



tower talk

american plaza newsletter

Volume V, No. 3

Portland, Oregon

March 1988

Nine to Seek Board Positions

"Interest in Board positions is at an all time high" said Rosemary Gianelli, chairman of the Nominating Committee, "with nine candidates filing for the three Board openings to be filled at the April 21st APCA Annual Meeting."

The candidates are Dan Bell, Lincoln; Sherry Bonney, Grant; Catherine Cox, Grant; Joan Dickes, Madison; Jim Fell, Madison; Cliff Pengra, Lincoln; Art Riedel, Grant; Bill Rollins, Grant and Larry Winthrop, Grant.

If elected, Winthrop, incumbent, would be returning for a second term and Bonney, former Board member would be returning to the Board after a two year absence.

Candidate resumes will be printed in the April issue of Tower Talk, and a "Meet the Candidates" event is scheduled for April 14, the week before the Annual Meeting, from 5 to 7 p.m. to allow homeowners to meet and talk with the candidates in an informal setting, Ms. Gianelli said.

Annual Meeting

The Annual Meeting of the American Plaza Condominium Association will be held Thursday, April 21st at 7:00 p.m. at the Red Lion. Notice of the meeting and an information packet with the Agenda and owner proxy will be mailed to all APCA homeowners by March 30th.

If you have any issues you would like placed on the Annual Meeting Agenda, call 222-7243 NOW. The agenda will be printed soon to be mailed to all home owners. To reach non-resident and non-attending owners you must get your questions in the printed Annual Meeting packet.

Lighting the Guest Parking Lot

Additional lighting for the guest parking lot will be on the Annual Meeting agenda. Cost estimates will be provided by Plaza Management for fixtures, installation and energy.

The estimates will then be broken down into per unit average costs.

Board Okays Elevator Restoration

Saying that the Board was taking the path of least resistance, Director Bill Buren voted against a motion to return the elevator cabs to their original condition as was done at Grant Tower. Buren said the Board should take a stand and improve the elevators, not just return them to their previous condition.

The Board motion limited the cost of the elevator restoration to \$2,000, or \$250 per elevator. It is not clear at this writing whether Madison Tower will be included, since the Board voted five to one at their November 19th meeting to install woodgrain laminate and silver parabolic light diffusers there and that motion was not rescinded. Ron Balash, American Plaza account supervisor, said his understanding was that all Plaza elevators were to be restored.

The restoration of Grant's two passenger elevators is complete and Balash says it looks very good. The cart bumpers cover the laminate at the bottom where it is chipped, and the finishing coat given to the laminate has added lustre.

The only problem Balash sees regarding the restoration of Lincoln and Madison elevators will be covering the holes of the handrailing supports.



tower talk

american plaza newsletter

Telephone: 222-7243

publication of
American Plaza Condominium Association

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Stop Guides for Parking Spaces

Parking spaces across from Grant Tower will soon have concrete stop guides like those on the east side of Lincoln guest lot. The suggestion came from David Chambers, Grant, through Director Ron Still.

Chambers said the guides would help assure that cars park straight in and not waste parking space.

The Board voted to install the stop guides at a cost not to exceed \$750, which will be taken from the Capital Improvement Fund.

Garage Door Stops to be Removed

A request, initiated by David Chambers through Director Ron Still, to install door stops on storage corridor doors similar to the ones on the garage doors brought a surprise result, when Chairman Harry Beik said those stops were against the City fire code.

David Pugh concurred, and Bill Buren stated that the Board would be unwise to allow continuance of any installation once they have been made aware that it is contrary to code.

The door stops were put in five years ago as a convenience to residents, according to former APCA Chairman Marge Allen. They have never been cited by the fire department and have had no effect upon Plaza insurance, she said.

The Board refused the request for stops on storage area doors and passed a motion that all door stops be removed from all fire doors, which includes the garage doors.

Generator Test Results

Those pesky, inconvenient generator tests like the one on February 17 are generally looked upon as nothing but a nuisance by residents at American Plaza, according to Larry Milner, Onsite superintendent.

They are a nuisance, he agrees, but sometimes a worthwhile one. The February 17th test simulated a power outage to see how well the Plaza's emergency equipment would cope.

In Lincoln Tower it was found that the emergency generator did not kick in as quickly as it should and the delay relays will be replaced.

Grant Tower delay relays will also be replaced because on first power shut off the emergency generator did not start. While it did start on the second shut off, that is not good enough, according to Milner.

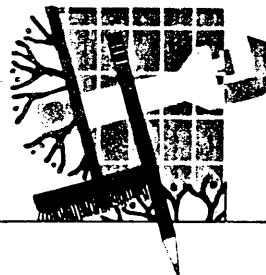
In Madison Tower elevator #2 was found to be slow converting to emergency mode, so it was stopping on every floor for the first five minutes on generator power. None of the problems would be life threatening, but we like to keep things at the Plaza in a top performance mode, Milner said.

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Fee Schedule Provided
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222-7243

Board Watch 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	2/18
86-89	Harry Beik, Grant, Chairman	*	*	*	N O	*	*	*	*	N O	*	*
86-89	Bill Buren, Lincoln, Vice Chairman			*				*			*	*
87-90	Charles Jones, Lincoln, Secretary	*	*	*	M E	*	*	*	*	M E	*	*
85-88	Ralph Funes, Grant, Treasurer	*	*	*	E E	*			*	E E	*	*
83-89	Walt Bowen, Madison			*	T I		*		*	T I		*
85-88	Wayne Martin, Lincoln	*	*		N G		*	*	*	N G	*	*
87-90	David Pugh, Madison	*		*		*	*	*	*		*	*
87-90	Ron Still, Lincoln	*	*	*			*	*	*		*	*
85-88	Larry Winthrop, Grant	*	*	*				*	*		*	*

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)
- * New Move In/Out fee schedule approved

2/18

- * Board approved removing elevator wall coverings and cleaning underlying formica (\$250 per elevator). Buren voted no, Jones abstained.
- * Board approved Red Lion Annual Meeting Site
- * Board approved removal of door stops from all fire doors by onsite staff
- * Board approved putting concrete stop guides on spaces across from Grant Tower (not to exceed \$750)

Center Line in Garage

Painting a center line throughout the garage to help drivers keep their vehicles on the right side of the road was suggested by Director David Pugh at the February Board Meeting. The cost to put in the line was estimated by Ron Balash, MSI, at \$300.

The Board will decide at their March meeting.

"If at First..."

"I've found that with city government the squeaky wheel doesn't necessarily get immediate attention", said Plaza Superintendent Larry Milner, "but persistence pays off. Fifteen phone calls to the City's Maintenance Bureau over a five month period have finally gotten results and the pot holes on Lincoln Street have been repaired."

Meet Your State Senator

Please come to meet your State Senator Bill Bloom on Thursday, March 10th at 7:30 p.m. in the Siverts Center lounge.

Senator Bloom would like to hear your thoughts and concerns.

Hosts Pat and Ron Still

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Garden Chatter

By Irv Trachtenberg



Dear Readers:

I shall appreciate your calling Ms. Diana Beck, MSI, (222-7243) if you have any suggestions as to plants or other garden subjects you wish discussed in future articles. This month, because it is too early to concentrate on balcony plantings, I will comment on a variety of the ever popular indoor plant: Philodendron

Monstera Delisiosa, also called Swiss Cheese plant, Cut-Leaved or Split-Leaved Philodendron.

Monstera's are jungle vines from Mexico and Guatemala whose 8" or 12" roughly circular leaves are perforated and lobed in a variety of unusual patterns accounting for one of the plants many common names - Swiss Cheese Plant.

The leaves feel like soft polished leather, light green as they unfold, but become dark green as they mature. The plant is a vine and the stems send out roots which when long enough push their tips into the soil; when they do this, it helps bring up nourishment from the soil and acts as props to hold the plant erect.

The philodendron is a heavy climbing plant and should be placed where it may be attached

to a wooden frame, wall or trellis - whatever supports it, must be sturdy. It is not necessary to place it next to a window. It will tolerate the lower light levels of a room. An east or west exposure is preferable, or a bright north exposure with adequate light. Strong sun will cause ugly dry patches on the leaves. These plants prefer temperatures in the lower 70's, but can tolerate less in winter (60's).

The plant likes plenty of water in the summer months when the days are long - water less in winter. Fertilize when watering in summer, once a month - feed less in the winter.

Repot, if necessary, in the spring or summer. Young plants need a bigger pot and fresh soil annually; older plants every few years. Change the top layer of soil every year to keep it from becoming crusty.

Pruning: The plant needs grooming if it becomes too big. Cut it back to just above a healthy set of leaves.

Pests: Spider Mites and Scale Insects. These pests can be controlled by the use of either an insecticidal soap spray or a spider mite insecticide. I have found the following brand name sprays excellent if used in accordance with instructions on the containers: Safer Agro 'Chems' Insecticidal Soap; Schultz' Instant House Plant and Garden Insecticidal Spray; Ortho Spider Mite Killer.

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Clean Up Problems

Unsupervised contractors at American Plaza continue to cause problems by leaving unsightly debris highly visible in corridors and the guest parking lot, plugging tower garbage chutes and filling Plaza garbage dumpsters with trash that rightfully should be removed at the contractors expense and not become a general expense of the Association.

All residents having work done in their unit are requested to inform the office at 222-7243 so Plaza management can meet with the contractor or workmen and explain Plaza procedures to them. Plaza Manager David Stephens stressed that clean up for special work is the owner's and the contractor's responsibility. All debris must be removed from Plaza property by the contractor at the contractor or homeowner's expense and not allowed to become a burden on the maintenance and trash removal budgets of the Plaza, he said.

Bylaws, Page 79

Article VI, Obligations of the Owners

Section 3, Use of Unit - Structural Changes

A unit owner shall not make structural modifications or alterations of his unit or installation located therein without prior written approval of the Board of Directors.

Rules and Regulations, Page 11

Article V, Section 3, Paragraph b. Notification

Each unit owner shall be required to notify management of date, time, contractors, and nature of remodeling/improvement work.

Article V, Section 3, Paragraph c. Clean Up

Each unit owner shall be required to clean all common areas of trash, dirt, dust, etc. caused by the remodeling/improvements. This shall be done on a daily basis until all work is completed.

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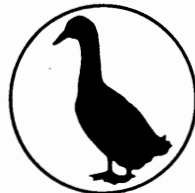
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ASK FOR
MARY 242-1910

Resident Query Finds Rule Violation

On February 12 a cable running the outside of Grant Tower to the twenty sixth floor aroused the curiosity of a Plaza resident. The resident called the Plaza office to inquire about it. Security was dispatched to investigate and discovered that a homeowner was having a section of concrete wall removed as part of a remodeling process. The homeowner had failed to follow the procedures outlined in APCA's Declaration and Bylaws for such work so management was unaware of what was going on until the resident called, Plaza Manager David Stephens said.

"In this instance the contractors were working neatly with no visible disturbance to the common areas," Stephens said. He has requested the homeowner to provide the Association with a copy of the remodeling plans showing where the cuts were made and a structural engineer's written opinion that the cuts will not affect the structural integrity of the building so that the Board may act to approve or deny the changes.

Access Denied for Common Area Repair

A Plaza resident refused to allow unit access to Association employees attempting to repair the Association's in-house television cable at Madison Tower. Plaza Manager David Stephens says, "The in-house television cable is a part of the Association's common area and access refusal for common area repair violates the Association's Declaration, Section IX E (page 6) and the APCA Rules and Regulations, Section B, 4, d (page 12)."

The resident in question was notified by letter and given more than a week to comply with Association rules. Should the resident continue to refuse, a Rules Enforcement Fee of \$25 plus \$2 per day until access has been allowed, will be levied effective March first, he said.

Should the Association have to obtain a court order to allow access, the owner of the unit refusing access will be assessed for all expenses incurred.


Garage Space for Nurse

One of the Association garage spaces, rented on a 30 day basis, will be re-assigned. It will be rented to a homeowner who has petitioned the Board, specifying medical need for parking for necessary nursing staff.

When the garage spaces were designated and the Association rental process for them defined, one of the provisions was that several spaces would be made available, with proper notification, to homeowners who petitioned the Board with specific medical needs.

Lincoln Circle

Work on the Lincoln Circle landscaping will begin early in March, according to Landscape Designer Bill Gerber. The design improvement was approved by the Plaza Board of Directors at their October 22, 1987 regular meeting.



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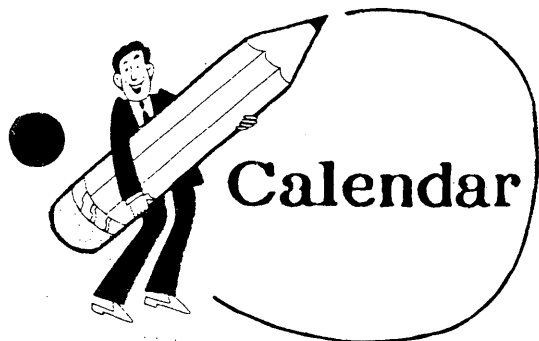
Tower Talk revues Plaza move in/out from the 20th of each month, as this month from January 20th to February 20th. In this time space there were no move ins at Lincoln and one move out at Lincoln, 1602 on February 19. Grant had no move ins, and two move outs, 724 on January 30th, 1324 on February 1st, and Madison had one move in 745 on February 4th and one move out, 1743 on January 29th.

An unauthorized move out occurred at Lincoln Tower on Sunday, February 14, and resulted in numerous noise complaints, complaints about having an elevator tied up, a clogged trash compactor and a blocked garbage chute. Security Officer Steele Barnett found that the family was unaware of Plaza rules, which he explained. He had them move their truck to the tradesman's entrance when the family pleaded hardship, and allowed them one hour to finish up. He stressed that they must not tie up an elevator or throw bulky items down the trash chute. Although it took 20 minutes for Officer Steele to clear the garbage chute and it was an hour and a half before they completed the move, Steele said they were cooperative once he intervened.

Thieve's Supermarket

Why do cars in the resident garage get burglarized from time to time? It may be due to the nature of the items left visible in them, according to Security Officer Vern Gray. On a recent survey of the resident garage he noted an electronic cash register with an estimated value of \$1,500, a digital adding machine, estimated value of \$1,000, skis, ski boots and poles with an estimated value of \$500, an open purse on a front seat and a box of cassette tapes in the bed of a pickup. In addition, several cars were unlocked.

Lead Security Officer Wally Hunt recommends that residents store no valuables in their vehicles or if they have to, to keep them out of view locked in their trunk.



March 1	BRIDGE GROUP 7-10 pm Lincoln Lounge
March 1, 2 & 3	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
March 8 & 15	BRIDGE GROUP 7-10 pm Lincoln Lounge
March 8, 9 & 10	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
March 10	MEET YOUR STATE SENATOR 7:30 pm Sivers Center
March 15, 16 & 17	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
March 17	BOARD MEETING 7 pm Sivers Center
March 19	PRIVATE PARTY Lincoln Lounge
March 22	BRIDGE GROUP 7-10 pm Lincoln Lounge

March 22, 23 & 24	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
March 29	BRIDGE GROUP 7-10 pm Lincoln Lounge
March 29, 30 & 31	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool

Dear Editor:

Twice in the past week or so someone has added penciled comments to notices posted in the Grant elevators:

- 1) To add "mis" to "management" in the memo asking for the submission of names of people who want to run for the Board of Directors and thus participate in the "management" of the Association.
- 2) To add "none" opposite "elevator coverings" and "no" opposite the proposal to remove 10' of driveway guard wall.

Couldn't a note in Tower Talk indicate that some of us owners deeply resent such childish and mindless low-grade vandalism in our elevators?
A Grant Unit Owner

MEDICAL TERMINOLOGY FOR THE LAYMAN



- ARTERY** - The study of fine paintings
BARIUM - What you do when CPR fails
CESAREAN SECTION - A district in Rome
COLIC - A sheep dog
COMA - A punctuation mark
CONGENITAL - Friendly
DILATE - To live longer
FESTER - Quicker
G.I. SERIES - Baseball games between teams of soldiers
HANGNAILS - A coat hook
MEDICAL STAFF - A doctor's cane
MINOR OPERATION - Coal digging
MORBID - A higher offer
NITRATE - Lower than the day rate
NODE - Was aware of
ORGANIC - Musical
OUTPATIENT - A person who has fainted
POST-OPERATIVE - A letter carrier
PROTEIN - In favor of young people
SECRETION - Hiding anything
SEROLOGY - Study of English knighthood
TABLET - A small table
TUMOR - An extra pair
URINE - Opposite of you're out
VERICOSE VEINS - Veins which are very close together

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