



tower talk

american plaza newsletter

Volume IV, No. 10

Portland, Oregon

October 1987

No Quorum, Much Communication

Twenty unit owners enjoyed an impromptu public forum September 17th, in which they were able to discuss Plaza elevator vandalism, landscape design, lighting issues, board communication with residents, and South Waterfront Project issues with Plaza Board Chairman Harry Beik, Secretary Charles Jones, Treasurer Ralph Funes, and Director Ron Still.

Due to the absence of a quorum (five of the nine elected directors must be present to form a quorum) the September meeting could not be opened so its agenda was continued to October 15, 1987 at 7 pm in Sivers Center. Chairman Beik used the opportunity to hear comments from homeowners.

Disintegrated Dip Tube On Display

Residents of Lincoln and Grant Tower are encouraged to stop by the Lincoln mailroom to see a hot water heater dip tube that was recently removed from a Lincoln hot water heater in a badly deteriorated state. Anyone who questions the necessity of having the dip tube of any water heater ten years old or older checked will find it a convincing visual presentation, according to Larry Milner, Plaza Onsite Superintendent.

The dip tube is a four foot long white plastic one half inch in diameter that is installed vertically in hot water tank and draws the hot water from the bottom of the tank. Because the cold water comes into the tank at the top, the most intense heat is always at the bottom

and these plastic tubes in time crack and disintegrate where they are exposed to the most heat. Particles of the disintegrated pipe can then clog elbow joints and valves, necessitating repairs costly to the owner, Milner said.

Cable TV Bulk Rate Due For Renewal

The first year of the bulk rate Cable TV agreement for basic cable service expires on January 31, 1988. Residents who signed up for bulk rate cable will be automatically renewed unless they send a written notice of cancellation to the Association office by December 1, 1987.

Rates for the second year of service will again depend on the number of people who sign up or cancel, but in any event will be less than the standard metropolitan area charge from TCI cable for basic service at \$14.94 per month.

Residents who did not sign up for the first year of bulk rate cable service may do so by calling Diana Beck at 222-7243. She will forward the cable agreement to them for their signature.

The Flood's Over But No Rainbow

Over one hundred gallons of water drained from a water pipe in Lincoln Tower recently when a plumber replacing a hot water heater attempted to disconnect the water service. Three units were damaged in the process, according to Larry Milner, Plaza Onsite Superintendent.

The plumber was licensed and qualified, Milner said, but American Plaza is plumbed differently than a standard single residence. Had the homeowner contacted the management office (222-7243) about the installation, Plaza maintenance personnel could have been scheduled to meet with the plumber to explain the Plaza system, avoiding a rather costly accident.



tower talk

american plaza newsletter

Telephone: 222-7243

publication of

American Plaza Condominium Association

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Jeff Smith

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The American Plaza committee for the 1988 proposed budget will be chaired by Ed Finn, Grant. Committee members are Ruth Press and Chuck Craig, Lincoln; Bill Rollins and Rosemary Gianelli, Grant; David Pugh and Jim Fell, Madison.

Budgets prepared by management will be sent to budget committee members and the Board of Directors on October 2 for their study. The Budget Committee will meet to evaluate the proposed budget and make their recommendations to the Board. The Board will discuss the proposed budget and the Budget Committee's recommendations at its regular meeting on October 15. Owners are particularly encouraged to attend this meeting.

Any owner who wants to have a copy of the proposed budget can get one by requesting it of Diana Beck at 222-7243.

Auto Break-Ins, Theft Reported

On Friday, August 28th a guest car was broken into in the American Plaza guest parking lot. The left front window of the car was smashed for access and a stereo stolen. On the same date an American Plaza resident's car, parked in the Boy Scout parking lot, was broken into and the owner reported that her garage door opener was one of the items missing. The security staff has been alerted to this incident according to APCA Security Officer Steele Barnett.

A car belonging to a Grant resident and parked at night in the lot of the Marquam Medical Center was stolen from that lot on the night of September ninth. It was recovered by the Portland Police Department two days later but it had been damaged, vandalized and robbed.

Another car, parked in the APCA guest parking lot on Saturday, September 12th was entered by forcing the left front window. Tapes and

a tape case were reported missing.

With regard to the August 8th and September ninth incidents of entry and theft from cars parked in the American Plaza guest lot Account Supervisor Ron Balash said, "It points up how important it is to keep possessions out of sight in parked automobiles." "Regretably, he said, a parked car can be entered so quickly the Plaza security patrols are only a deterrent to car thieves, not a total guarantee of safety. We are proud of our record of security in the downtown setting, regret each incident that does occur, and continue to strive to improve."

Plaza Entrance Spruced Up

The plantings at the driveway entrance to American Plaza adjacent to Sivers Center will be reworked to improve the general appearance of the Plaza entry area, according to Ron Balash, Plaza Account Supervisor. The work will be done under the supervision of Landscape Architect Bill Gerber during the week beginning October 5th. The project was planned in 1986 with money to pay for it included in the 1987 budget. That money is now in hand, according to Plaza Manager David Stephens, and the time of year is fortuitous for this type of planting. A small light will be installed to light the "Entrance" sign at this time, he said.

SHOP 'TIL YOU DROP

◆ December 10-14 at Canada's West Edmonton Mall. Stay in either a traditional or theme room at the Fantasyland Hotel; shop in 817 department and speciality stores; swim, surf & tan in the world's largest indoor waterpark with wave lake & 17 giant slides; play on the Fantasyland amusement park's 14-story high rollercoaster, 18 hole miniature golf course, and other unique rides and attractions.

◆ For further information on this fun-filled, pre-holiday shopping trip, call Judy Henry at Western Travel:

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Attack Foiled By Marcy's Broom

Responding to calls for help from the park area in front of Grant Tower, Aaron Marcy, Plaza maintenance staff, discovered a man holding a struggling young woman by the neck. When the attacker ignored Marcy's command to "leave her alone" Marcy took the broom handle he had in his hand and in Marcy's words, "popped the man on the side of his head." The man released the girl and ran in the direction of Portland Plaza. The unidentified young woman, not an APCA resident, thanked Marcy for his help and left.

The incident took place on Wednesday, August 26th at 4:15 pm. The attacker was described by Marcy as about nineteen, five feet ten inches tall and 160 pounds, with long brown hair and wearing black clothing.

Lincoln Street

The City of Portland has been contacted and a request made for repair of the pot holes in the pavement along Lincoln Street, according to Ron Balash, Plaza Account Supervisor. The City reply was that "it would be taken care of but the street repair schedule was presently full." Balash commented that he would continue to remind the City of the Lincoln Street surface problem and noted that the vagaries of cause and effect in a public agency were hard to understand, but he did appreciate the trimming of the Lincoln median strip.

Central City Plan

A central city revised plan will be mailed to those who testified at the public hearing on October 10. This will include American Plaza. Public testimony will be accepted again on Monday, November 5, and Anna Stowell, Grant, will again present testimony for American Plaza. Since the revised plan will arrive after Tower Talk is printed, any significant changes will be presented at the regular October Board Meeting.



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Wallcoverings For Elevators Considered

Replacement of the elevator wallcovering in all three towers will be discussed at the October Board Meeting. Such options as Formica and Acouti-tex will be considered and homeowners are encouraged to attend the meeting.

"The clearly intentional damage to elevators was unanticipated and thus a surprise to the American Plaza Board, the designer, and myself," said Margaret Allen, Former Board Chairman. "The elevators are one room of our home that most of us enter every day so it seems odd to find that some residents apparently not only feel no compunction to keep them as presentable as possible, but actually seem to enjoy defacing them, fouling their own nests, so to speak. Grant Tower has had the biggest problem with elevator vandalism but that perhaps is only because it is the largest tower," she said.

Response To Mission Survey

Sixty seven unit owners responded to the Board questionnaire about Mission, Goals and Objectives published in the July issue of Tower Talk. This represents twenty percent of the ownership at American Plaza, according to Manager David Stephens, and many excellent and helpful comments were included.

The Board of Directors will review the survey results at its October 15th board meeting since its consideration at the scheduled September meeting was not possible for want of a quorum of directors to open that meeting, according to Plaza Chairman Harry Beik.

Copies of the tabulated results are posted on the bulletin boards of each mailroom. Residents can check out a copy to study at home by calling Diana at 222-7243.

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Contractor Practices, Resident Responsibility

Some contractors involved in remodeling at American Plaza are using elevators to haul carpet, paint, sheetrock and other supplies without contacting management, according to Dave Stephens, Manager. This means that the elevator walls are not protected by pads and can suffer damage. Stephens stressed that residents are responsible to supervise their contractors and to make sure that they contact management (222-7243) to get assistance and instructions on use of the freight elevator. Several times recently contractors have been instructed by management on the use of the freight elevator which has been padded for their use and then discovered by Plaza security to be using any elevator which comes first, causing damage to unprotected elevator walls, leaving unsightly debris in passenger elevators, and disrupting passenger traffic.

Stephens said a simple request by the resident to the contractor to honor Plaza rules would help.

Security will willingly open the freight gate for large items such as rolls of carpet, Stephens stress, and smaller items can be brought through the tradesmen's entrance, which the resident can open, or can buzz in the contractor and instruct over the phone on how to find and use the tradesmen's entrance.

If damage continues, deposits to cover damage may have to be instituted, he said.

American Plaza Board meetings will be held at 7:00 p.m. on the third Thursday of each month at Sivers Center. The change in time was approved by a majority of the board, who wished to meet earlier and so be able to adjourn the meeting earlier.

Need Keys?

Additional keys to American Plaza common areas can be ordered by homeowners at \$4.50 each. To order a key, pick up a key order form from the mailroom, fill it out and include it with your check made out to American Plaza for the appropriate amount. Mail your check and order to the Management office via the mail slot on the mailroom door. Your new key(s) will be sent to you on the following business day.



Recycling boxes for paper and glass are in each Tower Trash Room, as well as a Goodwill box.

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The Song of the River

The snow melts on the mountain
And the water runs down to the spring,
And the spring in a turbulent fountain,
With a song of youth to sing,
Runs down to the riotous river,
And the river flows to the sea,
And the water again
Goes back in rain
To the hills where it used to be.

And I wonder if life's deep mystery
Isn't much like the rain and the snow
Returning through all eternity
To the places it used to know.

For life was born on the lofty heights
And flows in a laughing stream,
To the river below
Whose onward flow
Ends in a peaceful dream.

And so at last,
When our life has passed
And the river has run its course,
It again goes back,
O'er the selfsame track,
To the mountain which was its source.

So why prize life
Or why fear death,
Or dread what is to be?
The river ran its allotted span
Till it reached the silent sea.
Then the water harked back to the mountaintop
To begin its course once more,
So we shall run the course begun
Till we reach the silent shore,
Then revisit earth in a pure rebirth
From the heart of the virgin snow.
So don't ask why we live or die,
Or whither, or when we go,
Or wonder about the mysteries
That only God may know.

W. R. Hearst

Friend and neighbor Jack Robertson, Lincoln Tower, who passed away August 27, 1987, particularly enjoyed this poem and left it to share with us.

Another good neighbor, Marjorie Wickman, Lincoln Tower, passed away on September 22, 1987.

(Tower Talk will publish brief notices of changes in our community and appreciates being notified of such events. Editor.)



Postal Notes by Jeff Smith

Summer is over and you will notice an increase in the amount of mail I put in your boxes. This means I appreciate those who empty their box daily. It also means more people will find their names on the excess mail list. If you are going to be away this fall, please let me know. We may need to make arrangement for holding your mail.

Summer was too short as usual, but I did manage a couple of weeks off, as most of you noticed. I enjoyed them but I'm glad you missed me!

A special thanks to all of you who made it, or sent messages, to the luncheon Albertina Kerr Center had for me this past spring. I really felt honored by the events and by your participation. The Center will be having a special dinner and casino games event at the Montgomery Park Building the day after Thanksgiving. If you are interested, watch for more information on the mailroom bulletin boards or ask me. This is the heavy catalog season so I may be a little later in my deliveries than usual.

Travel Notes

Catherine Cox, Grant Tower, has recently returned from Worcester, Massachusetts, where she attended the one hundredth anniversary of the founding of Clark University.

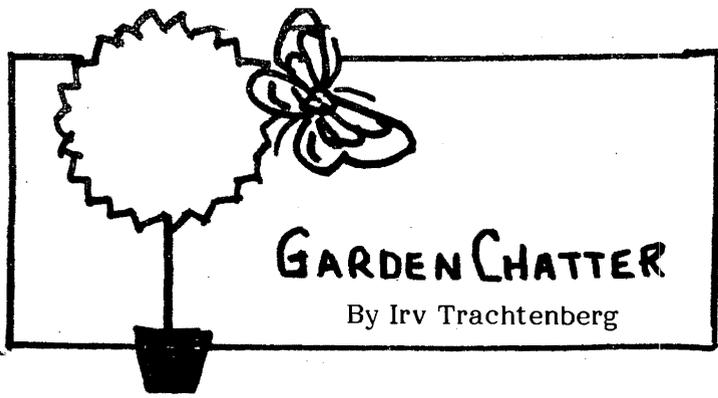
Clark University celebrated its founding with a three day jubilee at which New York Governor Mario Cuomo was the principal speaker.

Ms. Cox did her graduate work at Clark University before she entered the WAVES in 1943. She is a Professor Emerita from Fitchburg State College in Massachusetts.

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In my walks about the neighborhood, I take great delight in observing the colorful displays of the various plantings. We have been most fortunate in our summer weather and the beautiful plantings in the containers of marigolds, blue salvia, impatiens, wax and tuberous begonias, ageratum, geraniums, dwarf dahlias, verbena, nicotiana, coreopsis, plantain lilies (hosta), liatris, dusty miller, lobelia, petunias, pansies, zinnias, etc.

I had great success with many of these plants on my own balconies. My lilies were outstanding reaching a height of 7 feet.

Although our balconies still have a summer like appearance, it is time for us to think of fall clean up and preparation of container plants for the coming winter. I offer these suggestions for preparing your plant containers for the winter season:

- 1) Dispose of all annuals.
- 2) Save the soil in your containers. The soil can be reconditioned in early spring by the addition of fertilizers, soil lighteners and soil conditioners.
- 3) Work in a cup of bonemeal around your evergreen shrubs and plants that will remain on the balcony over the winter.
- 4) Stop fertilizing plants left out on the balcony. This will permit new foliage to develop and harden off before winter sets in.
- 5) Continue to water outdoor plants. We sometimes forget that the balcony overhang prevents the rain from penetrating the soil. The plants, because of the strong winds, dry out and die. If in doubt, use a moisture meter.
- 6) Check plants for insects and disease. This is especially necessary for plants you will bring indoors for the winter. The following general sprays are useful:

- a) Ortho-Orthonex (a combination spray) for both insects and disease control.
- b) Malathion for insects.
- c) Diazinon or Isotex for insects.

It is important that you dispose of any sprays you have had for more than a year. Sprays tend to disintegrate and lose their effectiveness if kept longer. Mix just enough spray for each (one time) use.

7) Stake and tie up large evergreens to prevent the strong winds from loosening the roots. Check and keep them watered even during the winter. A well watered plant will withstand winter freezing much better.

8) The following may now be planted for winter and early spring blooms (available at your favorite garden shop): floral type cabbage and kale; bulbs - anemones (mixed colors), iris (mixed colors and minatures), blue grape hyacinths, crocus (mixed colors), standard and dwarf daffodils, tulips and dutch iris.

The soil should be worked to the depth of your container. Tulips should be planted 6" deep; crocus - 2"; daffodils - 7"; dutch iris - 3"; grape hyacinths - 3". Use a bulb fertilizer with a 5-12-12, 2-10-10 or a 5-10-5 analysis as well as a small amount of bonemeal. These bulbs (after blooming) may be followed by violas and/or pansies in early spring.

One of the bulbs that can provide bright flowers indoors during the drab months from December to early spring is the paper white narcissus. These bulbs may be put in pots in September to bloom before Christmas. You can plant them at ten day intervals through February for at least three months of winter blooms.

One of the most popular methods is to set the bulb in a so-called hyacinth glass, a short vase shaped somewhat like a egg cup or hour glass. The upper cup keeps the bulb dry and free from rot while allowing the roots to grow into the water in the compartment below. The glass allows you to see the formation of the roots - very interesting to watch. The bulb should be discarded after blooming since it will have completely exhausted itself. The hyacinth vase may be found at most garden shops.

The following evergreens do well in containers. Planting them now will give their roots an early start before winter sets in. Be sure to water them; dwarf alberta spruce, mugo pine, yew, japanese black pine and slender hinoki cypress are a few evergreens available.

Enjoy your garden!

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Letters to Editor:

Now that summer is about over a friend gave me 50 feet of 1/4" hose and more important, connectors to allow its use on both the kitchen and bathroom faucets. I believe it saved our Japanese cut-leaf maple and hours of carrying buckets of water to our front and rear porch plants.

Within a few days after we began using this we found it advertised in a Lillian Vernon Catalog for sale at \$12.98. The address of this company is 510 South Fulton Ave., Mount Vernon, NY 10550. It is their catalog number 5146 and is called "Water Whiz" Indoor Hose. We had been searching for something like this for a long time.

We also found that a connector to the kitchen faucet (not the bathroom faucets) is sold for \$1.95 at water bed stores. This does not include the hose which can be a regular outdoor garden 1/2" hose or whatever you wish with an outdoor connection.

If you have both, as we do, you can use the "Water Whiz" connectors with the 1/2" hose in the bathroom. These fittings work in Madison Tower so I assume they would work in the other buildings as well.

Our gardens will be even better next year.

George F. Metcalf
Madison 1545



It would be nice if the residents of the Towers who have replaced their carpeting with hardwood floors would think kindly of the residents who live below them. Any tap, tap of heels on the hardwood floors can sound like shots and can wake a neighbor from a sound sleep.

Lincoln Resident



Bah - Humbug --- in October?!!!

Mad at someone or something? Don't yell at family, neighbors, city or government employees and certainly not management. Instead, call Toll Free; 1-800-542-9900 and tell Time/Life what you think about their Christmas music record promotion a good month before Halloween! and have a Happy Easter!

Jean Fischer
Grant Tower

P.S. Can't believe it - as I was writing this, there was a TV add for another Christmas music promo from another company. So - when you've called the first number, you can follow with 800-445-4000 and let off steam twice. Good deal, huh? Two for one.

Happy Valentine's Day!

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Oct. 6, 7 & 8

SWIMMING CLASS
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Indoor Pool

Oct. 6 & 13

BRIDGE GROUP
7-10 pm
Lincoln Lounge

Oct. 13, 14 & 15

SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool

Oct. 15

BOARD MEETING
7 pm
Sivers Center

Oct. 20 & 27

BRIDGE GROUP
7-10 pm
Lincoln Lounge

Oct. 20, 21 & 22

SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool

October 27, 28 & 29

SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool

SPECIAL NOTE: Mark your calendars **NOW** for the Association Christmas Party on December 12th.



"Sometimes hath the brightest day a cloud
and after summer evermore succeeds
barren winter, with his wrathful nipping cold:
So cares and joys abound as seasons fleet."
William Shakespeare

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