



# tower talk

## american plaza newsletter

Volume V, No. 9

Portland, Oregon

October 1988

## Cable Fee Up But Bulk Rate A Bargain

TCI Cable says it will increase rates by ten percent for basic cable at American Plaza effective, February 1, 1989. It will renew the bulk rate for another two years. If the same number of residents signed up next year as did this year, it would mean monthly fees would increase from \$8.65 to \$9.55 which would be 39 percent lower than TCI standard household rate of \$15.75 per month.

Residents who are already signed up for the bulk rate will automatically be renewed unless they send a written notice of cancellation to the Association office by December 1, 1988.

Actual rates will depend on the number of residents who sign up or cancel. Residents who haven't signed up for bulk rate but want to can do so by calling Diana Beck by December 1, 1988.

## Committee Evaluates Plaza Security

Security problems facing APCA, prior security evaluations, and a schedule of action were matters discussed at the APCA Security Committee meeting September 7th.

The committee is chaired by Jim Fell, with members Marge Allen, Dan Bell, Ann Kramer, Cliff Pengra, Dave Pugh and Anna Zoll, with Dave Stephens representing management.

The committee met again September 12th and toured the garage, Sivars Center and all

building entrances. Considerable time was spent inspecting and discussing the two garage gates.

Arrangements are being made for a Portland Police Department Crime Prevention evaluation of APCA facilities, and we hope to have a final report in three or four months, Fell said.

## And In Our Front Yard...

The next phase of development at RiverPlace includes 240 new housing units, 9,000 square feet of restaurant and retail space along an extended riverfront esplanade, and a 300 space visitor parking structure, according to a news release from Portland Development Commission.

Construction will begin on the parking structure soon with completion schedule for Spring 1989. The other structures will be completed by 1992.

The above mentioned structures will be built by Cornerstone Columbia Development Company, a partnership of Weyerhaeuser Real Estate and Columbia-Willamette Development Co.

Portland Development Commission is committed to making public improvements in the undeveloped areas of RiverPlace. These will include establishing a new street system, moving utilities to those streets, constructing riverfront and other open space improvements, demolishing Pacific Power and Light Company's old steam plant and relocating the power company's electrical substation.

The Plaza telephone directory will be printed in early November. It will list all residents by name, tower, and telephone number, and be distributed to residents only.

If you do not want to be included in this listing, you must contact Diana Beck at the MSI office, (222-7243) by November 1.



## 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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Irv Trachtenberg

## Garbage Rates Up 40%

Garbage bills go sky high with a Metropolitan Service District 8 to 1 vote to raise dumping rates to meet Metro's 30 million dollar budget for solid waste operations in 88-89 and the closure of the St. Johns Landfill.

Tony Catalan, of Catalan Sanitary Service, in a letter to customers, says the increase will amount to \$2.50 per can or a 40-percent increase for commercial accounts. He says, "Metro is having us collect this tax."

Catalan warns "Please beware of companies 'national and some local' that say they can haul for less. We all have the same dumping costs. It appears their intention is to squeeze out the competition so they can monopolize the industry and charge higher rates later."

The rate increase imposed by Metro is the largest increase for disposal in the Portland area's history.

## Time to Recycle

Catalan suggests customers seriously recycle to reduce volume of waste.

Plaza Manager Dave Stephens urges residents to use the recycle bins as much as possible. New bins are being installed, one for glass, one for cans, and one for newspapers. Cans and jars must be washed out, but labels no longer need to be removed.

It is helpful to smash the cans, but since the Plaza is charged by weight rather than bulk, it is not necessary, Stephens said.

Don't dump that old refrigerator! Donate it to APCA for use in the package room. It will be used to store perishables for residents. Call 222-7243.

## Lighting Plan Adopted

The Board adopted the much delayed and very controversial Plaza level lighting plan. There was much discussion from the floor. Ann Kramer (L) felt the plan was not adequate for a woman alone; Ruth Press (L) thought the fixture looked like a monolith; Rosemary Gianelli (G) also voiced objections. Anna Stowell (G) felt the map in the Tower Talk was not adequate for residents to make a decision. Director Cliff Pengra pointed out to Ms. Stowell he had solicited input from residents for two months, and pointed out the printed invitation in Tower Talk, to which no one responded. After much discussion, Director Pengra made a motion to adopt the plan as presented with the addition of a light fixture in the Northeast corner of the lot by the fountain and to adopt the bollard fixture since 99 percent of the people he talked to favored the low light fixture as opposed to the high (pole) fixture. The motion was amended by Director Winthrop who felt the concrete fixture would blend in better and last longer. The motion was seconded by Director Winthrop. The lighting project should be completed by Christmas.



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# An Enemy Within?

Swastikas were scratched into the paint of ten vehicles located throughout the APCA garage on September 14th.

The swastikas appeared similar to those that have been scratched in the elevators of all three towers over the past year and a half. According to Security Officer Smokey Miller's thorough report of the incident, it looked as though the scratches were made with an Abloy key.

In following up on the garage vandalism Security Officer Wally Hunt was able to determine that it occurred between 5:30 p.m. and 7:15 p.m. on the 14th.


The Board of Directors and Plaza management feel that the vandalism is probably the work of a resident or a regular guest. The police were notified of the incidents, as were the owners of all the damaged vehicles.

# Those Parking Stickers!

So your nephew wants to borrow your four-wheeler for a week and park his unmarked VW in its space? No problem. Call Security and they will take care of all necessary arrangements.

But do call Security, because any vehicle parked in the American Plaza parking garage should have a resident parking sticker mounted on the vehicle's left rear bumper or on a 3 X 5 card clearly displayed on the dashboard on the driver's side. This is an APCA regulation.

The owner of the space in which any vehicle is parked without such a sticker will receive a ticket and a warning letter upon first occurrence. Upon second occurrence the owner of the space will be assessed a \$25 rules enforcement fee and \$2 will be added for each day the violation continues. A phone call is easier!

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# Hooray For Steve!

A committee headed by Steve McShatko is planning to provide assistance to residents who will clean out their storage rooms for charity, according to Harry Beik.

## Let's Give Him A (Helping) Hand!



Beik said the Association will provide a room for temporary storage of accumulated items until an appropriate charity can pick them up.

Signs will be posted with more detailed information soon. The food barrels will also be set up sooner this year, Beik said, and Steve McShatko will again spearhead this effort!

# Bits & Pieces

● Some months are full of drama and action, others more quiet, but always there seems to be enough to keep security busy, like two elevator malfunctions in Lincoln and two at Grant; five ambulance assists, and one noise complaint.

● The silk orchids from the Grant Lobby were stolen August 18 and replaced by Flora Norrie on September 6.

● In the garage a car was parked in the wrong space September 14, and it always takes a bit of detective work to locate the owner of the wrongly parked car.

● Ten cars were scratched with swastikas on September 14 as written up elsewhere in this issue.

● An APCA parking permit and a disabled persons parking permit were taken from a parked car September 5.

● Lincoln Tower lost its water pressure September 4th with a pump malfunction at 8:20 a.m. Doug Hart and Steele Barnett had pressure restored in 15 minutes. Great Work!

● Some unknown driver took a good sized chunk out of the divider wall between the Madison garage driveway and the driveway leading up to the guest parking lot. Security Officer Mark Lindseth noticed it at 6 A.M. September 13th. The wall was not damaged and Matt Svěch patched it so it looks like new. "A stitch in time."

● A water leak in Grant was tracked to the washing machine in the unit above on September 7th.

● In pursuing another leak, reported by Darlene Mertes, head of housekeeping on September 4th, Security Officer Steele Barnett went to the Madison leasing office to contact the unit where the leak was thought to originate. Since no one answered the phone, a Madison Leasing

Office employee took the unit key and went to the unit with Officer Barnett. They inspected the first bathroom and the kitchen area and then noticed light coming from under the second bathroom door. "Who's there?" the MLO employee cautiously called out. "I'm in the bathtub" responded a woman's voice. The MLO employee explained that they were investigating a leak report and inquired if there was water on the floor. The woman said "No", so they left. All in a day's work! The leak stopped dripping shortly after.

● Not so entertaining was an unscheduled move out from Madison, stopped by Security Officer Smokey Miller on Saturday, September 17th, then discovered again in progress by him on Sunday. A large young male became very belligerent and said, "This is the last load and we're going to take it. You going to call the cops?" Officer Miller said, "No, but you are not supposed to be moving on Sunday and you are making a lot of unnecessary noise." They stormed away and Miller let them go to stop the disturbance, then cleaned up the mess they left. Thanks Smokey.

● Security Officer Don Robinson got to escort an exceedingly intoxicated young man with bicycle and a pitbull puppy off the property September 8th.

● Security Officers Mark Lindseth and Don Robinson perhaps topped the month when they found a loud and argumentative couple digging in the ivy near the Lincoln tradesman's entrance on September 3 at 1:15 a.m. It seems the couple were fighting when she swung at him and a  $\frac{1}{4}$ -carat diamond ring flew off her finger and into the ivy. Police were called to quiet the couple. An 18 inch square patch of ivy was destroyed. We don't know if they found the ring!

## Recycle? You Bet!

Did you know the Association is spending in excess of \$1,300 per month just for trash? The welcome committee is trying to educate all new residents and would like the cooperation of existing residents to save space and thus money by recycling. All you have to do is carry those newspapers and magazines to the trash room and put them in the designated boxes. We also recycle glass (please rinse out the jar but labels can stay on); cans (please rinse out the can and if possible flatten it). Light bulbs and plastic containers are not recycled and should go directly into the trash bins. Items are picked up once a week, but not on a regular schedule.



## Move Ins Decrease

Between August 20 and September 20 there were three scheduled move ins and nine scheduled move outs at American Plaza.

No move ins at Lincoln and Grant and three at Madison.

One move out occurred at Lincoln, none at Grant and eight at Madison.

Move ins have fallen 50 percent this year according to Plaza Manager Dave Stephens, who speculates that people are staying longer, leaving less opportunity for move ins.



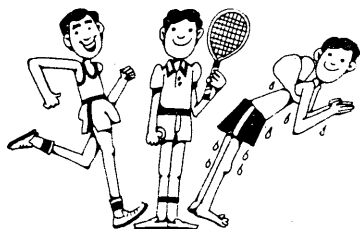
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## Sports Equipment Requested

The Health and Fitness Committee headed by Joanne Jene has asked the board to budget for a Paramount Sports Trainer IV. The trainer can be used by four people at the same time, and is designed to exercise every major muscle group in the body.

The committee recommends the purchase of two Monark Ergometer 815 E bikes with reading racks, and moving the existing bike over to the Lincoln exercise room.

A ceiling fan is needed for air movement in the exercise room and some proper signing is needed at each exercise station for proper equipment use and general safety.

These purchases complete the Health and Fitness Committee's goals for APCA fitness equipment, according to Dr. Jene. She added that space is available in the Lincoln exercise room if anyone would care to donate a ping-pong table and net. Paddles and balls would be up to each player to supply.

## Our Friend The Doctor



At the urging of Dr. Ed Press, Lincoln, who assembled and presented persuasive research in the safe and healthful use of saunas, APCA will be installing signs on the outside of each Association sauna explaining safe use. In addition, the controls for the Sivers Center sauna will be relocated outside the sauna.

Both measures will help promote safe sauna use, protecting residents and the Association, according to Harry Beik, Board Chairman.

## Stephens To Represent South Auditorium District

American Plaza Manager David Stephens has been asked by the Portland Development Commission to represent the South Auditorium District at two half-day seminars.

PDC will be seeking design input regarding the esplanade and other development from RiverPlace to the Ross Island bridge.

The first half-day planning seminar will be held October 18, 1988, according to Stephens. He welcomes suggestions from APCA residents, asking only that they be made in writing and sent to the MSI Office via the slot on each tower's mail room door.

## Meet Senator Bill Bloom

A coffee hosted by Pat and Ron Still will be held in the Sivers Center at 7:00 PM., Thursday, October 27th. Be sure to bring your questions and concerns.

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# Tower Tattler

by Cliff Pengra



**CHOP STIX** .....Dr. Joanne Jene will be doing volunteer work in China for two months .... We hear she is planning on woking all the way for exercise .... As you might know, Joanne is president of the Hope Ship Alumni Association and on October 5th, Mayor Bud Clark is proclaiming that week, HOPE SHIP WEEK in Portland and will read a proclamation from City Hall with Dr. Jene .....**SKATEBOARD PATROL LOST**..... Kaye Halliday (L) with her sheltie ROCKY chase about as many skateboarders away as Wally Hunt. Kaye and her husband will be leaving us for John's Landing soon....We will miss her .....and speaking of Wally Hunt, the TATTLER saw you chasing that skateboarder across APCA property, into Red Lion parking, etc.... we also saw the young man get away.....**OVER THE WALL**.....So who is the couple from Grant who insist on going over the wall into and out of the outdoor pool instead of using the entry on 1B?.....**LONDON BOUND**.....Elizabeth Dillon of the welcome committee will be spending a couple of months in London soon. She says she isn't sure if she

will take husband John or not, but she always says that and she always takes John.....Ann and Bud Kramer (L) are looking into a new heating system. Should we have them give a seminar for the rest of us when it's completed?.....Joanne Jene tells us of a new product for those who like real fresh squeezed orange juice with pulp in it. She found it at Tigard Fred Meyer in the frozen food case. It's called JUST PIK'T and is not from concentrate nor pasteurized. Thawed it lasts seven days in the refrigerator....UNTIL NEXT MONTH.

## News You Can Use

"How many people at American Plaza know that there is a U.S. Post Office in the back of the 'Holiday Card Shoppe' at 5117 Southwest Macadam?" asks Shirley Bettis, Lincoln Tower.

The post office is open from 9 A.M. to 7 P.M. on weekdays, 9 A.M. to 5 P.M. on Saturday, and 10 A.M. to 5 P.M. on Sunday.

"I'm so delighted to find a Post Office so close with such good hours, and open on Sunday, I just had to pass it along!"

Thanks, Shirley! With the Holidays coming we all can use this tip!

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# Garden Chatter

By Irv Trachtenberg



I found the following interesting information relative to houseplants in the August 1, 1988 issue of the New York Times: "Ordinary Plants Do Their Best For Cleaner Air." I believe our readers will enjoy this as much as I.

"In studies of biological methods for purifying air in space stations, environmental specialists at NASA have determined that several common houseplants reduce the amount of formaldehyde, benzene, carbon monoxide and nitrous oxide in indoor air. The studies indicate that well chosen greenery can reduce the levels of some dangerous contaminants. The first results of the new research announced recently showed that eight plants tested with benzene - which is known to cause some human cancers, two, the grebera daisy and chrysantemum, were rated "superior" in removing the pollutant from the experimental chamber.



In the studies, the leaves of elephant ear, known scientifically as Philodendron Domesticum, and Golden pothos demonstrated their ability to remove benzene and carbon monoxide from closed changers. The green spider plant, chlorophytum, was also effective in removing carbon monoxide.

Two kinds of philodendron, elephant ear and heartleaf, were found to absorb large quantities of formaldehyde from the air. People are constantly exposed to this toxic chemical, which is used in certain foam insulations, plywood, particle board, grocery bags, waxed papers, facial tissues, carpet backing, fire retardants and permanent press clothing. Aloe vera proved to be more effective than the others in removing formaldehyde at low concentrations.

Dr. Anthony V. Nero Jr., a leader of indoor air quality studies at Lawrence Berkeley Laboratory in California, said, "The risks posed by indoor pollutants are in fact comparable in magnitude to those associated with exposure to chemicals or radiation in industrial settings."

Scientists say polluted rooms cannot be cleaned up by plants alone. Still, the new studies indicate that well chosen greenery can reduce the levels of some dangerous contaminants."

Note: My next article will continue the series (#6) on houseplants.



One last comment on windsocks with Director Pengra's response to Gerard Griffin's letter printed in Tower Talk's September issue.

From An Angry Cliff Pengra:

A copy of your letter to Dave Stephens was given to each Board Member, and while I can't speak for the Board, I can tell you the vote was 100 percent and I can tell you why I voted for it. (The motion to ban windsocks)

My personal feeling was it should be a personal choice. **HOWEVER**, since you feel some of us voted "With Blinders On", and "Against the best interests of the owners", I want you to know there was much discussion on this issue.

I checked on page ten of the Rules and Regulations dated 3/27/86 where it states "NOTHING SHALL BE PLACED OR PERMITTED IN OR ON THE WINDOWS, DOORS, OR BALCONIES WHICH MIGHT FALL OR BE BLOWN THEREFROM."

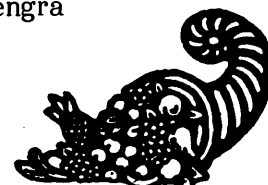
I turned to page 20 of those same regulations and it states, "IT IS PROHIBITED TO HANG GARMENTS, RUGS, LAUNDRY, OR ANY ITEMS FROM THE WINDOWS OR FROM ANY OF THE FACADES OF THE BUILDING OR PATIO OR DECK FENCES OR WALLS OR OTHER EXTERNAL STRUCTURES" (Page 79 Bylaws).

I then asked the senior Board members for an interpretation of FACADE. I was told anything outside the four walls of the actual unit. Not the balcony, but the unit.

With all this information, I felt the only fair and just vote was to go with the owner request and ban windsocks.

So I hope you understand that I didn't "VOTE WITH BLINDERS ON", but researched and voted in the best interests of APCA and in accordance with the wishes of the owners/residents present.

Sincerely,  
Cliff Pengra







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## Check Those Loose Nuts!

Several recent water leak incidents have been caused by loose packing nuts located on washing machine shut off handles, according to Ralph Wood, Superintendent of the MSI repair department.

In most instances the resident is not even aware of the slow leak until neighbors below complain of water damage in their unit.

Wood suggests that residents check and tighten these nuts, and then check annually to make sure they remain tight.



## Postal Notes by Jeff Smith

October promises to be a busy month at the mailboxes. Election day is fast approaching and it will be crunch time for campaign mailings. Look for voter pamphlets in your tower mail rooms soon.

October is also a big month for mail order catalogs as you may find your name on the excess mail list more frequently. The most commonly asked question about advertising mail is how to reduce it. People want to be removed from mailing lists or eliminate their duplicate copies of these mailings. I have yet to hear of a successful method for doing this. Believe me, you will be the first to know if I find a way. If the volume of advertising and solicitations continues to grow, I will need a mailbox stretcher for some of you.

I will be away for the week beginning October 17th and as always you will find that your delivery times may vary from what you are accustomed to.



# Survey On Community Association Security

Called the "walled cities of the twentieth century" by journalist Richard Louv, community associations provide a sense of well-being without expending a great deal of money on security measures. Over 60 percent of associations surveyed said they think living in a development with a community association is safer than living in one without an association. Another 38 percent thought there was little difference and under 2 percent felt less safe. Yet expenditures on security were scant, with 64 percent of responding associations reporting that money for security was less than 1 percent of their budget. Another 17 percent of associations spent between 2-5 percent of their budget on security, and no one spent over 30 percent of the budget on security. Indeed, over 23 percent of the respondents said their associations had no security measures, not even perimeter fencing. For townhouse associations, the number with no security rose to 42 percent, compared to 16 percent for garden,

mid-, or hi-rise structures.

Common security measures that are used include staffed front desk (26 percent of associations), neighborhood watch (22 percent), controlled gates at vehicular entrances (21 percent), patrol cars (21 percent), locked building entrances (20 percent), perimeter fencing (17 percent), and foot patrols by guards (14 percent).

Thirty-seven percent of associations said they had security guards. Of those associations, only 7 percent employed off duty police, while 55 percent hired a security contractor and 38 percent employed guards directly. Resort associations were twice as likely to have guards as were urban or suburban associations. Of associations with guards, nearly three quarters reported that their guards were unarmed. In 21 percent of the associations, guards had firearms and another 3 percent had chemical weapons.

A questionnaire was mailed in the fall of 1986 by the CAI Research Foundation to a group of 406 condominiums, cooperatives and homeowner associations that were members of CAI. Responses were received from 197 members for a response rate of 48.5 percent. Research Assistant Stephen Braun prepared the survey and tabulated the data.



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