



# tower talk

## american plaza newsletter

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## Special Priviledges for APCA End

American Plaza residents will no longer be allowed to ride the Red Lion shuttle to and from the airport, according to Nabih Geha, Red Lion Manager. The decision to discontinue the "good will" service was made after an APCA resident riding the shuttle left glasses on board. When the glasses could not be found, the recipient of the courtesy ride, demanded reimbursement for the glasses from the Red Lion. They paid

### No Room Rent No Red Lion Ride

for the glasses, Manager Geha said, but decided that the "good will" gained by the airport ride is not worth the potential liability.

The airport shuttle will now only transport registered Red Lion guests.

Another Red Lion service to bite the dust is "Room Service" to American Plaza. Nabih Giha, who discontinued Red Lion ads in Tower Talk shortly after taking over as manager of the Red Lion, said the hostelry lost "too many dishes" at the Plaza.

## "Waitin' at the Gate" Slow Cycle Extends Gate Life

"I get tired of waiting for the gate to open" and "an army of burglars could walk in that gate before it closes" are comments commonly expressed about the gates for the resident garage.

Plaza Account Supervisor Ron Balash, explains that new gates cost between twelve and fifteen thousand dollars. They are designed for a life of 100,000 open/close cycles at normal speed. At that speed, however, repairs and maintenance

go sky high, costing as much as \$6,000 a year.

The Plaza garage gates were set at a slower pace to reduce maintenance costs to under \$2,000 per year and to extend the life of the gate. The gates at APCA cycle (open and close) an average of 100,000 times a year, but the slower speed of the gate has appreciably extended the useful life of the gate, he said.

## Plaza Records Reorganized

Board Treasurer Charles Jones, Zena Nelson, Archive Committee Chairman and Florence Marks, Lincoln, have reorganized 15 years of Association records.

Using a record retention schedule provided by Bopp, Schatzel & Co., the Association's CPA firm, they have discarded records no longer needed and organized files of the retained records.

The task was a huge one, and Board Chairman Harry Beik said "Everyone at American Plaza owes them a big thank you for a job well done!"

## On the Agenda

Issues to be reviewed at the July 21st Board meeting at 7 pm in Sivers Center include:

- Lighting design from Interface Engineering for guest parking lot.
- Questionnaire results.
- Proposed regulations governing conditions homeowners and contractors must abide by when working at American Plaza. This is to control the escalating number of problems arising from increased remodeling project at APCA.
- Elevator maintenance and repair: Manager will review problems and propose solutions.
- Committee chairmen will be appointed.



## tower talk

american plaza newsletter

Telephone: 222-7243

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**American Plaza Condominium Association**

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# Plaza Resident Falls From Treadmill

"I pushed the start button several times and the treadmill didn't start, but then as I turned to step off the machine, it did start and knocked me down", a Plaza resident reported. "It happened three weeks ago and I'm fine, but I'm reporting it to you just in case."

The treadmill in question is the new one in Sivers Center, according to Plaza Manager Dave Stephens. As soon as he learned of the incident he had the treadmill examined by both the Plaza maintenance staff and the treadmill supplier.

## "Important to read instructions."

Both found everything in order and working properly. Manager Stephens said the lever on the machine must be pushed firmly into the "off" position or the treadmill won't start.

He said that while the machine has several built-in safety measures it is important when using such facilities to read and follow the posted instructions to the letter. Use of any of the recreational facilities at American Plaza is "at your own risk", he said.

# Garage Security Gets Stricter

All vehicles coming or going in the resident garage after midnight will be stopped by Plaza security and asked to verify American Plaza residency. Showing an Abloy building key will suffice.

Residents are asked to cooperate with this minor annoyance for the sake of better security. The vehicle theft reported in June's Tower Talk would have been thwarted or at least immediately reported had this policy been in place, according to Larry Milner, Plaza Superintendent.

## Thieve's "Supermarket" Inviting

A reputation for being a closely guarded garage will serve as some kind of deterrent to thieves.

A security survey on May 25th during the shift hours from 7 pm to 4 am showed 15 vehicles in the garage with unlocked doors, open windows, sunroofs open or T-tops off. This is a "thieve's supermarket", too inviting for some to ignore. One of the cars with an open top was visible from outside the garage.

Word of strict security will help, but owners could help too, by taking care to keep valuable goods out of sight and all vehicles securely locked.

# Service Questionnaire Gets Low Response

Forty seven residents have filled out and returned the APCA opinion survey from the June issue of Tower Talk. That is just 14%.

The Board of Directors will review the questionnaire responses at the July 21st meeting. Board Chairman Harry Beik urges residents to take advantage of this opportunity to let the Board know of their needs and wishes.

# New Roof for Grant

Work on Grant Tower's new roof is scheduled to start this month. Notices will be posted when work is to begin and every effort will be made to avoid disturbing residents.

The Grant roof contract for an SPS Rhoflex roof was awarded to Cascade Roofing Co. Cascade's bid came in at \$27,765, which is \$2,525 less than the Plaza budgeted amount. The roof will be paid for from the Association's replacement reserve account.



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# Bits & Pieces

● Grace Brown, Plaza Social Chairman, says "Mark your calendars for the Plaza Summer Party August 20th!"

● Doug Hart, Assistant Supervisor, reports that Lincoln Tower's last exercise bicycle died on 6/10 of normal wear and tear. He didn't know if it would be replaced, or when.

● The Lincoln north elevator malfunctioned on 5/19 and 5/20, 6/11, 6/15 and 6/17. The north passenger elevator in Madison behaved erratically briefly on 6/10 and on that same day the door motor on the south passenger elevator burned out and had to be rewound. It was out of service for six days.

● A vehicle in the guest parking lot was finally towed by Retriever Towing on 5/26. The vehicle had accumulated seven parking tickets for parking longer than six hours in the guest parking lot without a permit.

● Someone found the park sculpture a bit hard to take in the early morning and blasted it with a potted geranium. The geranium was taken from the east entrance to the park area on June 5th between 5 and 6 am. Security Officer Mark

Lindseth said the geranium was destroyed so he just swept it up and threw it away. The sculpture suffered not at all!

● A resident of Madison Tower apparently stumbled and fell at the north passenger elevator, trying to catch the elevator door as it was closing. Pushing on the doors, the resident may have lost balance when the doors responded to the pressure and opened all the way. Help came quickly and an ambulance was called.

● A Lincoln resident's housekeeper was overjoyed when Security Officer Steele Barnett and Assistant Supervisor Doug Hart were able to locate her and return her purse. It was found in the Lincoln Lounge restroom by Housekeeper Miguel Martinez and turned in. The purse contained identification papers, credit cards and \$80.00 in cash. The owner was grateful for a prompt and complete return.

● And who lost control of their shopping cart on June 18th? A battered Safeway cart was found on the B1 level of Madison Tower's courtyard entangled with a shrub in the east flower bed. Looked like blossoms with braces.

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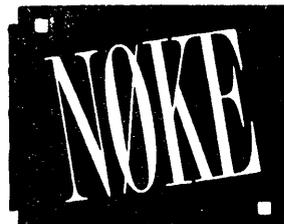
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# All in a Night's Work for Security

Security Officer Mark Lindseth found three drunken transients shouting and fighting on SW Lincoln Avenue by the Tradesman's entrance at 1:15 am on May 29th.

He said they were drinking what appeared to be wine out of a bottle in a large paper sack. While he was attempting to get them to leave the property, one of them was yelling at another and slapping him around, shouting and making obscene gestures.

Giving them an ultimatum to get off private property, Lindseth went to the Lincoln office and called the police, who responded immediately, but found the transients had moved on.

Security Officer AnHaack later saw them going toward Front Avenue through the Boy Scout lot. They didn't return to American Plaza.

## And the Next Night....

At 1:50 am on May 30th, Officer Lindseth found a young man asleep on the Madison foyer bench with his bicycle parked upside down in the foyer lobby. He smelled heavily of beer and refused to leave the premises.

Lindseth called the police, who responded quickly. After some difficulty with the combative young man, they took him away in custody, and Lindseth sprayed the foyer with lemon spray to get rid of the smell of beer!

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## Keep Those Ideas Coming!

Examples of ideas from residents that have helped the Association are:

- Lighting improvements in the guest parking area.
- Relocating move-in/outs to Lincoln Gate area.
- Changes in tracking log used by Security to eliminate invalid 10 minute parking violations.
- Better key control.
- Changing the address for Sivers Center so it follows the city's format of even numbers on east side and odd on the west.
- Non-slip coating for tile floors.
- Restructuring of the exercise facilities.
- Light levels being lowered in Tower foyers to aid in transition of light to dark.
- Reducing Association insurance premium by 40%, a \$14,000 savings.
- Improved screening techniques for employees.
- Light on entry sign.
- Improved security systems.
- Rental of Association owned garage and storage areas.
- Retrofitting of light fixtures to achieve energy savings.
- Numerous rules and regulations improvements

# Letters to the Editor

Dear Readers: This letter which I reproduce here without the signature, was sent to the Chairman of the Board, with copies to the Manager and myself. It very properly, graciously and firmly alerts us to a form of harrasment that has taken place at Grant Tower.

"I was out for several hours yesterday and came home to find the attached note taped to my door.

The "eyesore" in question, is a colorful windsock which was given me on my move to American Plaza last December. I called Multi-Services to have it installed and was duly billed. If it is strictly forbidden, as the note indicates, why was I not made aware of it at that time?

Granted, I have lived here only six months and am not familiar with all the rules, but is it general policy to send anonymous and threatening notes to show one's displeasure? How very undiplomatic!"

The rude note attached to the writer's door is printed below.

*THAT KITE THAT YOU HAVE  
ON YOUR EAST TERRACE IS  
IN VIOLATION OF THE RULES  
AND REGULATIONS OF AMERICAN  
PLAZA TOWERS. PLEASE  
TAKE IT DOWN, ITS AN EYE-  
SORE, OTHERWISE MULTI-  
SERVICES WILL ACT TO EN-  
FORCE OUR RULES.  
THANK YOU,  
OWNER / GRANT*

The self appointed vigilante who authored it should be informed that 1) The use of "please" and "thank you" does not make rudeness acceptable and 2) windsocks are perfectly acceptable at American Plaza as long as they are properly mounted so they do not provide a hazard. Nowhere in either the Declaration & Bylaws or Rules and Regulations are they prohibited. Many of us enjoy them.

Had the confused vigilante called the office (222-7243) to lodge a complaint the rules could have been simply explained. Ed.

Swimming classes have been cancelled until further notice.



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# Plaza Mail

**Q.** Who decides what mail gets left in the "overflow" mailboxes in the mail room?

**A.** The Postman.

**Q.** Does my personal "first class" mail get put in the "overflow" mailbox?

**A.** No. When your box is too full to accept more mail, the postman sorts out the first class mail, which goes back in your mailbox. The second class mail, magazines, circulars, catalogues, etc., are bundled and placed in the mailroom.

**Q.** Does the postman sort my mail into my "excess" mailbox.

**A.** No. Between 10 am and noon APCA security sorts the bundles of mail left by the postman into the appropriate excess mail slots. Excess mail that exceeds the space in the excess mail slot or is too large for the excess mail slots goes in the overflow bins labeled "A" through "D". A note is left by security in your excess mail slot telling which overflow bin has more of your mail, and security posts your name on the "excess mail" list in the glassed bulletin board beside the post office boxes.

**Q.** I receive medication from my druggist in the mail. It doesn't seem a good idea to leave it in excess mail. How can I avoid that?

**A.** All overflow mail marked "Confidential", "Federal Express" or "Medical" is taken to the locked, high security package room in Lincoln Tower. Your name is then listed on the package list so you can call 222-7243 to arrange delivery.

If the package is marked "medication" a notice

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will also be placed on your door. Both medication and Federal Express mail can be scheduled for delivery any time you wish. Regular package deliveries are scheduled between 7 to 8 am, 4 to 5 pm and 8 to 9 pm.

**Q.** If my name is on the package list will my package be delivered during the next package delivery time?

**A.** No. You must call 222-7243 to schedule delivery.

**Q.** I saw my name on the package list yesterday and called at 4:30 pm to catch the delivery, but they wouldn't bring my package until the 8 to 9 pm delivery. Why?

**A.** Security loads a cart with all packages to be delivered, and does not return to the pack room until all deliveries are completed. If you called at 4:30, delivery for that time was already in progress and you were too late to "catch" it.

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