

Portland, Oregon

July 1987

## Waterfront Developers Neighborhood Ideas

Plaza residents expressed concerns about the proposed development plans for the waterfront area North of the Marquam Bridge at a forum held at the close of the June Board Meeting. Some fifty residents attended the meeting at which Brian McCarl presented the Portland Development Commission plans and options.

Residents spoke to Mr. McCarl of their concern regarding building heights, their view to the river, building density, parking needs, the design of the buildings and building rooftops. Many residents asked why the area needed to be developed at all, since the land was donated to the City at no cost. They also expressed a need for a major full service grocery store in the neighborhood.

Mr. McCarl said the Portland Development Commission was eager for neighborhood ideas and suggested the Association submit its concerns to him in writing.

The Board of Directors agreed to draft a letter to the P.D.C. outlining Plaza concerns and appointed former director Anna Stowell and Director Ron Still as representatives from APCA to work with the Development Commission during the planning process and report to the Board on its progress.

The Portland Oregonian reported on June 19th that the Portland Design Commission wasn't satisfied with any of the proposed development schemes for the South waterfront final phase and urged the PDC to come up with new ideas. APCA Chairman Harry Beik suggests that residents make their suggestions known to Director Still and Ms. Stowell so they may "better represent us."

## Delayed Entry Plantings

Landscape improvements for the driveway entrance to American Plaza on First Street next to Sivers Center have been delayed until September. The delay was requested by Landscape Designer Bill Gerber who planned and will supervise the project which received Board approval at the regular May meeting.

Mr. Gerber felt that a delay would allow time for the preparation of some plant materials for the shock of transplanting and would ensure healthy plant materials the optimum chance for healthy growth, according to Dave Stephens, APCA Manager.

## Water Heater Repairs On Rise

Problems with hot water heaters in Lincoln and Grant towers are increasing because of deteriorating plastic dip tubes, according to APCA Account Superintendent Larry Milner. "The life expectancy of the tubes is approximately 12 years. When they deteriorate the tubes break into little pieces that can carry into the hot water lines and plug them," Milner said, "and once the line is plugged it requires cutting into the wall, blowing out the plastic pieces, and in some cases, the installation of a filter." He suggests that residents have their water heaters checked since the cost to replace the dip tube is about \$45 while the cost to repair a plugged hot water line can be in the area of \$300. Superintendent Milner said that while the Association's Declaration and Bylaws make clear that these repairs are the unit owners responsibility and expense, since he is aware of the increasing problem perhaps a timely warning would help residents avoid a costly repair bill.



# tower talk

american plaza newsletter

Telephone: 222-7243

publication of

American Plaza Condominium Association

Editor: Marge Allen

Contributors: David Stephens  
Barbara Ray

Poetry: Jack Green

Columnists: Irv Trachtenberg

Jeff Smith

Production: Diana Beck

## Jones and Still Work On APCA Goals

Goals for the American Plaza Condominium Association will be defined for presentation to the full APCA Board at their next meeting by Directors Charles Jones and Ron Still. The adhoc committee's presentation of a menu of viable goals will provide the basis for Board discussion, according to APCA Chairman Harry Beik.

Once the full board has approved a goals statement, it will be presented to all APCA owners for their suggestions and comments, Beik said.

## Help Catch Elevator Vandals

Plaza elevators in all three towers are being continuously vandalized, with Grant Tower suffering the most damage, according to Plaza Manager Dave Stephens. The damage ranges from drawing or pressure etching pictures on the wallcovering to actual tearing and pulling loose of the fabric. Stephens pointed out that the cost of repairs is borne by all residents and that the immediate replacement of the elevator interiors would be costly and is not included in this year's budget. He requested resident cooperation in apprehending any and all vandals by reporting any person observed damaging the elevator interior to security via emergency phones or 222-7243.

## Oversized Furniture

Armor Elevator, when used on moves in or out at American Plaza to move oversized furniture on the top of the elevator cabs, will do so on a cash only basis. Armor has notified Plaza management that the reason for this change to cash only is that far too many users of this

service at American Plaza have not paid their Armor bill, Plaza Manager David Stephens reports.

Association rules and regulations, page 10, f. #5, establish that this use is an owner/resident expense and Manager Stephens says Armor Elevator, with whom the Plaza has a maintenance contract, is the company authorized to assist in this elevator use.

## Plaza Party

With a cheer for the Red, White and Blue, and in celebration of the 200th year of the United States Constitution, the American Plaza Summer Party will convene at 5:30 p.m., July 11th in the Sivers Center in a patriotic theme, Social Chairman Grace Brown announced.

The event is a potluck supper with dancing from 6:30 p.m. to 9:30 p.m. to the music of "After Six", the Plaza's favorite combo, she said. Harry Derieko and Leon Ray will be "hosts", greeting all comers and collecting three dollars per person, which will pay for mixers, decorations, paper plates, beverage cups, cutlery ice, and band and dance floor.

David Chambers will again star as Bartender at the BYOL party and Barbara Ray, Maxine Derieko, Grace Brown and Marge Allen are in charge of decorations.

# Multi. Services, Inc.

providing a complete range of services to commercial and residential buildings

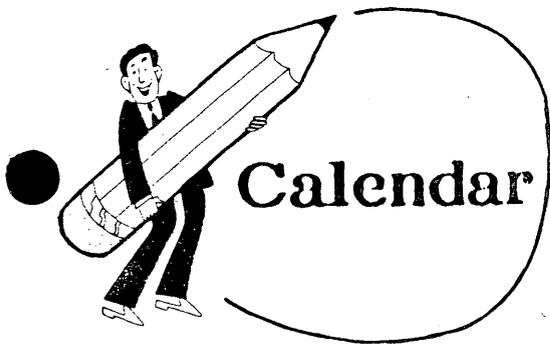
**ONE CALL DOES IT ALL FOR ALL YOUR REPAIR AND MAINTENANCE NEEDS**

- General Repairs & Maintenance
- General Improvements (Remodeling)
- Heating & Air Conditioning
- Plumbing Repair
- Painting
- Electrical
- Window Washing
- Landscaping - Winter/Summer Annuals, etc.
- Security Services - Escort, Parking Vehicles, etc.



Fee Schedule Provided Upon Request

**222-7243**



- |              |   |
|--------------|---|
| July 7       | BRIDGE<br>7-10 pm<br>Lincoln Lounge                     |
| July 11      | ASSOCIATION SUMMER<br>PARTY<br>5:30 pm<br>Sivers Center |
|              | PRIVATE PARTY<br>Lincoln Lounge                         |
| July 14      | BRIDGE<br>7-10 pm<br>Lincoln Lounge                     |
| July 16      | BOARD MEETING<br>7:30 pm<br>Sivers Center               |
| July 18      | PRIVATE PARTY<br>Sivers Center                          |
| July 21      | BRIDGE<br>7-10 pm<br>Lincoln Lounge                     |
| July 23 & 25 | PRIVATE PARTY<br>Sivers Center                          |
| July 28      | BRIDGE<br>7-10 pm<br>Lincoln Lounge                     |
| July 30      | PRIVATE PARTY<br>Sivers Center                          |

## Diana's Back

Diana Beck has returned to MSI to resume her position as Administrative Department Manager. "I feel very fortunate and I'm extremely pleased to have Diana back as will all the residents at APCA, I'm sure," stated Manager Stephens. Linda Castaneda leaves MSI to take a position with Lasco Shipping Company and Manager Stephens persuaded Diana to return to MSI. "It's like having my right hand back," Stephens says. Diana who left her job with MSI for the birth of her baby daughter Elizabeth, returns with Elizabeth, and says she is happy to be back. She apologized for any baby background noise during phone calls, as Elizabeth is very new to the job, but was proud to report that Elizabeth shows great job aptitude and is learning fast.

## Letters to the Editor

Tower Talk offers a "Letter to the Editor" column for residents to use as a vehicle to air complaints or grievances, make helpful suggestions or to express satisfaction with some phase of life at American Plaza. Address letters to "Tower Talk", including the writers name and tower and deposit letter in an APCA mailslot in a tower mailroom door. The editor reserves the right to edit letters to fit newsletter space, but will take great care that the writers point of view is clearly presented.

## Madison Canopy Planting Request

Dear Editor:

We've been living in Madison Tower and really enjoy our unit, our view, and our location. Our unit is over the Madison entrance and we look over the "planted" entrance canopy. We enjoy the well cared for entry potted plants, and their beautiful arrangement of color. Yet the planted area over the entrance, which we and all the units above us see everyday has not been planted or weeded in two years and is becoming an eyesore. It could be beautiful if planted properly, and a plant that would grow over the sides could be trimmed to make a beautiful entry focal point.

We hope to see some improvement in this area soon as the other common areas are so well taken care of, this untended planting stands out and spoils the whole effect.

Last year we removed the "dead" ferns from the planter on floor two and replaced them with some colorful azaleas that have taken to this planter very well. We hope that the Association will take the care and attention to plant the planter over the Madison entrance as we, personally have done to the planter on the second floor.

Thank you,  
Richard Jones and James Knauer

Your Home . . . My Specialty

Quality Interior Painting, Paperhanging,  
Refinishing, & Repairs

# Superior

**DECORATING SERVICE**

Telephone 771-9364

JIM HAMMOND

PLEASE CALL EVENINGS

# Lincoln Resident Publishes Manual

Maxine Derieko, Lincoln Tower, is excited about the publication of her book "Swallowing Safely, Swallowing Nutritiously" a 40 page manual she wrote with Patricia Stout, a speech-language Pathologist, to help families or others caring for individuals recovering from illness or injury at home.

Maxine is graduate of Oregon State and a registered dietician who has owned and operated her own dietician consulting business in Portland for 27 years, serves as a volunteer dietician for the Alzheimer's Clubs in the Portland Area, is past president of the Portland Dietetic Association and is an active speaker at seminars regarding nutrition and the swallowing impaired. She says "I developed this manual because so many ill people suffer from malnutrition because they don't know what kinds of food to eat or cannot eat enough food to sustain themselves."

The Manual, sponsored by the Visiting Nurse Association of Portland, contains information on how we swallow, swallowing safety suggestions, nutritious diets, food preparation instructions and resources for the family.

Ms. Derieko said the manual, which costs twelve dollars, can be ordered from the Visiting Nurse Association, Post Office Box 3426, Portland, Oregon 97208.



PAT STILL  
SALES ASSOCIATE  
RES (503) 223-5200

## PROFESSIONALS 100

PROFESSIONALS 100, INC., REALTORS

RALEIGH HILLS BRANCH  
4850 S.W. SCHOLLS FERRY ROAD, SUITE 101  
PORTLAND, OR 97225

OFFICE: (503) 297-8211

# Twins!

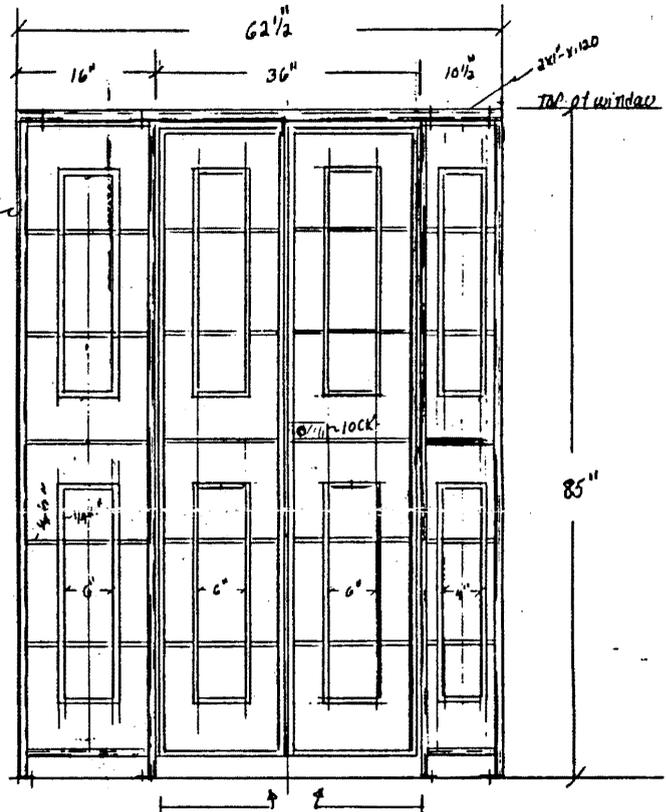
Plaza Manager David Stephens will be seeing double sometime in August when his wife Julie is expected to deliver twins. The twins will join Maya, 3, and Bryce, 17. Modern technology (ultra-sound) has confirmed what David and Julie were beginning to suspect. Stephens says, "I said in January that this would be my last child I guess. Providence in all its wisdom must have decided to make sure this Stephens fellow got a bit more than he bargained for! Anyway Julie and I are really excited and scared to death at the same time - and August is bound to be spectacular!"

*Located across the street*  
*1975 SW 1st Avenue*

## DIONNE'S COIFFURES

227-5565

# Door Grills



The door grill approved by the Board of Directors as the only authorized door grill for American Plaza was designed to blend with the approved Plaza window grills.

For more detail on door and window grills call 222-7243.

**XEROX COPIES ONLY 4 CENTS**  
**WE DO PRINTING TOO !**

**PRINTRIGHT**  
**LAZERQUICK**

1975 S.W. 1 st  
PORTLAND  
226-3648

# Kerr Center Honors Plaza Postman Jeff Smith

Jeff Smith, letter carrier for American Plaza, was recently honored at three luncheons given by the Albertina Kerr Center.

Residents of the three towers who contributed to Jeff's program, "Swim A Lap for the Handicapped" were invited. Fifty-five attended the luncheons, given on three successive Fridays at the Kerr Center on 424 Northeast 22nd Avenue.

In the past three years Jeff has made over \$8,500 for the center.

Jeff, now a member of the Board of Directors was awarded a plaque for his services.

The Albertina Kerr Center, located at 424 Northeast 22nd Avenue, supports an adoption, maternity and foster center which serves approximately 80 children per year. The developmental and disability program serves 50 children and youth per year. The Kerr Youth and Family Center serves approximately 160 youths and their families per year.

# Shaw Heads Accounting at MSI

American Plaza fees will be processed under the expert eye of Leslie Shaw, who replaces Ming Taylor as Multi-Services, Inc.'s Accounting Department Manager, according to David Stephens, MSI President and American Plaza Manager. "Leslie has twelve years experience as a bookkeeper, has just earned her Associates Degree in Accounting and Business Administration from Portland Community College, and I am very pleased to have her on our staff. She shares the MSI philosophy of quality services, teamwork, and organization," Stephens said, "though I do ask for your patience as Leslie familiarizes herself with all our accounts and clients."

## EMERGENCY LOCKSMITHS, INC.

"COMPLETE LOCKSMITHING SERVICE SINCE 1975"



NEAL MCMAHON  
PRESIDENT

401 W. BURNSIDE STREET  
PORTLAND, OREGON 97209

(503) 238-1616  
(503) 238-2481

## Quality Cleaning Service

"Professional Housekeeping  
with a  
Personal Touch"

### - Quality Maid Service -

QUALITY CARE FOR:

- MAINTENANCE & REPAIRS
- PAINTING
- DRAPERY CLEANING
- WINDOW CLEANING

JANE PHONE: 253-5661

- BONDED
- LICENSED
- REFERENCES

# Svetich Replaces Dumas As Full Time Plaza Painter

Matt Svetich, who has worked at American Plaza for three years as a painter on bid work, joins the onsite Plaza staff as the Plaza's full time contract painter, replacing Ted Dumas. "Svetich has shown himself to be a steady, careful and reliable worker, and I think he will fit into the Plaza staff very well," Plaza Onsite Superintendent Larry Milner said.

Will Rogers told the story of a stranger who approached him in Will's hometown and asked, "Do you have a criminal lawyer in town?" "A lot of us think so," Will drawled, "but no one's been able to prove it yet."

## Citations

A total of 53 citations have been issued in the resident garage since January 1st, according to Ron Balash, APCA Account Supervisor. "Most of these citations were against autos with no resident parking tags. In many cases they were on new resident's autos or business vehicles," Balash said. All resident vehicles parked in the garage must have a parking tag so security can be sure the proper vehicles are using their assigned spaces. A resident parking tag may be obtained by calling Diana Beck at 222-7243. Special arrangements can be made in the cases of business vehicles, temporary vehicles, etc. by contacting Ms. Beck.

**AMERICAN PLAZA CONDOMINIUM ASSOCIATION**

c/o Multi-Services, Inc.  
5200 Southwest Macadam Avenue, Suite 160  
Portland, Oregon 97201

**BULK RATE  
US POSTAGE  
PAID  
PORTLAND, OR  
PERMIT NO. 4886**