



tower talk

american plaza newsletter

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August 1989

Six Cars Burglarized

"Cars in the resident parking garage were robbed at three different times this past month, three cars were robbed on June 22nd, one on June 27 and two on July 20th", according to Plaza Manager David Stephens. Three of the cars had signs of forced entry. The other three were either unlocked or had tops down. It seems clear that these thefts are not being done by professionals as in all but one case the items removed from the cars were found either strewn throughout the garage or the grounds of American Plaza. Expensive radios and cellular phones were bypassed in favor of sunglasses and garage door openers. All items taken were found except for a briefcase and a calculator. In two cases the cars were broken into and ransacked; but nothing was taken.

"Security rounds of the garage have been increased in an attempt to catch the offenders," Stephens stated. If a resident notices anything suspicious, please contact management via the emergency phones at entries, in the garage, and in the Sivers Center restrooms as soon as possible. It is important to keep cars locked at all times. "Valuables are an invitation to robbery and should never be visible from outside the car," Stephens said, suggesting that residents who must have valuable things such as cellular phones in their cars should consider installing a burglar alarm system also.

Madison Sales

Twenty four sales agreements have been reached on Madison Tower condominiums in the first 30 days of actual sales, Walt Bowen reported at the July 20th APCA Director's meeting. "We

are very pleased that sales are going so well," he said.

After introducing Jack Kaiser as Portland's representative for Granaten/Madison Partners, who purchased Madison's 91 available units for resale, Bowen presented the board with requests aimed at helping the Granaten sales effort.

The board heard and approved Granaten's request for a 5' X 7' for sale sign to be placed by Sivers Center in place of the 3' X 5' sign which is there now; a 2' X 3' sandwich sign stating, "Models open", with the hours listed on it; a 2' X 3' "Guest Parking" sign with an arrow pointing to Madison to be placed in the planter at the top of the guest driveway; two 2' X 3' "Guest Parking" signs for the west side of Madison, and one new sign at the Madison entry listing the sales office hours.

The board rejected a request for a six story high banner to be placed on the freeway (south) side of Madison but did approve allowing the words "Sales Office" to appear on the awning over the sales office door. The board also gave Bowen permission to paint the sales office door white provided it be returned to its present condition upon completion of sales.

A homeowner asked if there were any limitations on signs he could display if he should wish to sell his own unit, and Board Chairman explained that while the Declaration and Bylaws are clear in not allowing such things they also allow the Board to make exception. Beik stated that the Board is in agreement that the positive value to the association of having Madison units in individual ownership outweighs any inconvenience

(cont. on pg. 2)

There will be no APCA Board Meeting in August. The next regular meeting of the board is scheduled for September 21st at 7 p.m. in Sivers Center.



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Jack Kaiser, above, representing Granaten/Madison Partners was introduced to the Board of Directors at their July 20th meeting by Walt Bowen.

over tastefully displayed sales effort signs.

Kaiser said Granaten Madison is in the process of hiring a new interior designer. He said one of the things they would like to do is pay to have the indoor concrete surface coated with deck enamel. They wish to do some cosmetic improvements to Sivers Center also, but have the Madison elevators on hold until new designs can be submitted and evaluated by the Board.

Budget

Suggestions Due

Resident suggestions on how the APCA budget money is to be allocated should be sent in writing to the management office through the inter-tower mail drop on each mailroom door. "I would like to have these suggestions before September 11th; so there is ample time to research them before a suggested budget goes to committee October 4th", Plaza Manager David Stephens said.

Finn Chairs Committee

Ed Finn, Grant Tower, has again agreed to chair the APCA Budget Committee according to Board Chairman Harry Beik. "We are really fortunate that Ed cares enough about the Plaza to bring his skills to the budgeting process. He has served on the budget committee for the past five years and been chairman of that committee for the last three of those five," said Beik. "I might add that I am proud of the excellent financial condition of this association."

Owners interested in a hands-on look at how the Association runs, can volunteer for service on the Budget Committee. Call Diana Beck at 222-7243 to lend one's service.

Bulletin Board Use

Notices posted on the mailroom bulletin boards must be dated. Notices posted without a date will be dated by the Plaza staff when they make their first appearance on the Board and will be removed when they have been up 30 days.

Notices can be posted by residents or vendors and should be of general interest to Plaza residents. In order to keep the notices on the bulletin boards up to date, and to allow room for new notices, notices are left up for 30 days only. They are removed by APCA staff unless they have been re-dated. Residents and vendors who have posted notices that are still current beyond the 30 day limit must take it upon themselves to cross out the first date and re-date their notice. Plaza staff will only put the first date on the notice, since they have no way of knowing whether the notice is still valid 30 days beyond first posting.

This policy with regard to the bulletin boards was established to avoid having boards cluttered with outdated notices, according to Plaza Account Supervisor Ron Balash.



Director Dave Pugh comments on the lack of clean carts in the garbage room.



Cliff Jenne says, "There are 25 carts under the Burnside Bridge!"

Business As Usual

In other business the Board approved a homeowner's request to install a ductless heat pump by Sanyo.

It refused to waive the \$200 move in fee on an inter-tower move; approved new plantings on the East side of Grant Tower, and tabled a request to install bars on a ground floor patio wall. The bars would have to be designed and installed by the homeowner after submitting the design to the board and receiving approval.

Manager Dave Stephens presented a sample of a skid proof brown vinyl tile that he suggests should replace the carpet on the Grant 2B level. He says the carpet there is hopelessly stained and there is no more carpet in APCA stock.

Director Marge Allen suggested two more possible parking spaces in the garage but no decision can be made until the spaces are checked for turning radius and maneuverability.

A resident spoke about how wonderful it was to have a doorman at Madison to help her immediately in an emergency, and another asked that the too large green plant in the pot by Lincoln be removed and replaced with azealeas.

Taking It Home Won't Build Muscle

"Pieces of the four-station exercise machine are being stolen as if they are made of gold," according to APCA Assistant Superintendent Doug Hart. The clips that connect the cables to the various stations seem to be the most popular items to be stolen. "There also has been a problem with some users not putting the equipment back together after use," Hart went on to say. "We keep a stock of replacement parts on hand and security is checking the equipment during their normal rounds. If you find anything amiss with the equipment, please contact management via the emergency phones in either of the restrooms for assistance."



Anne Zoll reports that her car was broken into in the resident garage between June 19 and July 10th.



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Bits & Pieces

● In addition to the car break-ins mentioned elsewhere in this issue, one car was found to have an **A** drawn on its front passenger door in blue on July 22.

● The elevator ups and downs were notable this month. On June 19 the Grant freight elevator got stuck between the third and fourth floor, and on June 24 the Grant south passenger elevator stuck on the lobby level and was out of service all weekend.

● At Madison on July 5th the south passenger elevator door was slamming forcefully and loudly shut; and on the sixth the north passenger elevator was behaving erratically.

● Back at Grant the freight elevator refused to budge on July 6th from 3:25 p.m. until 5 p.m., and the Grant south passenger elevator on July 11th would not close its doors, so was out of service over night.

● On July 14th the Lincoln North and South elevators stuck on the same floor at 9:20 p.m., then started working ten minutes before the serviceman arrived from Northwest Elevator. He couldn't find anything wrong and suggested that the generators might have shut down temporarily. APCA Superintendent Larry Milner says these mystery stoppages are a problem. Security has always confirmed any reported stoppage, but there is rarely any explanation for what could cause a temporary malfunction.

● On July 14 the Grant north passenger elevator with a resident inside began going up and down but would not open its doors. Plaza Assistant Superintendent was able to force the doors open on the lobby level and release the trapped resident. He then shut down the elevator. Northwest Elevator sent a man out two hours later; and he was able to locate a problem in the relay switch and restore the elevator to service.

● The entire elevator system at Madison went through a week long series of breakdowns, July 17 to 22, causing residents to hike the stairs and agree that down is better than up!

Kelly Sampson of Northwest Elevator said that the Madison elevator system is on a central computer while the Lincoln and Grant elevators are on a relay system.

The problem occurred when one pin in the generator starting sequence went bad. There are 60 to 80 circuit boards in the Madison system; and each circuit board has 60 pin connectors, so there was one pin bad; and 4,800 possible pin suspects, Sampson said.

Car #3 had the problem; but it affected all the other cars. Oddly, the cars would run intermittently, making the problem hard to isolate. Kelly said this was the first elevator problem at Madison caused by a computer failure.

● In other areas, APCA Staff ejected four rude skateboarding teenagers from the premises on June 30th and one street person digging in APCA trash cans. Both situations required a threat to call the police.

● Six rule violations were dealt with: Host not with guests at pool; noise of workman after 5 P.M.; resident's car parked in the guest parking lot; an after hours move; barbecue fumes invading a neighbor's unit; and a car caught going more than 25 miles per hour in the parking garage in reverse!

● In addition to one water leak (washing machine hose guilty), assisting a resident find a misplaced car, dealing with a 911 call that turned out to be a false alarm, and determining what to do with packages that a resident won't accept and that cannot be returned to sender (we keep them), Security dealt with seven move-ins (three Grant, three Madison and one Lincoln) and eleven move outs (nine from Madison and two from Grant), between June 20 and July 18.

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Award Presented At Meeting

Laddie and Irv Trachtenberg are shown holding the "Golden Trowel" award at the July 20 APCA Board Meeting. The award was presented to Irv by Marge Allen, Tower Talk editor. It came from the Association in appreciation for his four years as Tower Talk's garden columnist.



The inscription on the award reads:

Golden Trowel Award
Irv Trachtenberg

In appreciation for the time and effort you have given to the American Plaza Condominium Association. Through your "Garden Chatter" articles you have made the balconies at the Plaza fun, beautiful and full of life.

We thank you for this.

Board of Directors
American Plaza Condominium Association
1989

Way to Go, Dick!

Did you happen to read the sports pages July 13-15 and notice that Dick Estey, Madison, pushed 24 year old Steve Vancil to 38 holes before Vancil took the lead and won the Portland City Golf Championship?

Estey, a two time City Champion (1952 and 1959), had gotten away from the game and didn't take it up seriously again until 1985. "I've only played 36 holes in one day once since the 1950's", Estey said. "A 36 hole match is tough enough; but to face one after playing matches for five straight days was more than I could handle."

We think he handled it pretty darn well! Estey, at 59, would have taken over the title as the tournament's oldest champion had he finished first instead of second.

Maintenance Tips

If you are having trouble opening and closing the sliding doors to your balcony, carefully clean out the track and the rollers. Once the track is as clean as possible, rub the track with paraffin. This will lubricate the rollers and won't collect dirt. If this doesn't improve door action, it may mean that the frame has settled over the years and some adjustment needs to be made by a door service person.

Several complaints have been made about smelling sewer gas in units. This unpleasant situation can occur when a particular sink is not used for a long period of time, especially during the heat of the summer.

Each sink has a water trap to prevent odors from backing up into a unit. If no water is run in the sink for an extended period, that water trap can evaporate allowing gases to get through.

The best treatment is to run water in each sink at least once a week.

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TCI Adds Channels To Basic Program

TCI Cable has added seven new channels to the basic cable television service for those APCA residents who subscribe to the Cable Television Bulk Rate at the Plaza. These new channels are:

BET Black Entertainment Television-CH 38

C-SPAN II U.S. Senate proceedings-CH 19

TFC The Fashion Channel-CH 40

EWTN Eternal Word Network-CH 41

NICK Expanded to include Nick at Nite-CH 25

QVC Shopping channel from Sears-CH 29/39

VH-1 Video hits 24-hours a day-CH 37

Any Plaza residents who are not presently subscribing to basic cable TV can do so by contacting Multi-Services at 222-7243. To sign up for the balance of the year will cost \$12 per month. Those who want to sign up for cable on a month-to-month basis must pay \$15 per month. In January residents can convert to the full year rate of \$9.55 a month if they subscribe for the entire year. The TCI non-bulk rate for homes is \$16.25, so APCA's rate is a bargain.



Meet David Stephens American Plaza's Account Executive

David L. Stephens, President of Multi-Services, Inc. is American Plaza's Account Executive, responsible for the financial/administrative planning and operations for American Plaza.

Mr. Stephens was born and grew up in Vancouver, Washington, where he still lives. He received his Bachelors degree from Portland State and his Masters from the University of Washington in the related fields of Anthropology and Archaeology (quite a far cry from his present occupation, it would seem, although he says condominium management is a great anthropology lab!)

For a time after his graduation he worked for the Malheur National Wildlife Refuge, until government funds ran out on the project. Later he became Operations Manager with Macadam Investors Ltd. owned by John D. Gray. By 1980 he had progressed in Mr. Gray's company to the point that he was able to start his own company, Multi-Services, Inc.

Mr. Stephens considers his work very challenging and enjoyable. To relieve the stresses that come up from time to time Mr. Stephens enjoys spending time outdoors hunting for ducks, chukar, pheasant and quail and fishing for trout or salmon. Remarkably he still finds time to train his dog and play coed slow pitch softball.

Mr Stephens' dislikes are few, but of them are hot humid days, clutter and disorganization.

Stephens is the proud father of four, Bryce 19, Maya 5 and two-year old twin girls Mariah and Taylor. His wife, Julie, is a full time mother and a part time management consultant.

When their busy lives permit, the Stephens particularly enjoy beach vacations on the Oregon Coast.

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August's Calendar

August 1 & 8	BRIDGE GROUP 7-10 PM Lincoln Lounge
August 12	PRIVATE PARTY Sivers Center
August 15	BRIDGE GROUP 7-10 PM Lincoln Lounge
August 22	BRIDGE GROUP 7-10 PM Sivers Center
August 22	PRIVATE PARTY Lincoln Lounge
August 26	PRIVATE PARTY Sivers Center
August 29	BRIDGE GROUP 7-10 PM Lincoln Lounge

Sivers Center Gets Gift

New draperies for Sivers Center are a gift to the Association from Liz Sivers, Grant Tower.

"Since the Association was thoughtful enough to name the building after my husband, I just want to do this type of thing from time to time", Mrs. Sivers said. "When I attended the Annual meeting in the lounge I noticed the draperies needed replacing."

The draperies are very similar to the ones they are replacing and should be installed sometime in August.

"We certainly appreciate the very generous gift to the Association from Mrs. Sivers," Harry Beik, Board Chairman said.

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PLEASE CALL EVENINGS

Letters

to the

Editor



Dear Editor:

Last month's article about wood, ceramic, and other hard floor surfaces addressed an important issue. A related issue, one especially important at this time of year, is noise from televisions and stereos. With the advent of warm weather, the desire to open windows and doors is understandably increased. Unfortunately, some residents turn up the volume of their TV's and stereos to overcome the effect of city noise. Hard surfaced floors only worsen the situation since there is no carpet to deaden the sound transmitted to the lower unit. What was an annoyance earlier in the year becomes a distinct irritant. We should all be aware of the rights of our neighbors to the "quiet enjoyment" of their homes.

Sincerely,

Your Downstairs Neighbor

Dear Editor:

Because we did not have a dog when we moved here four years ago, I did not realize we needed to register our five month old puppy with management.

This does give me a chance to write to you about a problem I have noticed for quite some time. There are many dog owners who are making no attempt to scoop or clean up after their dogs. I have observed two different people with dogs from Madison Tower (I do not know them); and I am sure there is one large German Shepard new to Grant Tower that is not cleaned up after.

We have cleaned up after our dog from the very first; and it is upsetting to have to be constantly on the alert for what other dogs have left. We can't even allow our granddaughter in the grass. Most of the time it is so bad.

We need more signs. There is only one; and it is mostly hidden by tree branches. Also, if security could check more often between 7:00 a.m. and 8:00 a.m. and 5:00 p.m. to 6:00 p.m., it would be helpful.

This is not something that is easily called in to security as the people and dogs would be back in their units by the time they could respond.

Yours truly,

A Grant Resident

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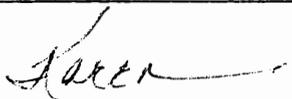
TO OUR NEW NEIGHBORS:

*** YOU ARE INVITED TO OUR OPEN HOUSE ***

*** AUGUST 18th - 1:00 - 7:30PM ***

Because time does not allow us to get out to meet each one of you just now, we are extending this invitation as our way of getting acquainted, and to express our appreciation to the many kind people who have dropped by to welcome us since we opened on July 5th.

*** REFRESHMENTS * PRIZES * TRAVEL VIDEO PRESENTATIONS ***

Karen 

Nita 