



tower talk

american plaza newsletter

Volume VI, No. 2

Portland, Oregon

February 1989

Annual Meeting Comes Home

The American Plaza Annual Meeting will come home to Sivers Center in 1989. The APCA Board decided to use the Center after being informed that the Red Lion is not available to the Association on April 20, 1989, the date required by the APCA Declaration and Bylaws.

Board discussion centered on the importance of easy homeowner access to the annual meeting and the desirability of holding it within walking distance of the Plaza. "The Recreation Center may be a bit crowded for the event, but we can manage it", Plaza Manager Dave Stephens said.

Diana Beck, MSI Administrative Department Manager reports that she tried to schedule the 1989 annual meeting with the Red Lion in April of 1988 and was told that the Inn policy was to schedule meeting space no more than six months in advance. "I called them in October", she said, "and they told me the space had been booked by a seminar some time ago! I asked why the Plaza was not allowed to book meeting space more than six months in advance and if that rule did not apply to everyone. I was told that it was because they had to hold those rooms open as long as they could for seminars who would also be booking rooms and eating meals at the Red Lion!"

Citing the many Plaza residents who regularly dine at the Red Lion and encourage visiting friends to stay there, Ms. Beck said she is puzzled by the negative "turn around" in attitude of Red Lion management that has been evident this past year toward American Plaza.

Funds Approved for Plaza Security

Additional bars will be added to the barred area of the parking garage as soon as possible according to APCA Director Jim Fell, Chairman of the Plaza Security Committee.

A crime prevention study of American Plaza by the Portland Police Department pointed out that the bars are so far apart a slim person could slip through. The space between bars should be no more than five inches, the study points out. Installation of the additional bars will cost an estimated \$1,950.

Other security measures recommended by the security committee and approved by the Board are installation of bars above the first floor freight gate at Madison, which at present allows ample room for a person to climb over the top. The cost of this is estimated at \$250. A latched gate will be installed at the opening of the wall between Sivers Center and Madison Tower with a "No Trespassing" sign to discourage entry into the pool and courtyard area. Cost of this is estimated at \$400. Lighting will be added to the small triangular grassy area behind the indoor pool near the APCA driveway south of Madison Tower. The lighting, costing about \$400 will discourage use of this area for access to the courtyard between Sivers Center and Madison Tower, according to Fell.

Tax Committee Chairman Needed!

Chairman Harry Beik reported at the January Board meeting he has been unable to find a unit owner willing to serve as chairman of the Ad Hoc Property Tax Committee. "I have found 5 or 6 unit owners willing to serve on the

GARAGE DOOR CODE CHANGES FEBRUARY 16, 1989. FOR NEW CODE TO GARAGE DOOR OPENER, SEE INSERT.



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

Contributors: Cliff Pengra

Irv Trachtenberg

committee, but no one willing to chair. If we cannot find a unit owner willing to chair the committee there won't be a committee and each unit owner will have to deal with their assessed values for property taxes individually," stated Chairman Beik.

This is your chance to help the Association with your time and knowledge.

Anyone interested should call Diana at MSI, 222-7243, and leave their name and number or drop a note to MSI through the APCA mail slot in the tower lobby and you will be contacted by Board Chairman Harry Beik.

Beik Appoints Nominating Committee Chairman

Plaza Board Chairman Harry Beik appointed Rosemary Gianelli to chair the Nominating Committee. "Rosemary was selected again this year due to the excellent job she did last year in getting 9 candidates for the 3 Board positions" stated Chairman Beik.

Residents interested in working on the Nominating Committee or serving on the Board should contact Diana Beck at 222-7243.

Guest Parking Lighting to be Installed

Construction for additional lighting in the guest parking area will begin on February 13, 1989 said Account Supervisor Ron Balash. "The

Bollard lights are scheduled to be shipped from San Francisco on February 10, 1989 and the contractor, W.R. Grasle Co., will begin excavation and wiring on the 13th. The work should be completed by the end of February but that is dependent on the actual delivery date of the Bollards", Balash states. "I will be meeting with the electrical contractor and our Plaza landscapers during the last week of January to coordinate the careful removal of plant materials that would be disturbed by the installation of lights so it will not be damaged during construction, and can be replaced when the lighting installation is complete."

Property Tax Time Again?



Albert Sorg, an appraiser for Multnomah County will be conducting an inspection of the Towers on February 22nd and 23rd. State law dictates every six years, the assessors must physically look at the property, and our area is due this year.

YOU ARE UNDER NO OBLIGATION TO LET THEM IN. If you don't let them in, they will make their assessment based on the current assessment, plus current market conditions, plus recent sales of like units.

If you want your unit inspected for re-appraisal for the 1989-90 tax year, please call 248-3367 and leave your name, address, unit number and the name of your condominium complex. Please call on or before February 15, 1989 and indicate which of the above days you prefer. An informational letter will be in your mailroom the week of February 6th.

Should they assess more than you think the actual market value is, you may appeal. Starting March 1, you can contact the Board of Equalization at 248-5241, and request an appeal form. These must be sent in during the month of May.

The Board of Equalization will set a day and time for you to present your case in person,



Goose
Hollow
Window
Co.

Licensed

Bonded

Insured

ASSOCIATION APPROVED

- Patio Storm Doors
- Storm Windows
- Storm/Security Doors
- Window Bars

Also

We replace (foggy/streaked) double pane glass in patio doors & windows

Free Estimates

242-1910

Quality Work
References

Mary Mann
Owner
Estimator

or you can do it on the form without appearing. (Appearing in person is better for you). These meetings are usually held during September and October. Then if you still feel the value is too high, you may appeal to the State Tax Court and do the process again.

Good documentation would be a recent appraisal by a property appraisal expert, a listing by a real estate agent and if you recently bought a unit, a copy of the closing statement showing the actual price.

1989 Insurance Coverage

Farmers Insurance once again beat their competition, and for the fourth year in a row will continue to be the Association's insurance carrier, said APCA Manager David Stephens. "We had budgeted \$25,665 for the 1989 premium and the Farmers quote came in at \$24,990." This policy provides the Association with the following coverage in 1989:

All Risk (excluding earthquake and flood) replacement cost;

Deductible \$1,000 per occurrence

Limits of Liability \$36,330,000.00

General Liability \$3,000,000.00

Directors & Officers Liability \$3,000,000.00

Certificates of insurance will be sent to all owners/mortgagees in January. Residents with questions regarding coverage who wish to be sure their personal insurance dovetails with the Association's policy can contact the Association's Farmers Insurance representative, Mike Brown at 636-8435.

No earthquake coverage on the Plaza is included in the policy this year because according to Manager Stephens, "The Association earthquake insurance coverage for the first time in it's history in 1988 was only possible because Farmers Insurance provided a quote of \$2,775 per year. This year the lowest quote was \$36,215 per year. Farmers Insurance admits they misquoted the policy in 1989." To provide the coverage would require raising each unit's fees an average of 5.8% or \$107.50 per year.

Energy Saver Lights at Lincoln

Energy efficient lighting will be installed in Lincoln Tower at a cost of \$4,900. The Association installed energy efficient lighting in Grant in 1987 and Madison in 1988. "The estimated saving

in electrical cost the first year is \$3,265.00", according to Account Supervisor Ron Balash. "The Association received a 14 month payback on Grant Tower, anticipates a 16 month payback on Madison and at Lincoln which certainly makes the expenditure worthwhile", he said. The new lighting puts out the same amount of light, but using 75% less power.

No Bulk Rate Insurance for Unit Owners

Farmers Insurance has turned down an APCA request for a bulk rate low cost insurance policy for personal property of residents at the Plaza. Mike Brown, Farmers representative, said the home office feels their rates on condominium policies for residents are very competitive as is. The original idea of a bulk rate was suggested by the Budget and Finance Committee. Even though Farmers Insurance won't provide a bulk rate the committee's basic premise is still good. The committee suggested that if residents' personal property is covered by the same company that covers the Association it eliminates the question of establishing responsibility and means quicker,

Multi. Services, Inc.

providing a complete range of services to commercial and residential buildings

ONE CALL DOES IT ALL FOR ALL YOUR REPAIR AND MAINTENANCE NEEDS

General Repairs & Maintenance
General Improvements (Remodeling)
Heating & Air Conditioning
Plumbing Repair
Painting
Electrical
Window Washing
Landscaping - Winter/Summer Annuals, etc.
Security Services - Escort, Parking Vehicles, etc.



Fee Schedule Provided
Upon Request

222-7243

easier claim service. To compare Farmers Insurance rates with those of your current policy contact Mike Brown at 636-8435.

Plaza residents, both owners and renters, should have the following personal insurance as it is not covered by the Association's policy:

- 1) Damage or loss to household goods or other personal property.
 - 2) Personal liability for acts and activities, including that portion of the premises coming under the resident's complete control.
- NOTE:** The Association carries separate liability insurance for commonly owned grounds, pool and similar type areas with unit owners' names as additional insured.
- 3) Rental value of additional living expense to provide use and occupancy coverage should your unit become untenable because of covered loss.
 - 4) Automobile physical damage insurance is not provided by the Association blanket policies. Residents will need to rely on their own automobile insurance in the event vehicles are damaged while in the Association parking areas.

Safety Tip of the Month

Do not let anyone you don't personally know into any of the buildings at APCA. Do not allow anyone unknown to you to follow you into a Plaza building via the building entrance or garage entrance to your building - stop and watch the doors close. Confront those who try and/or call Security immediately. Safety and security is everyone's responsibility. When you see strangers waiting in the lobby foyer simply enter through the tradesman's entrance at Grant, the entrance facing on the courtyard at Lincoln, or the walkway entrance behind the fountain area at Madison if you prefer avoiding confrontations.

Contact Diana at 222-7243 if you need to be shown these optional entrances. Cliff Pengra's welcoming committee will be happy to show you these choices.

Your Home . . . My Specialty

Quality Interior Painting, Paperhanging,
Refinishing, & Repairs

Superior

DECORATING SERVICE

Telephone 771-9364

JIM HAMMOND

PLEASE CALL EVENINGS

Call America's First Mover First

- Local, Long Distance, International Moves
- Ask About Our Guaranteed On-Time Pick-Up And Delivery
- Expert Packing And Crating
- Containerized Service
- Business Records Storage
- No Charge For Travel Time To And From Local Moves
- Free Estimates
- Serving The Portland Area Since 1929



MOVING • STORAGE
BLUE BIRD
A SIGN OF EXCELLENCE

233-5271

ALLIED
The 1 America Trusts™

Allied Van Lines Agent

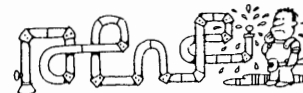
ICC # MC15735

Who Fixes What, and Who Pays **REPAIR** For It



The Association is responsible for repairs and maintenance of all common areas outside of the units as well as the undecorated and/or unfurnished surfaces of the perimeter walls, floors and ceilings surrounding your unit. The Association is also responsible for pipes, wires, conduits or other public utility lines running through your unit which are utilized for, or serve, more than one unit. Call the management company (222-7243) for these kinds of repairs.

The unit owner is responsible for repairs and maintenance to the interior walls and partitions in his unit and the inner decorated perimeter walls, floors, ceilings, and for internal installations of the unit such as water, faucets, light fixtures, gas fireplaces, toilets, telephones, heating, ventilating and air conditioning (HVAC) units, garbage disposals, doors, windows, lamps and all other accessories belonging to the unit.



All service requests to Multi-Services, Inc. for repairs and maintenance that are not the Association's responsibility will be billed to the party placing the order. If you rent, it is wise to clarify with your landlord where the responsibility lies before placing such an order. Multi-Services, Inc. the American Plaza management company, has the capability

of answering most service needs with staff other than the regular Plaza staff, however there is no obligation to use this company for your service needs if you have others you wish to employ.

Note that the onsite Plaza staff purposely has no process for forwarding service requests because to do so would disrupt the performance of assigned duties. To place a service request, call 222-7243.

Emergency service requests will be responded to as quickly as possible, but please specify your need for immediate help so our operator puts your request on an emergency page. (All emergencies are not a matter of life and death. If water is dripping on your head, you can collect it in a bucket until morning BUT DON'T! Who knows where it is coming from. It's an emergency! Call 222-7243)

Garden Chatter

By Irv Trachtenberg



The dwarf Azalea is a member of the largest genus of cultivated plants - Rhododendron. The members of this family can vary between evergreen to deciduous and from tiny shrubs to large trees. All of these types have one thing in common - they hate alkaline soil, and a few of them can tolerate direct sunlight. They thrive best in half shade with relatively high humidity.

The dwarf azalea is grown indoors in pots in winter and may be moved outside in the summer in a half shady spot. The plant can grow and bloom for many years if properly cared for.

The normal blooming period is April - May and is for sale in stores at this time of the year. The azalea is normally 10" to 16" tall and can in time reach a height of 30" to 40". The plants have delicate, fragile looking stems and twigs with leaves all along their length. The flowers grow in between those leaves and all along their length. Their delicate pastel shades vary from pale pink through red to violet.

The plant should be provided with sufficient water and humidity during its blooming period (April/May). Water only with soft or distilled water in order to avoid any alkalinity (1/2 a spoonful of sulphate of ammonia added to a quart of water may be used).

The plant when placed outdoors after blooming should be watered and fed 2 to 4 times during the season with AN ACID BASE liquid fertilizer or specially formulated Rhododendron fertilizer.

Move the plant indoors during August/September and keep in a cool spot, 45 - 50 degrees, until the plant begins to bud, usually February or March. Water regularly throughout the winter. When

the buds begin to show, move to a warmer spot and increase watering as flowering begins. A daily misting with water will help to encourage the plant to produce large beautiful blooms.

REPOTTING should be done during August/September when the plant is moved indoors. If the roots have grown through the pot, it is time to repot in a larger container. Soak the plant and pot in lukewarm water for about an hour before repotting. Use a porous peaty soil mix (obtainable from your favorite garden shop). Be sure not to press the soil too tight around the roots so as to allow the roots to breath.

NEXT: Preparation of containers for the spring and summer.



Sylco

Aluminum Products

*236-5654

*655-6220

Free Estimates

Storm Windows & Doors

— No Obligation —

1. 100% Low Interest Financing.
2. Energy Audits & Rebates.
3. All Units Manufactured Locally.
4. Lower Heat Costs.
5. Draft Free Comfort.

Security Doors
Screens

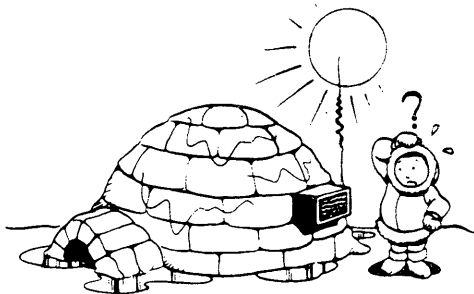
Bits & Pieces

● Security officers dealt with one elevator malfunction and a malfunctioning Madison garage gate on 12/26. On 12/28 the Grant Tower trash chute was plugged from the lobby level on down with Christmas tree limbs. The 13th floor Madison trash chute door was damaged 1/9. It appeared that someone tried to force the door down and pulled the door off the hinge.

● Security handled 6 noise complaints (12/21, 1/12, 17, 18, 19 & 20) ranging from after hour noisy repairs, a noisy celebration, and excessively loud TV's and radios.

● Suspicious activity in the garage included a resident on 1/10 spotting a man wearing a black trench coat looking in parked car windows. After inspection of the garage, Security Officer Vernon Gray found no evidence of breakins or the man in the trench coat. On 12/22 another conscientious resident reported a man sitting in an auto while parked in the garage. Upon checking, Security Officer Vern Gray found no one in the car and no sign of a breakin. The owner of the vehicle said that he was not in the vehicle at the time nor should there have been anyone else. During the wee hours of the morning on 1/15 Security Officer Mark Lindseth, while doing his rounds, found a car parked right in the middle of the guest parking lot near Grant Tower. The driver was located and asked to move the vehicle at once! On 12/24 a loud noise was heard by Security Officer Meaney coming from the top parking level in the garage. Upon responding to the noise, Officer Meaney found a resident who was unable to shut her passenger door. Security secured it with a piece of strong tape until she could get it repaired.

● Strangers in our midst? On 1/18 a resident reported a stranger wandering around on the B1 level of Lincoln Tower. Officer Reese Blacknall was unable to locate the stranger. Two unidentified intoxicated males were reported arguing loudly in front of the Madison Tower foyer. When Officer Don Robinson arrived on the scene he asked them to quiet down. They did for a short while. The police were called, by the time they responded, the 2 men were gone. Three very intoxicated males could be



heard stumbling around the courtyard area. They screamed and yelled at Officer Lindseth when he asked them to leave the property. After calling the police, Officer Lindseth stepped onto the Plaza level parking lot just in time to see the 3 speeding away recklessly striking the Grant retaining wall, luckily not causing any damage. Officer Lindseth was informed by a Red Lion security guard that a transient had been seen entering Plaza property from their location. During Officer Lindseth's normal rounds he spotted the transient sleeping on dry pavement with a cigarette burning in his hand. Security Officer Lindseth asked him to leave the premises. A check was made to ensure he had left the premises.

● On 1/15 Officer Lindseth heard a gunshot sounding like it came from the direction of the Sivers Center. Security notified the Police immediately. They responded within 3 to 5 minutes. Officer Lindseth checked our property prior to their arrival, but found no one.

● Things really started to heat up when a fire was reported in the Madison garbage compactor on the 2B level. Officer Gray called the fire department immediately and the fire was out in no time. No word yet as to the cause of the fire.

● A car was vandalized in the garage on 1/6. The thieves attempted unsuccessfully to take the stereo. It looked as though they were interrupted, nothing had been taken from the car.

● Sometime before 12/27, an unlocked bicycle was stolen from the bike room. On 12/20 someone had been tampering with a Lincoln resident's screen door and its lock mechanism. The unit's owners were away on vacation, but a caretaker staying in the unit reported the incident to Officer Gray.

● A Madison Tower resident had a breakin while away on vacation. Officer Gray surmised that the intruder jumped over the patio wall and used a pry bar to open the patio doors. A box of jewelry, some brass, credit cards and jars of change were taken.



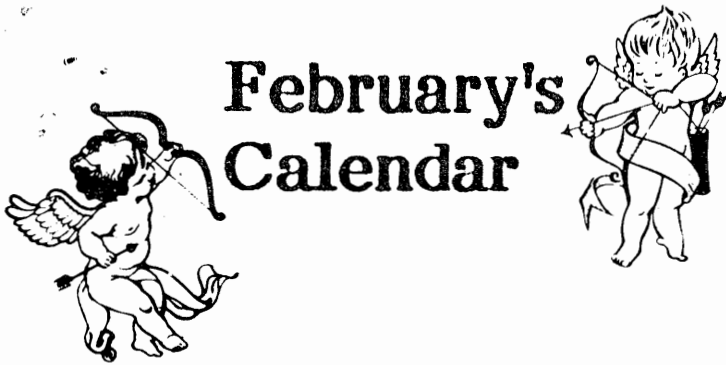
PAT STILL
SALES ASSOCIATE
RES. (503) 223-5200

PROFESSIONALS 100

PROFESSIONALS 100, INC., REALTORS

RALEIGH HILLS BRANCH
4650 S.W. SCHOLLS FERRY ROAD, SUITE 101
PORTLAND, OR 97225

OFFICE (503) 297-8211



February's Calendar

- | | |
|----------------------|---|
| February 7th | BRIDGE GROUP
7-10 pm
Lincoln Lounge |
| February 11 | PRIVATE PARTY
Sivers Center |
| February 14, 21 & 28 | BRIDGE GROUP
7-10 pm
Lincoln Lounge |

There will not be a Board meeting in February. The next scheduled meeting is March 16th.

Postal Notes



Many of you are aware of my involvement as a Board member for Albertina Kerr Centers for children. It is time once again for their annual Swim-a-Lap fund raiser for which I serve as chairman. For those of you who wish to support my efforts for the children served by these programs, I will take your pledges for my yearly 200 lap swim. See me at the mailboxes to pledge your support or to answer any questions about the fund raiser. Thanks!

Your Postman
Jeff Smith

Quality Cleaning Service

*"Professional Housekeeping
with a
Personal Touch"*

— Quality Maid Service —

QUALITY CARE FOR:

- MAINTENANCE & REPAIRS
- PAINTING
- DRAPERY CLEANING
- WINDOW CLEANING

JANE PHONE. 253-5661

- BONDED
- LICENSED
- REFERENCES

DIONNE'S COIFFURES

We Do Hair On First Avenue

1975 S.W. First Avenue

227-5565

No More Junk Mail!

If you don't want your name "sold" by the companies or organizations with whom you do business, the Direct Marketing Association, the trade association for direct marketers, has developed the Mail Preference Service (MPS). Each quarter, MPS creates a name removal file and distributes it to participating marketers who assemble lists of names and rent them. MPS won't eliminate all your advertising mail, but it should reduce it significantly. If you would like to register for the Mail Preference Service, send your name, address and zip code to:

Mail Preference Service
Direct Marketing Assoc.
6 East 43rd Street
P.O. Box 3861
Grand Central Station
New York, NY 10163



AMERICAN PLAZA CONDOMINIUM ASSOCIATION
c/o Multi-Services, Inc.
5200 Southwest Macadam Avenue, Suite 160
Portland, Oregon 97201

**BULK RATE
USPOSTAGE
PAID
PORTLAND, OR
PERMIT NO. 4886**

**ATTENTION!
UNIT OWNERS INTERESTED
IN SERVING ON THE BOARD OF DIRECTORS**

**Please see insert for further information or call
Diana at 222-7243!**