



tower talk

american plaza newsletter

Volume IV, No. 8

Portland, Oregon

August 1987

Association Mission, Goals and Objectives

The Board of Directors has completed a draft of Association Mission, Goals and Objectives that they have been working on since May of this year. "The function of a mission, it's goals and objectives is to establish a long term road map for the Board of Directors to follow. If a mission statement is to work it must reflect the desires of the majority of the owners and to this end the Board is asking all unit owners to review the Draft and provide their input", stated Chairman Harry Beik. Enclosed, as an insert, in this month's newsletter is a copy of the Draft of the mission statement with space provided for unit owner input. The Board of Directors would like every resident to take the time to fill out the insert and drop it in the APCA mailboxes on the mailroom doors. The Board will review all resident input at the September meeting. "This is an excellent opportunity for the unit owners to help determine which direction and what services they desire," Beik said.

Finn Budget Chairman

Board Chairman Harry Beik, has chosen Ed Finn, Grant owner, to chair the American Plaza Budget and Finance Committee for the 1988 Budget. Finn has served on the committee for the past three years chairing the committee for the 1987 Budget. He will soon be seeking committee members and asks American Plaza homeowners interested in serving on the Budget committee to call Diana Beck at 222-7243. She will relay the names of all volunteers to Budget Chairman Finn so he may contact them personally. Budget preparation begins in September,

according to Association Treasurer Ralph Funes, and the Board of Directors, the budget committee and the Plaza Manager are soliciting owner opinion regarding assessments, needed services or improvements. The Board is presently considering establishing a separate assessment and fund for capital improvements, which are presently being budgeted to and paid out of the replacement reserve account. Owner input on this is solicited, Funes said.

In The Dark

Once again it seems someone must be decorating in the "Plaza Lobby" style, reports Plaza Manager David Stephens. During the first ten days of July, three lamps with a total value of \$882 were stolen. The Association's insurance deductible is set at \$1,000 so replacement costs come directly from Association funds. One lamp was taken from the Lincoln Lounge and two were removed from the Grant Lobby in a raid reminiscent of the long term "borrowing" of turquoise sofa cushions from the Grant Lobby in 1984. Since those cushions did mysteriously reappear, Stephens said he hopes the lamps will do the same. Perhaps enlightenment will come to the perpetrator, he said, but any clues residents can supply will be appreciated because we are really in the dark on this one.

Water Heater Update

Forty resident hot water heater dip tubes in Lincoln and Grant have been inspected by MSI maintenance staff since the article about dip tube deterioration appeared in last month's Tower Talk. Thirty six were either completely disintegrated or in the process and needing replacement, according to Harry Beik, Board Chairman. He suggested that owners may want to consider replacing their hot water heater



tower talk

american plaza newsletter

Telephone: 222-7243

publication of

American Plaza Condominium Association

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Jeff Smith

Production: Diana Beck

rather than just the dip tube since the average life expectancy of a hot water heater is 12 years. Beik stated that Portland General Electric offers a one stop hot water heater service for its residential customers. PGE is presently offering complete installation of a high-efficiency hot water heater with a 5 year warranty on all parts and a 10 year warranty against tank leakage. The cost of replacement is \$340 and they are offering a \$30 off coupon at the present time. PGE offers low interest, four year financing with no money down and a monthly payment of approximately \$8 which is added to the customer's electric bill. Chairman Beik indicated those residents interested can get more information by calling 1-800-722-9287.

Move In Rules

The many recent resident complaints made to the management office about a Plaza move-in or out still in progress after 4 p.m. have made Plaza Manager David Stephens re-evaluate the move in/out procedure. The office has been lenient in the past, particularly with cross country moves, Stephens said, sometimes allowing such moves to extend to 5:30 or 6 p.m. The resident complaints make it clear, however, that the rules

and regulations regarding Move In/Outs must be strictly enforced as they appear on Page 10 of the Plaza Rules and Regulations manual. This means moves will be scheduled on a first come, first serve basis with only one van per tow scheduled at any given time. Such moves will be scheduled Monday through Saturday from 8 a.m. to 4 p.m. Moves that have not been completed by 4 p.m. will have to be held over until the next day, or, in the case of Saturday moves, held over until Monday. To avoid the problem Stephens advised that all moves be scheduled early in the day so they can be completed by 4 p.m.

Garage Speeding

Several residents have reported being nearly hit by speeding cars in the garage, according to Account Superintendent Larry Milner. The garage speed limit is 10 miles per hour, as stated in the American Plaza Rules and Regulations.

Milner asks residents reporting a speeding violation or any other vehicle involved violation in the garage to note the license number and a vehicle description, the location of the violation in the garage, and the date and time so that the violator can be contacted.

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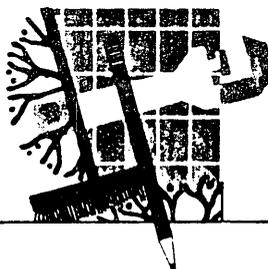
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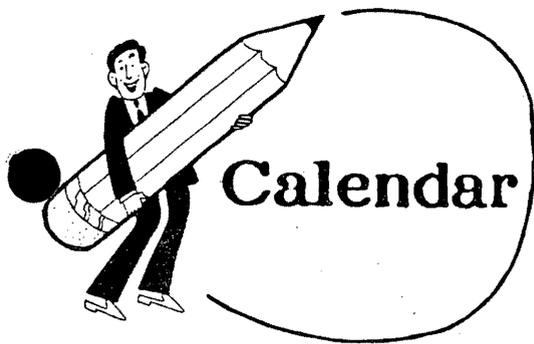
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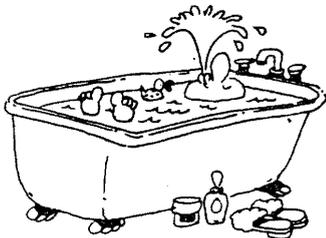
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JIM HAMMOND PLEASE CALL EVENINGS

Locked Out

A Plaza resident recently arranged for a "housesitter" to stay in the resident's condominium while the resident was on an extended vacation. The resident forgot to issue the "housesitter" a building key and did not notify the management office, 222-7243, of the arrangement, according to Manager David Stephens. Since Security had no documented verification that the "sitter" was to be allowed in, they could not allow access to the building and the unit remained unoccupied. Stephens said it really helps if the office knows when a resident is gone for any extended period because Security will keep a closer eye on the unit, and can take quicker action if an emergency involved the unit. If someone else is to stay in the unit the office should be given the name(s) of the temporary occupants so Security can be notified that they have owner approval to be there, and so avoid any embarrassing confrontations, Stephens said.

Tower Talk Wants You!

Tower Talk is always on the lookout for articles submitted by residents of APCA. If you've recently returned from an interesting trip, or done something else you think your neighbors would like to know about, let the editor—Marge Allen—know by dropping off a note in the mailbox on the mailroom door.

Plaza Summer Party

Ninety residents and guests enjoyed a delicious and abundant potluck dinner at the Annual American Plaza Summer Party on Saturday, July 11th. It was a beautiful day and the theme, "Celebrate the 200th Year of the United States Constitution", was carried out in festive red, white and blue decorations generously donated by the Raleigh Hills Safeway store and put up by Grace Brown, Maxine Derieko, and Marge Allen.

Hot dishes, breads, salads and desserts arrived in profusion and the rare roast beef, perfectly cooked by Barbara Ray, was popular as usual and our bartender David Chambers, was kept very busy. The food was appropriately patriotic. One resident brought Boston Baked Beans surrounded by American flags, and Max Birnbach's cake from Rose's was decorated in patriotic fashion.

Leon Ray and Harry Derieko were the genial "hosts" for the evening, greeting guests and collecting money.

Barbara Ray brought a scrapbook of pictures of past Plaza parties that was enjoyed by many.

The "After Six" combo was popular and many danced.

Grace Brown and her committee are already laying plans for the Christmas Holiday party next December 12th. Plan to come. It is a great way to entertain holiday guests.



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We Want to Hear From You !

NAME _____ TOWER _____ UNIT _____

This is a draft of the Mission Statement of Plaza goals and objectives. Your Board of Directors would like your comments. Under "Objectives/Tasks", use priority scale to prioritize the items listed and any additions you may add under comments. Upon completion, drop them in APCA mailboxes located in each tower.

MISSION STATEMENT - DRAFT

The mission of the American Plaza Condominium Association is to foster a livable, safe, sophisticated, well maintained environment for it's residents.

_____ Agree _____ Disagree _____ See Comments

GOALS

A. To protect and enhance livability and property values.

_____ Agree _____ Disagree _____ See Comments

B. To provide strong leadership and participation.

_____ Agree _____ Disagree _____ See Comments

C. To provide quality fiscal, administrative and physical plant management.

_____ Agree _____ Disagree _____ See Comments

D. To foster communications and awareness by encouraging participation from unit owners.

_____ Agree _____ Disagree _____ See Comments

E. To provide adequate funds for operations, insurance, replacement reserve and capital reserve accounts.

_____ Agree _____ Disagree _____ See Comments

F. To provide services that the majority desires.

_____ Agree _____ Disagree _____ See Comments

G. To identify problems and opportunities, and implement appropriate action.

_____ Agree _____ Disagree _____ See Comments

H. To provide a high level of security for the safety and well being of residents.

_____ Agree _____ Disagree _____ See Comments

I. To maintain, in a timely manner, cleanliness, maintenance, repairs and improvements of all common areas.

_____ Agree _____ Disagree _____ See Comments

J. To maintain and update Association rules and regulations.

_____ Agree _____ Disagree _____ See Comments

K. To provide prioritization to the management company for all objectives.

_____ Agree _____ Disagree _____ See Comments

Objectives/Task

Please indicate your opinion of the importance of these tasks using this key.

1 = Very important 2 = Could be put off 3 = Not important

(Examples)

Priority
Number

- ___ 1. Establish a capital improvement fund separate from replacement reserves in the 1988 budget.
- ___ 2. Relocate loading area at Grant Tower. Evaluate and obtain alternatives and cost estimates to remove moving vans, etc. from guest parking area to another location.
- ___ 3. Evaluate information presently provided to residents and how information is received from owners. Develop systems to provide information, gain resident opinion, providing what is needed and useful and eliminating what is not.
- ___ 4. Evaluate need for additional lighting on the plaza level.
- ___ 5. Evaluate effectiveness of retrofit lighting in Grant Tower to determine if should be installed at Lincoln and Madison.
- ___ 6. Replace Lincoln garage gate.
- ___ 7. Evaluate present exercise facilities, residents needs and develop a plan and cost estimates.
- ___ 8. Evaluate landscape design and prioritize areas to be improved to assist in long range budgeting.
- ___ 9. Evaluate cause and effect of present gas metering system at Madison Tower and it's solutions and cost.
- ___ 10. Evaluate the existing systems used to identify and define problems and opportunities and how solutions are developed and implemented. Establish standard procedure.
- ___ 11. Evaluate the services that the majority desire (i.e., management, housekeeping, security, package delivery, etc.) Compare to services presently being provided and determine what services need to be added, if any, eliminated, etc.
- ___ 12. Summarize existing documents and remove and/or update outdated material.



By Jack Green

"HAPPY BIRTHDAY ELIZABETH"

WE RAISE OUR GLASS TO CELEBRATE
ONE WHO WE LOVE AND VENERATE.

FOUR SCORE AND ELEVEN YEARS AGO,
(TO PARAPHRASE A LINE WE KNOW)

SHE MADE HER DEBUT ON THE SCENE
AND SINCE HAS GRACED IT LIKE A QUEEN.

AT NINETY ONE - TODAY, AS THEN,
IT'S ELIZABETH "MILLER TIME" AGAIN!

(Mrs. Miller's 91st Birthday was celebrated June 29th by the Plaza tuesday night Bridge Group. The party was hosted by Barbara and Leon Ray.)

Parking "Regs" Enforced

Requests for special American Plaza guest parking privileges seem to increase with the temperature, according to Diana Beck of Multi-Services, Inc. The "special" privileges most requested are for extensions of the seven day parking permit limit and for permission to park oversized vehicles such as motorhomes which extend outside of normal parking spaces.

Ms. Beck says she hates to turn down these special requests and hopes Plaza residents realize that the parking regulations are in place to try to ensure the parking space for all guests at all times. If the regulations were not faithfully enforced the guest lot would be full much of the time.

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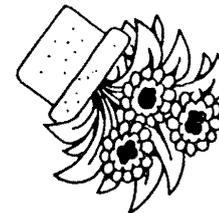
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Items Thrown From Balconies Cause Complaints

"One of the most common complaints we receive in the summer is about cigarettes or other trash being thrown or dropped off balconies," according to Larry Milner, Plaza Superintendent. Guests may not realize that the gardens they see below can be the private area of a garden unit nor are they likely to fully realize the dangers involved in throwing items off balconies. Some items dropped into garden units are cigarettes, pop and beer cans, wine bottles, and plants. "I hope all residents will make sure that their balconies have a good trash receptacle and some ash trays readily available for their guests so that we all can have a safe summer" stated Milner.



How to Get an Item on Board Agenda

The Board meeting agenda is set during the first week of each month. Residents interested in having a particular topic placed on the agenda should submit that topic in writing, requesting agenda placement. The request should be placed in the APCA mail slot on the mailroom door of their tower. It will reach the Plaza office on the next business day.

Topics that arrive at the office after the agenda is set will be considered in the following month, according the Harry Beik, APCA Chairman of the Board.

South Waterfront Project

Twenty one groups including American Plaza have expressed their opinions to the Portland Development Commission on the South Waterfront Project options for the area North of the Marquam Bridge.

Using this input as well as that of the Design Commission, PDC will refine the existing four options and develop one additional plan by the end of July. The Commission will give each of the 21 groups a chance to review the refinements and the one new option and to make additional suggestions before PDC prepares its final proposal to present to the Design Commission at the end of August.

Anna Stowell, Grant, appointed by APCA Chairman Harry Beik to represent American Plaza to the PDC, asks that residents who have not already expressed their concerns please write them down, address them to Anna Stowell, South Waterfront Project and drop them in the APCA mailbox on the mailroom door.

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