

tower talk

american plaza newsletter

Volume V, No. 5

Portland, Oregon

May 1988

Annual Meeting

In the most hotly contested election of Directors in APCA's fifteen year history sixty-six women and forty seven men convened April 21 in the Red Lion Multnomah/Elowah room and elected Jim Fell, Madison; Cliff Pengra, Lincoln; and Larry Winthrop, Grant to three year terms on the Board. They also balloted 57 percent to 19 percent to install additional lighting in the guest parking lot.

The nine member APCA Board for the second time in its history is exclusively male, as it was last year. The incredibly strong field of candidates; Dan Bell, and Cliff Pengra, Lincoln; Sherry Bonney, Catherine Cox, Art Riedel, William Rollins, and Larry Winthrop, Grant; Joan Dickes and James Fell, Madison; received one additional nominee from the floor, Elaine Burnham, Lincoln. Candidates Bell, Pengra and Dickes could not attend the meeting but the seven who were able to attend spoke briefly about their interest in the Plaza and answered questions.

Treasurer Ralph Funes commended Manager Stephens for his excellent financial management. Stephens recapped the financial statement,

Continue on page 3

Speeding Fine Levied

Plaza security officers are issuing citations after one preliminary warning, to owners of vehicles observed speeding in the garage. The garage speed limit is 10 miles per hour, according to Plaza Superintendent Larry Milner.

A speeding citation has an automatic Board approved fine of \$25 per incident plus a \$2 per day penalty until paid, Milner said. Since the garage driveway is also used as a pedestrian walkway, speeding cannot be tolerated. A citation was issued on March 24th and continued enforcement of the speed limit will be strict, he said.

Car Stolen!

A car was stolen from space #16 in the American Plaza garage April 19th. Guards spotted broken glass in the garage space at 1:45 a.m., but no car. By 8 a.m. contact with the owner confirmed that a beige Honda Accord LX was missing. The owner said that an extra ignition key was in the vehicle, so security officers surmise that the thief broke a window to get into the car, found the key and was able to drive it away.

At 4:06 a.m. the same morning, a silver Peugeot parked in space #94 had it's left rear window broken.

Three days earlier, a brown Saab in space #220 had it's left front window smashed. The stereo was taken and the glove compartment rifled.

Guards are paying particular attention to any garage activity and have observed one positively identified resident car and driver cruising the garage. The car stopped at three different parked cars for as long as three minutes, examining them.

Directors for 1988-89

Harry Beik, Grant, 86-89
Walt Bowen, Madison, 83-86-89
Jim Fell, Madison, 88-91
Charles Jones, Lincoln, 87-90
Wayne Martin, Lincoln, 86-89
Cliff Pengra, Lincoln, 88-91
David Pugh, Madison, 87-90
Ron Still, Lincoln, 87-90
Larry Winthrop, Grant, 85-88-91

The Directors will meet May 19th at 7:30 in the Sivers Center to elect officers and conduct Association business.

All meetings of the Board are open to American Plaza residents.



tower talk
american plaza newsletter
Telephone: 222-7243

publication of
American Plaza Condominium Association

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Move-In/Out Problems, Rules

An unauthorized move in at Grant Tower begun on Friday, April 8th, was continued on Saturday after hours and completed on Sunday despite warnings by Plaza Security Officers that the move was in violation of Plaza Rules and Regulations.

On the following Tuesday at 6:15 pm another unauthorized move into Grant Tower was attempted, but in this instance the people stopped when security informed them of the Plaza's rules and acceptable hours for move-ins.

Rules and Regulations, Page 10 Move-In/Move Out

- * 1. All move-ins and move-outs must be scheduled through the management office at least one (1) week in advance and they will be scheduled first come, first served as only one move-in/out per tower can be scheduled.
- * 2. All move-ins and move-outs are limited to Monday through Saturdays, 8:00 a.m. to 4:00 p.m. There will be no move-ins or move-outs scheduled on Sundays or holidays.
- * 3. There is a move-in fee of \$200 that must be paid to the Association through the management office at least two (2) days in advance of the move-in. If payment has not been received by the date of the scheduled move-in, it will be cancelled until payment has been received. This is a non-refundable fee.
- * 4. The Association shall provide a security officer on duty at all move-in/out.
- * 5. The Association shall not be responsible for any expenses of the move-in or move-out other than providing a security officer on duty. The owner/resident will be responsible for any and all other expenses such as but not limited to moving oversized furniture on top of the elevator.

Delivery Misfires

In two separate instances a travel agency delivered airline tickets to American Plaza and they were accepted by a resident who happened to be at the entry. In one instance the tickets were "mis-laid" and delivered two weeks later.

While the ticket agency was "in error" in making such a casual delivery, Plaza Manager Dave Stephens points out that his company cannot be responsible for deliveries of any kind that are accepted by residents, even though the resident's intentions are only to be helpful.

Deliveries of any kind should be made directly from the vendor or delivery person to a Plaza security officer, Stephens said. Then the responsibility for the item is clear. "Please inform anyone delivering an item to American Plaza that the correct procedure is to call a security officer on the foyer emergency phone. The officer will meet them and accept delivery as quickly as possible. Please do not accept delivery for another person yourself!" Stephens stressed.

Plaza Lights

Additional lighting for the guest parking area of American Plaza at a cost of \$20,000 was approved at the Annual Meeting of APCA to be handled by special assessment. Plaza Manager Dave Stephens says that with that Annual Meeting homeowner approval, the next step is to have lighting engineers provide a specific design.

After Board review and approval of the engineer's plan it will be put out to bid. Once a firm bid has been accepted by the Board, management will mail a special assessment to Plaza owners so they will be billed for the actual cost. Manager Stephens says "I am confident we can bring up the lighting in the guest parking area to a satisfactory level for less than \$20,000, and want to assess homeowners only for actual cost rather than a projected possibility."

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JIM HAMMOND

PLEASE CALL EVENINGS

Annual Meeting

Continued from page 1)

pointing out that owner equity has increased to \$33,887. Excess revenue over expenses stands at \$23,462 and the Plaza is saving \$40,000 a year in energy costs due to conservation measures taken.

Chairman Harry Beik thanked his committees for their help and was himself honored by the Board with a \$50 dinner gift certificate presented by Larry Winthrop. MSI Manager David Stephens then presented him with another \$50 dinner gift certificate from Multi-Services and presented Marge Allen, Tower Talk editor, with a beautiful bouquet of Talisman roses from Multi-Services.

Larry Meisner, Grant, asked Plaza Manager Dave Stephens how APCA finances stack up compared to other associations he manages. Stephens said APCA has had the lowest assessment increases and has the strongest reserves of those associations he manages. He feels APCA is way ahead of other Portland community associations.

The lighting issue was discussed and when one homeowner said, "If they would all use flashlights in the parking lot they'd have something to hit an attacker with!" Larry Winthrop got a wave of laughter by responding "I believe that would be classed as assault by battery!" The issue of security, particularly in the garage, was brought up by Mr. Casciato, Grant whose car was broken into, and Liz Sivers mentioned the recent theft of her car. Manager Stephens said he would be happy to provide as much security as Plaza residents were willing to pay for but that each additional security position costs the Association \$22,000 a year.

Eliot Jenkins commented that as long as owners are casual about who they give keys to there will continue to be security problems at American Plaza, and stressed that owner and resident responsibility is a major factor in a good security system. Chairman Beik said a security committee would be chosen at the next Board meeting.

A fine spread of hors d'oeuvres was served by the Red Lion and a no host bar was provided.

The bill to the Association for the meeting was:

Hors d'oeuvres	\$342.00
Coffee and tea	48.00
Twenty soft drinks	19.00
15% gratuity	61.50
Sound system	125.00
	<u>\$596.50</u>

Since the bar sold more than \$100 in drinks the Red Lion waived the \$30 service charge.

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Upon Request

222-7243

Equity Skimming Popular Fraud

A form of fraud that is having devastating effects for renters, property owners, and condominium associations is being investigated by a Federal grand jury, according to a recent Denver Post article quoted in CAI News, newsletter of the Community Associations Institute. The investigation was instigated by a CAI task force in Denver.

The fraud is called Equity Skimming. It involves obtaining control of a property with little or no money down and then collecting rent without paying mortgage or homeowner fees.

Equity skimming can destroy the credit rating of those whose homes suddenly go into foreclosure when no mortgage payment is made. Equity skimming is against Federal law and the first conviction under the law occurred recently.

Owners anxious to sell property should be wary of offers from buyers who desire a "quick" purchase. They should make sure that legal responsibility for the property is fully, properly, and totally transferred to the new owner, so that they cannot be held liable for debts accumulated against the property.

Landlord Duty To Warn

A condominium owner who rents out the unit has a duty to warn the renter of any known hazards within the condominium's common areas, according to a ruling of the Hawaii Supreme Court, in an article in US Law Week.

Bill Buren, Lincoln Tower, submitted the article to Tower Talk with a note stating that while this ruling is not presently binding in Oregon, the underlying legal theory is the same in Oregon.

The duty to warn a renter of hazards arises from ownership of the unit, not from any responsibilities the owner may have as a member of the condominium association, the court made clear.

The case involved a condominium unit tenant who was struck by a ball from the golf course that adjoins the condominium's swimming pool area. The tenant sued the landlord, alleging breach of duty to warn of the hazard.

The owner/landlord argued that since he cannot control the use or maintenance of the common area there is no duty to warn of hazards.

The court noted in its opinion that the inability to exert control over the common area in no way prevents the owner from warning of dangerous conditions. The burden of such a duty is slight, the court noted. A simple notice left in the unit or a verbal or written warning during lease negotiations would suffice.

Buren commented that this type of liability can be covered by insurance, but a homeowner should check with his or her insurance agent to be sure the correct insurance has been purchased. The owner may want to purchase a "rental unit" policy, he suggested.

Bits and Pieces

● Gate Trouble

The Lincoln gate did malfunction April 9th just after noon. Doug Hart found that the electric eye was out of adjustment and fixed it.

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● Elevator Strike

The Grant Tower elevators refused to answer call signals for about an hour on April 10th. Armor Elevator was called, examined them and found no explanation for their stubborn behavior, however, they have functioned normally since then.

● Leak Fixed

When the owner of a unit in Grant Tower could not be reached about a water leak from his unit, Doug Hart called a locksmith to let him into the unit. The owner was finally reached and approved the March 25th action. The water leak was found and repaired.

● No Fire

The fire alarm at Lincoln Tower on Thursday April 14th was triggered by over zealous polishing of the alarm by the housekeeping staff. Sorry!

● Car Towed

A blue Datsun parked in front of Grant Tower without a visitor's permit and with a record of five parking violation warnings for exceeding the 6 hour limit was finally towed on March 21st.

● Wheel Stolen

A Lincoln resident left his handcart in his parking space for two hours on March 24th and on return found that a wheel about two inches in diameter, on a swivel with a nut washer, had been removed from the cart and taken. He would like it back.

● Ring Found

A ring with the initials B.J.C. was found on Lincoln Street on April 9th by a woman who identified herself as Mrs. Lawrence. She was searching the directory at Grant Tower for a possible owner, but has turned the ring in to the Portland Police Department, according to Security Officer Vernon Gray.



Plaza Deliveries

Plaza residents: Please do not accept delivery of some item at the door unless it is intended for you. Plaza Management cannot take responsibility for items to deliver unless a security officer logs them in.

Packages: If you are not home to accept delivery of a package, security will accept it for you and sign for it. It will be put in the Lincoln Tower locked package room and your name will be posted on the package list in the locked bulletin board in your Tower adjacent to the US mailboxes. Security will deliver your package to your unit between one of the following times,

7:00 am — 8:00 am
 4:00 pm — 5:00 pm
 8:00 pm — 9:00 pm

if you call 222-7243 to schedule delivery. (Medications, perishables and Federal Express will be posted when received and delivered to you as soon as you call 222-7243 to let security know you are home and ready to take delivery.)

Large Items: Items that must come through the freight gate (as - a new sofa or table), can be delivered Monday through Saturday from 8 am to 5 pm. Please notify the office a day ahead for a delivery that will require the gate to be open less than 1/2 hour giving the expected time of delivery.

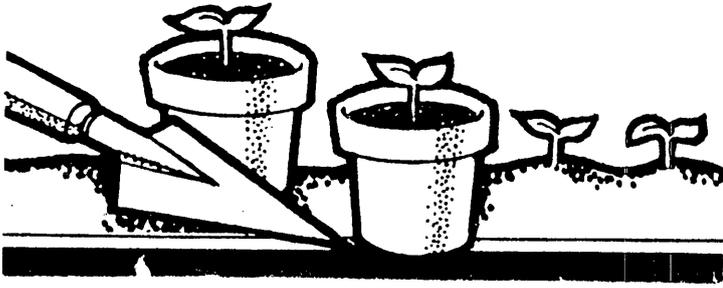
Security can then be alerted to the time of delivery and try to adjust their rounds to be in the building when needed. (If they are called to Lincoln and are in Sivers Center it can take 15 minutes to respond to the page by phone and then get to where they are needed so for all concerned it is best to pinpoint delivery time as closely as possible. Please notify the office if there is a change in delivery times also.) There is no charge for opening the freight gate for less than 1/2 hour as our own security officer can man the gate for a short delivery. If the delivery is very large and the freight gate will have to open longer than the 1/2 hour that our

own security officer can take from other duties the office needs a 48 hour notice to schedule a special security officer to man the gate. You will be charged the cost of the special security officer. Call 222-7243 to find out what that rate is and to schedule the officer.

Packages from friends: Will be accepted for you in your absence. Instruct your friend to pick up the Emergency Phone in your Tower foyer and ask to have a security officer meet them. Please be sure the packages left in this manner are properly wrapped, sealed, and addressed. Your name will be entered on the package list and you may call to schedule delivery between the hours of 7 and 8 am, 4 and 5 pm, 8 and 9 pm. Please call before the hour you wish delivery to catch security before they leave on delivery rounds. To save time you might advise your friend to phone 222-7243 with a definite time of arrival. An officer can meet them at a specific point at a specific time, but cannot wait any longer than 5 minutes, so they must be on time. If they are late and the officer is gone they can call the officer back by using the emergency phone and then waiting in the foyer.



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Garden Chatter by Irv Trachtenberg

Looking over my balconies, I find that we have been blessed with a relatively mild winter. The lilies and peonies have grown to at least a height of 12" and I expect will produce beautiful blooms this summer. The carnations, crape myrtle, dianthus, geum, coriopsis, mums, pansies, primroses, garlic and regular chives and rosemary show signs of vigorous growth.

It is now time to start preparing for our summer container gardens on our balconies:

Soil: The soil in your containers should crumble easily; be able to retain moisture without becoming waterlogged; permit free drainage and circulation of air. If the soil in your container meets the above criteria, continue to use it. If not, remove about 1/4 of the soil and replace it with a packaged soil mixture obtained from your favorite garden store.

Soil Mix: For 15" - 16" x 12" container.

- 1 Cup steamed bone meal
- 1 Cup general fertilizer (5-10-10)
- 1/2 Cup perlite, vermiculite or peatmoss
- 2 Cups dry steer manure (if available)

You may use proportionate amount of this soil mix for larger or smaller containers.

Plants - Here are a few suggestions of plants that may do well on our balconies: Partial and full sun - Ageratum, asters, celosia, dwarf dahlias, geraniums, marigolds, portulaca, dwarf zinnias, primroses, lilies, peonies, carnations, pinks, dwarf roses, verbenas, wax begonias, nasturtiums, petunias and cosmos.

Weak sun or shade - Fuchsias, impatiens, pansies, primroses, violas, balsmin, tuberous begonias, marigolds, lobelia and salvia.

Miscellaneous Information

Fertilizers: Fertilize your outdoor bulbs with a good bulb and bloom fertilizer. Lilly Miller Bulb and Bloom Food (4-12-12) is excellent. You may use any brand with a similar analysis. Follow application directions on the container.

Insecticides: Check both your outside and inside plants for insect infestation as well as the plants you purchase.

General sprays: Ortho-Orthonex, a combination

spray for both insect and disease control; Malathion for insects; Diazion for insects; Isotox for insects; Schultz Instant - This spray contains botanical pyrethriums, is water based (not an oil spray), has a non-aerosol pump and is almost odor free; no more nauseous spray odors when used indoors. This spray is available at Safeway, Fred Meyer and other garden shops.

Old Spray: Destroy all sprays you have had for more than a year. They tend to disintegrate and lose their effectiveness. Mix just enough spray for each use.

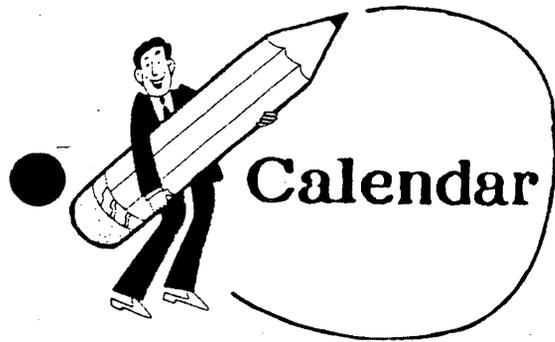
Watering: Continue to water outdoor shrubs. We are prone to forget that the balcony overhang prevents the rain from penetrating the soil; plants tend to dry out with the strong winds. If in doubt, use a moisture meter. Clay containers, because of the wind and heat prevalent on our balconies tend to dry out much faster and need more frequent watering.

Pruning: Both dwarf and miniature roses may be pruned now so as to produce strong canes and buds. Depending on the vigor of the plant, cutting should be 6" - 8". Hand pruning improves bloom quality because it is the new growth that flowers the best. The cut should be made about 1/4" above an outside bud eye and should slant downward toward the inside of the bush at a 45 degree angle. Weak or diseased canes should be removed. Any branch which crosses or rubs against another should be removed.

Dividing and repotting: This is the best time for dividing and repotting house plants. The plant should be carefully tipped from its container and the condition of the roots checked. If the roots are brown and slimy looking or if there is an extensive webbing of white roots, loosen the roots to free them and repot in a container one or two inches larger in diameter than the former pot.

Happy Gardening!!!





- | | |
|---------------------|---|
| May 10, 11 & 12 | SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool |
| May 17 | VOTE! |
| May 18 | PRIVATE PARTY
Lincoln Lounge |
| May 19 | BOARD MEETING
7 pm
Sivers Center |
| May 17 & 24 | BRIDGE GROUP
7-10 pm
Lincoln Lounge |
| May 17, 18 & 19 | SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool |
| May 23 | ARTICLES FOR NEWS-
LETTER DUE |
| May 24, 25, 26 & 31 | SWIMMING CLASS
8:30 - 9:30 am
Indoor Pool |
| May 26 | PRIVATE PARTY
Lincoln Lounge |
| May 30 | MEMORIAL DAY |
| May 31 | BRIDGE GROUP
7-10
Lincoln Lounge |

Roses for APCA!

American Plaza joins the Rose Festival with the approval of a temporary parking space in the guest parking lot for an official Rose Festival car.

Sally Aebi, Grant Tower, is Rose Festival District Director for the West Hills and a driver for the Junior Rose Festival princesses.

She will be parking the Rose Festival car at American Plaza from May 1st to June 12th, according to Plaza Manager Dave Stephens.

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