



tower talk

american plaza newsletter

Volume V, No. 2

Portland, Oregon

February 1988

Test Your Abloy Key

Lock cylinders on all American Plaza common area doors opened by the black handled Abloy key will be replaced on Monday, February 22. Although the key path will be the same, there is a strong possibility that some owner keys will not operate the new lock cylinder due to wear on the key.

All outstanding owners' keys can be tested on a new Abloy lock cylinder on Thursday, February 17 from 7 a.m. to 1 p.m. and on Friday from 11 a.m. to 3 p.m. in the Lincoln Tower office (doorway on the right side of the Lincoln Tower mailboxes) to be assured that they will open the new lock.

Keys that will not open the new lock cylinder will be replaced by Emergency Locksmiths on behalf of Abloy for operative ones free of charge in exchange for the old key. Larry Milner, Plaza Onsite Superintendent, suggests that extra keys for family, housekeeper, etc. be checked as well.

The lock cylinder change results from a voluntary recall by the Abloy Company of some of their locks, including those installed at American Plaza three years ago, because materials used in these locks are wearing out prematurely. Residents with questions or problems about this procedure should call 222-7243 and ask for Diana Beck.

Should problems still arise, residents can use any emergency phone to reach security for assistance.

Grant Move Ins/Outs

Beginning February first, move ins/outs at Grant Tower will be staged from the Lincoln garage gate area instead of the front of the building. A ramp needed to make this feasible has been completed.

A 2-B door removed, and protective boards for carpets cut to size, according to Plaza Manager Dave Stephens.

New Move In Fee Schedule

The move in fee schedule was discussed and expanded by the Board at their January meeting because of recent questions regarding move-ins to fully furnished units, in tower moves from one unit to another, and moves within American Plaza from one tower to another.

The Board approved a \$25 fee for a move in to a fully furnished unit to offset Association costs such as welcome packet, documents, and directory listing.

A \$50 fee was set for an "in Tower" move from one unit to another to cover possible damage, directory change.

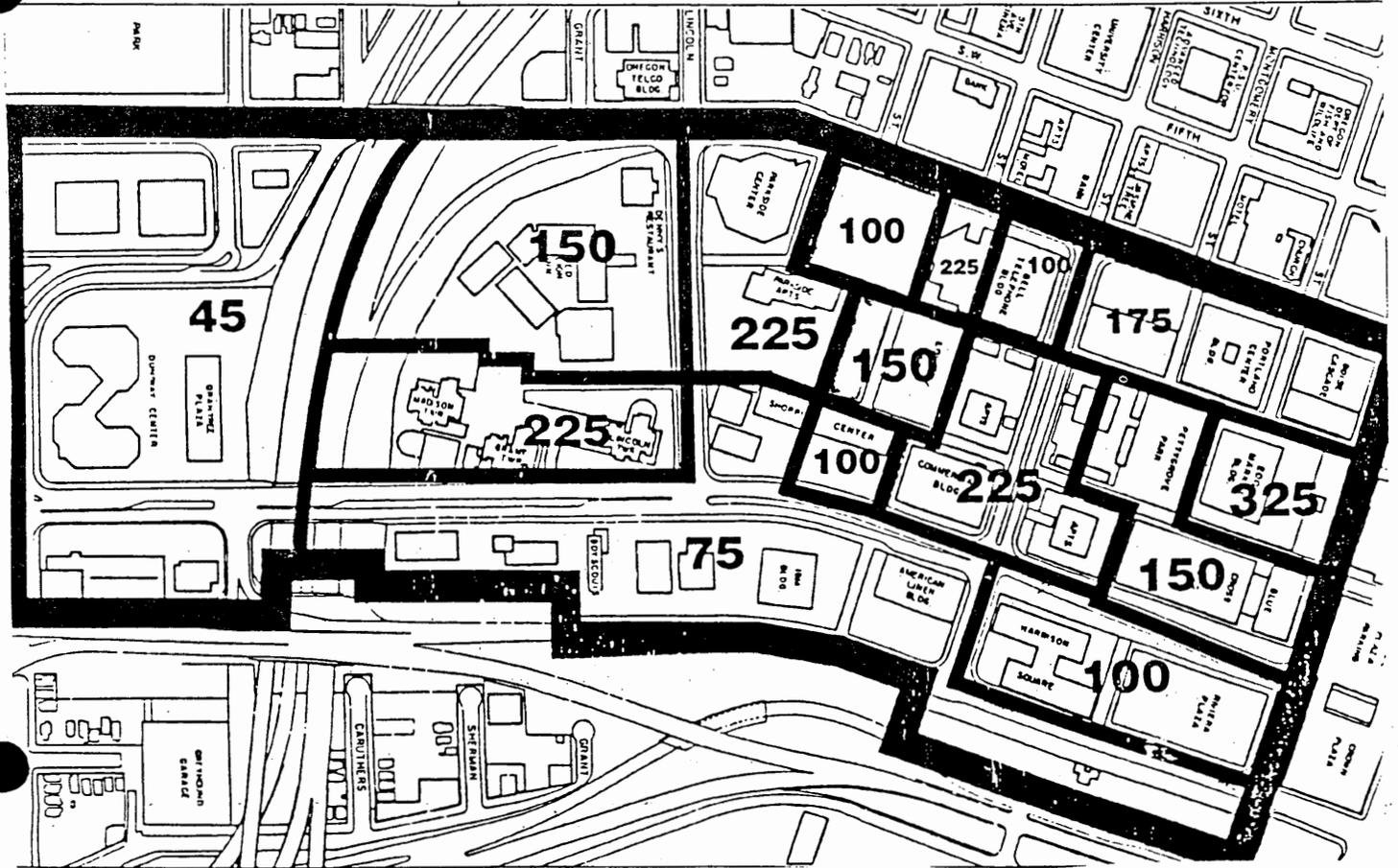
The standard move in fee of \$200 was retained and the Board stated that since moves from one tower to another cost the Association just as much in guard time, elevator usage and other mentioned costs as move ins from other communities the \$200 move in fee will apply to such intra tower moves.

Elevator Decor May Be On Ballot

The issued of new elevator wallcovering may be on the ballot at the annual meeting in April, according to APCA Chairman Harry Beik. The Board, at its January meeting directed Plaza Manager David Stephens to restore the Grant elevators to their original finish, or to the best finish possible. The Board will then inspect them and if they are satisfied with the results may let the owners decide whether they want new coverings at a cost of about \$15,000 for the eight elevators or if they would be satisfied to have the Plaza contract painter restore the elevators at minimal cost.

South Auditorium Plan District Proposed: Maximum Building Height

PORTLAND DEVELOPMENT COMMISSION



The large black numbers on this plan indicate the height restrictions in feet for all the buildings within each outlined section. It is standard to build with each story at least ten feet high.

A Planning Commission hearing is scheduled for February 9, 1988 at the Portland Building, Meeting Room "C", Second Floor, 1120 Southwest Fifth in the afternoon. Call Sheila Frugoli at 796-7700 for more detail.

The hearing is for the purpose of modifying maximum height and bulk limits to bring City code and deed restrictions into line. Ms. Frugoli, in a telephone conversation with Marge Allen, Tower Talk Editor, pointed out that the proposal would actually lower the allowable building heights on First Avenue by five feet because the present height limit is 80 feet.

Earthquakes Covered!

Earthquake insurance was included in American Plaza's insurance portfolio for 1988 after the Board received Farmers bid of \$2,775 for it. Other insurance quotes for earthquake insurance had been in the \$25,000 to \$30,000 range.

Farmers earthquake policy has a per building deductible of ten percent.

Already awarded American Plaza's usual insurance business as low bidder at \$22,316, Farmers earthquake bid at \$2,775 raised APCA's total annual premium to \$25,091, \$5,159 less than APCA budgeted.

The January issue of Tower Talk carried an article on earthquake possibility in the Portland area.

Entrance Sign Lit

The long sought lighting of the "enter" sign at the foot of the driveway to the guest parking area will soon be completed, according to Plaza Manager Dave Stephens.

The Board of Directors, at its January meeting authorized the expenditure of \$850 to light it according to specifications provided by Board Chairman Harry Beik, who is an electrical engineer.

False Alarm

The fire alarm that sounded briefly at Lincoln Tower on December 20 was caused by a faulty bulb in the auxilliary panel according to Assistant Superintendent Doug Hart.

Fitness Equipment Installed

Fitness equipment budgeted last year at \$3,500 was approved for purchase at the January 21 meeting of American Plaza's Board of Directors.

A Monarch Mark II Exercise Bike (\$399), an OAR Rowing Machine (\$350) and a Trotter 440 Treadmill (\$2,995) were then purchased and installed in the exercise room in Sivers Center on January 25th.

Dr. Joanne Jene, Chairperson of the Plaza Health and Fitness Committee brought in a request recommending that the addition of fitness equipment be done in several phases, with these three machines completing Phase I.

Dr. Jene said her committee worked with Mr. Lloyd Springer of The Fitness Shop, who has installed similar equipment in over 50 leading institutions in the Northwest including such places as Salishan Lodge, Good Samaritan and St. Vincents Hospitals, Oregon Health Sciences University and Bonneville Power Administration.

Dr. Jene said the committee was pleased with the cooperation of Mr. Springer and his understanding of budget constraints and the needs of the residents. The equipment comes to us at a significant discount, she said.

Mr. Springer, aware of the diverse needs of our many residents, recommended the repair of existing salvageable equipment, a re-organization of existing equipment from the separate men/women fitness rooms in Lincoln into one co-ed facility in Lincoln leaving room to install a Ping Pong and/or Pool table there as well.

Springer also identified for the committee that equipment no longer safe for unsupervised use, recommending that it be discarded.

Dr. Jene said the committee will be evaluating Phase II Fitness and will submit a report for Budget Committee consideration at the October 1988 Association Meeting.

Fitness committee members are: Cliff Pengra, Lincoln; Marge Allen, Madison; Gil Johnston and Nancy Rangila, Grant.

Shut Off Valves Rejected

At the APCA Board's direction Manager Stephens researched the cost of installing water shut off valves so that individual units could be isolated in case of emergency. The cost was about \$200 per valve and three or four valves would be required to each unit.

At \$600 per unit the cost would be more than \$200,000 and the Board decided that the cost far outweighed the benefits.

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Fee Schedule Provided
Upon Request

222-7243

Nominating Committee

Rosemary Gianelli of Grant Tower was appointed by A.P.C.A. Chairman Harry Beik as Chairman of the Association's Nominating Committee.

Serving with her will be Anna Stowell and Ed Finn, both of Grant.

Owners interested in filling one of the three APCA Board of Director positions to be voted on in April can notify the Nominating Committee by filling out a "Candidate Interest Form", available in each tower mailroom, and dropping it into the Plaza mail slot on the mailroom door.

Call 222-7243 for more information about Director duties and candidate selection.

Energy Savings

Most of the \$6,075 savings realized by the Association because of the retrofitting of Grant light fixtures has been earmarked by the Board of Directors to retrofit Madison Tower's light fixtures. The Board, using Plaza Manager David Stephens' cost estimate authorized \$5,955 for the energy saving project in which all 60 watt bulbs were replaced with 10 watt energy savers.

The retrofitting of Lincoln Tower will be budgeted for 1989.



Bill Rollins

Bill Rollins, Grant Tower, was elected District Governor of the Lions from the coast of Mt. Hood and the Columbia to Woodburn.

The area includes the Oregon Lions Sight and Hearing Center in Portland which houses the Lions Eye Bank, the second largest in the world. The Sight and Hearing Research Department has a budget of slightly less than one million dollars annually.

Bill is a native Oregonian from a long line of Oregonians.

Born in Corvallis February 23, 1933, Bill completed school in the same town, including graduating from Oregon State in the school of business administration and clothing and textiles.

After college, 23 years were spent building a merchandising career with Lipman's and the Dayton-Hudson Corporation with 25 percent of his time in New York and Europe supervising buying in all categories of department store merchandise.

In 1978, Bill retired from corporate life and went into business for himself. The William A. Rollins Company now coaches small business in management and merchandising skills. Another business, the Royal Oak Refinishers, was started in 1980 to serve the insurance industry.

Bill is married to Nita, and they have two grown children, Lane and Julie, and a grandson, Brandon, now two years old.

Bill spends most of his spare time painting, using acrylic paints on canvas. His paintings can be seen in local galleries and exhibits and the painting "Red Flowers" was selected for the Oregon Open in 1986.



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ASSOCIATION TIPS

● Monthly Assessments: There is a late fee of ten percent if monthly fees are not received or post marked by the 10th of each month. These late fees are due and payable just like the regular monthly fee. The Association has the same right to follow collection procedures to collect late fees as they do the monthly fees. A lien will be placed against one's unit if late fees remain delinquent for a significant amount of time or reach a significant size.

● Package Deliveries: If you are going to be out of town and you want your packages delivered to a neighbor or friend at APCA, you must notify management of this request in writing. It is the only way management can confirm the request as we do not always recognize a resident's voice via the phone. Such requests can be made for a specific time period or until further notice. Such requests can be dropped in the APCA mailbox.

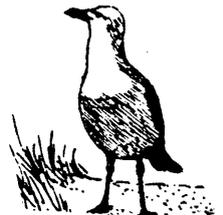
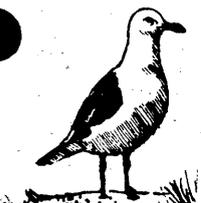
● Rubbish Disposal: Residents should limit use of the garbage chutes to the hours between 7 a.m. to 11 pm as a courtesy to their neighbors; trash should be bagged in plastic and tied before dropping; bottles and jars should be carried to the trash rooms in each tower and placed in their appropriate bin for recycling.

● Unit Remodeling: Whether major or minor residents are required by APCA Rules and Regulations to contact the management office for information and assistance about the procedures workmen should follow regarding trash disposal, clean up, acceptable working hours and use of American Plaza common area facilities. This information and cooperation will save your workers time which will save you money!

Thank You

The APCA staff truly appreciated the Christmas cards, gifts of food and donations to the APCA Employees Fund at Christmas time.

Each of us wants you to know that your approval, as shown by your thoughtfulness, means a lot to us, and we like you, too!



Garden Chatter

By Irv Trachtenberg



Cyclamen (Cyclamen persicum)

I note that many of you have received this beautiful plant for the holidays and believe this article will be most apropos at this time.

The cyclamen is a perennial tuber which originated in the Mediterranean countries. It can be found in Turkey and on the Greek Islands in the wild. The name "Cyclamen" derives from the Greek "Kylos" which means "ring" which indicates the way the seed pods twist as they ripen. It is one of our most popular indoor plants and is available in a variety of colors. It blooms from December to March.

The plant should be placed in a cool location - temperature below 68° F. is best. If placed where it becomes too warm, the foliage and flowers tend to burn. The ideal placement is a north exposure. Be sure to regularly water several times a week. Stand the pot in water so that the crown is not watered - otherwise it will rot. Surplus water that is not absorbed in 15 minutes should be poured off. It likes to be fed regularly during the flowering period. Remove the faded flowers while in bloom.

After blooming the cyclamen begins its rest period so water and fertilizer should be reduced. Place the plant outside in the spring in a shady spot. Bring into the house in late summer so it can start its life cycle again.

Pests and Diseases

Mold - This disease appears as small brown patches on the bloom, rotten stems and graying mold deposits. The disease is unfortunately incurable - the plant should be destroyed.

Small leaves and few flowers - This is due to malnutrition. However, do not overfeed. Follow directions on your fertilizer package!

Aphis - Crooked or curled leaves indicate the presence of Aphis which can be seen on the under side of the leaves. Use a Pyrethrin base spray.

Dry spots on leaves and withered leaf edges: These appear when the leaves are exposed to sunlight.

Unit owners at American Plaza are required to carry insurance, at their own cost, for their own property and for liability arising out of any acts or omissions of a unit owner. The unit owners liability coverage must also cover damage which may originate within the property for which the unit owner has exclusive use, such as water damage.

(American Plaza Declaration and Bylaws, Section 16 C, IV)

Charles Cone

Charles Cone of Madison Tower died Wednesday January 27th at St. Vincents Hospital at age 89.

Charles and his wife Jeanne were the first owners to move into Madison Tower in 1982. "Even before the plaster was dry," said Charles.

Charles was a chemist and inventor and head of his own business, Pacific Adhesive Company. Through his development of adhesives for plywood manufacture, he was an outstanding figure in the wood products industry and had recently been the recipient of an award by the Forest Products Research Society for "outstanding contributions to the field".

Although he was active in his business up until his death Charles was devoting an increasing amount of time to reading, sculpting, music, writing and his many other outside interests.

His many friends in Madison as well as in the other towers will miss him.



Postal Notes by Jeff Smith

The year ahead should be a busy one for the mailboxes. We are facing an election year. That means campaign fliers and voter information through the mail. Watch for a postage increase this year. Proposals are to increase it this spring or summer.

This spring will mark my third year as Chairman for the Kerr Centers swim-a-lap fund raiser. This year's event will be March 5th. I will start taking your pledges in February. Watch mailroom bulletin boards for more information on this. Have a good year.

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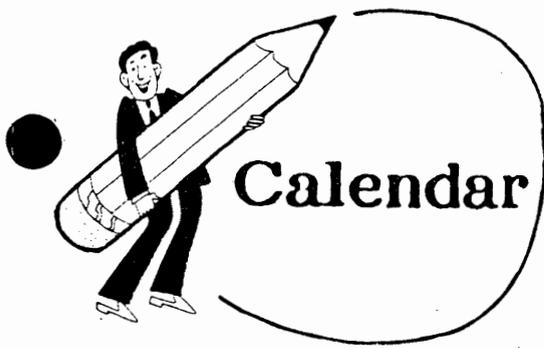
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- | | |
|-----------------|---|
| Feb. 2, 3, 4 | SWIMMING CLASS 8:30 - 9:30 am Indoor Pool |
| Feb. 2 & 9 | BRIDGE GROUP 7-10 pm Lincoln Lounge |
| Feb. 9, 10, 11 | SWIMMING CLASS 8:30 - 9:30 am Indoor Pool |
| Feb. 16 & 23 | BRIDGE GROUP 7-10 pm Lincoln Lounge |
| Feb. 16, 17, 18 | SWIMMING CLASS 8:30 - 9:30 am Indoor Pool |
| Feb. 18 | BOARD MEETING 7 pm Sivers Center |
| Feb. 23, 23, 25 | SWIMMING CLASS 8:30 - 9:30 am Indoor Pool |
| Feb. 26 | PRIVATE PARTY Sivers Center |
| Feb. 27 | PRIVATE PARTY Lincoln Lounge |

Colorful Three Help Lincoln Lady



It was the day after Christmas and the robe I had bought for my roommate was far too small. It was a bright day. It was a cold day. It was a windy day. I regretted that I had not used wisdom in my shopping. I drove to town. I found a parking spot on the street. I congratulated myself that I could park so near the store. I walked to the store. It was a madhouse of the "day after" shoppers. However my errand was quickly taken care of and I left the store.

I had forgotten where I parked the car! What a calamity! Was I getting old and forgetful? I walked around blocks and blocks. The windwhipped around my ankles. My eyes filled with tears. Could a cruising policeman help me? Where is the ever present taxi-cab? What desperation!

Then three young people walked by. They were out for a stroll around town. Spiked hair, cut-off jeans and fringed T-shirts — a colorful trio—are these what are called "punk rocks"?, I wondered.

"I will give you \$5 if you can find my lost car." I gently approached them. "You bet!" After getting the license number, make and color they were off and away. "Don't leave this corner," they admonished this desperate lady.

"Will they ever return?", I asked myself as I hugged my coat tighter around me against the sharp chill of the day. "How stupid", I chastised myself.

And then—from three different directions, they gleefully ran to me. "We found it." It was just three blocks away — but north instead of south. I wanted to hug them all. "Are you 'street kids'?" I timidly asked. "No way," they shouted. "We live in Beaverton." "And what will you do with this \$5?" said I as I handed out the reward. In unison, "We're going to buy a pizza." I happily emptied my purse, only three more dollars. I hope the pizza was big enough.

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.

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Boardwatch 1987-88

BOARD MEETING

| Term | Directors | 5/21 | 6/18 | 7/16 | 8/20 | 9/17 | 10/15 | 10/22 | 11/19 | 12/17 | 1/21 |
|-------|------------------------------------|------|------|------|------|------|-------|-------|-------|-------|------|
| 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 | * | * | * | | * | | | | | * |
| 83-89 | Walt Bowen, Madison | | | * | M | | | | * | M | * |
| 85-88 | Wayne Martin, Lincoln | * | * | | E | | * | | * | E | * |
| 87-90 | David Pugh, Madison | * | | * | E | * | | * | * | E | * |
| 87-90 | Ron Still, Lincoln | * | * | * | T | * | * | * | * | T | * |
| 85-88 | Larry Winthrop, Grant | * | * | * | I | | | * | * | I | * |
| | | | | | 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.

1/21

Board approved expenditure for fitness equipment as part of a long range plan to upgrade Plaza fitness facilities (\$3,500)

Board approved expenditure for Madison plumbing vent line to be spent only if needed (\$1,074)

Board approved retrofitting lights in Madison Tower for energy savings at a cost not to exceed (\$5,955)

Board authorized purchase of earthquake insurance (\$2,775)

Board authorized expenditure to light the entry sign (\$850)

Sorry...

The January issue of Tower Talk was in error and apologizes for listing Wayne Martin, Lincoln, as completing the third year of a three year Board term. He is in his second year on the Board. Director Bill Buren, Lincoln, is completing his third year on the Board.

Madison Drain Problems Solved For \$444

The replacement of a three inch plumbing waste pipe with a six inch one at Madison Tower was done in accordance with specifications provided by PAE Engineering and seems to have worked, according to Plaza Account Manager Ron Balash. The intermittent problems of water back up in Madison units drains up to the third floor have not occurred since the new pipes were installed. "It has been more than a month since we made the drain line modification and so far we have had no drain back up problems." Balash said.

The modification cost \$444.02 and the fees for PAE Engineering were \$1,292. At their January

21st meeting the Board approved an additional expenditure of \$1,074 for an additional three inch vent line (Phase II) to be installed if needed.

PAE Engineering provided plans for three phases for modifications to solve the drain backup problem, suggesting they be implemented step by step until the problem is solved.



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All In A Day's Work

In the month of December the MSI office received 645 requests for service such as package delivery, water leaks, or security assistance, and 80 calls requesting information from American Plaza.

One Hundred and thirty parking permits were distributed and 112 citations for illegal parking in the guest parking lot were issued. It was a normal month.

Some days at the Plaza are routine and some days are spectacularly eventful but it's all part of the job for the APCA Staff.

The kitten that survived a fall from the 22nd floor, the lion on the Lincoln lawn, the female resident who raced topless through the guest parking lot after dark are all grist to the mill.

The January 10th windstorm contributed its own special lore when a picnic table and two chairs blew off an 18th story balcony. All metal parts were severely damaged, but the glass table top frisbeed down intact!

That wild night the metal generator door on the Lincoln roof was blown open and nearly destroyed, the Channel 2 in house antenna cable on the roof was severed by the wind, which also battered the fan housing on the elevator room roof, nearly tearing it from its supports. Large sections of ivy were dislodged from Grant courtyard walls, debris such as broken flower pots and tattered plant material littered the grounds and the Grant television antennas got a bit out of kilter.

Madison Tower suffered the least with only balcony debris in the flower beds, but the wind driven rain that night found new cracks and caused two leaks in Sivers Center and one in the Lincoln 2B storage area.

Onsite Superintendent Larry Milner said, "It was one long day, but the staff took care of all the problem areas!"

Elevator Ups and Downs

A passenger got stuck in a recalcitrant elevator (Lincoln South) on December 27 but security came to the rescue. The Lincoln South passenger elevator got stuck twice in December, while the Grant freight elevator got stuck on December 12 and the Madison freight elevator took its turn on January 7. Maintenance personnel speculated that extreme temperatures contributed to the malfunctions.

Cars Entered In Resident Garage

Three car break ins in the resident garage occurred in January. On January 15 a car was entered. Nothing was broken or taken but the contents of the glove box and litter box were scattered all over the car.

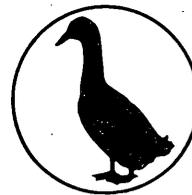
On January 20th an unlocked car was entered and some tapes were taken.

On January 21 a resident vehicle was discovered with its hood partly open and its battery disconnected. Nothing was stolen and Security Officer Hunt surmised that the thief must have been disturbed by security or an owner and given up.

Storage Area Theft Attempted

On January 13 a Madison storage room was broken into but nothing appeared to have been taken.

The thief entered an empty and unlocked storage room and removed the chicken wire divider. Security Officer Dale Warren suggested that padlocking the unused storage areas might be an effective way to stop this kind of attempted theft.



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Bridge Anyone?

"Where can you have more fun for 25 cents?" These are Harry Groth's words every Tuesday evening at the Lincoln Lounge Bridge Club otherwise known as "Harry's Club."

If you would like to be an occasional player, call Don Luginbuhl at 228-4094.

Play begins at 7 p.m. every Tuesday and kibitzers are welcome, according to regular player Barbara Ray.

We have a "substitute" list of players from all three towers and would like to add new names. Regular players are responsible for getting their own substitutes when they must cancel, so get on the list and come get acquainted, she said.

Popcorn, cookies and coffee are added attractions.

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