



tower talk

american plaza newsletter

Volume IV, No. 12

Portland, Oregon

December 1987

Grant Move Ins and Outs Relocated

Move ins and outs at Grant Tower will no longer use Plaza level parking and the Grant first floor freight gate although merchant deliveries will still unload there. The Board of Directors, at its November 19th meeting approved a \$2,000 expenditure that will allow Grant move ins to be staged from the Lincoln gate driveway.

Chairman Beik said this re-organization can be accomplished without any structural changes. It will get the heavy moving vans off the guest parking area over the parking garage and will remove the annoyance to Grant residents of having their main floor hallway cluttered with the boxes and cartons normal to all moves.

The \$2,000 cost is for constructing a small removable ramp to be placed over the trash room stairs during a move in/out, removing a door, door jamb and stub of wall in the Grant 1B hallway, and purchasing some floor boards to be used during moves to protect the hallway carpet.

Grant Tower averages 2.5 moves each month. Moves are scheduled between 8 A.M. and 5 P.M. and are not allowed on Sunday. When a move is scheduled at Grant the Lincoln gate will be closed and all vehicles will enter and exit through the Madison gate. The Lincoln driveway will be used as the staging area to load and unload from. A guard will be posted at the open Lincoln gate and items will be moved into the garage, through the double doors of the Grant trash room, up the temporary ramp on the Grant trash room stairs, through the trash room door to the hallway and down the 1B hall to the freight elevator.

The \$2,000 cost and the minor inconvenience of funneling the parking garage traffic through the Madison garage gate two or three times a month is more than offset by the elimination

of potential structural problems in the parking garage, Beik said.

He pointed out that the Plaza surface is rated for 40,000 pounds, while some large moving vans weigh 60,000 pounds.

Design Deadlock

Pungent debate punctuated the November 19th Board Meeting when the topic of elevator decor came up.

Director David Pugh and Plaza Manager Dave Stephens selected Karen Bowery of Ankrom, Moisan Associated Architects and Interiors to assist the Board in the redesign of the elevators.

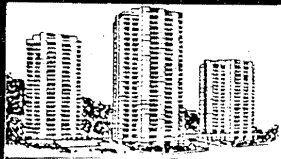
Her suggestions presented at the meeting included laminated wall coverings, walls painted an accent color, and new ceiling light diffusers. The laminates were selected for durability and blend with existing lobby and breezeway colors.

One of the laminate choices Ms. Bowery presented was a wood grain laminate, which was the choice of Directors Pugh and Bowen. The Board approved the choice of wood grain laminate for Madison Tower but then disagreed upon its use in Lincoln and Grant Towers ending with Pugh, Bowen and Winthrop voting for wood grain and Jones, Martin and Beik voting for color.

Deadlocked, the Board asked that Ms. Bowery have design boards made up for the lobbies by the second week in December so owners can see the choices and express an opinion. The Board will reconsider the elevator design at their January meeting.

Payment Books

The 1988 Budget and Coupon Payment Books should be in all owners hands by December 14, 1987. Owners who have not received their payment books should call Leslie or Jamie in the Accounting Department (222-7243). Questions regarding the Budget should be directed to Manager Dave Stephens.



tower talk

american plaza newsletter

Telephone: 222-7243

publication of

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Water Damage; Who Pays?

The many callers wanting to know who is financially responsible for water damage to American Plaza prompted Plaza Manager Dave Stephens to say: "When any evidence of water leaking into your unit appears, first call Security at 222-7243. Regardless of who is ultimately responsible, we will be coordinating all work and all claims for any units affected. The faster we get to any leak, the smaller those claims will be.

"The Association insurance covers all but the \$1,000 deductible for any water damage caused by any leaking pipe that services more than one unit. The pipe that connects a unit to the mainline, and all pipes or hoses within a unit, even if buried in the walls, are the homeowners financial responsibility. All damage resulting from a leak from such a pipe or hose or from homeowner negligence must be paid by the homeowner in whose property the leak occurs, or by the homeowner's insurance carrier. This includes the cost of any damage to other units from this source.

"If a homeowner who causes damage to other units has no insurance, the Association's insurance carrier will cover the damage to units below and collect fully for that from the owner responsible for the damage. The Association's insurance carrier will not cover the damage to the uninsured owner's unit.

"Such damages should be covered in the individual homeowners own policy under the contents and liability sections.

"Homeowners questioning whether their own contents and liability insurance policy dovetails with the American Plaza Condominium Association Insurance policy should call, or have their insurance agent call, Mike Brown of Farmers Insurance at 636-8435. Farmers Insurance is the APCA Insurance carrier."

Lost and Alone on the 18th Floor

The toddler's travels got pretty scary Monday November 9th when she discovered that the door to adventure that she went through on the eighteenth floor of Lincoln Tower closed behind her. True, it did not lock, but toddlers are unsophisticated in these matters. Then too, which door was it?

Suddenly another door opened and a tall man stepped out! A stranger!

In the words of Larry Milner, Plaza Onsite Superintendent, "I was on my way to the Lincoln roof for a daily spot check. When the elevator doors opened on the 18th floor I spotted a small female staring wide-eyed in fright at my presence. I said, "Hi, little girl!" and her tears started rolling. She was very frightened and all alone. I picked her up and got her calmed down and then began knocking on doors. On my third try I found an unlocked door and called, but no one answered.

I knocked on all the doors again, and returning to the unlocked door was finally heard by the mother of my little toddler friend.

When she came to the door, I explained the situation, restored the tot to her and went on to the Lincoln roof. Everything worked out all right, but the Plaza breezeways surely are very dangerous places for small children. A child could very easily climb between the breezeway bars!"

Coctail Cube Winter?

No snow fell, but ice came crashing down into G-43, one of the garden apartments at Madison Tower! The ice arrived on October 24th at about 3 p.m. in the form of cubes, about 100 of them, according to Assistant Superintendent Doug Hart. It looked like someone dumped an ice bucket full of cubes over the side, he said. He questioned some observers but all claimed the cubes came from above them and they did not see the source.

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Water Leaks

A very small leak in the hot water pipe from the hot water heater was found to be the cause of flooding in Grant Unit 925, which leaked into unit 825 causing minimal damage because the leak was quickly found and repaired. More damage occurred when a water leak in Grant Unit 823 which leaked into units 723 and 623.

APCA Onsite Superintendent Larry Milner stressed that water leak problems are best handled by calling security, 222-7243. They will respond immediately and can often minimize the damage by quick action and power vacuuming. Financial responsibility for damages from a leak can only be determined after the leak is found.

Police Called

Police were called shortly after midnight on November eleventh by APCA Security Officer Jeff Hiestand. Officer Hiestand, on a regular round in the guest parking area, heard voices shouting from the vicinity of Madison Tower. Heading quickly in that direction he heard glass breaking. Reaching Madison, he saw several young men on the balcony of unit 741 and observed one of them throw something from that balcony into the Red Lion parking area. Red Lion security officer Kevin Holden identified the object as a Budweiser beer bottle, and said the Red Lion wanted action taken to prevent any more bottles being thrown into their lot. He stated that the Budweiser bottle was the second or third to be thrown from unit 741.

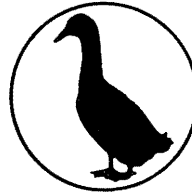
Portland Police Officer Drew responded to APCA's call in ten minutes, was escorted to the unit by APCA Security, and warned the unit occupants that if any further incidents occurred, he would come back and arrest everyone in the unit. No further incidents occurred.

Sharing Christmas

Christmas trees will brighten each tower lobby on December 4th, and, as last year, food barrels will be placed in the mailroom of each tower.

Dr. Joanne Jene and Nancy Rangila of Grant Tower donate their time and energy each Christmas delivering food gifts from the American Plaza Christmas barrels to the Salvation Army. They check the barrels regularly and make deliveries whenever the barrels are full. This year they hope that means lots of trips because this year, more than ever the need is great.

Dr. Jene says they welcome suggestions about other food agencies and of course also welcome volunteers to assist in deliveries.



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Holiday Tips

Additional temporary staff will be added during the holidays to assure that Christmas packages are delivered as quickly as possible.

If you plan a holiday party, please let the Management office know during regular office hours (222-7243, 8:00 a.m. to 5:00 p.m., Monday through Friday) so that Security can help any "lost" guests find their way. Management may also be able to assist you with securing additional parking for a large party.

Everyone's cooperation is requested when bringing in and disposing of Christmas trees and greens. So that the common areas can be kept in optimum condition Management would appreciate it if you would dispose of your trees and greenery during 8:00 a.m. to 5:00 p.m. only. Extra trash containers will be available in the trash rooms and the staff will be alerted to cope with the needle trails.

Trash chutes are not appropriate for the disposal of trees or large boxes, and it is best that even small boxes be taken to the trash rooms to avoid plugged trash chutes and the resultant unpleasant odors.

Burglaries and thefts are always at their highest during the holiday season. Be sure to keep your unit and automobile locked at all times. Never store packages where they are visible.

COME AND MEET YOUR NEIGHBORS!

FOLLOW THE DRUMMER BOY

TO

THE AMERICAN PLAZA HOLIDAY PARTY

SIVERS CENTER

RUM Pa PUM PUM... Pa RUM Pa PUM PUM...

Pa RUM Pa



DECEMBER 12, 1987

5:30 p.m. to 9:00 p.m.

GIVEN BY RESIDENTS OF LINCOLN, GRANT AND MADISON TOWERS
FOR RESIDENTS AND THEIR GUESTS

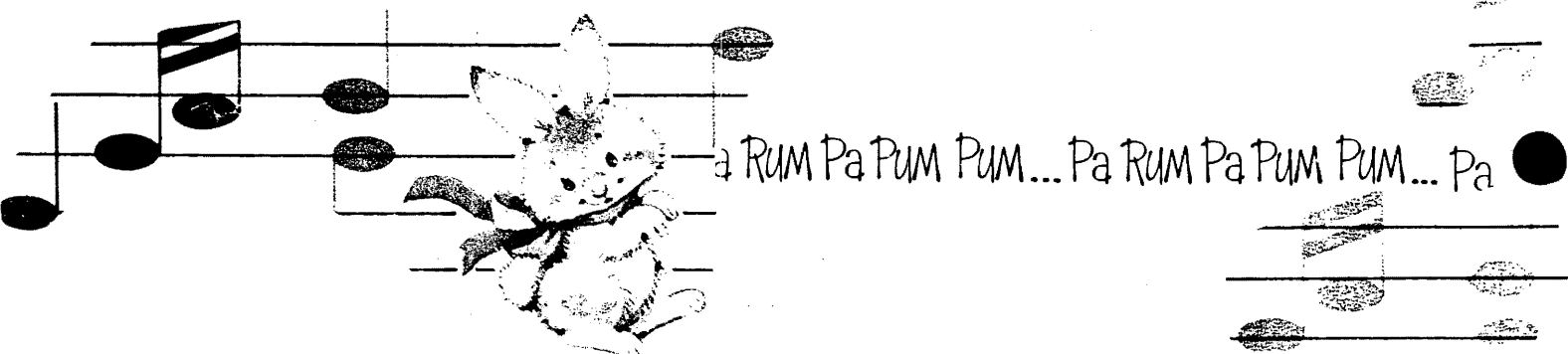
****PRICE OF ADMISSION****

\$2.50 PER PERSON. This covers the cost of ice, mixers, coffee, non-alcoholic beverages, cups, plates, napkins and a dance combo. BYOL. A non-alcoholic punch will be provided.

POTLUCK DINNER. Bring your favorite recipe and share it with all of us.

Please bring a guest, or guests, and enjoy dancing to the sound of the AFTER SIX COMBO.

As we have done each year, please bring a gift for the Toy and Joy Makers, designating whether the gift is for a boy or girl, and for what age group. If you would prefer to make a cash contribution to the Toy and Joy Makers in lieu of a toy, your check will be greatly appreciated.





Postal Notes by Jeff Smith

It's the holiday season again and I'm sure you are all busy planning and celebrating. I will have stamps available for your holiday mailing needs. There are two Christmas stamps available this year. One is decorative and the other is the traditional madonna design. Also popular for this season is the love stamp.

You can leave your bundled letters on the counter shelf by the outgoing mail slot. The postal service appreciates your efforts to mail cards and packages early. Some area post offices will be open extra hours for holiday mailing. I would suggest trying to have all mailing done one week prior to the holiday. If you have questions or need stamps, leave a message for me in your mailbox.

Holiday wreaths are still available from my son's cub scout wreath sale. Order forms are in the mailrooms.

Hope you all have an enjoyable holiday season.

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JIM HAMMOND

PLEASE CALL EVENINGS

Suds!

Nine complaints in the past month have been made about suds backing up in sinks in units up to the third floor in the Madison Tower 43 and 44 units, according to Plaza Manager Dave Stephens. The problem existed in all the lower Madison units but was solved for the 41, 42 and 45 units by adding more drain pipe to provide "storage" as water drained off. This correction was made on the 43 & 44 unit stack, served by one drain pipe, but has not solved the problem. The APCA Board authorized Manager Stephens to consult a mechanical engineer to seek a solution. The drain back up is a sporadic, occurring about three times a month.

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Employees' Christmas Fund

Plaza residents who wish to show appreciation and bring a little Christmas cheer to the American Plaza staff for the care they show in protecting and maintaining our home may do so again this year by making a donation to "The American Plaza Employees Christmas Fund" set up by the Board of Directors. This fund insures that gifts are entirely anonymous and made out of good will and appreciation only, with no special services expected in return.

Those residents wishing to participate should make out their check to "APCA Employees Christmas Fund", place it in a sealed envelope addressed to Charles Jones, APCA Secretary. The envelope needs no stamp and should be dropped in the APCA mail slot in the mailroom door of their tower.

MSI employee policy forbids Plaza employees to accept gifts directly from residents on pain of dismissal. The Board, supporting Manager Dave Stephens efforts to protect his employees from feeling a special obligation for extra services to "gift" giving residents, but wishing to provide a vehicle for residents to show genuine appreciation for good work, set up the Christmas fund in 1984. In that first year, Plaza employees used the donations to furnish the Grant 2B lounge. Since then they have chosen to divide the fund prorated by length of employment that year, according to Ron Balash, Plaza Account Supervisor. "The fund really sparks a lot of interest and good feeling among the staff" he said. "They voted on how to use it each year."

"One other very nice thing Plaza residents could do for an employee they think deserves special commendation would be to write a note to MSI naming that employee, either by name or by date, time, and place. Those commendations go in the employee's personnel file, and will be useful when promotions and salary increases are considered, Balash said.

BOARDWATCH

Last month's Tower Talk article "Boardwatch" erroneously listed the Directors attending the September 17 meeting as Beik, Funes, Still, and Winthrop. The Directors attending that meeting were Beik, Jones, Funes and Still. We have corrected the error in our records and apologize to Director Jones who flew in from a business trip to arrive at that meeting only a few minutes late.

The Board meeting summaries for May through October were printed in the November issue of Tower Talk, and will be reprinted in the April 1988 issue.

BOARD MEETING

<u>Term</u>	<u>Directors</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>	<u>11/19</u>	<u>12/17</u>
86-89	Harry Beik, Grant, Chairman	*	*	*	N	*	*	*	*	N
86-89	Bill Buren, Lincoln, Vice Chairman			*	O			*		O
87-90	Charles Jones, Lincoln, Secretary	*	*	*		*	*	*	*	
85-88	Ralph Funes, Grant, Treasurer	*	*	*	M	*				M
83-89	Walt Bowen, Madison			*	E				*	E
85-88	Wayne Martin, Lincoln	*	*		E		*		*	E
87-90	David Pugh, Madison	*		*	T			*	*	T
87-90	Ron Still, Lincoln	*	*	*	I	*	*	*		I
85-88	Larry Winthrop, Grant	*	*	*	N			*	*	N
					G					G

11/19

Grant Tower move ins/outs relocated to Lincoln garage gate (\$2,000). Deadlock on elevator panel design choice for Lincoln, Grant and Madison to have wood grain formica panels.

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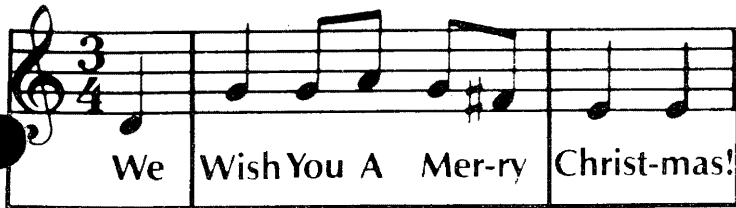
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- Dave Stephens, Plaza Manager (MSI President)
- Ron Balash, Plaza Acct. Supervisor (MSI V. Pres.)
- Diana Beck, Admin. Dept. Mgr. (MSI)
- Debbie Castillo, Receptionist (MSI)
- Leslie Shaw, Accounting Super. (MSI)
- Jamie Marcy, Accounting Asst. (MSI)
- Larry Milner, Plaza Onsite Superintendent
- Doug Hart, Plaza Asst. Onsite Superintendent
- Darlene Mertes, Housekeeping Supervisor
- Alberta Corneliusen, Housekeeping (Lincoln)
- Peggy Wheeler, Housekeeping (Grant)
- Mike Lauri, Housekeeping (Grant)
- Byron Bailey, Housekeeping (Madison)
- Robin Cross, Housekeeping
- Wally Hunt, Security
- Phillip Hillaire, Security
- Jeff Hiestand, Security
- Steele Barnett, Security
- John anHaack, Security
- Dale Warren, Security
- Michael Spriggel, Security
- Matt Svetich, Painter
- Ralph Wood, Repair Dept. Super. (MSI)
- Adolph Romike, HVAC Supervisor (MSI)
- Gregg Swanson, HVAC Repair (MSI)
- Joe Blair, HVAC Repair (MSI)
- Mike Snyder, Landscape Super.
- Gaylen Nussbaum, Landscaper
- Jessie Sadler, Landscaper
- Robert Lowrance, Landscaper
- Dave Dahlin, Landscaper

The Management office will be closed for the holidays, December 25th through 27th and January 1st through 3rd so they can enjoy the holidays with their families. The onsite staff at the plaza will follow their regular schedule.



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Car Troubles

Two cars parked in spaces #130 and #126 at the north end of the Lincoln gate were the objects of thieves sometime between 6:30 p.m. of November 3rd to 7:15 a.m. of November 4th. One of the cars had its vinyl top slit and an unsuccessful attempt was made to reach through and unlock the door on the passenger side.

The other car has a drivers seat dochr that does not lock. The only thing taken was the garage door opener. Plaza Superintendent, Larry Milner, said Security was notified to pay particular attention to the garage area, and said it is fortunate that this incident occurred not long before the scheduled code change on the garage dochr openers that has now been completed.

The only other automotive incidents reported between the dates of October 20th and November 19th were a broken rear passenger side wing window on October 30th and a "fender bender" that occurred when an APCA resident pulling out of the Lincoln driveway on October 27th at about 6 p.m. collided with a car on First Street. There were no injuries.



Calendar



Dec. 1, 2 & 3

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

Dec. 1 & 8

BRIDGE GROUP
7-10 pm
Lincoln Lounge

Dec. 8

PRIVATE PARTY
Sivers Center

Dec. 8, 9 & 10

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

Dec. 12

AMERICAN PLAZA
CHRISTMAS PARTY
5:30-9:30 pm
Sivers Center

Dec. 15, 16 & 17

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

Dec. 15 & 22

BRIDGE GROUP
7-10 pm
Lincoln Lounge

Dec. 26

PRIVATE PARTY
Sivers Center

Dec. 29

BRIDGE GROUP
7-10 pm
Lincoln Lounge

SWIMMING CLASS WILL BE ON VACATION
DECEMBER 22 THROUGH JANUARY 5, 1988.

NO BOARD MEETING SCHEDULED FOR
DECEMBER.

Phone Book Discards Help the Poor

Help the Lions Club help people with sight and hearing disorders and get rid of those old phone books too!

Jewel Rengo, Lincoln resident and Lions Club volunteer has arranged for the Lions Club to pick up all old phone books on Sunday, December 13th.

Residents can help by stacking old phone books in the tower trash rooms. The Lions Club uses the money received from recycling phone books to assist people who have sight or hearing problems and cannot afford the cost associated with surgery, glasses or hearing aids.

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