



tower talk

american plaza newsletter

Volume IV, No. 11

Portland, Oregon

November 1987

Garage Opener Code Change November 12

Garage door openers will be recoded on Thursday, November 12th at 10 a.m. to protect the security of the resident garage. The theft of a garage door opener from a resident's automobile broken into in a parking lot away from American Plaza prompts this action at this time, according to Plaza On Site Superintendent Larry Milner. The security staff is keeping the garage under close surveillance in the meantime, he said.

Letters were sent to all residents and non-resident owners on November 2nd providing the new code and instructions for resetting the door opener code. Residents who have not received the letter by Monday, November 9th should call the office at 222-7243.

Residents who have difficulty resetting their own garage opener code can call security for assistance.

Cable TV Bulk Rate

Residents who are enjoying the \$6.68 monthly saving they have with the American Plaza bulk rate cable TV basic service, paying \$8.30 per month for cable instead of the TCI standard charge for metropolitan Portland of \$14.98, will be pleased to know that in all probability the bulk rate will remain the same for 1988, according to American Plaza Account Supervisor Ron Balash. He pointed out that the bulk rate was negotiated with 148 original subscribers. During 1987 eight additional residents signed for a "shorter year" bulk rate of \$10.50 per month. Those subscribers will automatically save \$2.20 as their rate drops to the full year bulk rate of \$8.30 in 1988, if the subscriber level

remains as it is at present. Balash said only five subscribers have cancelled cable basic service so far, four due to moving, and one because of poor service by TCI.

Rates for the second year do depend upon the number who continue basic service or who sign up for it now, before December 1, 1987.

Residents who wish to cancel cable TV service for 1988 must notify the American Plaza office by December 1, 1987 and cancel their cable commitment in writing or it will automatically be renewed as stated in the original agreement.

The cable bulk rate agreement runs from February 1 to February 1.

Subscribers must commit themselves to a full year of cable basic service. The bulk rate was negotiated with Walt Bowen's 91 units committed. Because he provided the option of service to all of his units and concomitantly bears the expense for any of his units that choose not to subscribe, Madison Leasing makes a separate cable agreement with their renters at a slightly higher rate but one which still offers substantial saving over the TCI metropolitan rate.

All renters who wish to have cable TV must make arrangements through their landlord, who can, as an APCA member sign up for the bulk rate.

Third Time's The Charm

The Board of Directors successfully held a meeting on October 22nd after two unprecedented "No Quorum" attempts at meeting, one on September 17th and one on October 15th. It took two and one half hours to complete the press of accumulated Association business, which included approval of the proposed budget for 1988; approval of formica covering for all eight Plaza elevators at a cost not to exceed \$15,000; relandscaping of the Lincoln traffic circle for



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

\$3,000. The installation of lighting on the "Enter" sign at the Plaza guest parking will be done after Chairman Harry Beik, an electrical engineer, has had time to evaluate and approve the specifications.

The board discussed concerns that the 30,000 to 40,000 pound loading vans for move ins and outs of Grant Tower could, over time, cause structural problems for the parking garage, and also discussed the problems and irritations such moves and their attendant clutter cause Grant residents because of necessity, the movers must use the first floor breezeway as a staging area.

Two solutions were suggested. One was the construction of a loading area on the north side of Grant Tower with access off First Avenue in the present lawn area between the garage driveway and Grant. Manager David Stephens provided an estimate for the needed paving, excavating, relandscaping at \$48,500.

The second solution, proposed by Manager Stephens, was to use the Lincoln gate/parking garage driveway area, diverting resident garage access to the Madison gate by posting signs in garage and driveway on the two to four occasions of any month, when Grant Tower has a move in or out. To do this satisfactorily, Stephens said, would require building a ramp in the Grant trash room and removing one door in the 2B hallway at a cost of about \$3,000. He pointed out that normal deliveries, as from local stores, would still be done off the guest parking area utilizing the Grant Freight Gate or Tradesman's Entrance.

The Board asked Manager Stephens to get firm costs on the second solution.

Oops! Sorry!

That fire alarm at Lincoln Tower September 29th was accidentally set off by one of the housekeeping staff while dusting on the fifth floor, according to Security Officer Wallace Hunt.

Elevators To Get Lift For Holidays

The continued vandalism in American Plaza elevators has caused the Board of Directors to approve a "not to exceed \$15,000" motion to replace the damaged wall covering in all eight elevators.

The concensus of the board is that only formica is resistant enough to vandalism to survive the wear and tear on Plaza elevators, according to Chairman Harry Beik.

Director David Pugh, Madison, and Plaza Manager David Stephens will serve as an ad hoc committee to choose a designer who will prepare design boards for each tower. Once the Board has approved the designs, the design boards will be placed in each lobby and resident owners will be solicited.

"We hope to have the choices made and the work completed before the Christmas Season," Beik said.

1988 Budget Approved by Board

The Proposed 1988 Budget prepared by Manager David Stephens and analyzed by the American Plaza Budget Committee was presented to the Board at the October 22nd Board meeting and approved. Budget Committee Chairman Ed Finn commended Manager Stephens for his excellent preparation of a very comprehensive budget which includes a Board authorized new Capital Improvement Reserve Account. "The Board's definition of a capital improvement is that it is the addition of something that was not part of the original construction/design," Stephens said, giving the possible addition of more lights in the guest parking lot as an example.

The 1988 Budget shows an increase of .9% in common area fees of \$5,315. The increase is due primarily to additional carpet cleaning and fabric protector costs of \$4,320 and an

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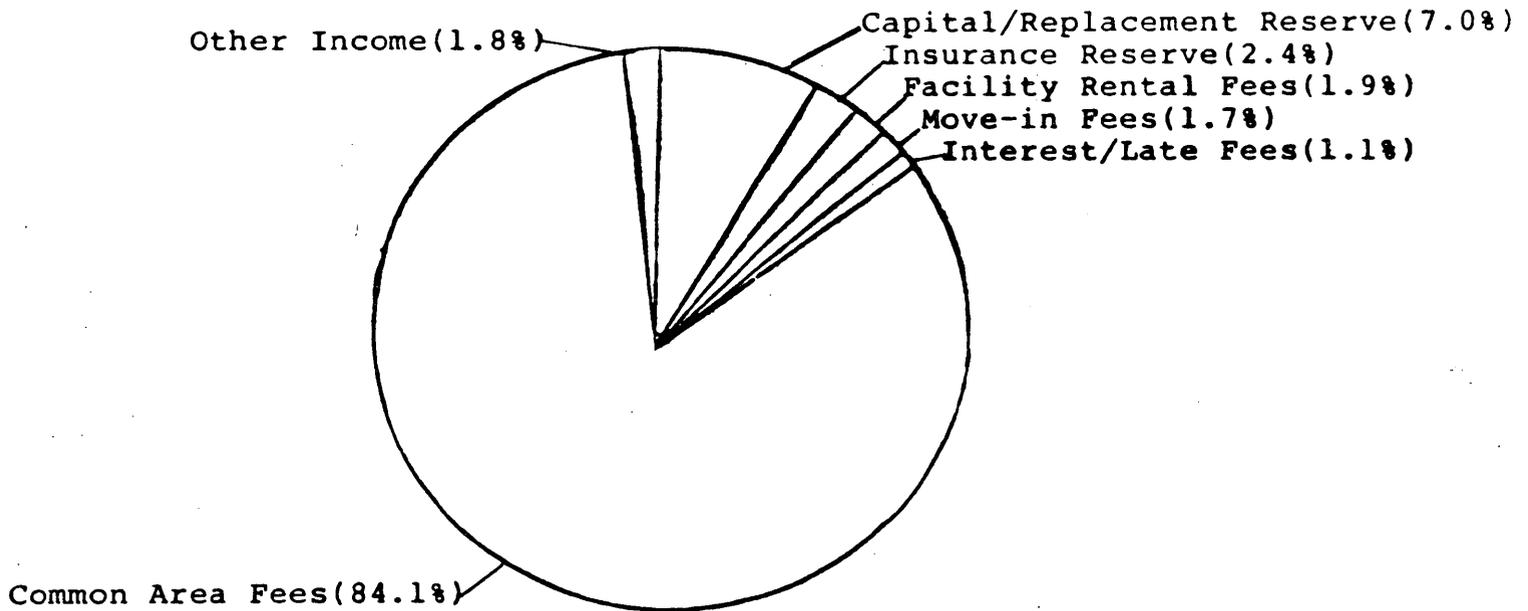
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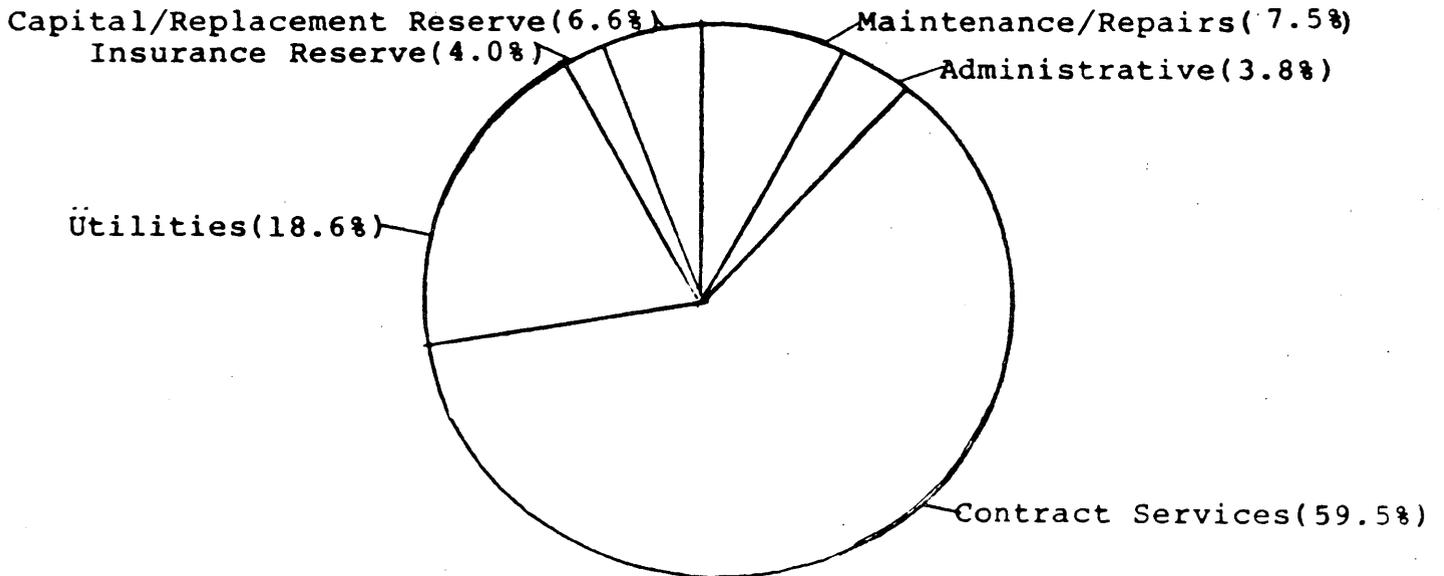
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INCOME - \$743,355



EXPENSES - \$748,115.00



increased cost for contract services of \$8,375 which includes staff salaries as well as elevator maintenance and trash collection. A new Capital Improvement fund was funded at \$5,275. The Replacement Reserve fund has been increased 10% to \$46,475 and the Insurance Reserve fund has been reduced by 35% to stand at \$18,000. The reduction in the Insurance Reserve was possible because that account has built up a surplus of \$25,000.

The total budget of \$694,750 for 1988 shows an overall increase of \$5,315, or .8%. That means an average monthly assessment increase of \$1.31 per month.

From 1984 to 1985 APCA's Budget increased 3%. From 1985 to 1986 it increased 2.1%, and from 1986 to 1987 it remained the same, with no increase. The increases in the Budget over these four years, when averaged, amount to .6% a year.

The Budget Committee, chaired by Ed Finn, Grant Tower had two representatives from each tower: Ruth Press and Chuck Craig, Lincoln; Rosemary Gianelli and Larry Winthrop, Grant; and Jim Fell and David Pugh, Madison.

A Community Association Institute survey of 364 member associations in which nearly half responded, questioned the percentage increase of assessments from 1986 to 1987. This survey showed APCA, with no 1987 increase to be one of the conservatively managed associations. Forty four percent of the associations responding also showed no assessment increase. The remaining 56% showed increases ranging from 2% to over 22%, averaging an 8% increase.

Storage Unit Rifled

"Hinge screws show evidence of tampering and the hinges appear to have been removed and replaced, since clear wood and paint lines now show," Security Officer Wallace Hunt reported in his investigation of a Grant storage unit theft reported October 5th. Missing items were a Coleman lantern, a two burner Coleman stove and a pneumatic air pump.

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Lincoln Landscape

Stating that the present landscaping of the Lincoln Circle has become a traffic hazard because of the difficulty of seeing around the overgrown plant materials in it, and suggesting that a landscape design in front of Lincoln that is similar to that of Grant and Madison would aesthetically tie the Plaza landscaping together, the Board of Directors approved Bill Gerber's landscape design for the Lincoln Circle at a cost not to exceed \$3,000.

Mr. Gerber, who designed the entry to Grant and Madison and the new plantings by Sivers Center on First Street, has suggested removing one of the pine trees from the circle and sculpting the other, adding large rocks, some additional plant material and moss or lawn.

Fitness Facilities To Be Reviewed

An exercise and fitness committee has been established by American Plaza Board Chairman Harry Beik, to review to exercise facilities at Sivers Center and the Lincoln 2B fitness rooms. The committee has been asked to review material available, including video material and fitness consultant reports, and make a recommendation to the board regarding facility use, design, equipment and cost.

Joanne Jene, Grant Tower, will chair the committee, Beik said, and she has appointed Gil Johnston, Grant, Cliff Pengra, Lincoln, and Marge Allen, Madison to work with her to review equipment appropriate for American Plaza residents with committee emphasis on safety, cost, and durability of equipment, and the potential for enjoyable use by all age groups.

The Association has a budget of \$3,500 set aside for fitness equipment and space improvements that receive committee recommendations and board approval.

Ms. Jene asks that residents who have ideas or suggestions about fitness facilities at American Plaza write them down, address them to Joanne Jene/Fitness, and drop them in the APCA mail slot on the mail room door.

Garage Incident

A Lincoln owner's car suffered damage to it's right rear door in the APCA parking garage sometime between October 9th and October 11th. The car, in stall 302, was not entered but evidence indicates an abortive effort to enter it, although the possibility of an act of vandalism cannot be discounted, according to Security Officer Jeff Hiestand.

Silver Cloud Rolls To Stop at Plaza

The Rolls Royce Silver Cloud parked on the lawn immediately west of the "American Plaza" sign at the corner of First and Lincoln looked like a classic advertisement for elegance in metropolitan living. Actually it was an automobile in distress. When Diana Beck answered the telephone at 4:45 p.m. on October 1st at the American Plaza office it was to hear a woman's voice say "I need to talk to somebody about my car that's parked on your lawn!" Security Officer Chuck Weichsler, dispatched to investigate, reported that the couple in the Silver Cloud lost their brakes coming down Lincoln and rather than cross First Avenue against the light, the driver maneuvered the car into the Lincoln Loading Zone and up onto the grass at the north end of Lincoln Tower. "I thought I was going to have to hit your building!" the driver said. Officer Weichsler provided a jump start for the disabled Rolls and guided the car back off the lawn and on its way. He reported that the grass was pressed down, but no damage done.

Ms. Beck, at the office, commented "We really don't approve of unauthorized vehicles at American Plaza, but if it had to happen, I'm glad it was a Silver Cloud!"



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M A S S A G E T H E R A P Y

Pot Pelts Patio

A flower pot dropped from the sky (or your balcony?) and shattered a glass topped patio table in the Madison Tower garden unit #44. The incident was reported to security on October 5th by the garden unit resident, who was away from home when the pot fell, and fortunately not sitting at the patio table, where the loss of a table could have escalated into loss of a life.

A beautiful pot of flowers carelessly placed or hung could very easily deliver a killing blow to someone below. The wind that sweeps across the balconies at American Plaza can reach gale force and Plaza Manager David Stephens says residents need to be alerted to the liability they face if one of their pots falls and causes damage or injury.

At American Plaza it is against the rules to place any objects on patio wall edges and hanging pots must be securely fastened, he said, and suggested that residents who favor use of hanging pots hang them low enough so they hang below the patio walls and railing so that if they come loose they will fall harmlessly on their own patio.

Snooze Disrupted

Police were called and removed from the Madison lobby a young man who was found sleeping there on October 5th just after midnight. He said he was a friend of a resident, but upon checking, Security Officer Chuck Weichsler found that the resident named did not expect the young man, and the resident's parents had no intention of admitting him.

The man had twice previously on the same evening been found sleeping on the Madison foyer bench. Security officers told him he could not sleep there, but as he stated he was waiting for a resident they allowed him to remain. Someone entering the Madison lobby must have allowed him inside, Officer Weichsler speculated, but the man himself appeared to have no idea how he got there.

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Elevator Service Has Ups And Downs

Three residents have been stuck in elevators which wouldn't open this past month. On September 23rd the Madison north passenger elevator was found empty but stuck on the third floor. Armor Elevator was called, came and restored it to service, according to Security Officer Chuck Weichsler. Five days later the same elevator stuck again on the fifth floor, this time with two residents in it. Assistant Superintendent Doug Hart was able to restore it to service and had the Madison residents free in about five minutes, he reported.

On October 8th the Lincoln Tower south elevator stuck on the 14th floor with one passenger inside. Security Officer Steele Barnett responded and

elevator, a security phone, or by calling 222-7243." Should an elevator stall and the doors fail to open, the occupant should first use the elevator telephone to alert security telling them which building and which elevator they are in. Identification of the elevator car is posted inside.

Some "self help" steps which may solve the problem are 1) pull the emergency stop button, 2) push the "door open" button, 3) push a button for another floor. "Remember, there is no need to panic," said Milner, "because once you have telephoned, security will be there quickly to evaluate the situation and get the doors open as quickly as possible."

Breezeway Mall Mystery

It appears that someone did their shopping in the breezeways of Madison Tower very early on October 18th. A breezeway floral display was taken from a doorway on the tenth floor and a large floral wreath was stolen from a door on the 20th floor.

The thief may have decided the items were a bit obvious to carry away without being observed because for some unknown reason the wreath and the basket were left at the Madison Leasing office door. The flowers from the basket were taken, however. Security Officer Steele Barnett reported finding some of the vine material from the basket at the Madison tradesman entrance, indicating that the flowers were removed from the premises, Steele stated.

Irritation Swells With Decibels

Noise complaints in the past two months have far exceeded the norm in all three towers, according to Plaza Manager Dave Stephens.

The most consistent offenders are noises from television sets and stereos, he said. "When a noise complaint is made, we send a security officer to the unit of the person making the complaint to verify the noise and to try and determine where it is coming from. Security then contacts the person(s) responsible for the noise to notify them that it is disturbing others. That usually takes care of the problem. We find that with repeat complaints about the same noise source we are usually dealing with a hearing loss problem that make excess volume difficult for some individuals to judge. In that instance we recommend the purchase of earphones so that volume can be at the listener's pleasure level without disturbing neighbors," Stephens said.



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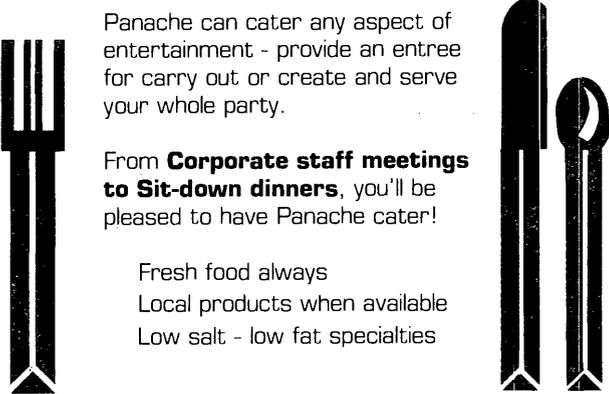
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after following standard procedure for restoring it to service without success, called Armor Elevator who responded quickly and restored it to service in about 30 minutes.

On Site Superintendant Larry Milner commended the quick responses of security and Armor. "We always regret any inconvenience to residents when some mechanical glitch occurs," he said, "but want to stress that no danger was involved in any of these incidents. When an elevator behaves quirkily we appreciate being notified immediately, either from the telephone in the

BOARDWATCH

BOARD MEETING

<u>Term</u>	<u>5/21</u>	<u>6/18</u>	<u>7/16</u>	<u>8/20</u>	<u>9/17</u>	<u>10/15</u>	<u>10/22</u>
86-89 Harry Beik, Grant, Chairman	*	*	*	N	*	*	*
86-89 Bill Buren, Lincoln, Vice Chairman			*	O			*
87-90 Charles Jones, Lincoln, Secretary	*	*	*			*	*
85-88 Ralph Funes, Grant, Treasurer	*	*	*	M	*		
83-89 Walt Bowen, Madison			*	E			
85-88 Wayne Martin, Lincoln	*	*		E		*	
87-90 David Pugh, Madison	*		*	T			*
87-90 Ron Still, Lincoln	*	*	*	I	*	*	*
85-88 Larry Winthrop, Grant	*	*	*	N	*		*
				G			

5/21

- Board approved landscape improvements at Madison driveway entrance to First Ave. (\$875) & at main plaza driveway entrance on First Ave. immediately north of Sivers Center (\$4,360)
- Board approved motion that removal of trees at the request of specific homeowners must be evaluated by landscape designer, & if approved will be authorized by the Board with all expenses including evaluation, tree removal & area replanting to be born by the requesting homeowner

6/18

Committee Chairmen Appointed: Social, Grace Brown; Archives, Zena Nelson; Ad hoc Exercise Facilities Committee, Joanne Jene; Board endorsed concept of one exercise facility for American Plaza at Sivers Center

7/16

Board authorized establishment of separate Capital Improvement Fund

8/87

Vacation - No meeting scheduled

9/17

No Quorum. Plaza Board Meetings cannot be opened without a majority (a quorum) of the Directors present. With this 9 member Board that means 5 must attend.

10/15

No Quorum; a special meeting scheduled for the following week to conduct essential Association business.

10/22

- Proposed Budget approved by Board
- The Board approved formica elevator covering for all towers (not to exceed \$15,000)
- The Board approved the relandscaping of the Lincoln Traffic Circle (not to exceed \$3,000)



Postal Notes by Jeff Smith

I couldn't begin to guess which one of you has the tallest pile of catalogs from this past month. The marketing companies should be about through with their mailings for this season, but as we shift into the holiday season there will be more local advertising. You will still want to check the excess mail list occasionally. It has been nice to have a Fall without an election and it's effect on the mail. I really appreciate being notified when you are away for extended periods. Especially during this busy season, it helps me in the handling of your mail.

Some information is in the mailrooms regarding two things you may be interested in. One is about a benefit dinner, casino party, and auction for Albertina Kerr Centers, happening the day after Thanksgiving at the Montgomery Park Building. The other is my son's holiday wreath sale for the cub scout program! The wreaths are the same as some of the great ones you got last year. Order forms will be on your bulletin boards. We're looking forward to this holiday season and hope you enjoy it too.

Free Movies

A free showing of the movie "Sakharov" with Jason Robards and Glenda Jackson on November 4th, "Finnegan Begins Again" starring Mary Tyler Moore and Robert Preston on November 11th, and "The Last Innocent Man" featuring Ed Harris and Roxanne Hart on November 18th are being presented by the Northwest Film and Video Center in cooperation with Portland cable TV companies.

The "Last Innocent Man" was filmed on location entirely in Portland.

All screenings begin at 8 p.m. at the Oregon Art Institute, 1219 SW Park Avenue. Call 221-1156 for more information.



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All types of old eyeglasses (including sunglasses) and hearing aids that you are no longer using now have a new use! For a short time Jewel Rengo, an Oregon Lions Eye Bank volunteer, has arranged to have collection boxes placed in each mail room.

All donated eyeglasses (lenses and/or frames) and hearing aids will be made available to the needy and the homeless in foreign countries and in Portland through Baloney Joe's, William Temple House and Hooper Alcohol Treatment Center.

Your donated articles are very much appreciated and are sure to change many lives.

Is This Where We Came In ?

Irving Fisher, prestigious economist of the twenties said, on October 16, 1929, "Stock prices have reached what look like a permanently high plateau....I expect to see the stock market a good deal higher than it is today within a few months."

October 24, 1929: Black Thursday the Dow dropped from 252 to 212 interday, closing at 230.

October 25, 1929: President Hoover said "The fundamental business of the country, that is production and distribution of commodities, is on a sound and prosperous basis."

October 28, 1929: Black Monday, the market fell 12.7 percent from 299 to 261. On Black Tuesday, October 29, the market fell 11.7 percent to 230.

On October 30 the Market recovered, rising from 230 to 258. On October 31 the Market rose again to 274.

On November 4, 1929 the market retreated to 257 and on November 6 to 232. From November 6 to November 8, 1929, the market fell to 198.

On January 26, 1930, E.H.H. Simmons, President



Nov. 3, 4 & 5	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
Nov. 3 & 10	BRIDGE GROUP 7-10 pm Lincoln Lounge
Nov. 10, 11 & 12	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
Nov. 14	PRIVATE PARTY Sivers Center
Nov. 17 & 24	BRIDGE GROUP 7-10 pm Lincoln Lounge
Nov. 17, 18 & 19	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
Nov. 19	BOARD MEETING 7 pm Sivers Center
Nov. 24, 25 & 26	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
Nov. 28	PRIVATE PARTY Sivers Center

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Letters to the Editor:

The accounting department of Multi-Services would like to welcome all new residents at American Plaza and also address some of the more common processing problems we have with your assessment and cable fee checks.

1) Yes! You can combine your cable fee and assessment fee into one check payable to American Plaza. Payment of bills from MSI, however, for repair work, etc., must be made payable to MSI and so require a separate check. MSI is a management company and American Plaza is one of our favorite accounts, but our bookkeeping and banking and yours are entirely separate.

2) Your assessment fees and cable fees are due on the 25th of the month and are delinquent on the 10th of the following month. If we have not received your payment by the tenth a late fee is assessed, and is, by order of your Board of Directors, 10% of your assessment on a late assessment fee, and a standard \$2 overdue charge on a late cable fee. When we send a late fee notice to you we will highlight only the past due amounts. If you have any questions about your APCA assessments, MSI invoices, or late fees, please call us at 222-7243. Ask for Jamie or Leslie in accounting. We can verify our records and make adjustments if necessary. Messages written on your check may be missed, and we do deposit checks immediately, so for best services, please call. Be assured that we care very much about your account and will do our utmost to amicably solve any problems that may arise.

Leslie Shaw, MSI Accounting Manager
Jamie Marcy, MSI Accounting Assistant

P.S. Please don't staple your coupons to your checks. We would really appreciate it.



Last month a Lincoln Tower writer asked for consideration from residents with hardwood floors. Hardwood floors are not the only problem. Tile floors are a problem too.

We're sure your tile floors are very attractive from above. But from below it can be hellish. When hard-soled shoes impact on the tile it's like living in a drum, with a bang for every step you take. Perhaps you know this and think, "I'll change into some quieter shoes in a few minutes." We can assure you that minutes seem like hours, and the uncertainty of when the noise will stop—only to start again—is nerve-wracking.

This letter is a plea to consider your downstairs neighbors and to either put on soft-soled shoes when you enter your condominium or put a carpet over the tile.

Signed, Two Grant Tower Nervous Wrecks

of the New York Stock Exchange said: "The psychological effect of stock market activities on business is, I think usually overemphasized...I do not think the fall in security prices will itself cause any great curtailment in consumption, and the trade figures thus far available seem to bear out this view of the matter."

By October 1931 the stock market had declined to 121 points and by July 1932 the market had fallen to FORTY ONE points.



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