



tower talk

american plaza newsletter

Volume VI, No. 6

Portland, Oregon

July 1989

Madison Tower Ltd. Sells Out to Granaten

Newcomer on the Madison Tower scene is Stig Modig, President of Granaten U.S.A. which has just formed a general partnership, Granaten/Madison Partners, and paid Madison Tower Limited eleven million dollars for the 91 units at Madison. Walt Bowen is a partner in the new Granaten/Madison Partners. No percentage of ownership for Bowen or Granaten has been decided.

Modig says he expects the 70 or so units not yet sold to sell quickly. "We believe in Portland; and we think the condominium market is going to pick up. It started two years ago in Los Angeles; then the market heated up in Seattle; and now it is Portland's turn."

Granaten U.S.A. is the American Subsidiary of Granaten Group, a private real estate investment and development company based in Gothenberg, Sweden, which claims holdings valued at \$800 million in seven countries.

Granaten U.S.A. owns West Coast Hotels which is a general partner in the limited partnership that acquired the Westin Benson Hotel last year for 7.8 million.

Broken \$5 Hose Costs Owner \$1,000

A unit owner on the tenth floor of Grant Tower has been billed \$1,000 to cover the APCA insurance deductible. In the April issue of Tower Talk it was reported that due to a \$5 water hose bursting in the unit on the tenth floor of Grant; over 500 gallons of water cascaded into the units below. "Expenses due to the water damage totaled

\$5,880.02. The Association's insurance carrier reimbursed \$4,880.02 of the expense. The \$1,000 balance is the amount of the deductible," stated Manager David Stephens. It is the Association's policy to bill the responsible parties for the association's deductible since the maintenance of washer hoses is beyond the Association's responsibility and is the responsibility of the unit owner. Spending \$5 to replace a washer hose every three to four years is good preventative maintenance and surely worth doing to avoid the cost of the Association's insurance deductible if a hose breaks. APCA's insurance paid the \$4,880 to expedite repair and will seek reimbursement from the homeowner's insurance carrier.

Madison Tower Unit State Sale Approved

Bowen Financial Services has received all necessary state approvals allowing them to now enter into unit sales agreements on the 91 units they own in Madison Tower. "Interest in the condominiums has been very good; and we have in excess of 20 reservations," reported Walt Bowen. There are five model units open to the public; four on the 9th floor and one on the 21st floor; and unit prices range from 89,900 to \$405,000. "We have really appreciated the cooperation of the Board of Directors and unit owners at American Plaza. It is obvious that all parties understand the positive aspects of getting these 91 units into individual ownership," stated Bowen. According to Manager David Stephens there has been virtually no impact to date on the livability at the Plaza due to the sales. "I believe allowing Bowen to provide adequate signing, a doorman, receptionist, and sales staff, at Madison has helped to minimize its impact," stated Manager Stephens.



tower talk

american plaza newsletter

Telephone: 222-7243

publication of

American Plaza Condominium Association

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Rules Violation Continue, Residents Asked to Help

Effective immediately Security will be enforcing the Plaza rules and regulations to the letter, according to Plaza account supervisor Ron Balash. Security officers will be asking people, particularly at the swimming pools and exercise facilities, to identify themselves.

Guests using the facilities without their host or hostess present (a rules violation) will be asked to leave.

"It is unfortunate that we have to resort to these tactics," Balash said, "and I assure you that Plaza security officers don't enjoy playing the role of 'enforcer'; but the unfortunate truth is that we are continuing to receive many resident complaints about rules and regulation abuses."

The rules violations that cause the most complaints are:

- 1) Use of facilities by former residents, or guests with no host or hostess in evidence.
- 2) Unsupervised children using the sports and social areas.

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3) Flotation devices, balls, rings and toys being used in the pools.

4) Failure of pet owners to use "pooper scoopers" to clean up after their pet.

5) Feeding birds from Plaza balconies.

Any resident who continues a rules violation after receiving a warning from security will be referred to the APCA Board of Directors for a rules enforcement penalty fee.

Balash said, "Security officers are onsite to help maintain the rules and regulations of the Plaza; but they can only stop a rules violation if they see it occurring. Residents who would like to see the rules maintained must do their part by using the red (or tan) security phones to report violations. Officers will respond and enforce any rules being violated, and will not divulge why they happened to arrive at the scene of a rules violation, but they can't be everywhere at once. Even the hourly check of facilities can be delayed by other events. Don't wait for their regular round. Exercise your responsibility as a Plaza citizen and make that call."

So Who Wants A Summer Party?

Plans for the annual Association summer party have been cancelled for lack of a chairman for the event.

In years past under the leadership of retired Social Chairman Grace Brown, the association Summer parties have provided a delightful evening of wonderful food, good company and music for dancing.

The social committee is always a friendly group and being on the party committee has provided many with the opportunity to get better acquainted with other Plaza residents.

Grace Brown, who has provided the leadership for 14 years in organizing Plaza social activities, says she will be happy to meet with anyone who cares to volunteer and provide them with all details of how parties have been organized, including what duties fall to the committee and what functions are handled by MSI.

Anyone interested in seeing the Plaza parties continue should call 222-7243 and leave his or her name with Diana or Debbie. Perhaps a "consensus committee" will emerge.

Installation of a waterbed at American Plaza is against the rules and regulations of the Association. Weight is one factor, and an even more important factor is the danger of damage to other units should the bed spring a leak!

15-

its & Pieces

● With two months to report on, some items may seem a bit repetitive, but Grant Tower's north passenger elevator got stuck on April 22nd, its freight elevator stuck on May 5th; and its south passenger elevator malfunctioned on June 2nd. The Madison freight elevator got stuck May 22nd and the Lincoln freight elevator malfunctioned on June 2nd.

● Guards manned gates and elevators for ambulance calls to Madison on April 23rd and May 22nd, to Lincoln on May 8th and to Grant on May 23rd.

● Three noise complaints about loud televisions were answered; and in one situation guards working with both parties found a volume dial setting that was satisfactory to both. A complaint of a barking dog at Grant was verified; but the dog could not be located. What ever happened to Plaza pet registration?

● Security Officer Blacknall noted a dog running around the Plaza grounds on May 4th. When he called the dog it came, and taking a phone number from it's license he contacted the owner, who gratefully reclaimed his pet forty minutes later.

● One Lincoln resident got a bit of a shock on May 20th when he brushed by the fire alarm box on 2B and the fire alarm rang! He notified security that he had set off the alarm. Upon checking, Security Officer Barnett discovered that Peggy Wheeler of the janitorial staff had accidentally set off the alarm on the 8th floor at the exact moment the resident brushed by the basement alarm. What he heard was the eighth floor alarm. Assured that he had not set it off, his comment was, "Gosh, I thought those alarms sure were sensitive to go off that easily!"

● Madison had a false alarm on May 17th when one of the maintenance staff caused it to trip.

● From April 20th to June 20th there have been 18 move outs and 4 move ins, with 1 move out

at Lincoln; 2 move outs and 2 move ins at Grant; and 15 move outs and 2 move ins at Madison.

● On May 26th an Allied Van Line truck at the freight door at Lincoln suffered brake failure and rolled into the freight doors doing damage to them.

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● One odd noise complaint came from a resident on April 30th who wanted Plaza security officers to silence a rock and roll band playing at a set of apartments bordering I-405. It should be noted that Security Officer Lindseth did call the police and registered a noise complaint, but police did not respond. The resident called in anger and said he would call the police himself. One wonders why he didn't do that in the first place.

● On May 1st at 7 pm, a guard scheduled for garage security failed to show up. The guard on duty called this failure in; and a replacement guard arrived 45 minutes later to do the shift.

● One resident lost keys down the elevator shaft at Lincoln. There is no way to retrieve things from the shaft without hiring the elevator repair service or waiting until they make a scheduled elevator check. The resident decided to pay for a special call, the next day at day time rates.

● On May 5th Security Officer Lindseth had to clean up a mess left by a contractor at Lincoln Tower. It took 30 minutes. Thirty minutes without a security guard on patrol. Residents should check to be sure their contractors clean up after themselves.

● On May 6th Security Officer Don Robinson, routinely checking with the resident about a parking permit secured in his name discovered that the resident had not called in for a permit. A little detective work discovered that another resident had used his name without permission! (One resident was irritated at being caught and one resident was irritated about being used).

● One resident is stubbornly parking in the guest parking lot although he has a space in the parking

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Bits & Pieces

garage. Guards are keeping a record so a rules violation fee may be charged.

● Officer John anHaack dealt with a stranger near the Madison freight gate on May 8th at 3:10 am. The stranger said he was going to call a locksmith to let him in, but anHaack persuaded him to leave the property.

● Officer Lindseth convinced a transient in the Lincoln foyer on April 30th at 5:14 am to leave the property, though it took the threat of a police call!

● On May 8th at 9 pm Officer Lindseth again roused a man off the property. The man was lying on a park bench near the sculpture and appeared to be drunk.

● On May 14th Lindseth noticed three transients who appeared to be rummaging through the Lincoln trash barrel. Upon approaching closer he discovered that only one was actually rummaging in the trash. The other two were "dancing" around the barrel and attempting to drink Muscatel at the same time. They identified themselves as Native American Indians; and when he asked what they were doing, the "leader" said, "I'm retaking this property in the name of the tribal council!" Lindseth persuaded them to head for happier hunting grounds!

Now Is The Time For Your Suggestions!

Directors Ron Still, John Dillon and Charles Jones were chosen by APCA Chairman Harry Beik to work on a statement of Board objectives for 1989-90.

The board suggested they:

- * Investigate the need for earthquake insurance
- * Reduce water and trash cost if possible.
- * Look into additional energy conservation.
- * Investigate gas metering at Madison Tower.
- * Determine if purchasing a PA system, chairs, etc. is feasible if we continue to hold the Annual Meeting at Sivers Center.
- * Study options to vision panels at Madison
- * Improve the bicycle room and investigate registration for bikes
- * Examine entry system options i.e. hooking up house TV system to cameras in lobbies

The committee asks that residents submit other suggestions they may have for Board investigation or action by sending their suggestions in writing to the "Mission Statement Committee" via the APCA mail slot on the mail room door of their tower.

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Oslo, Stockholm, Helsinki,
Leningrad, Poland.

MONTREAL TO NEW YORK CRUISE: Oct. '90
Fall Foliage-in New England!

Madison Lobby

New carpet, wallpaper, reglazed tables and reupholstered chairs and couches are in place in the Madison lobby. The colors are a cool cream and deep blue.

Temporary curtains are in place awaiting the painting of the screens that belong there. Two tables, a lamp and five pictures are yet to be placed. The mailroom has not been coordinated with the lobby, yet; but the lobby accessorizing will be done soon.

The Madison lobby redecoration is a gift from Walt Bowen as part of his sales effort to convert his block of 91 Madison units to individual ownerships.

To date the Madison Lobby redecoration has cost \$12,000.

The elevators at Madison will be redone by the Association in July. The Association has budgeted \$4,500 for the elevator project. It will complement the lobby decor; and Mr. Bowen has guaranteed that he will pay for any cost over the \$4,500.

NOTE: At time of printing the temporary curtains have been removed. The Madison sales staff is moving into 144 and the management and leasing staff will operate out of unit 143. SuzAnne Edwards said they are still renting units.

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Plaza Fashion Experts Work On Exhibit

Volunteers for the newly-renovated Oregon Historical Center complex, Jeanne Cone (Madison) and Jane Hanson (Grant), have been working over a year on "One Hundred Years of Oregon Fashion, 1889-1989".

The exhibition opened June 23rd with cocktails on the terrace, a fashion exhibition which takes viewers on a long and elegant journey through one hundred years of change in clothing and taste, and a candlelight dinner with live models showing historic and contemporary styles.

Not only are the "Big Three", Jantzen, Pendleton and White Stag represented, but personal collections of Portlanders dating back to the Shogren sisters of the late eighteen hundreds who were Portland's first well known fashion designers. The exhibit comes all the way to the present with fall fleece clothes by Nike and Air Jordan shoes.

The changing exhibition will continue through 1990. DON'T MISS IT!!!

"Garden Chatter" Continues From New Location

The bad news is that Plaza garden columnist Irv Trachtenberg and his wife Laddie are moving from Madison Tower to "705 Davis", a condominium in an historic landmark building at 2141 Northwest Davis.

The good news is that Irv will continue to write (and Laddie to type), "Garden Chatter", for Tower Talk. Irv has shared his expertise in the special and difficult area of balcony pot gardening with Plaza residents in his Tower Talk column for the past four years.

Irv says, with typical enthusiasm, that he has enjoyed writing the column, and, since his new home boasts a roof garden, he will be glad to continue it. "And besides," he says, "I want to keep in touch with all our Plaza friends!"

"We at Tower Talk are delighted with Irv's decision," said Marge Allen, Editor, "because Garden Chatter has been reliably interesting and informative, our 'cornerstone' column. It has helped and will continue to help many Plaza residents achieve beautiful and successfully planted balconies."

Lost Your Bike?

Fifteen dust covered bicycles have been removed from the Plaza bike room and stored, awaiting owner identification. Call 222-7243 if your bike is missing.

After an owner complained that the bike room was so crowded there was no way to safely store an expensive bike in it, director Cliff Pengra investigated. He found that the room has a rack to which 16 bicycles can be locked, but the room contained 35 bikes in varying degrees of repair. Pengra suggested that the association needs to identify the ownership of each bike, donating unclaimed bikes to charity after storing them for a reasonable period. He also suggested that another rack for an additional 16 bikes be installed.

Patter of Feet Not Popular at Plaza

Noise complaints leading to lawsuits are on the rise in condominium associations nationally, according to Plaza Manager Dave Stephens. Citing the following Associates Press article

Judge warns condo owner about her noisy high heels

Associated Press

WEST PALM BEACH, Fla. — A judge has warned Berenice Rogers to slip out of her high heels before strolling around her condo.

Palm Beach County Circuit Judge Richard Burk said last week that if Rogers persists in annoying her downstairs neighbors with her noisy footsteps, she could be pacing inside a jail cell.

Bernard and Sonja Arbuse, who live directly below Rogers at the Sun and Surf Condomin-

ium, said the problem began in 1984 when Rogers had Italian tile laid in her \$235,000 condo.

The couple's attorney, Charles Nugent, requested Burk to order Rogers to install carpeting.

Rogers said she laid Oriental and sheepskin rugs and removes her heels at the front door, but she does not want carpet.

"I don't believe Mrs. Rogers is required to give up her right to decorate," the judge said. "And I don't believe I can require her to stop walking."

Stephens suggests that carpeting and vinyl flooring are softer surfaces than hardwood, ceramic tile or marble, and less apt to cause a noise complaint.

Stating that the Plaza Declaration and Bylaws clearly support and protect unit owners or their tenants in their right of "quiet enjoyment" of their property, Stephens says that owners wishing to install the harder surfaces should be sure they have adequately soundproofed those materials so other residents will not be disturbed.

Carpets Cleaned

According to Assistant Superintendent Doug Hart, all breezeway carpets in Lincoln and Grant were cleaned in June. "They are completely cleaned twice a year with the next scheduled cleaning in December," reported Hart. Due to their exposure to the elements they are difficult to clean; but the cleaning was successful.

Lincoln garage space for rent for information call 222-7243.

Safety First

The security of individual units at American Plaza would be greatly improved if the owners would install a deadbolt and a peep-hole viewer on their doors.

The suggestion came from Directors Ron Still and Larry Winthrop at the May board meeting.

Ralph Wood, MSI's repair superintendent, was contacted and quoted a price of \$85 for installation of a deadbolt with two keys, and \$33 for installation of a wide angle viewer.

Residents interested can get more information by calling Diana or Debbie at 222-7243.

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Fee Schedule Provided Upon Request

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Congratulations!

Sue Wilson, Grant Tower, has just been elected Regional Director of Fashion Group International. The Fashion Group is a non-commercial group of women engaged in fashion work. It was formed to advance the principles of applied art in industry and to foster good taste in fashion.

Sue works as a Women's Wear Merchandiser for Pendleton Woolen Mills.

Letters

To all our friends at Lincoln, Grant and Madison:

As you know the Madison Tower is not renting anymore. They are for sale only. So Jack and I are moving as of May 10, 1989. We shall miss you all and feel extremely sad about this move. We'll look back at our years in the "Towers" and think of the joy we have had. May the "Lord" hold you all in the palm of "His" hand.

Fondly,

Jack and Mary Dudley

Editor's Note:

The side effects of the eagerly awaited sale of Madison units can be painful as we lose some delightful neighbors. We hope they will keep in touch and come back to Plaza parties!

July's Calendar

July 4	HAPPY 4TH OF JULY
	BRIDGE GROUP 7-10 PM Lincoln Lounge
July 11 & 18	BRIDGE GROUP 7-10 PM Lincoln Lounge
July 20	BOARD MEETING 7 PM Sivers Center
July 25	BRIDGE GROUP 7-10 PM Lincoln Lounge

APCA Officers

At May's Board meeting Harry Beik was re-elected to serve as Chairman of APCA with Larry Winthrop as Vice Chairman, with Jim Fell as secretary and Charles Jones as Treasurer.

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Meet Larry Milner American Plaza's On Site Superintendent

Larry R. Milner, APCA On-Site Superintendent

Birthplace: Toppenish, Washington

Education: Perry Technical Institute, Yakima Valley College, Oregon College of Education

Work History: Truck driver, beekeeper, mental health worker, property management with MSI for over 5 years

Likes: Music from classical to punk, preparing multi-course dinners of ethnic cuisine, my backyard in the summer and seeing Doug Hart "pig out" at one of my multi-course dinners of ethnic cuisine.

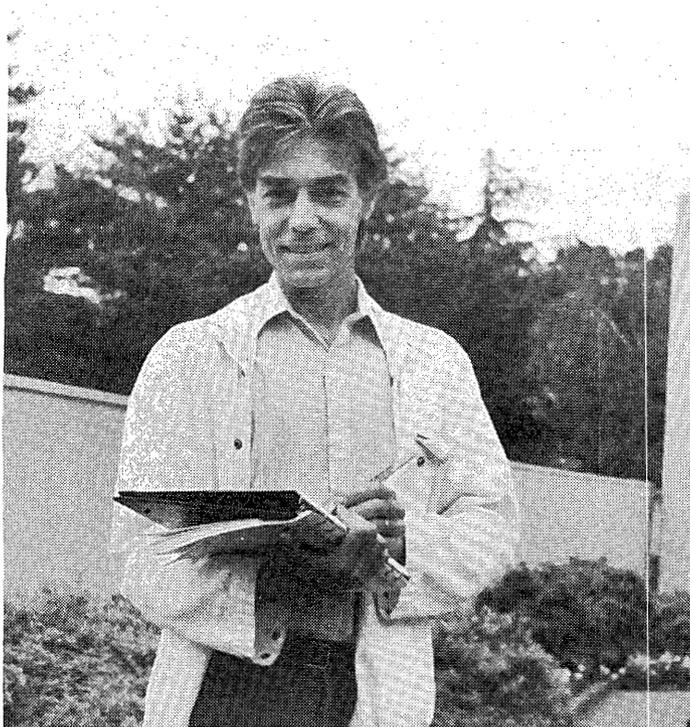
Dislikes: Falling off one of my motorcycles, burning my multi-course dinner of ethnic cuisine, dishonest people and people who whine.

Hobbies: Motorcycle sport touring, listening to and performing music on classical guitar, cooking, gardening and restoring classic motorcycles of European manufacture.

APCA Duties: Superintendent in charge of schedule and organization of common area maintenance. Supervisor of Plaza Security staff. Coordination of emergency maintenance.



..... checking the plant life



Larry Milner on his daily rounds

Landscaping Review

According to APCA Chairman Harry Beik the Board will be reviewing at the July meeting a design and cost for landscape improvements to the North side of the main entry (SE corner of Grant Tower) and the corner at First and Lincoln. "Due to the severe winter damage to the ivy at the southeast corner of Grant Tower and the suggestion by the safety and security committee to remove the ivy, now is the time to tie the landscaping on the north side with the improvements done last year on the south side," stated Chairman Beik. The Board has budgeted \$2,500 for landscape improvements in 1989. He went on to report that all plants killed by the severe winter have been replaced except the area outside the wall adjacent to Lincoln pool.

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Reserve Funding

In an article published in Oregon CAI newsletter, C.P.A. David T. Schwaldt states that reserve funding is not only a sound management practice, it is also required under Oregon statutes. According to these statutes, associations must establish a reserve account for the replacement of all items of common property which will normally require replacement in whole or in part in more than three and less than 30 years. A reserve account established under these statutes shall be funded by assessments against the individual units for maintenance of items for which the reserves are established. The amounts assessed shall take into account the estimated remaining life of the items for which the reserve is created and the current replacement cost of those items.

The steps involved in calculating reserves include:

- 1) Analyzing association documents and legal requirements.
- 2) Establishing reserve policies.
- 3) Accumulating information on the common property.
- 4) Assessing and inspecting the current condition of common property.
- 5) Estimating the total life, age and remaining life of common property.
- 6) Estimating replacement cost.
- 7) Considering variables and alternatives available.

Reserves can be funded by:

- 1) Special assessments
- 2) Borrowings
- 3) Being part of the regular monthly assessment.

It should be noted that the reserve study should continually be analyzed and updated for changes affecting replacement costs, estimated lives, and inflation factors.

APCA Treasurer Charles Jones says all these procedures are followed at American Plaza. APCA figures are analyzed and updated on an annual basis. The replacement reserve, the capital improvement reserve and the insurance reserve are presently being funded through monthly assessments. "The Board believes it is easier for most owners to pay a little each month into the reserves than to pay a lump sum special assessment as the needs arise," stated Treasurer Jones. In 1989 a total of \$69,750 will be placed in reserve. This represents 10 percent of the monthly assessments. Each unit owner is provided with a copy of the reserve budget and schedules in December of each year, Jones reported.

Security Tip What To Do?

One of the best deterrents to crime is resident awareness and a willingness to be actively involved. For the safety and security of all Plaza residents be alert for the following occurrences:

- 1) A stranger entering your neighbor's house when it is unoccupied (possible burglary) Call 911, then 222-7243 (plaza security)
- 2) A scream heard anywhere. Possible robbery, personal attack. Call 911, then 222-7243
- 3) Strangers, strange cars or trucks in neighborhood. Possible burglary. Call 222-7243
- 4) Broken or open windows or doors. (possible burglary - call 911, then 222-7243)
- 5) Salesmen attempting to force entrance into your home. (could mean intent to rob or harm - call 911, then 222-7243)
- 6) Offers of merchandise at ridiculously low prices. (stolen property - call police at 796-3466 and report)
- 7) Anyone loitering in a parked car. (Robbery-Burglary - Auto Theft) Call 222-7243 (Plaza Security). They will check before calling police.
- 8) Persons leaving one car and driving off in another. (Robbery - call 911, then 222-7243)
- 9) Anyone removing accessories, license plates, or gasoline from car. (Call 911, then 222-7243)
- 10) The sound of breaking glass or other loud explosive noise. (possible burglary - call 911, then 222-7243)
- 11) Any vehicle parked with motor running. (call 222-7243, security)
- 12) Persons walking through guest lot or garage peering into each parked car. (could intend auto theft. Call 222-7243)
- 13) Persons involved in a fight. (Could mean robbery - assault - call 911, then 222-7243)
- 14) Strangers loitering in secluded areas. Call 222-7243.

WHAT TO DO?

DO NOT TAKE THE LAW INTO YOUR OWN HANDS! CALL 911 THEN SECURITY 222-7243 (if observed at APCA) AND REPORT:

- 1) Time and place of incident.
- 2) Number of persons involved.
- 3) Description of scene and suspects, if possible. (age, height, weight, dress, etc)
- 4) Concise details of all circumstances noted.
- 5) License number of any cars or trucks involved, and last known direction of vehicle. Write these down as soon as you can.

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