



tower talk

american plaza newsletter

Volume VI, No. 4

Portland, Oregon

April 1989

91 Madison Tower Units Up For Sale

Madison Tower Condominiums will go on the market starting June 1st, according to Walt Bowen, General Partner of Madison Tower Limited, which owns 91 units. His statement was made at an informative meeting at Sivers Center on March 29th for Madison renters. The meeting was attended by approximately 100.

Renters were given price sheets on all available units and a brief opportunity to lock in a discount on the unit they occupy if they sign a non-binding purchase reservation with Madison Tower Limited and place \$1,000 to \$2,000 in escrow with Chicago Title Insurance. This purchase reservation must be made by April 15th. The money in escrow is fully refundable until Madison Tower Limited notifies the person with the purchase reservation that the Oregon Real Estate Commission has approved Madison Tower Ltd. to go ahead and enter into binding agreements. A decision would be called for at that time to retain the renter discount and purchase or withdraw the monies in escrow.

Unit prices begin at \$91,400 which, with five percent renter discount and six months rental credit becomes \$82,630, and top out at \$405,000, which becomes \$384,750 with all applicable discounts.

Prices include a garage space except for units G41 and G44. All units have all appliances and a basement storage room included in price. Bowen also stressed that a percentage portion of the land is included in each price because the land was purchased in 1982 by the homeowners. New buyers need not fear any escalating "land lease" costs because they will own their own portion of the land.

In general, units have been priced from \$90

per square foot for a small unit with a west view to \$150 per square foot for penthouse models. Prices rise the higher one goes in the building.

Terrell Sparks, President of Bowen Property Management Company, said the marketing plan calls for minimal disturbance to residents' privacy. Since the sales period is expected to last up to two years renting of units will continue until all are sold.

In marketing, Sparks said they will use pictures of views from specific units and model units.

Continued on Page 8

Property Taxes

Property taxes, assessed values and comparable sales will be discussed at the Annual Meeting on April 20, 1989 according to Norm Rupp, Property Tax Committee Chairman. "It's been placed on the Agenda and all owners who are interested in their property taxes should come prepared with any questions they may have", stated Mr. Rupp. Letters have been sent to the 35 owners who purchased units in the past two years at the Plaza requesting they provide details on their purchase price. These, along with information collected from title companies, will provide the comparisons needed to establish "real" market value. The committee is also negotiating with a legal firm who, if necessary, will handle the appeals to the Board of Equalization for all interested unit owners. If 50 or more owners are interested the cost would be \$50 each. The committee hopes appeals won't be necessary, but if they are they will have to be filed by May 31, 1989. The committee urges

ANNUAL MEETING

Thursday, April 20, 1989

Sign In: 6:30 PM

Meeting will begin 7:00 PM

Sivers Center Lounge



tower talk

american plaza newsletter

Telephone: 222-7243

publication of
American Plaza Condominium Association

Editor: Marge Allen

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Contributors: Cliff Pengra
Irv Trachtenberg

Grace Brown Resigns

Grace Brown, Chairman of the Social and Recreation Committee has resigned from her position after 15 years of service to the Association. Grace and her committees have been the ones responsible for the Christmas, Summer and Superbowl parties over the years. "She has done an exemplary job of chairing this committee which has provided the residents of the Plaza many enjoyable, fun filled times", reported Board Chairman Harry Beik. She will be missed and deserves a great big "Thank You" from all residents for a job well done.

owners to refuse to provide any information on what an owner may "feel" their unit is worth if contacted by a realtor or the assessor's office via the phone. "They have been known to use this information against you", stated committee member Albert Bullier.

Waterfalls at the Plaza

On March 14, 1989 three units in Grant Tower had an unexpected and unappreciated waterfall in their units. "A washer hose burst in a unit on the 10th floor and hundreds of gallons of water cascaded into the units below", according to Superintendent Larry Milner. Over 500 gallons of water was extracted and thousands of dollars in damages occurred. All this damage was caused by a \$5.00 hose bursting. Milner recommended that hoses on all washing machines be replaced every 4-5 years and that residents who are out of town for any length of time turn the water off at the faucets.

Tower Talk Errors Paid For

If readers thought Tower Talk seemed a bit confused last month, it was. Diana Beck reported that Print Right collated the pages incorrectly. They made up for their error by giving the newsletter a \$100 credit, she said.



Chairman Needed

With Grace Brown resigning as the Social and Recreation Committee Chairman, the Board of Directors is soliciting a volunteer. If you enjoy good times, have organizational capabilities and like people, the job is for you. Without you there won't be the Annual Summer and/or Christmas party. If you would be willing to serve as chairman, contact Diana at 222-7243.

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But How Does It Work?



The Health and Fitness Committee has completed their task of spending a small amount of money for a lot of exercise items.

Committee Chairperson, Dr. Joanne Jene invites all residents to an open house a half hour before the Annual Meeting from 6:00 to 6:30 p.m. on April 20, 1989 in the Sivers Center Exercise Room.

The committee will have people on hand to show interested residents how the various pieces of equipment work.

Don't forget the Plaza also has exercise equipment in Lincoln in the Health Club on 2B. There is a 5 station Universal gym, bicycle, two tread mills and a ping pong table, for the use of all Plaza residents.

The Association commends Dr. Jene and her committee, Marge Allen, Gil Johnston and Cliff Pengra for a job well done.

The committee hopes to see all of you at the demonstration before the Annual Meeting.

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Meet the Candidates

A "Meet the Candidates Forum" will be held on Thursday, April 13, 1989 from 7:00 - 9:00 p.m. in the Sivers Center Facilities Room, according to Nominating Committee member Anna Stowell. "The candidates will speak to the unit owners and answer their questions, afterwards dessert type refreshments will be served in the Lounge." The committee hopes all unit owners will attend as it will be a good opportunity to meet the candidates.

Security Tip of the Month

"If a crime is committed against you or you note suspicious activity at the Plaza you should first call the Police at 911 then call Security at 222-7243" says Onsite superintendent Larry Milner, who supervises Plaza Security personnel. This way police will be dispatched as quickly as possible and Security will be able to secure the area and assist the Police when they arrive. "Please immediately tell the person who answers your call that it is an emergency so that you will get immediate service" Milner said. At night the answering service that pages our security receives hundreds of calls. Say "Don't put me on hold. This is an emergency!"

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The speed limit for the APCA parking garage and guest parking lot is 10 miles per hour.

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The fine is \$25.00.

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Fee Schedule Provided
Upon Request

222-7243

Candidate Resumes

APCA Directors whose three year terms are completed in April, 1989 are Wayne Martin, Lincoln; Harry Beik, Grant; and Walt Bowen, Madison. Director Bowen is completing his second consecutive three year term on the Board and so is not eligible to run for another term this year. Director Beik, who has served as APCA Chairman for the last two years of his three year term is seeking re-election to a second three year term.

Director Martin has chosen not to run for a second term.

The six continuing Board members giving of their time and talent are from Lincoln Tower: Charles Jones, Cliff Pengra and Ron Still; Grant Tower: Larry Winthrop and Madison Tower: James Fell and David Pugh.

Three Board positions are open in 1989. Resumes for the five candidates seeking these positions follow. One of the three Directors chosen in 1989 must live at Grant Tower. In 1990, the residence designated position will be from Madison Tower and in 1991 it will be Lincoln Tower, this rotation is intended to assure each Tower of at least one representative at all times.

Harry F. Beik, of Grant Tower, was born in New York City, raised on Long Island and came to Portland in 1949. He moved into Grant Tower in 1974 and has been active in American Plaza affairs ever since. He has served on the Security, Rules and Regulations, Design Review and Ad Hoc Committees during the past eight years.

He is an electrical engineer with a Bachelor's degree in Mechanical and Electrical Engineering from the University of Delaware and a Master's degree in Electrical Engineering from Princeton University.

He is an Associate of Carson, Bekooy, Gulick and Associates, Inc., Consulting Mechanical and Electrical Engineers of Portland. As Chief of Electrical Engineering with the firm his work includes design and supervision of all electrical systems associated with the construction of condominiums, commercial, industrial, public and educational buildings as well as providing energy studies and analysis of existing electrical systems.

John K. Dillon, of Grant Tower, and his wife Elizabeth have been homeowners at American Plaza since January 1987.

He retired from Crown Zellerbach Corporation in 1973 after 35 years in administration and management.

Community activities have included church, homeowner and recreation associations and miscellaneous volunteer activities.

He has a Bachelor's degree in Foreign Service from Georgetown University and also attended Golden Gate College where he earned a Master's degree in Business Administration.

Ann Zoll, of Grant Tower, retired in 1985 after 10 years as administrator of Red Cross Regional Blood Services. The position included administrative responsibility for an operating budget of 11 million dollars and a paid staff of 300 persons. A highlight of Red Cross work was the extensive experience in working with and appreciating volunteer committees.

She retired as Colonel in the U.S. Army Nurse Corps Reserve. Her last assignment was as Chief Nurse of 45th Station Hospital Vancouver Barracks in Vancouver, Washington.

Currently she is serving as charter member of a six person National Retiree Advisory Council, representing the interests of over 5000 Red Cross retirees to the Management staff of Red Cross National Headquarters, and is the current President of the Oregon-Washington unit of the Red Cross Retiree Association.

She is a member and Past-President of Portland Metro Women, and served in 1979 and 1980 as volunteer speaker for the Portland Police Bureau Rape Prevention Program.

Margaret E. Allen, of Madison Tower, is a native Oregonian and has been a homeowner at American Plaza since she and her husband moved to Portland and Lincoln Tower in 1975.

Enthusiastic about the quality of life possible at American Plaza, in 1982 the Allens purchased larger quarters and moved to Madison Tower.

A graduate of St. Helen's Hall (now Oregon Episcopal Schools), Mrs. Allen attended Oregon State and Stanford Universities. Since 1963 she has been an officer and director of family held corporations in the timber industry. She has served as Director of Oregon School District 5-J, as District Chairman of the Girl Scouts of America, and as Deacon and Elder in the Presbyterian Church.

Since coming to Portland she has served on the American Plaza Board of Directors as Secretary, Vice-Chairman, and Chairman; as President of the Choral Arts Ensemble of Portland, Vice-Chairman of the Portland Choral Consortium, an "umbrella" organization that includes Portland's major choral groups, and Chairman of "MerMacs" a synchronized swimming committee of the Multnomah Athletic Club. She is currently serving as Editor of American Plaza's newsletter Tower Talk.

Nancy Rangila has withdrawn her name from consideration for the Board of Directors at this time.

Bits & Pieces

- Security Officer Steele Barnett had to call the police to get a "sleeping bum" off APCA property on 2/26 after the man became hostile and abusive. The police said the bum was one of their "regulars".
- On the same day two nicely dressed young white males who said they were door-to-door salesmen were told that no soliciting is allowed at APCA and were asked to leave Madison Tower, which they did.
- On 3/2 the Lincoln lobby bulletin board was pulled almost loose from the wall by persons unknown.
- A vehicle was towed from the guest parking lot 3/5. It had accumulated four violations in the last 30 days.

- A resident was identified speeding in the parking garage at about 35 mph and will be warned....
 - And the Grant Tower entry system phones had some problems probably caused by the Grant power outage reported in last month's Tower Talk.
 - Guards dealt with ambulances, move-ins, a flood (story in this issue), a coroner's visit, and a "Repo man" who was checking the guest lot for an automobile he was trying to repossess. Guards told him that this is private property and asked him to leave. He did, saying "the car isn't here anyway!"
- All in all, a very quiet month.

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Garden Chatter

By Irv Trachtenberg



The harsh winter weather has taken a toll on some of our container plants and bushes. However, do not be in a hurry to dispose of them even though some of the branches or the top of the bulbs (which have emerged) appear dead. Plants and bulbs sometimes survive, so wait until late spring before plant pruning or throwing out the bulbs. You may be in luck.

Although my pansies and primroses have gone the way of all flesh, I've noticed that my lilies, daffodils, crocus and peonies are beginning to show good growth.

We have about two (2) months before the weather changes so that the day and night temperatures will become settled for the optimum growth of our plants. We can plan ahead, however in making our plant choices for the season.

Containers: Plastic or wooden containers with a circumference of 15" - 16" x 12" deep give the best results. This does not rule out wooden boxes with a minimum depth of 6".

Soil: The soil in your containers should crumble easily; be able to retain moisture without becoming waterlogged; permit free drainage and circulation of air. Plant roots need oxygen to survive. If

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the used soil in your containers meets the above criteria, use it! However, you may remove about 1/4 of the soil in your pot and replace it with the packaged mixture found in your favorite garden store.

Soil Mix: For a 15" - 16" x 12" Container

- 1 C Steamed bone meal
- 1 C General fertilizer (5-10-10)
- 1/2 C Perlite, vermiculite or peat moss
- 2 C Dry steer manure if available

Use proportionate amounts of soil with this mixture for smaller or larger pots. Clay containers because of the heat and wind factor tend to dry out much faster and need more frequent watering.

Fertilizers: The following fertilizers are excellent for all your plants: Oxygen Plus, Miracle Grow, Alaska Fish Fertilizer (liquid), Schultz Instant Liquid Plant Food, Osmocote. Follow the directions on the container. Fertilize your outdoor bulbs with a good bulb and bloom fertilizer. Lilly Miller Bulb and Bloom Food (4-12-12). You may use any brand with a similar analysis. Follow application directions on the container. These may be purchased at your favorite garden store.

Plants: A few suggestions of plants that do well on our balconies:

Partial and Full Sun - Ageratum, asters, celosia, dwarf dahlias, geraniums, marigolds, portulaca, dwarf zinnias, primroses, lilies, peonies, carnations, pinks, dwarf roses, verbena, wax begonias, nasturtiums, petunias and cosmos.

Weak Sun or Shade - Fuchsias, impatiens, pansies, primroses, violas, balsmin, tuberous begonias, marigolds, lobelias, savlia and coleus.

Insecticides: Check both your outside and inside plants for insect infestation as well as the plants you buy. The following general sprays are useful: Ortho Orthonex, a combination spray for both insects and disease control; Malathion for insect control; Ortho Spider Mite Killer for mites; Diazion for insects; Isotox for insects;

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Old Sprays: Destroy all sprays you have had more than a year as they tend to disintegrate and lose their effectiveness. Mix just enough spray for each use.

Waterings: Continue to water outdoor shrubs. We are prone to forget that the balcony overhang prevents the rain from penetrating the soil; because of the strong wind, the plants tend to dry out. If in doubt, use a moisture meter.

Pruning: Both dwarf and miniature roses may be pruned now so as to produce strong canes and buds. Depending on the strength of the plant, cutting should be 6" to 8". Hard pruning improves bloom quality because it is the new growth that flowers the best. The cut should be made about 1/4" above an outside bud eye and should slant downward toward the inside of the bush at a 45 degree angle. Weak or diseased canes should be removed completely. Any branch which crosses or rubs against another should be removed.

Dividing-Repotting: This is the best time for dividing and repotting house plants. The plant should be carefully tipped from it's container and the condition of the roots checked. If the roots are brown and slimy looking or if there is an extensive webbing of white roots, loosen the roots to free them and repot in another container one or two inches larger in diameter than the former pot.

Have a happy summer!





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April's Calendar



Postal Notes

- April 4 BRIDGE GROUP
7-10 PM
Lincoln Lounge
- April 8 PRIVATE PARTY
Sivers Center
- April 11 BRIDGE GROUP
7-10 PM
Lincoln Lounge
- April 13 CANDIDATES
FORUM
7 - 9 PM
Sivers Center
- April 18 & 25 BRIDGE GROUP
7-10 PM
Lincoln Lounge
- April 20 ANNUAL MEETING
Sign In: 6:30 PM
Start: 7:00 PM
Sivers Center
- April 29 PRIVATE PARTY
Sivers Center

A big "Thank You" to all those who supported my Swim-a-Lap fund raiser for Albertina Kerr Centers for Children. With your help I raised \$3,700.00 and the entire event brought in donations totalling \$28,000. Having met many of the youngsters who benefit from this program I can assure you this is a very worthwhile cause and I greatly appreciate your support.

I hope you all faired well through that tough winter. I am looking forward to spring. I must warn you that I will be missing from my postal duties for two weeks of jury duty starting the 10th of April. Thanks again. Enjoy your spring.

Your Postman
Jeff Smith

MSI Fifth Anniversary

"April Fools' Day marked Multi-Services' fifth anniversary as the management company at American Plaza and I hope you haven't found it a joke", stated President of MSI, and Plaza Manager David Stephens. "We have really enjoyed our time at the Plaza. It is challenging, the people are great and we look forward to continuing to help the Board of Directors and the unit owners keep American Plaza the number one address in Portland. We thank all of you who have helped to make it all possible", Stephens said.

As part of our ongoing efforts to better serve you, MSI management staff will be meeting Wednesday, April 26th from 8 am to 1 pm. During this time the phones will go directly to our dispatch.

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Madison Units For Sale

Continued from Page 1

only showing a rented unit to very serious buyers. Renters will receive 60 days notice in writing for any type of move out to give them time to move to another Madison unit or seek quarters elsewhere.

There will be no rent increases during the sales period, according to Walt Bowen.

He has already offered and had accepted, a plan to redecorate the lobby, at his cost, and will submit a plan to redecorate the elevators. In addition he plans to hire a doorman for Madison for at least eight hours a day during the sales period. "I've always felt these buildings, and this address should have doormen. It seems to fit this lifestyle and I've always been willing to pay my share, though the homeowners have opposed the cost. This will give them one more chance to consider the idea!

Security here is excellent, but a doorman would improve it with style. This is the finest urban complex in Portland with a unique location, a park-like setting that gives it a homey feeling, many amenities such as the two swimming pools, attractive meeting rooms, up-to-date exercise facilities and excellent management."

Harry Beik, APCA Board Chairman stressed the financial soundness of the Plaza which has not changed maintenance fees for three years, is extremely well maintained, and has no major expenditures ahead. He commented that newcomers to the homeowners association are lucky to be coming in to an association that is well established, financially sound, with the "shake down" cruise over and the "bugs" worked out.

In response to questions Bowen said he would provide a history of unit's taxes, APCA homeowners assessments and special assessments and would pass on to the occupant information that a purchaser planned to rent out the unit.

Bowen stated that he hopes to have a meeting within the next two weeks for occupants who do not intend to buy but would like their status clarified.

Tom Hendrickson, Executive Vice President of Portland Mortgage Company, with offices located on the 10th floor of Parkside Center at the corner of 4th and Lincoln, spoke about mortgages and said he would be happy to assist any interested Madison purchasers in sorting through the various mortgage options to find one that suits their circumstances. His office phone is 248-0225 and he can be reached evenings (before 10 p.m.) at his home at 771-2034.

Ron Balash explained the function of Multi-Services which manages American Plaza. Walt Bowen assured renters that his own staff

SuzAnne, Dorothea, Joan and Aaron would stay on through the marketing period.

The meeting was conducted with a quiet elegance. Attendees were seated at linen covered tables and served coffee and a lavish assortment of pastries.

Help Plan Plaza Future

At the Annual Meeting unit owners will be asked to provide their ideas, thoughts and suggestions on issues they feel are important and need to be addressed by the Association in 1989 and 1990. "The Association's Board of Directors and management prepare a Mission Statement outlining goals, objectives and tasks every two years", according to Ron Still who served on the committee who established this procedure. "The newly elected Board will be developing the Mission Statement for 1989-1990 this spring and summer and it's important we receive as much direction from the owners as possible, that is why it is on the Agenda", stated Director Still.

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Packages: If you are not home to accept delivery of a package, security will accept it for you and sign for it. It will be put in the Lincoln Tower locked package room and your name will be posted on the package list in the locked bulletin board in your Tower adjacent to the U.S. mailboxes. Security will deliver your package to your unit between one of the following times,

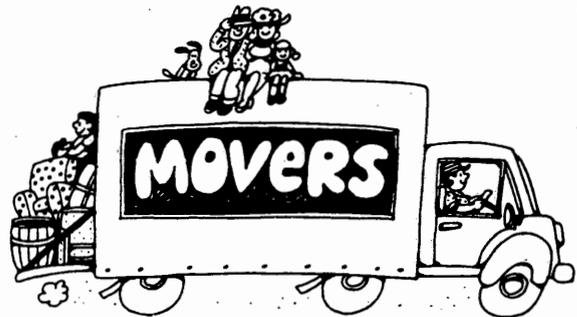
7:00 am - 8:00 am

4:00 pm - 5:00 pm

8:00 pm - 9:00 pm

if you call 222-7243 to schedule delivery. (Medications, perishables and Federal Express will be posted when received and delivered to you as soon as you call 222-7243 to let security know you are home and ready to take delivery.)

Packages from friends: Will be accepted for you in your absence. Instruct your friend to pick up the Emergency Phone in your Tower foyer and ask to have a security officer meet them. Your name will be entered on the package list and you may call to schedule delivery between the hours of 7 and 8 am, 4 and 5 pm, 8 and 9 pm. Please call before the hour you wish delivery to catch security before they leave on delivery rounds. To save time you might advise your friend to phone 222-7243 with a definite time of arrival. An officer can meet them at a specific point at a specific time, but cannot wait any longer than 5 minutes, so they must be on time. If they are late and the officer is gone they can call the officer back by using the emergency phone and then waiting in the foyer.



Large Items: Items that must come through the freight gate (as - a new sofa or table), can be delivered Monday through Saturday from 8 am to 5 pm. Please notify the office a day ahead for a delivery that will require the gate to be open less than 1/2 hour giving the expected time of delivery.

Security can then be alerted to the time of delivery and try to adjust their rounds to be in the building when needed. (If they are called to Lincoln and are in Sivers Center it can take 15 minutes to respond to the page by phone and then get to where they are needed so for all concerned it is best to pinpoint delivery time as closely as possible. Please notify the office if there is a change in delivery times also.) There is no charge for opening the freight gate for less than 1/2 hour as our own security officer can man the gate for a short delivery. If the delivery is very large and the freight gate will have to open longer than the 1/2 hour that our own security officer can take from other duties the officer needs a 48 hours notice to schedule a special security officer to man the gate. You will be charged the cost of the special security officer. Call 222-7243 to find out what that rate is and to schedule the officer.



Plaza residents: Please do not accept delivery of some item at the door unless it is intended for you. Plaza Management cannot take responsibility for items to deliver unless a security officer logs them in.

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