



tower talk

american plaza newsletter

Volume V, No. 10

Portland, Oregon

November 1988

To Pay or Not To Pay?

Just when you thought it was safe to bring out your pocketbook... Last year the Oregon Convention Center Steering Committee tried to assess the homeowner's association for the new convention center. Their justification being that commercial property owners will financially benefit by the convention center.

The homeowners association quickly responded by informing the Committee that the association does not own the property and the property should not be considered commercial when it is in fact residential property.

The committee agreed that the Association does not own the property, but said even though it's residential, the property is still commercially zoned. Nothing more was heard from the committee and based on their last correspondence the matter was thought to be resolved with the committee agreeing with the Association.

Recently the homeowners have been hearing a different but yet similar story from the committee. They are now looking to the individual owners for money.

All owners are urged to respond in writing to the LID Steering Committee Chairman, Melvin Mark, at 111 Southwest Columbia, Suite 1380, Portland, Oregon 97201, telling him that your unit is a residence and not commercial property. Also stressing that you would not receive the economic benefits that commercial property owners might, but in fact would be affected adversely by increased traffic.

The convention center assessment will be a topic at the November 17th Board Meeting all owners are urged to attend.

Maintenance Fees Remain the Same For 1989

The Budget and Finance Committee recommended the Board accept the Budget as prepared by Manager David Stephens.

They commended Stephens for his excellent preparation and careful planning, and were assured by him that because of some significant savings in power, income generated from rentals and close management, no raise in fees was necessary for 1989.

The Budget Committee headed by Ed Finn, additionally suggested that the Board consider seeking a "bulk rate" insurance policy to cover resident's personal property. Such a policy should be available at considerable savings to homeowners and would have the additional advantage expediting settlement of claims.

The Board approved the Budget, expressing appreciation to both Dave Stephens and the Budget Committee, made up of Ed Finn, Cliff Pengra, Charles Jones, Marge Allen, Chuck Craig and Bill Rollins.

Chairman Harry Beik commented that each item in the Reserve Budget would be carefully evaluated by the Board, and that owner input would be encouraged, before it was implemented.

The Management office will be closed November 24th and 25th for Thanksgiving. Onsite personnel assigned to American Plaza will be working their normal shift.

Happy Thanksgiving to All!



tower talk
american plaza newsletter
Telephone: 222-7243

publication of
American Plaza Condominium Association

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Grasle Co. Gets Light Bid

Four bids for lighting the guest parking lot ranged from \$22,600 to \$32,142. The Board chose the low bidder, W.R. Grasle Co. to do the installation. The cost was brought down to the \$20,000 approved at the annual meeting by eliminating three lights shown in the accompanying drawing with arrows.

Choosing bollard fixtures with a baked enamel finish in the sandstone color of the buildings at \$590 apiece instead of concrete at \$875 apiece and charging the smaller light (\$520) for the northeast corner to operations.

It will take 4 to 6 weeks for the fixtures to arrive, but all preparation work will be done before they arrive so the installation can be completed before Christmas.

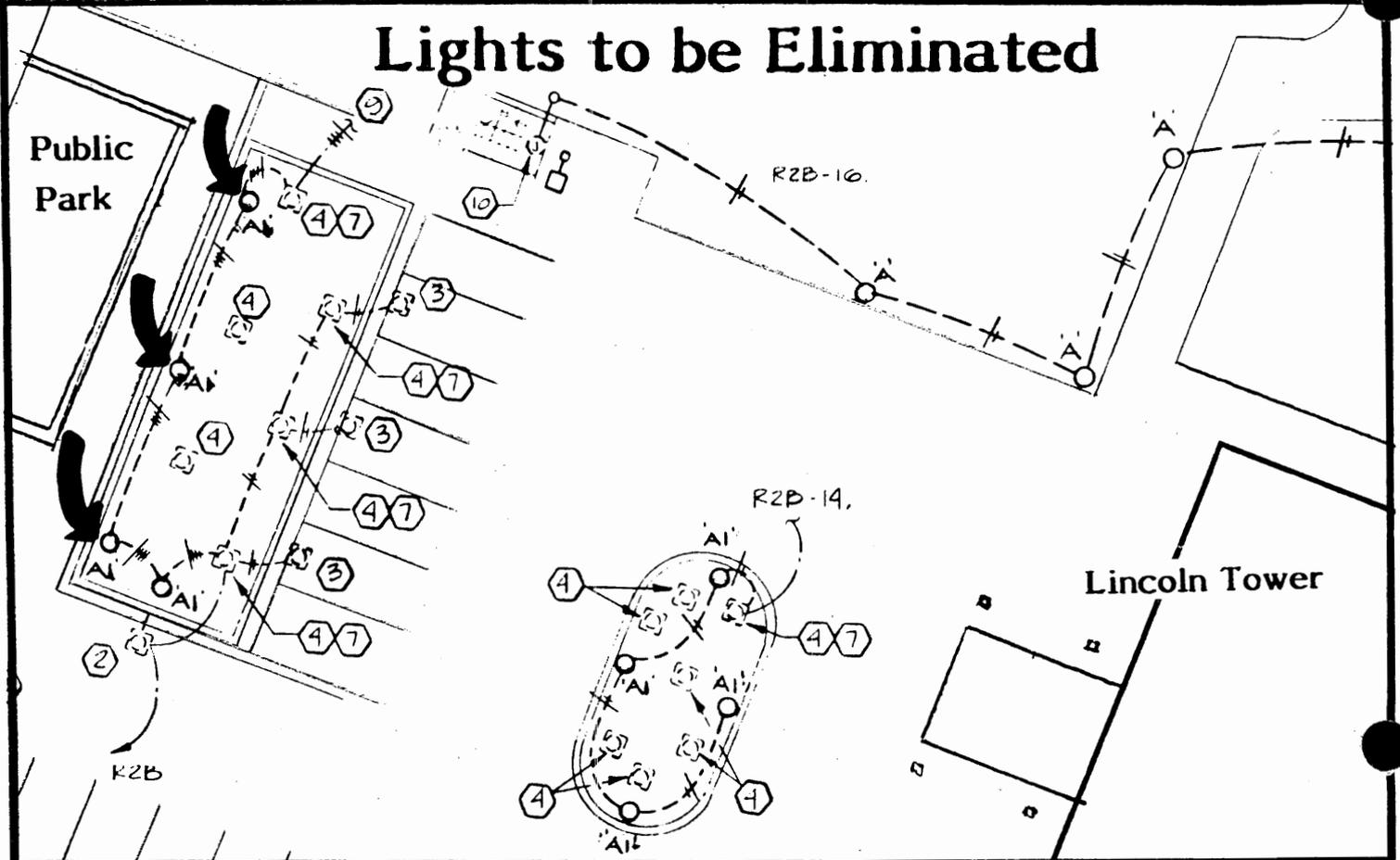
Unit owners will be billed for their pro rata share on November 14, according to Manager David Stephens.

Plaza Burglar Eludes Capture

The notice put in all elevators on Tuesday, November 1st giving information about two robberies that occurred in Lincoln Tower on Friday, October 28th, was put there to put residents on the alert. "We need resident help, both to call security when any suspicion is aroused, and to refuse admittance into Plaza buildings to anyone not personally known to them" said Manager Dave Stephens on Monday.

The two units in Lincoln, one on the 10th floor and one on the 8th floor were entered between 12 noon and 2 p.m. on Friday, October 28th. One of the units has a dead bolt, but it was not

Lights to be Eliminated



in use. The other unit had no dead bolt on Friday, but has one now.

The burglar seemed selective, taking cash that was quick to find. In one unit he opened the desk drawer with a lock and a jewelry box with a lock. Surprisingly, he took two bracelets from the jewelry box, but left some valuable earrings.

In the other unit he took sterling silver forks and spoons, but left the knives, took a valuable ring and a collection of \$50 or \$60 worth of coins, but left a foreign coin that was mingled with the U.S. coins. The residents of both the units were gone at the time.

Although Security Officer Steele Barnett, Assistant Superintendent Doug Hart and Housekeeping Supervisor Darlene Mertes responded quickly to resident calls of a suspicious looking stranger, the burglar got away. Darlene watched the breezeways from the ground level and Doug and Steele made a floor by floor search, but two elevators, two stairwells, 18 floors and two basement levels require a search force of at least 5 to hope to seal off escape.

Influence River Plans; Contact Dave Stephens

"The second meeting of the South Waterfront - Esplanade Planning Workshop is set for Thursday, December 8th. As the member of that committee appointed to represent all of YOU, I would really appreciate any opinions or suggestions you have for the development of that property" Dave Stephens, Plaza Manager states.

"At the first Waterfront - Esplanade Workshop I explained the American Plaza's wish for view corridors, concern over the height and scale of buildings, interest in pleasing rooftop design, easy pedestrian and vehicle access, and overall visual impact, stressing that we do not want a wall of buildings. I told them that other concerns of Plaza residents were that a good plan for transportation tie in Front Street and the south part of the development, that adequate short and long term parking be provided, that retail uses such as a supermarket and pharmacy be planned to benefit neighborhood residents as well as tourists, and that in all matters potential pollution be evaluated and held to a minimum.

Those concerns have been mentioned to me by many of you, Stephens continued, and I added my own two cents worth by requesting that the development be planned to draw families



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and not just "yuppies", that public access to the water be a priority and that easy access for the handicapped and elderly be carefully planned.

I expressed concern that adequate security be planned for as part of the overall project, particularly at night, with good lighting and open spaces factored in so that it will be a safe place to meet, have fun and be in touch with the river, in spite of the transient criminal element to the north."

Workshop members, appointed to aid in planning the design concept and to set guidelines for the extension of the esplanade and new open space development at Riverplace (from Montgomery Street south to the Marquam Bridge, are: Mary Anne Cassin, Portland Bureau of Parks and Recreation; Edgar Washer, Portland Bureau of Planning; Linda Dobson, Portland Mayor's Office; Larry Dully, Elaine Howard and Cheryl Twete of the Portland Development Commission, all from the public sector and from the private sector are Ernie Munch, representing "Friends of the Willamette Greenway"; Harriet Sherburne, Cornerstone Columbia Development Company, and myself, David Stephens, representing American Plaza Condominium Association.

The workshop is led by Don Stastny, of Stastny Architects, the urban consulting firm on the South Waterfront Project.

The group demonstrated professionalism, care and concern and the ideas that came out of the

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first workshop were:

Build a public square adjacent to the Montgomery turn-around where public functions could be held. Place a significant piece of local artwork at a central point and plant more trees and plant material.

Provide public access to the river for fishing, sunbathing, etc.

Install short term parking under the Marquam Bridge.

Provide water taxis to shuttle people back and forth across the river to the OMSI site and the Convention Center.

Build a children's theater, conservatory, and play area with a "fun" fountain.

Require a continuation of the same style of storefronts as those already existing at Riverplace.

Seek a design solution to soften/improve the appearance of the underside of the Marquam Bridge.

It was mentioned that the Portland Police may locate their horsebarn under the Marquam Bridge and open it to the public.

An agreement has been signed by the PDC according to Elaine Howard, Project Manager for the PDC to have a carousel housed at the south end of the esplanade near the Marquam Bridge. This project depends upon the carousel operators' funding to pay construction and operating expenses.

Bits & Pieces

This column's source material comes entirely from American Plaza's Security Officer Incident Reports, which each security officer files at the end of a shift or the conclusion of an "incident".

The reports used usually date from the 20th to the 20th of the month, although this month they date from 9-21 to 10-18.

Some month's happenings are mild or amusing, but this was not one of them! True, there were four elevator malfunctions, same as last month, two at Madison (10/10 & 10/13) and two at Lincoln (9/27 & 10/3), a water leak at Grant from a leak in a toilet's wax seal (10/12), and that truck's burglar alarm went off again (9/21). It seems to malfunction about every eight weeks.

● Someone did leave the carwash hose running full force (10/15), and oddly enough the nozzle was clear out in the center of the ramp. Nothing much to fix, but wasted water costs us all money.

● A car apparently backed off the guest lot parking area between Lincoln and the Red Lion (10/18), then really gunned the motor to get off the grass, leaving tire scars in the grass and short rubber marks on the pavement.

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● The beverage brigade always give some entertainment. This month Security Officer Mark Lindseth heard rock music coming from inside the park sculpture (9/28, 2 a.m.). Investigating, he found two young men inside the sculpture enjoying the music and drinking a red beverage from a gallon jug. The men at first did not take him seriously when he told them to leave, but when he said he would call the police they decided to leave, trailing fumes of wine!

● Security Officer Vernon Gray had an easier time of it when he investigated a resident's report that "two drunks are swinging from the trees on the east side of Lincoln Tower" (10/12, 11:30 p.m.). The would-be Tarzans were gone, leaving only two broken beer bottles to mark their passing.

● None of the above are out of the ordinary, but at 3 a.m. (9/25), Security Officer Smokey Miller found a trespasser sitting in the outside stairwell on Grant Tower's north side. Officer Miller described him as a black male, approximately 5' 8" tall, 150 to 160 lbs. with a muscular build. He had short cropped black hair and a neatly trimmed mustache and goatee.

He was wearing a two toned blue jogging suit. He left the property when Officer Miller told him he must, but showed great interest in the garage, trying to look past S/O Miller into the garage as he was leaving.

● Responding to a resident report (9/28), Security Officer Wally Hunt went to the garage and found that the resident's convertible had a hole about one foot square neatly sliced in the top. All that was missing was the garage door opener.

● Security Officer Smokey Miller noticed fresh scratches on a car while making his garage rounds just past midnight (10/13). He thought they looked similar to the scratches reported in an incident last month (9/14). The scratches were swastikas, the word "blitzkrieg", and the symbol . He called S/O Vernon Gray and they did a car by car check of the garage to find that eight cars were freshly scratched by the vandal. Officer Miller says the vandalism must have occurred between 11:00 and 12 p.m. because he didn't notice the scratches on his previous round. Officer Gray did a garage check during that time period, but saw no one. Frustrating! This vandalism is thought to be the work of a malicious resident and guards are really eager to identify the vandal.

● Sometime on the evening of 10/8 someone rolled a heavy concrete trash barrel from the park entry in front of Grant, across the driveway where it came to rest against the flowerbed in front of the main entry of Grant. Security Officer Lindseth and Security Officer Miller rolled the trash container back to where it belongs and set it up. A chip of concrete is now missing from it's rim and it now has a crack about 18 inches long down the side. No other damage was done.

● Black spray paint was sprayed in a circular pattern on the Madison side of the retaining wall between Madison guest parking and Red Lion guest parking (10/11, 1:45 a.m.). Security Officer Mark Lindseth said the paint was still tacky when he found it. APCA painter Matt Svetich will remove it.

● Two explosive sounds about 10 seconds apart were heard by a resident on the first floor of Grant Tower. The resident called security to come and investigate. The sounds came from the area of the resident's balcony. Security Officers Smokey Miller and John anHaack responded to the page (10/16, 9 p.m.) to find that a large potted plant had been hurled 8 to 10 feet from it's plant stand into the storm patio door shattering the glass and bouncing off the interior glass door. Three hours later Security Officers Mark Lindseth and Smokey Miller and Red Lion's Security Officer heard a series of

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three explosions followed by two more. They made a careful check of the buildings but could find no damage. Officer Lindseth said "the explosions sounded like M-80 firecrackers going off."

● A resident reported seeing a Grant garden unit with broken glass and a curtain blowing out the patio door (10/18, 5 p.m.). When Security Officer Vernon Gray investigated he found that someone had apparently scaled the wall, and using a shovel lying in the yard, managed to break all of the glass out of the patio door. The unit appeared to have been ransacked, with cupboard doors and drawers left open.

The unit owner was in New York, the unit empty. Police were called, local family of the owner contacted, and the patio door boarded up.

Donations Needed

The initial response for food and clothing has been very good, reports committee Chairperson Steve McShatko, Grant, but as we get closer to the holidays, he is asking for more donations. If you want help in cleaning out your storage locker, please call MSI (222-7243) and a member of the committee will contact you to set up a time. This is your chance to get help and clean out the storage area for free.

Restitution Center Seeks to Double Size

The Multnomah County Restitution Center located at 1115 SW 11th currently houses 80 residents. The Multnomah County Sheriff's Office is submitting an application to the City of Portland for permission to plan, budget and make incremental increases in the Restitution Center Program to 160 residents.

They ask for community support, saying that in the 16 months since the program was started only one resident has been re-arrested.

They stress that the Center's residents have paid \$108,984 to the county for room and board and \$20,819 in restitution fees and fines and have provided 6,917 hours of community service work.

Questions about the Center can be directed to Assistant Sheriff Robert Skipper (248-5145), Captain Thomas B. Slyter, Jr., (248-5088) and Volunteer Coordinator Mary Jane Voss (248-5141).

Security at Plaza Gets Good Marks

"Overall, the security in the APCA complex looks good, and the Safety Committee has plans for effective lighting and other security precautions.

The walking security patrol is also a very important and effective deterrent to crime in the complex, especially with the competent enforcement of strong policies towards trespassers" according to Joseph Midgett, Crime Prevention Representative, Portland Police Bureau, in a letter to APCA Security Committee Chairman Jim Fell.

Fell reports that the Security Committee toured APCA with the Crime Prevention section of the Portland Police. Suggestions for additional security precautions are being priced now, he said.

Midgett noted that the garage doors are a vulnerable part of the APCA complex because of the length of time they stay open and said speeding them up might help, but would not do away with the problem of possible entry at that point.

In addition, he suggested additional lighting, which is in progress, Fell said, video cameras,

and additional bars around the main garage doors.

He also suggested closing some of the doors to casual traffic, and a gate at the entrance to the pool courtyard area.

New Phone Books Arrive

The new 88-89 US West phone books will be delivered to residents between November 7-12th. We have arranged for them to be delivered to each unit. If a resident is not at home they will be left at the door. Any phone books that are left outside the door for 24 hours will be picked up by Security, the unit number will be placed on the book and it will be left in the mail room.

Old phone books will be donated to charity if they are stacked in the trash room of each tower. "Please do not drop the books down trash chutes. It is a waste of a recyclable product and very noisy." says Plaza Superintendent Larry Milner.

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Security Doors
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Trees Will Be Thinned, Not Removed

The request by a Grant Tower resident to cut down two view blocking maple trees was denied at the October APCA Board meeting.

Landscape architect Bill Gerber reviewed the request, but said the trees are a real asset aesthetically and recommended instead that they be thinned to allow a view through them in summer. The thinning would cut down on any insect or mildew problems, he said.

Pruning the trees to below balcony height would damage the trees and at the same time stimulate more growth at a quicker pace.

The Board authorized the thinning, which will be done in late November. At the same time the lawn at the Grant lobby entry will be replaced because it is infested with moss and disease.

In refusing to cut the trees the Board was acting in accordance with previous Board policy which holds that no trees or shrubs shall be removed unless such removal is deemed aesthetically pleasing to the overall landscaping by a professional landscape architect. If the landscape architect does agree to the removal of plant material and substitution of other accepted planting, all cost must be borne by the requesting homeowner.

The Association will not remove trees just to improve a resident's view, but only if the tree in some way poses a hazard.

A Big Thank You

The Health & Fitness Committee on behalf of all residents would like to give a big THANK YOU to Robert and MaryHelen Calderwood of Lincoln Tower. They donated a ping pong table and net to the complex. The table is located in the Lincoln Exercise Room. Resident must furnish their own paddles and balls.

Tower Tattler



This reporter hopes you enjoyed the first of these tongue 'n cheek looks at ourselves. You should have seen what editor Marge Allen blue penciled....

GARBAGE OR TRASH - Col. Chester Ott of Lincoln thinks we should call it the Trash Room instead of Garbage Room. You know what....He's right!

Tom and Karen Lyons spent a delightful month (September) traveling Europe by rail. With five year old granddaughter Amy, who lives with them in Grant Tower, they visited The Netherlands, Germany, Austria, Switzerland, Italy, Spain, France and Belgium and had such a good time they are ready to do it again.

Cliff Pengra, just returned from a trip through the Panama Canal say's Europe by rail sure beats going up and down in lox, though not, of course, if you're a bagel.

.....And speaking of Cliff, when the Cunard Princess was in town a couple of months ago, he went down to take a tour and stayed for a (free) lunch. Having done many cruises, he knew when ships were in port it was open seating so he went in, got a plate and met some of the people. We might note his trip through Panama was on the same ship.....On another topic, Pengra was somewhat successful in getting his property taxes reduced. his bill was \$3,000 over last year so he appealed and was granted a \$3,000 reduction....Back to **SPEAKING OF LUNCH...** With PBS moving to their new location, Zapata's Mexican Restaurant is feeling the loss of business and running a lunch special. All you can eat Mexican food for \$4.25 including a beverage. We tried it out and it was good except they were slow in seating peole and keeping the buffet stocked. It's located on Arthur just east over the overpass.....**UNTILL NEXT MONTH.**

Right of What Domain?

The APCA Board passed a resolution at it's October meeting that Association locks will be put on thirteen APCA resident storage lockers. The thirteen lockers each have an Association heating and ventilating unit inside them and the move will make them more accessible for servicing.

Each of the thirteen owners will be given a key, and management is required to notify them each time the storage room is entered.

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Garden Chatter

By Irv Trachtenberg



Houseplants

Thanksgiving Cactus (*Schlumbergera Truncata*)

Christmas Cactus (*Schlumbergera Bridgesii*)

The Thanksgiving cactus blooms about a month earlier than the Christmas cactus. You can tell them apart this way; The Thanksgiving cactus has saw-tooth foliage while the Christmas cactus has round leaf joints. The Christmas cactus has the common red colored flowers while the Thanksgiving cactus come in many bright colors since most of the plants are hybrids of the original *schlumbergera*.

These holiday cacti grow best in bright indirect or curtain filtered sunlight. Before blooming, they require night temperatures from 50 to 55 degrees. To insure that these cacti will flower, place plants outdoors from early autumn until just before the first frost. However, during this period do not give them more than 8 or 9 hours outdoor daylight. Bring indoors at night. It is at this time that the buds appear (within 4 or 5 weeks). Give no fertilizer during the interval when the flower buds are appearing. Once the buds have set, night temperatures of 60 to 70 degrees and day temperatures of 70 degrees or higher are ideal. Be careful! Never let the plant dry up. Keep the plant in one place since sudden changes in light or drafts may cause the buds to fall off. Very large plants should get a little additional fertilizer now.

When cacti finish flowering, give them about two months rest. Give them almost no water or fertilizer during this time. They will begin to grow in the spring and sprouts will appear at the tip of every joint. Now is the time to begin watering. Occasionally add a little diluted fertilizer to the water. The cacti will need a second rest in June and July after this growth spurt. Begin to water sparingly, but do not fertilize. Be careful not to let the soil dry out completely. Begin to increase watering during August. Cultivate plants as described in the beginning of this article. Both Thanksgiving and Christmas cacti are available in supermarkets and nurseries from the middle of October through winter. Make sure the plant you buy has lots of buds and is not too dry. These cacti can live for many years and will grow quite large as time goes by. These cacti are easy to grow as long as they are not overwatered and are given adequate rest periods.

Tower Talk questionnaires are still filtering in, so results will be printed in the December issue.

Anna Stowell Checks Rumor

Tired of hearing that a rehab center was going in down First Avenue, with library book in hand, Anna Stowell, Grant, marched into the Portland Development Commission and announced she was not leaving until she got some answers. What got the PDC's attention was when Anna started talking about MSI and told them we had hired the best, not some "turnips who rolled off the truck on the way in from the farm". The PDC then gave Anna the information she wanted.

The building address has been changed from 1866 SE 1st Avenue to 1881 SW Front Avenue. It is owned by a group called 1800 Building, Inc. In talking with the city building inspector, who verified all the PDC information, the building is office space and is already half leased. Anna got another interesting fact for those of you whose property taxes went up. The 1987/88 taxes were 1.478 million and the 1988/89 were reduced to 1.288 million. Thanks Anna for sleuthing well done.

Noisy Repairs Against Rules

A noise regulation passed by the American Plaza Board of Directors at their July 21st meeting and referred to as "Regulations for Contractors" applies to APCA residents as well as contractors, states Harry Beik, APCA Board Chairman. The regulation limits such noisy procedures as hammering and drilling to the hours between 8 a.m. and 5 p.m. Monday through Friday only.

Any work creating a noise disturbance to Plaza common areas or resident units must, by Board regulation, be restricted to these days and times.

Residents who wish to have some time designated on Saturday for noise producing household repair projects should submit a request for a regulation addendum to the APCA Board.

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PLEASE CALL EVENINGS



Postal Notes by Jeff Smith

The holiday season will begin soon. That means I get a little less consistent in my delivery times. I do appreciate it if you leave me a note if you're planning to be away during the holidays. It makes it easier for me to deal with full mailboxes.

The holiday stamps should be available soon and I will have them for you to purchase. As always, the Postal Service encourages early mailings to obtain the best service during this time of year.

My son's cub scout troop will again be offering the holiday wreaths that many of you purchased last year. I will put order forms up in the mailrooms the week before Thanksgiving. You made him "top salesman" last year and that was great!

Enjoy your holidays.

All You Ever Wanted to Know About Condos

The Oregon Chapter of Community Associations Institute is having a dinner meeting with a no-host cocktail hour at 6 p.m. followed by dinner at 7 p.m. and an hour long program on November 15th at the Greenwood Inn.

The Program will cover "When Director's and Officer's Insurance Isn't Enough", and discuss risk management, making decisions and disclosures, budgeting, and reserves instead of special assessments.

Space available limits these evening programs to the first 40 people who register. To register, send your \$20.00 check to CAI, Oregon Chapter, P.O. Box 8796 Portland, Oregon 97207 or call 242-0830.

Refrigerator Still Needed

Board Member Cliff Pengra reports no one has come forward with the donation of a refrigerator for the package room. Anyone having an excess one is asked to call MSI (222-7243) and arrangements will be made to pick it up. We could use one to store perishable packages until such time as residents can have them delivered.

Nov. 1 & 8	BRIDGE GROUP 7-10 pm Lincoln Lounge
Nov. 8	GENERAL ELECTION Sivers Center
Nov. 10	PRIVATE PARTY Sivers Center
Nov. 15	BRIDGE GROUP 7-10 pm Lincoln Lounge
Nov. 17	BOARD MEETING 7 pm Sivers Center
Nov. 18	PRIVATE PARTY Sivers Center
Nov. 22	BRIDGE GROUP 7-10 pm Lincoln Lounge
Nov. 24	HAPPY THANKSGIVING
Nov. 26	PRIVATE PARTY Lincoln Lounge
Nov. 29	BRIDGE GROUP 7-10 pm Lincoln Lounge



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