



tower talk

american plaza newsletter

Volume VI, No. 5

Portland, Oregon

May 1989

New Directors Elected

Marge Allen of Madison Tower and John Dillon and Harry Beik of Grant Tower are the Association's new directors, elected to three year terms on the Board of the American Plaza Condominium Association.

They replace D. Wayne Martin of Lincoln and Walter Bowen of Madison. Harry Beik of Grant was reelected for a second consecutive term. Directors are elected for three year terms and can hold two consecutive terms.

Margaret Allen has served two nonconsecutive terms, one as Secretary, the second as Chairman, leaving the Board in May of 1987. Harry Beik, who has served as Chairman of the Board for the past two years, was reelected and may serve three more years prior to having to leave the Board. John Dillon, who moved to APCA two years ago retired from Crown Zellerbach in 1983 after 35 years in administration and management.

Annual Meeting

The Seventeenth APCA Annual Meeting was held in the Sivers Center Lounge on April 20, 1989. 63.048% of the unit owners were represented in person (20.675%), by proxy (15.07%) and Walt Bowen was present representing 91 units in Madison Tower (27.303%).

Chairman Beik opened the meeting by thanking the owners for allowing him to serve them for the past three years. "It was relatively easy since the shakedown cruise had been completed and with the excellent help from the management company Multi-Services", stated Chairman Beik. He also emphasized it wouldn't have run so

smoothly without all the volunteer labor provided by the Board of Directors, committees and unit owners.

88-9 Accomplishments

He reviewed some of the events of the past year which included;

-Lived within budget and maintained adequate replacement reserves. No fee increases in 1989.

-Lighting installed in guest parking area at a cost of \$20,000.

-Established a process to reevaluate the Association's Mission, Goals, Objectives and Tasks on a regularly scheduled basis.

-Replaced Grant roof with a 20 year roofing system.

-Established a Welcoming Committee.

-Established an active Security Committee and implemented security measures costing \$3,000. Security measures included installing additional security bars in the resident garage and Madison freight entry, adding additional lighting at the front and back of Sivers Center and installing a gate into the Madison courtyard.

-The Health & Fitness Committee was active and the Board approved \$3,000 worth of equipment in 1988 and an additional \$7,200 worth of equipment in 1989. The Association now has adequate facilities in both Lincoln and Sivers Center.

-Downspouts in Lincoln and Grant were painted at a cost of \$5,915.

-In an attempt to improve elevator service the Board approved awarding the maintenance contract to a new company which seems to have reduced the breakdowns 50%.

-The Board established regulations for contractors and vendors who work at the Plaza.

-The Board prioritized the landscaped areas that are in need of improvement. The plan will be implemented over the next several years.



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publication of

American Plaza Condominium Association

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-The Board established an Ad Hoc Waterfront Development Committee who has provided the Portland Development Commission with input on development and bird dogged it's activities.

-The Board investigated the possibility of obtaining bulk insurance rates for homeowners, but was unsuccessful.

-The Association successfully fought the City on the Oregon Convention Center LID.

-An Ad Hoc Property Tax Committee was established to work with the Assessor's office reviewing assessed values.

-Energy efficient lighting was approved for the Lincoln Tower at a cost of \$4,900 with an estimated 16 month payback. This completes all towers.

Gifts of Appreciation Presented

Chairman Beik thanked his committees for their help and was himself honored by the Board with a \$50 gift certificate to The Heathman presented by Larry Winthrop. MSI Manager David Stephens then presented him with another \$50 gift certificate from Multi-Services and presented Marge Allen, Tower Talk Editor, with two ski passes and a \$50 gift certificate to The Columbia Gorge Hotel from Multi-Services in appreciation of her time and effort on the newsletter.

Excess Revenue \$19,594

Manager Stephens recapped the financial statement for 1988 pointing out that owners' equity increased from \$33,887 to \$53,481 and excess revenues over expenses were \$19,594.

Treasurer Charles Jones informed the unit owners present that all but two of the Objectives and Tasks outlined in the Mission Statement prepared by the Board in November of 1987 were completed. He indicated the Board will be establishing new Objectives and Goals for the next two years this summer and solicited unit

owner opinions as to what are important issues to them. This can be done by submitting them in person, in writing or by phone to the Board or management company at 222-7243. Some of the suggestions made at the Annual Meeting were to research ways to save expense on water and trash; to provide more facilities for recycling, especially plastics; and to provide a place where unit owners can put donations of good clothing and household items for charities.

Director Walt Bowen thanked all the unit owners for allowing him to serve on the Board. "It's been a wonderful experience to see so many people willing to volunteer their time. American Plaza is truly the number one address in downtown Portland", stated Director Bowen. He is looking with excitement towards the sales of their 91 units and the addition the new owners will make to the wonderful people who already live there.

Tax Assessments

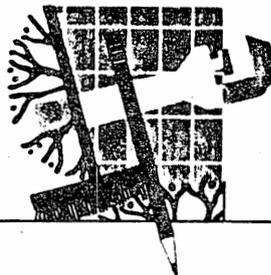
Manager Stephens reported that since actual physical inspections of APCA were done by the Multnomah County Assessor's Office the assessed values for 1989-90 will not be available to the Property Tax Committee until the end of April. If it is determined appealing the assessed values is advisable, the committee has an agreement with the law firm of Hagen, Dye, Vial & Hershey who will file an appeal with the Board of

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Fee Schedule Provided Upon Request

222-7243

Equalization at a cost of \$50 per unit if at least 50 units appeal. Manager Stephens said notices will be posted at APCA and letters sent to nonresident owners with instructions once the committee has evaluated all materials.

No Controversy? What Fun is That?

When Chairman Beik opened the meeting to the floor, unit owner Bernice Johnson added a touch of humor to the meeting as she expressed her dismay with the lack of controversy this past year which obviously adversely affected the turnout at the Annual Meeting. To general laughter Chairman Beik indicated that perhaps they wouldn't try so hard next year so the 1990 meeting could be a bit more lively.

The cost of this year's Annual Meeting was \$150 versus the \$600 to use the Red Lion. Coffee was served in the Board Meeting room where owners checked in to pick up their ballots. The Board of Directors was seated at tables in front of the doors to the patios. The fireplace room comfortably held 150 chairs, with 20 chairs in reserve to be set up in the hall. They were not needed and at least 25 chairs remained empty during the meeting. There was no bar and no hors d'oeuvres were served. The meeting was swift, noncontroversial and pleasant.

Lincoln Pool Open

The outdoor pool at Lincoln will open Memorial Day weekend and will remain open through Labor Day, longer if weather permits. It is open from 6:00 am to 10:00 pm daily.

An Oregon State law prohibits food or drink in the pool or on the deck surrounding the pool, but each of our pools has a comfortable patio where picnics can be held, so long as unbreakable containers are used.

Guests, two per resident, must be accompanied by a resident. Chairs and chaises cannot be left in the pool/patio area will be removed and stored by security. They can be claimed by calling the office, 222-7243.

The Lincoln Pool entrance is on the 1-B level. Dressing rooms and rest rooms are just up the courtyard steps from this entry. Pool users are asked to use these facilities. Lincoln Lounge access from the pool is prohibited because of the danger of chlorine damage to Lounge carpets and fabrics. Complete pool rules are on page 16 of the green Rules and Regulations handbook in your unit. Call 222-7243 with questions.

Health and Fitness Lifts Weights

Before and after the Annual Meeting (4/20/89), the Health and Fitness Committee, decked out in "APCA FITNESS" T-shirts with their names on the back, and helped by Mr. Lloyd Springer of THE FITNESS SHOP in Beaverton, gave demonstrations on the use of the new exercise equipment.

Everyone who took the time to stop by learned something about the equipment they didn't know. This completes the H&F part of outfitting the exercise rooms in Sivers and the 2B level in Lincoln.

According to H&F Chairperson Dr. Joanne Jene, the committee spent over the two years, \$10,000, which would equal about \$30 per unit or based on daily use over the two years, would cost each unit 14¢.

The final phase of H&F planning is for the recarpeting and painting of the room which will be done when the entire Sivers Center is done.

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Security Doors
Screens

Madison Units Chosen

There are 20 units at Madison Tower presently reserved for purchase as of May 1st. "We are enthusiastic about the sale of the Madison units, and eager to welcome the new owners," said APCA Board Chairman Harry Beik.

Social Room Rental Policies Restructured

The Board of Directors at their March Board meeting approved a restructuring of rental rates for the Sivers Center Lounge. Manager David Stephens reported to the Board the average rental is for 5 hours and the cost to the Association is \$75.00. "Any rental lasting more than 5 hours costs the Association money as the present rental fee is \$75.00, for each additional hour the cost to the Association is \$12.50 per hour", stated Manager Stephens. The new rates established by the Board are \$75.00 for all rentals 5 hours or less, plus \$12.50 per hour for each hour, or fraction thereof, over 5 hours. The \$100 refundable damage/cleaning deposit will still apply and the rental rates for the Lincoln Lounge will remain at \$35 plus damage/cleaning deposit.

Pool Privilege Abuse Brings Complaints

Account Supervisor Ron Balash says there have been several complaints about guests using the pool without residents being present and unsupervised children using the pool. The Rules and Regulations state that two guests per resident will be permitted use of the pools and the resident must be in attendance and any children under 14 years of age must be accompanied by an adult resident, Balash said.

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Lets Recycle the Bike Room

At the May Board meeting, the bicycle room will be discussed. Two bicycles have recently disappeared from the bike room and your input or ideas would be appreciated.

Currently there is room to lock 16 bikes while we have about 35 in the room so the addition of racks would seem a need. All bikes should be locked to the racks when not in use. If you have a bike in the room and no longer use it, please let MSI know (222-7243) and they will have it donated to a local charity.

Fireplaces: Pretty Cool

Pacific Northwest Natural Gas engineers have commented that the fireplaces in all three towers are ornamental only. They do not have a sufficient BTU output to be used for heating purposes. Instead, they actually cause a negative air flow when lit that draws heat out of the room.

Though it's near the end of the heating season it's a penny saver reminder to turn your fireplace off unless someone is in the room to enjoy it. Using it actually raises your electrical bill as well as your gas bill.

Looking for Some Active People?



Have you heard of the OVER THE HILL GANG? This group is an association of skiers who are at least 50 years old. Although skiing is the primary reason for the group to band (and bond) together, their interests are many. Activities planned for May and June are:

- May 2: Cycling - Paul Roscoe
- May 6: Hike above Multnomah Falls - Nancy Turner
- May 7: Hike Lewis River - Nancy Turner
- May 9: Cycling - Paul Roscoe
- May 16: Cycling - Paul Roscoe
- May 20: Glacier Skiing - Hank Bendinelli
- May 22: Social get-together at Cal's Restaurant 5:30 - 7:00 pm
- May 23: Cycling - Paul Roscoe
- May 27: Hike Dog Mountain - Nancy Turner
- May 30: Cycling - Paul Roscoe

June 1: Hiking, Mt. Hood - Pat Trulsen

June 6: Cycling - Paul Roscoe

June 13: Cycling - Paul Roscoe

June 15: Hiking, Mt. Hood - Pat Trulsen

June 20: Cycling - Paul Roscoe

June 24: Hike: Gorge Appreciation - Nancy Turner

June 26: Social get-together at Cal's Restaurant

June 27: Cycling - Paul Roscoe

June 29: Hiking, Mt. Hood - Pat Trulsen

Dues are \$50.00 per year, with mid-week rate reductions at some ski areas a perc. For more information write to:

Nancy Johnson
2323 SW 18th
Portland, OR 97201

Property Tax Committee Report

Be on the lookout for a notice from the Property Tax Committee the second week of May. They will be posted in all towers and mailed to non-resident owners.

Committees Recognized

Chairman Beik personally recognized each committee chairman and committee member at the Seventeenth Annual Meeting of the American Plaza Condominium Association. "I've always said volunteering your time to the Association gives one the right to complain, if they so desire, and based on this year's unit owner participation, there are several owners who have earned the right to complain and many more than once," stated Chairman Beik. Chairman Beik introduced and thanked the following committee members;



COMMITTEE LIST FOR 1988-1989

Ad Hoc Waterfront Development Committee

Anna Stowell, Chairman (G)
Rosemary Gianelli (G)
Marge Allen (M)

Nominating Committee

Rosemary Gianelli, Chairman (G)
Anna Stowell (G)
Jeanine Cowles (G)
Herman Levin (L)

Health & Fitness Committee

Joanne Jene, Chairman (G)
Cliff Pengra (L)
Marge Allen (M)
Gil Johnston (G)

Safety & Security Committee

Jim Fell, Chairman (M)
Marge Allen (M)
Dan Bell (L)
Ann Kramer (L)
Cliff Pengra (L)
David Pugh (M)
Ann Zoll (G)

Welcoming Committee

Cliff Pengra, (L)
Margarite Goodell (L)
Ann Kramer (L)
Ann Zoll (G)
Shirley Bettis (L)
Albert Jantzen (G)
Wendie Gelernter (L)
Claudia Brown (G)
Suzanne Edwards (M)
Elizabeth & John Dillon (G)
Lucille Windnagle (L)

Archives Committee

Zena Nelson (L)
Florence Marks (L)

Social Committee

Grace Brown, Chairman (L)
Bill & Nita Rollins (G)
David Chambers (G)
Harry & Maxine Dereiko (G)
Ron & Pat Still (L)
Leon & Barbara Ray (L)
Irv & Laddie Trachtenberg (M)

Budget & Finance Committee

Ed Finn, Chairman (G)
Marge Allen (M)
Charles Jones (L)
Bill Rollins (G)
Chuck Craig (L)
Cliff Pengra (L)

Ad Hoc Property Tax Committee

Norman Rupp, Chairman (G)
Ida Berg (G)
Albert Bullier (G)
Ruth Press (L)
Byron Shields (G)

Ad Hoc LID Assessment Contention

David Pugh (M)

Tower Talk Newsletter

Marge Allen, Editor (M)
Dave Stephens
Diana Beck
Debbie Castillo
Irv Trachtenberg
Jack Green
Barbara Ray
Cliff Pengra

Bits & Pieces

● Three emergency generator tests were conducted on March 23rd, at 9 am, 10:30 am and 1 pm at Lincoln Tower. All fire systems worked perfectly and so did the generator on all three tests according to Doug Hart, Assistant Superintendent. The elevator still stops at each floor up and down when being run by the emergency generator, Hart said, because the 110 volt line up to the elevator receives 119 volts during normal power and only 114 volts during generator power. Adolph Romike, HVAC Supervisor is looking for a solution to this problem.

● But nothing mechanical stays the same. The Lincoln fire alarm that rang on April 2nd was found to be a false alarm by Security Officer Don Robinson. His report triggered an investigation of the Lincoln fire control board and all pull station and bell alarm systems April 5th and 6th. Tests showed that the fire control board was working properly, but that the bells on the roof and one in 2B garage were not working. Tracking the problem to the south side pull stations, replacing a switch on the 13th floor and cleaning the connections from the 18th to the 7th floor restored the system to full working order according to Doug Hart, Plaza Assistant Superintendent.

● Security Officer John anHaack reported a red pickup with overhead lights cruising in the garage on March 24th at 7:35 a.m. Alerted by Security Officer Robert Stoops' report about a "repo" man (one who repossesses cars for the legal owner) and aware that this person fitted Stoops' description anHaack told the man he was on private property and must leave the garage, which he did. The man had a business card, American Lender's Service, and Plaza management has contacted the firm to let them know that while American Plaza is not trying to obstruct any legal action, Plaza guards will have to see more than just a business card to view the removal of a car from the resident garage as anything other than a theft, according to Ron Balash, Plaza Account Supervisor. On March 31st at 2:33 am the "repo" man returned from American Lender's Service with proper papers. He was admitted to the garage, found the car he was after, and removed it, driving it out of the garage with it's burglar alarm jangling!

● Guests were escorted to residents' units to verify that they were truly guests when the Grant lobby entry phone twice malfunctioned; two cars parked in the wrong spaces were dealt with, and the Grant south passenger elevator got stuck on April 10th, the Grant freight elevator malfunctioned on April 4th and on March 29th the Lincoln passenger elevator got stuck on the 16th floor.

● A person or persons unknown moved the extra Grant garbage container and moving ramp from it's usual storage space adjacent to the Grant garbage room door on March 29th. They put them in garage space #154. Security Officer Don Robinson surmises that the same person left rolls of old carpeting outside the garbage room door. When workmen lay carpeting they are responsible for removing the old carpet from APCA property. Plaza garbage costs would skyrocket if such items were commonly left in our garbage rooms, and they are not properly a "general expense" to the Association. Security Officers Robinson and Reese Blacknall put things to rights.

● When Security Officer Mark Lindseth was paged on March 27th and told that a guest had "lost" her car in the garage, he was puzzled about how the guest got in. She said, "I was told to go up a ramp to the upper lot so I came to a gate and it opened. A car came out and I drove in and parked." Lindseth said, "But how did you get into the Tower?" and she responded "Oh, this nice couple coming into the garage let me in." Officer Lindseth helped her find her car and get relocated in the guest parking area.

● On March 17th Security Officer Robert Stoops found a check in the garage. He left a message for the owner, then put the check in an envelope, tagged and logged it in lost and found. The owner reclaimed it a week later on return from a trip.

● On March 13th Officer Stoops found a license plate in the parking lot and tagged and logged it in. Later that day he found the car in the garage and tagged it to let the owner know how to get the plate back.

● Three owners were notified that they had left their car lights on, an easy thing to do in a lighted garage.

● Complaints of a barking dog in Grant Tower were investigated and a faulty car alarm sounding in the garage was tracked to the owner and turned off.

● In this reporting period only one small flood occurred. That one at Madison, caused by a cold water shut off valve to a bathroom sink that was not securely closed.

● While opening Sivvers Center at 5:45 pm on April 15th, Security Officer Mark Lindseth heard a rattling noise out by the patio fence. Investigating, he found a filthy vagrant male about 30 years old rolling around on the grass, walking on all fours, groaning and making loud noises. Officer Lindseth told him he was on private property and must leave. The vagrant covered his face with cardboard and rattled a burlap bag full of tin cans, but he did leave, ranting and raving, going across First toward Front. Thanks, Mark!

Grace Brown Recognized

Vice-Chairman Larry Winthrop presented a beautiful walnut and brass plaque, to Grace Brown, on behalf of the Board of Directors, in appreciation for her 15 years of service to the Association as the Chairman of the APCA Social and Recreational Committee at the recently held Annual Meeting of APCA. The plaque was engraved with the message;

GRACE BROWN
Chairman
American Plaza Condominium Association
Social and Recreational Committee
1974 to 1989

In appreciation for all the elegance, enjoyment and friendship you have provided for the unit owners and residents of American Plaza over the past 15 years. We hope your life is full of the same success, excitement and fun that you help to create for all of us at the Plaza.

Thank you
Board of Directors
American Plaza Condominium Association

Grace also received a standing ovation from those unit owners who were in attendance.

**Social & Recreational
Chairman Needed!!!**

Summer is quickly approaching and the Association is still looking for a volunteer to chair the committee. No experience needed, just knowledge of how to have fun. Call 222-7243 and talk to Diana.

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Letters to the Editor

A committee chairman is as good as the people working with her. The coffees and parties would not have been possible without the help of so many people. Barbara and Leon Ray—always willing—distributing invitations door to door. Laddy and Irv Trachtenberg—greeting you as you came in the door—David Chambers—our friendly bartender—David Stephens and Diana Beck of MSI for wonderful cooperation every time I called for help, and to all the others who have helped throughout the years—making each event better than the next—I give my thank you. A special "Thank You" to the Board for presenting me with such a lovely plaque. I do appreciate it. Good luck to the new Social Chairman—there are a lot of great people to work with in the three towers.

Grace Brown

Ping Pong Players Needed

The recent pairing of people with similar interest brought two ping pong players together. Now they are tired of playing only with each other and would like some variety.

If you are interested in semiregular or occasional playing, please call Diana at MSI (222-7243) and leave your name and phone number. You will be contacted.

The ping pong table is located in the Lincoln 2B exercise room. Players have to supply their own paddles and balls. The table is covered with half inch plastic and the net is in place. This is an equal opportunity invitation.

Calendar

May 2 & 9	BRIDGE GROUP 7-10 PM Lincoln Lounge
May 11	PRIVATE PARTY Sivers Center
May 13	PRIVATE PARTY Sivers Center
May 16	BRIDGE GROUP 7-10 PM Lincoln Lounge
	SPECIAL ELECTION Sivers Center
May 18	BOARD MEETING 7 PM Sivers Center
May 23 & 30	BRIDGE GROUP 7-10 PM Lincoln Lounge
May 29	MEMORIAL DAY

Water Shut-Off Procedures for Plumbing Repairs

If a unit owner is going to have plumbing work done within their unit that requires the building water to be shut off, it can be shut off for a maximum time of 45 minutes. In accordance with the Plaza regulation controlling contractors and service people, the building water will be shut off long enough for a unit owner's plumber to install a shut off valve in the unit. According to Doug Hart Assistant Plaza Superintendent, unit owners should follow these procedures:

In Advance

1. Contact the MSI office (222-7243) at least two business days before work is to be done, so we may post the needed water shut off notices.
2. Give MSI the name and phone number of the plumber doing the work in your unit.

The day the work is to be done

3. Have the plumber call the MSI office to talk to the superintendent for final instructions and verification that water has been shut off.
4. Have the plumber call the MSI office when

the new shut off valve(s) are in place so water supply may be restored to the building as soon as possible.

5. After the water is turned back on, the superintendent will call back to make sure the new valve is holding.

Following the above procedures will keep inconvenience to other building residents at a minimum, Hart said.

Plaza Insurance

It is important that your condominium owners' policy covering your personal effects, etc. dovetails with the Association's policy, according to Plaza Manager Dave Stephens. If you should have any questions regarding this issue, have your insurance representative contact Mike Brown, Farmers Insurance Group (636-8435).

Residents should obtain 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 residents' complete ownership and control.

NOTE: The Association carries separate liability insurance for commonly owned grounds, pool and similar type areas with unit owner's 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.

If you have any questions, please call the office (222-7243) for more details.



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