



tower talk

american plaza newsletter

Volume V, No. 6

Portland, Oregon

June 1988

Chain of Thefts Discovered

A van and a pickup parked in the resident parking garage were reported broken into on Thursday, May 12th according to Plaza Superintendent Larry Milner. Additionally, another pickup was reported stolen.

"We think that the three incidents in the resident garage are probably tied to a fourth, the police identification of a car as stolen that we had been ticketing for overparking in our guest lot since the first guest lot tracking log at 5 a.m. on May 12th", Milner said.

"If all the events of that night do tie together we have a good identification of the thieves because Security Officer Vernon Gray say them driving the stolen red Toyota pickup, Oregon license KTV872, out of the Lincoln gate of the resident garage", Milner reported.

Officer Gray reports that two good looking, young, brown haired men in their twenties drove the Toyota pickup slowly past him at 2:55 a.m. on Wednesday, May 11th. They were clean cut, well groomed and of average build, wearing white t-shirts with some kind of logo on them. He said his impression was that the owner and a companion were leaving early to go four wheeling in the mountains and had the day off.

They drove right by him, within ten feet, talking casually to each other and showing no concern about his presence. Investigation later found broken glass in the truck's parking space so entry was gained through a broken window.

The van in space 213 reported broken into at 2 p.m. on Thursday, May 12th was entered by knocking out a screen on the van's side sliding door. The contents of the van were rummaged through and the garage door opener stolen. A pair of gloves and a flashlight were found on the garage floor in front of the van, and the radio antenna was broken off.

The other vehicle that night was also a Toyota

pickup and was parked in space 95. The thieves gained access by breaking the driver's side wing window. Stolen were: The garage door opener, a pair of field glasses, the pickup's registration, and the keys to the owner's boat.

Storage Area Squatters In

Several complaints have come to my office recently regarding residents who are storing items in storage lockers other than their own, Manager David Stephens reports. Once we trace it down the standard response is "the old management company allowed us to use this space."

It might be worth pointing out that no manager has the right to allow access to property that he does not personally own. Such arrangements need to be made with the actual owner of the property.

Any residents using "unused" storage space that they do not own should call the office and find out who is the owner of record. Then they can make their storage arrangements with the owner in above board manner.

Garage Squatter Loses Space

Squatters are not limited to storage areas, Plaza Superintendent Larry Milner says. "We recently got a complaint from a Grant resident that someone was parking in his resident garage parking space.

Investigation showed that the resident lodging the complaint didn't own or rent the space, but had noticed 18 months earlier that no one ever parked there, and simply began using it.

"When the rightful owner began parking there, the displaced squatter, with 18 months of carefree parking disrupted, called the office to get that car moved, and so was discovered!"



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

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Security Committee Forms, Workers Needed

Responding to owner concern about security expressed at the Plaza annual meeting Board Chairman Harry Beik appointed James Fell as board liaison to a security committee.

The committee will be charged with examining and evaluating the American Plaza security system, comparing it to neighboring systems at Portland Plaza, River Place and other like communities.

In addition the committee will consider ways to improve Plaza common area key control. Some options they will consider are: limiting common area keys to a specified number per unit; requiring a deposit on each key; rekeying the towers and issuing numbered keys registered to each owner as well as to management and vendors; and electronic key control systems. Additional security staff will be evaluated also. Cost, evidence of need, and estimated effectiveness will be factored into any committee recommendations.

Manager Dave Stephens states that while the existing security system is clearly not perfect it is really very good. "I doubt if 'perfect security' exists upon the planet earth," he said. He provided, as a point of reference for the committee, the information that the cost of an eight hour shift, seven days a week for each additional security position would be \$26,680 a year. That is an average of \$6.50 per unit per month or \$78 per unit per year.

Changing all common area lock combinations and providing two new Abloy keys per unit would cost approximately \$4,250.

Owners interested in doing personal research on security systems are asked to call 222-7243 and let Manager Stephens know that they are willing to help Board Secretary James Fell with this important committee.

Board Officers Chosen

Harry Beik is again chosen to be Chairman of the American Plaza Board of Directors, elected by the Plaza Directors at their May 19th organizational meeting.

Larry Winthrop serves as Vice Chairman, James Fell takes the Secretary position, and Charles Jones moves to the Treasurer's post. Jones served as Secretary last year, and Ralph Funes and Bill Buren, respectively last year's Treasurer and Vice Chairman, have left the Board, having each completed a three year term.

"The Board is interested and enthusiastic about the tasks ahead" said Chairman Beik, "and I look forward to a very good year with a fine team."

Engineering Firm Hired

Interface Engineering has been hired for \$2,400 to provide the engineering specifications for the new lighting to be installed in the guest parking lot. Once the specifications are prepared the project can be put out to bid, according to Manager David Stephens.

When the Board has had time to review the bids and choose a specific company, bills for the special assessment will be mailed to homeowners and the work begun, he said.

New Roof For Grant

Plaza Management has been authorized by APCA's Board to put out bids for a new roof for Grant Tower. The contractor hired is to use an SPS RhoFlex roofing system, complete the work this summer, and not exceed a cost of \$30,290.

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Plaza and City Crime Rates Compared

Crime	American Plaza			Downtown Neighborhood	
	1986	1987	1/88-5/88	1986	1987
Murder	0	0	0	7	10
Rape	0	0	0	38	24
Molest	0	0	0	15	19
Robbery	0	0	0	635	447
Aggravated Assault	0	0	0	551	480
Residential Burglary	0	2	0	183	143
Non-Residential Burglary	0	0	0	621	515
Arson	3	0	0	38	38
Theft From Auto	10	7	7	3075	3223
Bike Theft	0	0	0	92	83
Other Larceny	8	6	0	2806	2341
Auto Theft	0	0	2	282	360
Vandalism	20	7	3	642	600
TOTAL	41	22	12	8985	8283
Annual Rate per 1000 pop.	71	38	50	1054	971

It seems worthwhile to print the police department crime statistics for 1986 and 1987 for the entire downtown area to put concern about security at American Plaza in proper perspective. American Plaza incidents are part of the downtown total, but we have listed them separately for comparison.

The Police Department has not put out partial crime statistics for 1988, but the statistics for the first five months at American Plaza are listed in the chart.

Manager Stephens, who compiled the American Plaza statistics, says our system may not be perfect, but it is very good, it is comparable to the quietest residential areas in the city. Sitting, as we do, in the midst of the downtown neighborhood, we can be proud of our security officers.

The recent rash of thefts in the garage is a matter of concern and we are giving it our full attention, as will the new security committee.



The downtown neighborhood is shown above outlined in black. The area of American Plaza is shown as a white section.

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Bits & Pieces

- The door lock from the garage to the B2 level of Lincoln Tower has jammed twice in the last month. In both instances Security was able to fix it.
- The Jacuzzi at Sivers Center has had motor problems and was not working on May 7th. It is helpful if residents call 222-7243 when any such problems occur.
- A resident complained on May 2nd that a noisy fan somewhere was causing sleep loss. Staff could hear the noise, but could not locate the source. Please be aware of and courteous toward your neighbors and run dishwashers, fans, washing machines, disposals, etc., only during hours from 7 a.m. to 11 p.m.
- After a recent event at Sivers Center, the door to First Street was found unlocked and propped open and the patio doors left unlocked. Please remember that Plaza security is compromised by such carelessness. Always lock up.
- A false alarm from a Grant Tower residence security system brought the police to the Plaza May 11th at 7:45 p.m. Three cheers for a quick response! The owner is going to have the system checked to see why it rang.
- A drunk reported huddled by the Madison garage gate at 3:30 p.m. on April 29th, was escorted peaceably off the property by Security Officer W.R. Hunt. Not so agreeable was a drunk discovered at 6:10 p.m. in the area of the sculpture court. The man, asked to leave the property by Security Officer Mark Lindseth, was able to stand, but refused to leave and gave all appearances of being quite unable to walk. Police were summoned, arrived in 12 minutes, and removed the person.
- Mrs. Sivers' car was found by the police 16 days after it was stolen. It was abandoned on Union Avenue and there was evidence someone had been living in it. Clothes, gas receipts from Seaside, Oregon and miscellaneous credit cards, were found in it. The radio was missing along

with Mrs. Sivers' golf clubs.

- Smoke venting from a Madison 42 unit into a Madison 43 unit was found to be cooking smoke coming in through the range hood. Turning on the range fan in the 43 unit and opening a patio door for cross ventilation cleared up the problem.
- That athletic young skateboarder polishing his skills on May 11th at 9:45 a.m. met his nemesis in Security Officer Wallace Hunt, who first took his board away, saying the boy's parents would have to repossess it. Detecting sincerity in the boy's pleas as a first offender, however, Officer Hunt finally returned the board to the boy after extracting his promise "never to skate at APCA again". The boy thanked him and gratefully left.
- Unit owners who are selling or renting their units through a real estate or management company need to issue their agent a common area entry key. Security cannot let these people in without proper authorization.

Guest Lot Parking Tickets

Complaints have come into the office from some Plaza guests who received parking tickets for parking in the guest parking lot for more than six hours without a parking permit.

The guests say they were here for a few hours, then gone for a few hours, then back and unpleasantly surprised to receive a ticket.

Manager Stephens said this can actually happen because the guards do their tracking logs of the guest lot at six hour intervals and could miss the fact that the car was gone and came back. He said "We apologize for any unpleasant feelings this caused the guest and stress that unless the guest frequently makes this kind of double stop they will never receive the number of tickets required to cause their car to be towed, and no car is ever towed without severe warning.

The six hour limit and other restrictions were set to make the Plaza guest lot impractical as a parking lot for the many office workers in the area, so it would be generally available for genuine Plaza guests.

Any guest who receives a ticket by mistake should simply give the ticket to the Plaza resident they are visiting who then can call the office and explain the circumstances and have it cancelled. We certainly don't want to upset Plaza guests by mistakenly ticketing their cars, and hope guest and residents will understand that the reason we give tickets at all is to save room just for them."

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APCA Committees



Thanks to all for 1987-88. What would we do without you!

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Anna Stowell - Grant
Marge Allen - Madison
Ed Finn - Grant

BUDGET & FINANCING COMMITTEE

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Ruth Press - Lincoln
Chuck Craig - Lincoln
David Pugh - Madison
Wm. Rollins - Grant
Rosemary Gianelli - Grant
Jim Fell - Madison

AD HOC HEALTH & FITNESS COMMITTEE

Joanne Jene, Chairman - Grant
Gil Johnston - Grant
Cliff Pengra - Lincoln
Marge Allen - Madison

SOUTH WATERFRONT PROJECT

Anna Stowell - Grant
Marge Allen - Madison
Rosemary Gianelli - Grant

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Barbara & Leon Ray - Lincoln
Maxine & Harry Dereiko - Grant
Bea Reinhart - Madison
David Chambers - Grant
Marge Allen - Madison

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Ron Still - Lincoln
Charles Jones - Lincoln

SIVERS CENTER ACCESSORY COMMITTEE

Wayne Martin, Chairman - Lincoln
Anna Stowell - Grant

ELEVATOR WALL COVERINGS

David Pugh - Madison

COMMUNICATIONS/TOWER TALK

Marge Allen, Editor - Madison
Dave Stephens, Reporting - MSI
Barbara Ray, Contributor - Lincoln
Jack Green, Contributor - Madison
Irv Trachtenberg, Contributor - Madison
Diana Beck, Production - MSI
Debbie Castillo, Production - MSI

Welcoming Committee to Begin



A Plaza "Welcoming Committee" will form under the leadership of board member Cliff Pengra. Pengra was appointed by Chairman Harry Beik to find ways to welcome new residents and acquaint them with the ins and outs of life at American Plaza.

Margarita Goodell, Lincoln has already volunteered, Pengra said, but more help will be needed if the committee is to function effectively without becoming a burden to anybody.

With a good plan and a large enough committee the "Welcoming Committee" activities should

be fun for newcomers and committee members too, according to Pengra.

"Please call the office, 222-7243 and ask them to let me know that you would like to serve on the committee or would like to come to the first committee meeting to find out more about it and I'll see to it that you are notified of the time and place of our first meeting!"



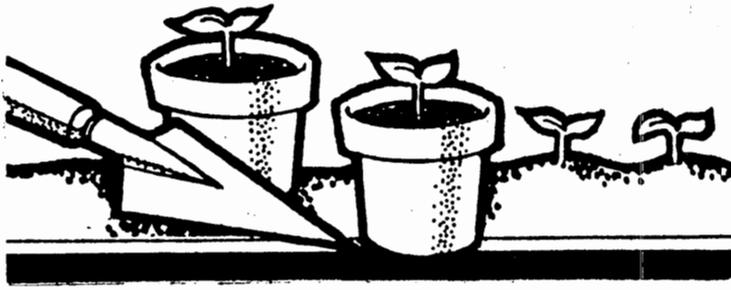
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Garden Chatter by Irv Trachtenberg

This is the fifth article in a series of easily grown favorite houseplants.

Diffenbachia Picta (Also known as dumb cane)

Diffenbachias have been popular houseplants for more than 150 years because of their attractive foliage. It is one of the best "basic" plants and forms the best possible backgrounds for the changing selection of flowering houseplants throughout the year.

They also can withstand an indoor environment better than most houseplants. The leaves are about 10" long, glossy, bright green, marbled and spotted with ivory; the plant may in time reach a height of 4' or 5', but may be controlled by cutting the plant back in the spring which will also stimulate new-growth.

Diffenbachias do best in bright indirect or curtain filtered sunlight; night temperatures of 65 - 75 degrees; day temperatures of 75 - 85 degrees are ideal. Let the soil become moderately dry between thorough waterings. Fertilize the plant every 2 or 3 months with any good liquid plant food such as Schultz'. It is best to wait 3 or 4 months before fertilizing newly purchased or repotted plants.

Please note: The leaves and stems are poisonous if eaten as they contain calcium oxalate which can cause temporary swelling of the mouth and



speechlessness. This plant should be placed out of the reach of children.

In winter, brown leaf spots may appear on the white patterned varieties. This is caused either by too much fertilizer or too much dryness between waterings. The plant can be attacked by spider mites which may lead to leaf drop.

A spider mite spray (available at your favorite garden store) should be used.

Odds and Ends

Most houseplants will benefit from a summer on our balconies. However, no houseplant should be placed outdoors until the temperature reaches 60 degrees or placed abruptly in direct sunlight outdoors from the limited light they are used to indoors. Make the shift a gradual one; first place the plant in a relatively shady spot; then closer to the sunlight; then finally in the full sun if desired.

The plant will need more water than when it was housebound. This doesn't mean water it twice as much. Check it twice as often and water as necessary.

Watch all plants for insects especially in the heat of summer when spider mites are abundant. Check the underside of leaves and new growth for the presence of aphids and other sucking insects. Use a good insecticide.

Always use tepid water both indoors and outdoors. The use of cold water will shock the plant. Do not water at night - this will avoid the danger of fungus. Summer heat robs the plant of nutrients, so use your favorite fertilizer in accordance with the instructions on the container. The following are my favorites: Miracle Gro, Alaska Fish Fertilizer, Schultz Instant Liquid Plant Food, Oxygen Plus and Osmocote.

It is best to discontinue the use of fertilizer after August so that the new growth may harden off before the onset of cold weather. This is especially necessary if the plant is to be left out over the winter.

To those of you who love fuchsias and find that the hanging varieties present the problem of wintering in the house, I recently found a single variety - upright - fuchsia plant at the Fred Meyer Garden Center in Raleigh Hills. It is called "Gartenmeister". It will do well inside when winter comes.

UNTIL SEPTEMBER, HAPPY GARDENING!

"There shall be no feeding of birds from balconies or any portion of the common area." American Plaza Rules and Regulations, Green Book, Page 20, 4th item under Section 9.

Residents who note lots of bird activity on a specific balcony are asked to report it to 222-7243. Bird feeding done in kindness can lead to drains plugged with nests and other costly maintenance problems. Urge friends to feed birds in the park.

Cash On Delivery



Effective Thursday, June 16th residents of American Plaza will be required to pay with exact cash or check upon delivery of such items as additional keys, garage door openers, filters, light bulbs, etc.

Since MSI stocks these items, purchase and delivery has been available as a convenience to Plaza residents. After finding that it costs approximately \$3.50 to prepare and mail a bill and about \$2.00 to send a past due statement Plaza Manager Dave Stephens has decided that this is an expense that can be cut.

Residents will be reminded of the cash on delivery policy when they order such items and will be given a firm price quote over the telephone and a written receipt upon payment. Manager Stephens asks that residents have exact change if they pay in cash, and that they remember to make checks out to MSI, rather than American Plaza when paying by check. It is MSI which stocks the items, not APCA he explains, so a check must be made out to MSI.

Condo Seminar

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The Oregon Chapter of CAI will reinstitute its semi-monthly evening education programs in July.

The program includes a dinner meeting with a no-host cocktail hour at 6:00 p.m. followed by dinner at 7:00 p.m. and an hour long program beginning at approximately 8:00 p.m. The cost for the evening, including dinner, will be \$20.00. The programs are held at the Greenwood Inn in Beaverton (Allen Avenue just east of Highway 217).

Space available limits these evening programs to the first 40 people who register. To register, send a check for \$20.00 per evening program to CAI Oregon Chapter (include program date) P.O. Box 8796, Portland, Oregon 97207 or call (503) 242-0830.

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For the past four years MSI has been charging unit owners \$15.00 per hour for miscellaneous minor maintenance and repairs, with a one hour minimum, for work done for the unit owners inside their units. Due to their increased cost for insurance, labor and materials, they will regrettably be increasing their rates to \$16.75 per hour effective June 26, 1988 for all work provided Monday - Friday, 8:00 a.m. - 5:00 p.m. This is an 11.6% increase, but still \$1.75 (10%) less than their normal rate of \$18.50 charged to all their other customers. Work done afterhours will be at their normal 1 1/2 times their hourly rate and there will be no mileage charges.

Their hourly rates for all their other in-unit services will remain the same, i.e., plumbing \$35.00/hr; electrical \$35.00/hr; H.V.A.C. \$39.50/hr; carpentry & plumbing \$20.25/hr, etc.

Unit owners have the option to use MSI or a contractor of their choice for their maintenance/repairs.



June 7, 8 & 9	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
June 14	BRIDGE GROUP 7-10 pm Lincoln Lounge
June 14, 15 & 16	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
June 16	BOARD MEETING 7 pm Sivers Center
June 21	BRIDGE GROUP 7-10 pm Lincoln Lounge
June 21, 22 & 23	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool
June 23	PRIVATE PARTY Lincoln Lounge
June 28	BRIDGE GROUP 7-10 pm Lincoln Lounge
June 28, 29 & 30	SWIMMING CLASS 8:30 - 9:30 am Indoor Pool

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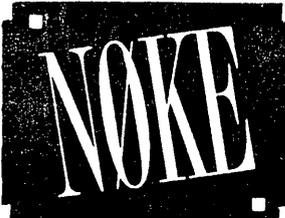
Tax Records Donated

Eliot Jenkins, Grant, offered to turn over the to the association ten years of tax records on Americana Plaza that he and Dan Streimer, Grant have compiled and maintained.

He suggested that a property tax committee be formed to meet in January of each year to review Plaza tax evaluations. If they find inequities, they can appeal to the assessors office for change. If that proves unsuccessful, and the committee feels further action justified, they could coordinate an appeal to the Board of Equalization on behalf of all the owners.

He said several unit owners received a property tax increase in the 4 to 5 percent range, and indicated that good committee work and a unified appeal is the only way to eliminate any inequities that exist.

Jenkins says property evaluations should be equal on units that share the same elevation and building location, and while the assessor agrees with this in theory, inequities creep in when some evaluations at American Plaza are updated without a comprehensive evaluation of the entire American evaluations.



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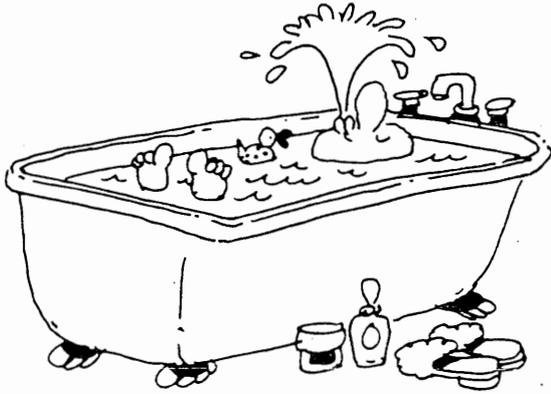
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Lincoln Pool Open

The outdoor pool at Lincoln opened May 28th and will remain open through Labor Day, longer if weather permits. It is open from 6:00 am to 11:00 p.m. daily.

An Oregon State law prohibits food or drink in the pool or on the deck surrounding the pool, but each of our pools has a comfortable patio



where picnics can be held, as long as unbreakable containers are used.

Guests, two per resident, must be accompanied by a resident. Chairs and chaises cannot be

reserved. Any non-standard lounges or chairs left in the pool/patio area will be removed and stored by security. They can be claimed by calling the office, 222-7243.

The Lincoln pool entrance is on the 1-B level. Dressing rooms and restrooms are just up the courtyard steps from this entry. Pool users are asked to use these facilities. Lincoln lounge access from the pool is prohibited because of the danger of chlorine damage to lounge carpets and fabrics. Complete pool rules are on page 16 of the green Rules and Regulations handbook in your unit. Call 222-7243 with questions.

Extra Parking: If you plan a special party let the management office know. If you can estimate how many guests (cars) are expected they can arrange extra parking across the street. (This is particularly helpful during the holidays, call 222-7243).

For Parties: You can arrange to hire a special Security guard for your special functions to direct guests to parking spaces, provide valet parking or to act as doorman at your Tower, etc., by calling 222-7243 one week in advance. You will be billed the cost of the guard.

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Power Surge Stops Elevators

A "power surge" on the northeast side of Portland, Thursday, April 21st may have been the cause of unusual electrical events at Madison Tower that evening.

Security Officer Mark Lindseth reported seeing a large bolt of lightning or an electrical discharge of some kind flashing through the air while he was on his rounds checking the patio at Sivers Center at 10:30 p.m.

He checked lights and power at Sivers Center and found them all working, but noted that the mercury vapor lights between Sivers Center and Madison were flashing on and off.

The APCA answering service contacted him with a resident report that TV Channels 6 and 8 had gone off the air.

A Madison resident reported that none of the Madison elevators were working. Armor Elevator was contacted, but said it might be some time before they could get to the Plaza because they had a couple of buildings down ahead of APCA in the downtown area.

Security Officers Lindseth and Miguel Lara escorted tenants to their units.

Armor Elevator personnel arrived at midnight and reset the elevator computer control circuit which the power surge had kicked out. Repairs were completed and elevators back in operation at twenty five minutes after midnight.

AMERICAN PLAZA CONDOMINIUM ASSOCIATION
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Portland, Oregon 97201

Elevators Go Astray

Changes in temperature seem to affect the conduct of all elevators and American Plaza certainly had it's share of trouble this month with a Lincoln elevator stuck on the Lobby level, buzzing loudly on April 26th at 7 p.m., and the next day refusing to close it's door on the 2B level. Madison's north elevator doors were very sluggish on May 8th, the Lincoln south passenger elevator, stuck between 1 and 1B in the morning on May 11th and then at 5:45 p.m. that same day, insisted upon opening it's doors between the fifth and sixth floor. It then went to 10 and opened it's inside door, but refused to open it's outside door, although they both opened on the 9th and 11th floors.

Not to be outdone, the Grant freight elevator got stuck on the 17th floor on May 12th at 5:10 p.m.

In all instances, Armor Elevator was called, came quickly, and had matters fixed as soon as possible. In no case was there any danger to the elevator occupants from anything other than perhaps their own irritation!

Should elevator problems arise while you are on board: 1. using the elevator telephone, call security, 2. pull the emergency stop button, 3. push the door open button, 4. push a button for another floor. If none of your button pushing works, at least you know that security is on it's way. Remember, no one can blame you for being late, and it makes a great story!

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