



# tower talk

## american plaza newsletter

Volume V, No. 4

Portland, Oregon

April 1988

## Meet Your Candidates

American Plaza homeowners are urged to attend a "Meet Your Candidates" reception at Sivers Center on Thursday, April 14th from 5 to 7 p.m.

All nine candidates for the three open Board positions have indicated they will attend, said Rosemary Gianelli, Nominating Committee Chairman. "It will be an informal opportunity to speak with the people who will be setting policy for all of us here at American Plaza" she stated, "and I hope for a very good turnout." Candidates will wear name tags so they will be easily identifiable and members of the nominating committee will act as hosts for the event.

## Special Assessment of \$20,000 Considered

A proposal for a special assessment of, on average, \$60 per homeowner unit, a total of \$20,000, to pay for twenty additional light fixtures in the guest parking lot will be presented to the homeowners at the APCA Annual Meeting. Chairman Harry Beik stated that he did not feel the additional lighting was needed, but felt it was an issue the homeowners should decide. Director Bill Buren, absent from the March meeting, sent a written objection to the installation of unnecessary lighting and Director Walt Bowen abstained, on the motion to recommend passage of the lighting installation, saying he wished to hear the homeowner opinions at the Annual Meeting before casting his vote. Directors Charles Jones, Ralph Funes and Ron [Name], as a majority of the quorum at the March meeting voted to recommend to the homeowners that they pass the resolution to spend \$20,000 on additional guest parking lot lighting at their

Annual Meeting on April 21st.

The cost of \$20,000 for design and installation of twenty additional fixtures would be a one time assessment. The annual operating cost for power, maintenance and repair and a replacement reserve allocation totaling \$1,284 would be factored into the annual budget, according to Plaza Manager David Stephens and would amount to an annual expense per unit of about four dollars.

The question of more lighting for the parking lot is an issue that has continued to surface each year, according to Stephens. At the twelfth Annual Meeting unit owners voted against more lighting at a generalized cost of \$9,000. In response to a 1985 questionnaire, 14 residents out of the 161 who responded, felt that additional lighting was needed. Opinions were sought from the Park Bureau and the Portland Police Department, who both stated that APCA's guest parking lot lighting was adequate.

In 1986, 3 residents out of 54 who responded to an APCA questionnaire indicated a wish to have more light in the guest parking area.

In 1987, 22 of the 50 residents who responded to an APCA Mission/Goals questionnaire felt it was important to obtain specific costs on guest parking lighting improvements to present to

**APCA Annual Meeting**  
**Thursday, April 21, 1988**  
**7:00 p.m.**  
**Red Lion Inn**  
**Multnomah/Elowah Room**

Elect three Board members and vote on whether to spend \$20,000 to add more lights to the guest parking lot.



## tower talk

american plaza newsletter

Telephone: 222-7243

publication of

**American Plaza Condominium Association**

**Editor:** Marge Allen

**Reporting:** Dave Stephens

**Production:** Diana Beck

Debbie Castillo

**Contributors:** Barbara Ray

Irv Trachtenberg

the Annual Meeting for a vote and thus decide the issue one way or the other.

Some homeowners have expressed concern that raising the lighting level will make the evening view of those units that front on the guest parking lot that of a shiny used car lot as the plantings fade into the dark. Others have been concerned that the raised light level will make their bedrooms too light.

Manager Stephens says the twenty Bollard type fixtures will put out a low intensity light that will be directed downward in an attempt to avoid these problems.

## Madison Lights Retrofitted

Energy efficient lights have been installed at Madison Tower. The common area light fixtures have been retrofitted as they were in Grant Tower last year to take low wattage bulbs.

Board Chairman Harry Beik says he expects significant energy and cost savings, similar to the savings experienced at Grant Tower, and plans to have Lincoln Tower retrofitted next year. The phased retrofitting process was done to minimize expenditure while proving that theoretical savings would be actual, Beik said, "And, happily, just as I predicted, the savings are gratifyingly real!"

## Reflective Lights Mark Guest Lot

Three inch by six inch white reflective stripes to be placed on the concrete wall opposite the Grant Tower entry were authorized for installation at the APCA March Board meeting after Plaza Manager David Stephens informed the Board that concrete parking stops could not be installed.

The concrete stop guides approved at February's meeting, if placed the customary 36 inches from the wall would be over an expansion joint in the parking lot floor/garage ceiling. Moving them closer to the wall would cause cars to hit the wall before their tires hit the stops. Setting them further from the wall would cause cars to stick out into the driveway an additional six to eight inches, which Stephens deemed to be inadvisable for the already narrow space.

The reflective strips should help drivers park their cars straight and not waste guest lot parking space, he said.

## Patio Door Self Destructs

A resident of Lincoln Tower woke up Saturday morning, March 12th to discover that the patio door on the east side of her third floor unit was shattered. Investigation showed no evidence of any kind of projectile, nor was there any sign that a bird had hit the glass.

Assistant superintendant Doug Hart investigated, and commented that one other similar incident had occurred in Grant Tower several years ago and speculation as to the cause ran from a pressure crack to a bird collision, but no specific cause was ever determined.

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**222-7243**

# Unit Break In Foiled by Neighbor

A break-in attempt on March 7th was foiled at Madison Tower on the 15th floor by a quick thinking neighbor who called both security and the Madison Leasing Office after seeing a black man apparently attempting to force open his neighbor's window.

Security Officer Wally Hunt responded immediately and began a building search for the man identified as being in his late twenties, about 5'7" in height and weighing about 150 pounds.

Aaron Foss (from Madison Leasing) then joined Officer Hunt for a second building search. Madison Leasing called the police as soon as they received the call.

Hunt reported that the window of #1543 had been jimmed open but had not been opened wide enough for a person to get into the unit.

The Portland police arrived on the scene in fifteen minutes, according to Security Officer Hunt.

# Unauthorized Entry Scheme at APCA

Alert response from a resident in Grant Tower prevented an unauthorized person from entering the building Friday, March 11th.

Someone called the resident's number from the building foyer and said he was from Mayflower Express and had a package from IBM to deliver. The resident asked him who the package was for? He said he would have to go out to the truck and check, and hung up the phone. The resident said he sounded like the same person who called in January saying he was from U.P.S. so she called Security. Security Officer John McCray responded and checked corridors, stairs, garage and grounds. No Mayflower truck or driver was found.

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# Elevator Restoration in Progress

The wooden railings on all three sides of each elevator will be restored to the Lincoln and Madison elevators by authorization of the APCA Board at their March meeting. This will solve the problem of covering the holes in the elevator panels and also satisfy many residents who expressed a preference for them over the newer single railing at the back of each elevator, according to APCA Chairman, Harry Beik.

Elevators in all three towers will be completely restored before the Annual Meeting, April 21st, according to Plaza Onsite Superintendent Larry Milner.

The bumpers at the bottom of each panel will be retained and will cover the chips that were at the base of some of the panels, and the cleaning and paint glazing of the panels makes them look better than they ever have, and at minimal cost to the Association, he said.

# Tampered Door Lock

The North door of Madison 2-B showed evidence of tampering on Wednesday, March 16th. Security Officer Wally Hunt said the strike plate on the door had been pried out so that a screwdriver could be inserted into the door catch, easily releasing the catch. The paint on the door around the catch was chipped, apparently in the effort to bend the strike plate.

The plate was promptly replaced by Doug Hart.

# Balcony Windscreens

Board approved plans for two foot eight inch high windscreens for American Plaza balconies and are available from the management office at 222-7243.

The windscreens are made of quarter inch clear safety glass and fit the existing railings.

# Board Makeup and Candidate Resumes

Leaving the APCA Board of Directors are attorney Bill Buren, Lincoln and retired businessman Ralph Funes, Grant, who have each completed one three year term. Seeking re-election to a second three year term is money manager Larry Winthrop, whose resumé is included below.

The six continuing Board members giving of their time and talent to APCA are Grant Tower electrical engineer Harry Beik, Chairman; Lincoln Tower banker Charles Jones, Secretary; property developer and investment counselor Walt Bowen, representing 91 units at Madison Tower; businessman Wayne Martin, architect Dave Pugh, Madison Tower; and Mayoral candidate and former Portland Police Chief Ron Still, Lincoln Tower.

Three director positions are open in 1988. Resumés for the nine candidates each seeking one of those positions follow. One of the three directors chosen in 1988 must live at Lincoln Tower. In 1989, the residence designated position will be from Grant Tower and in 1990 it will be Madison Tower, that rotation of designated director position is intended to assure each Tower of at least one representative at all times.

## Dan Bell, Lincoln Tower

Daniel Bell, Lincoln Tower, has been an APCA owner since 1979 and a resident since 1984.

An engineering graduate of Georgia Tech, Bell was commissioned in the Marine Corps and served as an Infantry and Tank Corps officer in Korea.

Since 1972, he has been with the Riedel organization and is presently Executive Vice President of Riedel Resources, Inc., the parent company of Riedel International, Inc., Riedel Environmental Technologies, Inc., and other subsidiaries.

Dan has served fourteen years on the Salvation Army advisory board and four years as president

of the White Shield advisory board. He also was a member of the board of the Southwest Hills Residential League and served a term as president of that league.

A downtowner at heart, Dan Bell offers his overall business management experience to preserve and promote the livability of American Plaza in the heart of an urban environment.

## Cliff Pengra, Lincoln Tower

Mr. Pengra is 48 and a recent addition as a resident to American Plaza. He comes to us with 30 years experience in business and management, has owned his own business as well as worked for others, so is familiar with problems from both an employee and employer viewpoint. He is a member of the APCA Fitness Committee.

Cliff is interested in serving on the Board to maintain the quality of life we now enjoy, and hopefully to improve it without increasing our costs. Other areas of interest to him would include further upgrading of the fitness area both in the equipment and the facility; safer lighting in the visitor parking area and common area surrounding it; and establishing a resident "welcome wagon person" to greet new move-ins and make them familiar with rules and regulations and where to find things without having to call MSI all the time.

## Sherry Bonney, Grant Tower

Ms. Bonney, a graduate of Durham Business College, Houston, Texas has been employed by Sivers Construction Co. since 1974. She is an officer of Sivers Construction Company, Propco, Inc., and T&W Equipment Co. and an Executive Assistant to Sivers Investment Partnership.

She manages over 500,000 square feet of real estate dealing in office administration, tenant relations, and maintenance of properties, and says that her familiarity with the cost of property maintenance, construction and repairs should be very useful to the Board of American Plaza.

Sherry was appointed to the Board to fill out the term vacated by Dianne Bowen and has served on two Plaza committees. A resident at American Plaza for 14 years, her office was at Grant Tower for four of those years working for Sivers Construction Company, the developer. She is uniquely familiar with all phases of the development of American Plaza and personally knows many of the residents. She says "I feel I can make judgements in situations that would represent all the people and at the same time be best for American Plaza."

## Catherine Cox, Grant Tower

Catherine Cox has lived in Grant Tower for 10 years and is a home owner. She is a graduate of the University of Minnesota and is a retired

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college professor. Ms. Cox served as an officer in the United States Navy for 26 years. She is a geographer and belongs to the Association of American Geographers and to the West Coast Regional Association.

Ms. Cox has traveled extensively during her career - traveling around the world four times - and has been on every continent with the exception of Antarctica.

Security, livability and safety are issues she feels the Board of Directors must address during the next term of office.

Ms. Cox states that she has managed many offices and many classrooms and now in retirement has ample time to serve on the Board of Directors.

### **Art Riedel, Grant Tower**

Art Riedel, Grant Tower, Chairman of the Board and Chief Executive Officer of Riedel Resources, Inc., formed in 1985 as the parent company of Riedel International, Inc., Riedel Environmental Technologies, Inc. and other subsidiaries, has been an owner in Grant Tower for eleven years.

An engineering major at Stanford, Riedel worked in many operations of his father's company, Willamette Tug and Barge, and became president of that company after his father's death in 1957. He changed the company name to Riedel International in 1979 to reflect the expanded scope of it's business.

Art has been active with many public boards and charities. He most recently has been named Honorary Consul representing the Netherlands in Oregon. He is a member of the Port of Portland and member of the Federal Towing Safety and Advisory Committee to the Secretary of the Department of Transportation.

Art offers his experience in management, operations and finance to the Board team to work for the betterment of all residents to maintain APCA's present fine standards and improve them as times change, with an emphasis on even better security.

### **Bill Rollins, Grant Tower**

After a 23 year career in merchandising with Lipmans and the Dayton-Hudson Corporation,

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Bill formed the William A. Rollins Company, which coaches small businesses in management and merchandising skills. While with Lipmans, he was involved in business management, department operations and building maintenance, areas of expertise he feels could be useful on the APCA Board of Directors.

He has long been active with the Lions Club serving that group as District Governor, and would bring to the Board the "people" skills developed over years of public service. He is a Trustee of the Oregon Lions Sight and Hearing Foundation which has an annual budget of slightly less than one million dollars.

Rollins is interested in continuing and even improving the "quality of our home", he states, and also in developing a strong and positive Board/Resident relationship.

### **Larry Winthrop, Grant Tower Incumbent**

Seeking a second term on the APCA Board of Directors is Larry Winthrop, founder (1967) and currently President of Consumer Credit Counseling Service of Oregon, Inc. He previously was Regional Credit Manager for J.C. Penny Company for fifteen years until retirement in 1976. His duties included an accounts receivable of over 150 million dollars, a central operating staff of 250 people and credit sales in 162 stores in a five state area. He has been active in numerous professional associations and was recently appointed to the Consumer Advisory Council of the Federal Reserve Board.

Larry served on APCA's Budget and Finance committee before becoming an APCA Board member in 1985. His stated goal is to maintain the high quality of livability at American Plaza for the best possible cost.

### **Joan Dickes, Madison Tower**

Joan Dickes has lived at the Madison Tower for eight months and is a home owner. She returned to Portland, where her family roots were well established, after 20 years in New York. She was a home owner, there, for 20 years and was active in her civic association. She served as Chairman of the Board, Vice President,

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and Representative at city meetings. Membership of the association numbered over 1400.

She believes the APCA Board of Directors should consider implementation of new security measures and general well being of owners during the next year.

#### James Fell, Madison Tower

James Fell, an attorney and home owner, has lived in Madison Tower for one year and serves on the Budget Committee of APCA. Condominium living is not a new experience for him since he lived at Riverplace previously.

Mr. Fell is a graduate of Notre Dame and Ohio Law School. He has practiced law for 18 years with particular interest in business and tax matters. He is a partner and a member of the Operations Committee with the law firm Stoel, Rives, Boley, James and Grey.

He served on the Northwest Power Planning Council as Deputy Director and General Counsel from 1981 to 1984 and was staff director of the Idaho Public Utilities Commission from 1979 to 1981.

Riverfront development, central city planning and vandalism are prime issues he feels the Board of Directors should address over the next term of office.

Fell says he enjoys community service and would like to help APCA maintain and improve it's high standards by serving on the Board of Directors. The quality of the residents and the quality of the management as well as the central location are the reasons he gives for liking living at American Plaza.

## Voting Packet

The 1988 Annual Meeting information packet to all unit owners was mailed at the end of March. The packet includes the meeting Agenda and proxies. If you have not received your meeting packet please call the management office at (222-7243).

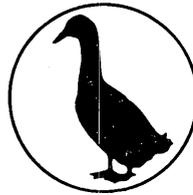
If you cannot attend the meeting be sure to file a completed proxy with the management office by filling it out and placing it in the APCA mail slot on your Tower's mailroom door.

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## Mercedes Scratched

Vandals attacked a new Mercedes in space #248 sometime between 10:30 p.m. on March 9th and 10:15 a.m. on March 10th, slashing four large X's on the trunk, scratches on the drivers side door, and an obscenity was scratched into the hood.

Security Officer Wally Hunt said the marks were very deep, and in his opinion were made with a key or a knife.

The car did not appear to have been entered and no other cars in the garage were similarly attacked. The heavy pressure for such deep marking was similar to that involved in some of the Plaza elevator vandalism.

## Tip from Ann Landers

Anyone who does not wish to be solicited by telephone should write to:  
Telephone Preference Service  
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6 East 43rd Street, New York, N.Y. 10017

# 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	3/17
86-89 Harry Beik, Grant, Chairman		*	*	*	N	*	*	*	*	N	*	*	*
86-89 Bill Buren, Lincoln, Vice Chairman				*	O			*		O	*	*	*
87-90 Charles Jones, Lincoln, Secretary		*	*	*	M	*	*	*	*	M	*	*	*
85-88 Ralph Funes, Grant, Treasurer		*	*	*	E	*				E	*	*	*
83-89 Walt Bowen, Madison				*	E				*	E	*	*	*
85-88 Wayne Martin, Lincoln		*	*		E		*		*	E	*	*	*
87-90 David Pugh, Madison		*		*	E	*	*	*	*	E	*	*	*
87-90 Ron Still, Lincoln		*	*	*	E	*	*	*	*	E	*	*	*
85-88 Larry Winthrop, Grant		*	*	*	E	*	*	*	*	E	*	*	*

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 borne by the requesting homeowner

6/18: \* Board endorsed concept of one exercise facility for American Plaza at Sivers Center

7/16: \* Board establishes 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)

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)

3/17: \* Board voted to recommend homeowners vote for a special assessment for more lighting in guest parking lot. Bowen abstained, Buren, by letter voted no. (\$20,000)  
 \* Authorized reflector stop guides for guest lot. (No cost stated)

# Garden Chatter

By Irv Trachtenberg



Suggestion to all you "winter logged" Plaza residents: Take a walk beginning at the Lincoln Tower and enjoy the magnificent display of multi-colored pansies, hyacinths and daffodils; the two flowering star magnolias (Magnolia Stellata), flowering prunes and Japanese cherries in bloom and continue down (North) to the Lovejoy Fountain where you will see beautiful displays of dwarf iris, crocus, and dwarf daffodils. There is an unusually dazzling show of ornamental cabbage and kale in full bloom at the back of Rian's Atrium.

## Cactus

Cacti belong to an extensive family. About 200 different cacti are known today and many of these occur in several different varieties. All cacti come from the Americas - from Canada in the North to Argentina in the South. Sincere Columbus took the first specimens back to Europe, man has spread cacti to all corners of the world.

Cacti are generally easy to grow and, in the case of many, to multiply. They are ideal for houseplants where spare time is limited. A large number of them are dwarf and have small growth patterns so are invaluable for table decorations in areas where the space is restricted. They also make the most interesting and attractive dish gardens, but because of their special requirements and growing conditions being different to those of most other indoor plants. They should not be mixed with them.

The classic cactus soil consists of equal parts of commercial potting soil, rich in humus and sand to improve drainage - vermiculite or perlite can be substituted for the sand. You can buy bags of cactus potting soil at your local garden center.

Contrary to popular belief cacti, however easy to look after as they may be, cannot be left to their own devices. They need to grow under conditions comparable to those in which they would be found in nature.

In their natural surroundings cacti absorb as much water as they can in the rainy season and store it for the dry season when cultivated in house plants, the growth period is in summer. In the winter they rest and live on the stored moisture. It is important to water cacti in the summer. Soil should never be allowed to become bone dry. If you water too little, it will not reach the fine roots at the bottom of the pot. Do not allow your cactus to have its feet in water as this may lead to root rot. Gradually reduce the watering in the fall and stop completely

in winter. If your cactus is placed in a warm spot, you may find it necessary to water occasionally; otherwise it will continue to live off the summer stored water. Start watering in March. Cacti require little food. As a rule it is sufficient to give a little nitrogen fertilizer every other week in June and July. Excess fertilizer makes it difficult for the plant to survive the winter.

All cacti, apart from the leafy ones, can take a lot of sun. A rule of thumb is that the more spines or hair a cactus has, the better it loves heat. Most cacti do well over winter in a normal living room temperature. If the plant is to flower it needs to be somewhere cool (50-54 degrees F) for a couple of months. This will trigger flowering. Cacti that are in a constant state of growth, will very seldom flower.

After your cactus has been indoors all winter and spring it may like to be out in the fresh air for the summer. Choose a spot with day long sunshine. Stand the pot or container on a bed of gravel so that it will not become too hot. This will also allow excess water to drain off.

Small cacti should be repotted every second or third year; the larger ones should have new soil every 3 years. When repotting be careful not to damage the root network. If it is difficult to remove the plant from the pot because the roots have grown through it, break the pot, not the roots. The new pot should not be more than an inch or so bigger in diameter than the old one. Do not plant the cactus too deep. Water the soil well. Keep this repotted plant warm and protected against strong sunlight for the next ten days.

Next Month: Preparation and planting of balcony garden for summer.

## APCA Fire Alarm Procedure

When you hear a Fire Alarm:

1. Remain inside your unit. Keep balcony doors closed.
2. If it is a false alarm the alarm will eventually be shut off. If it becomes necessary to evacuate the building, a fireman will come to your door and lead you to safety down the stairwells, which is always a safe exit.
3. Do not use the elevators, they may be damaged by fire.

In any case, there is no cause for panic or flight. The American Plaza towers are solid concrete and it is practically impossible for fire to spread or destroy the building.



April 5	BRIDGE GROUP 7-10 pm Lincoln Lounge
April 5, 6 & 7	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
April 9	PRIVATE PARTY Lincoln Lounge
April 10	PRIVATE PARTY Sivers Center
April 12 & 19	BRIDGE GROUP 7-10 pm Lincoln Lounge
April 12, 13 & 14	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
April 14	MEET THE CANDIDATES FORUM 5 pm to 7 pm Sivers Center
April 19, 20 & 21	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
April 21	ANNUAL MEETING 7 pm Red Lion
April 22	PRIVATE PARTY Sivers Center
April 26	RON STILL FOR MAYOR 7 pm Sivers Center
April 26	BRIDGE GROUP 7-10 pm Lincoln Lounge
April 26, 27 & 28	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool

## We Care

Diana Beck, MSI Administrative Department Manager and Tower Talk production staff gave early birth to a daughter, Myra Anne on March 16th. Myra was three months early and weighed only 1 1/2 pounds. She lived five days. We extend our heartfelt sympathy to Diana and her husband David on their loss.

## To The Editor:

The possibility that one of us at APCA will be Portland's next mayor is looking better all the time. Ron Still, of Lincoln Tower is clearly a strong contender.

Polls show Ron as first among the challengers, and he is gaining on the incumbent. With Ron's superb criminal justice background, a Master's degree from the University of Portland, and now, his extensive business experience with start-up companies, Ron brings the management strength and innovative ideas that Portland so desperately needs.

Come hear Ron talk about specific cost cutting measures he will implement so that crime and all the other complex problems can be dealt with without new taxes. The meeting is Tuesday, April 26th at 7 p.m. in the Sivers Center Lounge.

Don't miss it!

Byron Shields, Grant Tower

## Late Fees

Late fees of 10% are assessed against any owner whose monthly assessment is not received in the management office by the 10th of the month. This is the present Board authorized practice.

The determination of lateness is based entirely on the arrival of the check in the office, and not upon the date on the check or the postmark on the envelope if the check is mailed.

Jamie Marcy of the accounting department says "Please mail your check in plenty of time to get it to us by the tenth, and if you use the APCA mail slot on your Towers mailroom door please deposit it before 5:00 p.m. on the ninth. Remember, this policy is set by your Board and I can't change it. Only your Board can do that."

### 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.



## Postal Notes by Jeff Smith

A big thank you to all of the residents who contributed to my swim fund for the Kerr Center program. Thanks to your generosity I was able to raise \$3,500.00 for the kids. The event as a whole produced a very successful outcome of around \$30,000.00. It's a very wonderful thing that all of you so willingly support my effort each spring. I thank too, David Stephens and MSI for their annual support.

I also wish to thank someone for a different act of kindness. Plaza resident David Chambers wrote a very complimentary letter to my local postmaster commending my services as your postman. His compliments were very kind and brought a letter of appreciation from the postmaster to my personnel records. A similar letter was received a few years ago from Lincoln Tower resident Shirley Bettis. I really am honored by these complimentary gestures, and the Postal Service loves any form of respect we as employees can bring.

It is now official. Postage is increased as

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5200 Southwest Macadam Avenue, Suite 160  
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of April 3rd. First class is now .25¢ with additional ounces at .20¢ each. Postcards are now .15¢. New stamps and .3¢ stamps are available, and I will carry supplies of them with me. The E symbol stamp currently represents .25¢, but is good for domestic mail only. See me for more rate information or to get new stamps.



## Am I Blue?

That Lincoln Lady says, "I Would Have Bought A Blue Car If I Wanted One."

What happened was that driving down Vista Avenue on a Springlike day, I happened to run over a bottle. "Hope I did not damage my tire," I thought. I went serenely on to Uptown for some shopping. Coming out of the market, I glanced at a crowd around my car.

"No!" — The entire right rear of my beautiful white car was enameled a brilliant blue. I thought and thought. Then I realized I had run over a can of paint on Vista Avenue and it had squirted on my car.

A very kind gentleman offered advice. "I think there is a bodyshop that is open on Saturday. If you go right there you might get the paint removed. I followed his advice. Three hours later my car was as good as new.

Moral of this story is, "NEVER RUN OVER CANS THAT HAVE BLUE PAINT IN THEM."

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