



# tower talk

## american plaza newsletter

Volume VI, No. 9

Portland, Oregon

October 1989

## Proposed Budget Increases Fees

To maintain service to the Association at the present level and ensure that adequate funds are available for the reserve accounts, Plaza Manager, David Stephens is recommending a 4.5% increase in unit owners' monthly fees, in his proposed budget for 1990. The Budget and Finance Committee will be reviewing the proposed budget and making recommendations to the Board of Directors at the October 19, 1989 meeting.

"I spent more time than usual preparing this budget, soliciting bids and ensuring there was adequate funding without too much fat", stated Manager Stephens. Included in the proposed budget is an overall increase in revenue of 5.4%, a 3.2% reduction in Administrative expenses, a 4% increase in utility expenses, a 6.7% increase in contract service expenses and a 2.3% increase in repairs and maintenance expense. The largest increase in expenses is for trash removal which will increase \$10,920 (30%) per year in 1990. There was a 40% increase in trash removal in 1989. "Tony Catalan of Trashco said they had to raise rates at APCA because of the difficulty in getting the trash out", reports Ron Balash, Account Supervisor. Bids solicited during the budget process were even higher. The lowest bid from Trashco at \$3,300 per month effective

January 1, 1990 compared with Waste Management at \$3,300 per month.

Management is requesting a 3.1% increase in its fees for services being provided. "The bottom line of the proposed budget is that the average monthly fee will increase \$7.75 a month; and that the average increase in fees over the past seven years equals 1.1% a year", according to Manager Stephens.

## Christmas Party on Hold

Grinches must live at APCA! Only one person has volunteered to help with a Christmas party. Come on, folks. We are all old enough to at least suspect that a "Let Nick do it" policy won't get us anywhere. Get in the spirit. Call Debbie at 222-7243 and give a little time!

## Cable TV Bulk Rate Due for Renewal

The first year of the two year bulk rate cable TV agreement for basic cable service expires on January 31, 1990. Residents who are already signed up for bulk rate cable will have their cable automatically renewed unless they send a written notice of cancellation to the Association office by December 1, 1989.

Rates for the second year of service will depend on the number of people who sign up or cancel but, in any event, will be less than the standard TCI cable rate for basic service which is \$17.85 per month. Residents presently signed up for a year are paying \$9.55 per month.

Residents who did not sign up last year for the bulk rate cable service may do so by calling Jamie Marcy at 222-7243. She will forward the cable agreement to them for their signature.

## Note Board Meeting Change!

The next Association Board meeting has been postponed from October 19th and will be held on November 9th at Sivers Center at 7 p.m.

The proposed Sivers Center design plan and its budget will be discussed.



## **tower talk**

american plaza newsletter

Telephone: 222-7243

publication of

American Plaza Condominium Association

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## **Madison Elevator Decoration**

The Board of Directors reviewed a design for redecorating the Madison elevators at a special meeting, September 7th, in Sivers Center. The new design was presented by Walt Bowen and Bellevue, Washington designer Jo Krueger on behalf of Granaten USA, Inc. The Board explained their serious concern about the wall covering and carpet. The concern was caused by past vandalism problems in the elevators in all towers. The Board also was concerned about the maintenance cost of the carpets. The Board did not approve the design presented by Granaten at this meeting.

Walt Bowen contacted Manager Stephens the following day and said if the Board would allow the Granaten design treatment, Granaten would agree to replace the wall coverings with a Board approved surface for up to one year from the date of installation if vandalism or maintenance problems did occur. Manager Stephens polled the Board by telephone; and they agreed to Granaten's proposal with the following additional conditions:

1. Granaten must add a base kickboard, new ceiling light diffusers and a treatment for elevator graphics which includes the notice board and any other signs or numbers. Director David Pugh will review these plans.

2. Granaten must tie the Madison lobby, Madison mailroom floor covering, and new elevator improvements together; so they all blend aesthetically. Directors Marge Allen, Harry Beik and Dave Pugh were chosen by Board Chairman Beik to work with Granaten to see that this is satisfactorily done.

Granaten drafted a letter agreeing to the Board conditions; and with this written guarantee,

the Board approved Granaten's proposal.

Walt Bowen told the Board that the improvements to the elevators would cost in excess of \$16,000. The Board agreed to pay \$4,500 of the cost. The \$4,500 is in the approved APCA budget for 1989 earmarked for the Madison elevators.

## **Board Information Distribution Called Poor**

During the "questions from the floor" period of the September Board meeting, Bill Rollins, Grant, expressed the opinion that the Board was not making a large enough effort to get information out to residents. He specifically referred to design improvement decisions that would involve the use of some funds from the Association. Chairman Harry Beik retorted that he "had no intention of going out and knocking on doors!" Director Marge Allen commented that while there is always room for improvement, she personally felt the directors give a great deal of time to Plaza matters and actually make a very great effort to circulate Plaza information.

Rollins suggested the Association make greater use of the elevator reader boards as some residents do not read Tower Talk. Chairman Beik indicated that the Board cannot force a resident to read the information the Board puts out, but that lack of information is then the resident's problem.

## **Sivers Center Decor**

Jo Krueger's design for Sivers Center met with some objections from the Board and Harry Beik appointed an Ad Hoc committee of himself and Directors David Pugh and Marge Allen to meet with the designer and make clear the Association's needs and interests.

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# Bits & Pieces

● The madness of so much activity at Madison Tower saw Plaza Security frantically trying to enforce Plaza rules without hindering Madison progress unduly. Doug Hart, Assistant Superintendent, reports that on a recent day (9/13), while repairing an EXIT light on Madison's 21st floor, he saw a woman holding what appeared to be a cushion or pad about one inch thick, one foot wide and 15 feet long OVER THE BREEZEWAY RAILING on about the 18th floor (a valance?). At the same time on the 14th floor he spotted what appeared to be about a 3" diameter by 20' pipe lying "kitty corner" over the long west and short south breezeway railings. He rushed to the 14th floor; but the pipe was gone! The long valance was gone! Going to Level 1, he found six painters and four carpenters hauling in equipment and a move-in not scheduled with MSI occurring. Madison Leasing Office provided a security guard; but the elevators were IN DEMAND. Doug told them they would all have to share the freight elevator!

● Four noise complaints, two for loud music after 10 p.m. and two for hammering noises were registered; and the source traced by security this month.

● Sympathy goes to Brian, his mother, and his Madison Tower hostess for his fall in the Sivers Center men's dressing room. He slipped and bumped his head on the sink, raising a pretty good lump. He didn't lose consciousness, however. We hope he's feeling great again! His mother suggested more carpet for the area. You can bet this will be taken under advisement!

● Sympathy goes to flood victims at APCA, too. Whether you inadvertently cause a flood or equally innocently, are on the receiving end, it is no fun. A blocked valve in the sprinkler system at Madison caused flooding of the Madison 1B breezeway and the planters at the front entry on 8/26. A broken sprinkler head at Lincoln on the east side of the tower caused a water leak into Lincoln 2B storage on 8/26; and a pinhole leak in an icemaker line of a refrigerator in Grant Tower caused damage to the unit below on 9/14. C'est La Vie!

● Lincoln elevators malfunctioned on 8/28 and again on 8/30. Madison had an elevator malfunction on 9/13. (Not a bad 30 day record).

● Soap suds have backed up in a Madison garden unit utility room. The resident had not used the washing machine, nor had the resident directly above. This was a problem at Madison about five years ago, until an additional drain line "loop" was installed. Maintenance staff are alerted to determine the cause of the problem.

● Speaking of APCA staff, that fire alarm that

rang at Lincoln on 8/25 at 2:15 p.m. was a false alarm, accidentally set off by cleaning personnel.

● A Reminder: The speed limit in the resident parking garage is 10 MPH. A driver driving in excess of 25 MPH in the garage at 2:45 a.m. on 8/24 has received a ticket.

● Another Reminder: Please be careful and park in your own assigned space in the garage. A car parked in the wrong space on 9/11 caused a considerable tracing effort by Security and was an inconvenience to the owner of the space. There are no unassigned spaces in the garage. If a space has not been specifically assigned to you it belongs to somebody else. Just because it appears to be unused means only that the owner is out of town.

● Plaza guards had a little excitement when a tow truck arrived and tried to tow a car out of the APCA garage. They stopped the towing until they could reach the car's owner and verify that it was all legal and owner approved. It was. The car was being towed into a garage for repairs. MORE EFFICIENT: Let Security know when something is going to occur to something they are supposed to protect. Call 222-7243.

● Other incidents: On 9/12 a car in the guest parking lot suffered damage to the driver side door when someone unsuccessfully attempted to break in. On 8/29 a convertible, top down, had the locked glovebox forced open. An APCA garage door opener and the garage opener for a business address were stolen. Nothing else was touched.

● Three teenage skateboarders ignored Security Officer Michael Stoope's warning that they were on private property and cannot skate here on 8/27, but hastily left when he told them he would call the police and confiscate their boards!

● Somebody lost some pottery pots from their Grant Tower balcony on 8/26 sometime between midnight and 7 a.m. Security Officer Mark Lindseth found the broken pots at 7 a.m. at the east end of the ramp to Plaza guest parking. A check of all APCA planters and pots revealed that the broken pots were not Association property. At 4 a.m. S/O Lindseth found 18 empty beer bottles scattered in the Grant freight elevator. There were no stains on the carpet or any other mess.

## Books Needed

Each tower has a book lending library; and any resident is free to take books from and put books into any of the three areas. In Lincoln the library is located in the Lincoln Lounge; Grant's is in the bookcase in the lobby; Madison's book exchange is in the excess mail room.

## A Little Quiz - #2

If you don't get 10% on this quiz, we suggest you refamiliarize yourself with the Rules and Regs. If you need a copy, call MSI.

1. Who owns the balcony attached to your unit?
2. Who maintains the painted surfaces and railings of each balcony?
3. Can flower pots be put on the walls and ledges of your balcony?
4. Are windsocks acceptable?
5. Is it permissible to barbecue?

## New Washer Doesn't Mean New Hoses

There has been much publicity at the Plaza about the water damage caused by worn out washing machine hoses. Recently, several thousand dollars in damages was done by such a hose and the unit owner was shocked because she had just purchased and installed a new washing machine. Please note that a new washing machine doesn't always mean new hoses. The hoses don't always come with the machine. The installer may use the old hoses rather than provide new ones unless specifically asked to do so. It is a good idea to shut the water supply off at the wall next to the washing machine when leaving town.

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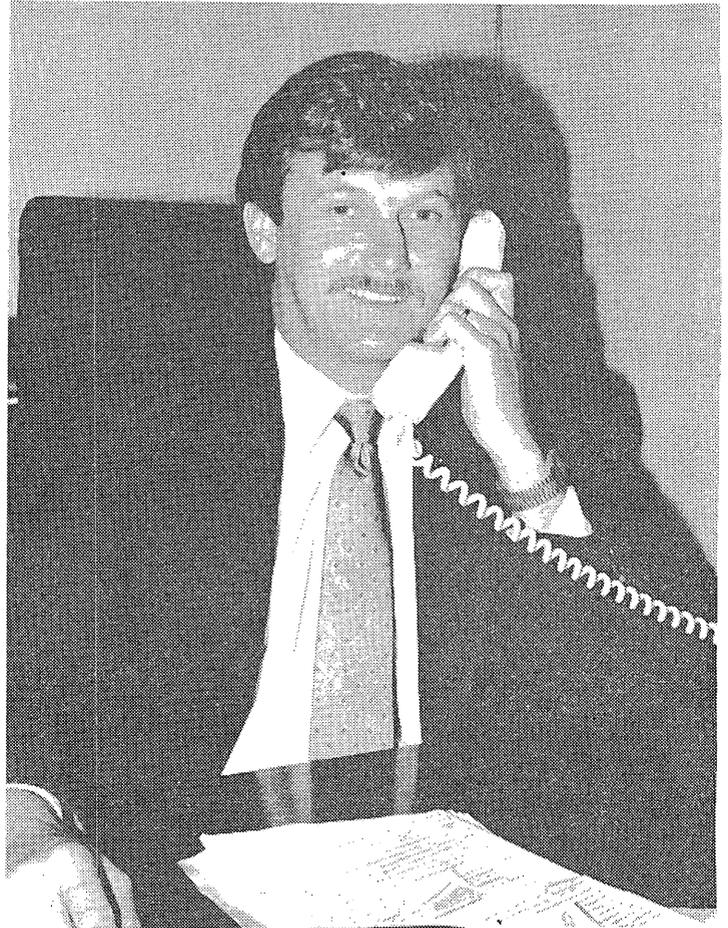
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## MSI VP (Is This an Eye Test?)



Ron Balash, Vice President of Multi-Services, is the MSI Account Supervisor at American Plaza. He is the person who oversees the day-to-day operation of the Plaza staff and facility. He works directly with and through the Plaza on-site Superintendent, Larry Milner.

Balash admits that he is a "people" person who enjoys meeting and knowing a wide variety of people. He takes pleasure in working with the MSI staff to make American Plaza the best maintained facility in Portland.

Born in Cincinnati, Ohio, Balash completed his formal education at Miami University of Ohio. He first worked in retail store management in the East, but decided to try his fortune in the West. Coming to Oregon in 1977, he worked in construction. There he met David Stephens and the rest, as they say, is history.

Ron lists his hobbies as fishing, running and backpacking, and takes particular pleasure in coastal storms, the Wallowa Mountains and the Trailblazers. He also puts duck hunting with Dave Stephens high on his list, saying "Dave gets so intense about a duck shoot, I just get a kick out of watching him."

Asked, as a "people" person, how he liked APCA Board meetings, he laughed and said "Short!"

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## Bowen Caters to Board

The September Board meeting ended on a festive note when Walt Bowen arrived with caterers from the Madison "open house" to serve the Board wine or champagne and elegant hors d'oeuvres.

Bowen introduced Stig Modig of Granaten and Jo Krueger, interior designer for the Madison model units. Ms. Krueger designed the Madison elevator door which will be complete when parabolic light diffusers are installed, along with a base kickplate to protect elevator walls from damage from carts.

The Madison Tower elevator design was approved by telephone poll prior to the Board meeting and that vote was ratified at the September Board meeting upon Board receipt of a letter from Walt Bowen acting for Granaten USA, Inc., which stated that; 1) Granaten will replace the fabric wallcovering with an APCA Board approved hard surface wallcovering if the Board deems the wall covering is unacceptable for reasons of excessive maintenance or vandalism. This guarantee is good for one year and includes the addition of base kickboard, ceiling diffusers and a designer plan for the location of any graphics. In addition Granaten has agreed to "do what is necessary, with the Board of Directors approval, to tie the Madison lobby, Madison mailroom floor covering and new elevator improvements together so these areas all blend aesthetically.

## Sivers Center

A design for redecoration of Sivers Center was approved for submission to the Board at its next meeting by the Ad Hoc Design Committee of Harry Beik, Dave Pugh and Marge Allen.

The committee met with Granaten/Madison's designer Jo Krueger, and made suggestions which she will incorporate in the design. The grand piano shown in a precious design was vetoed as the Board explained that the Association is

very happy with the piano given by Jean Fisher in 1985. Krueger's design incorporates the very tasteful casement curtains recently donated by Mrs. Wendell Sivers and changes the "Palm Springs" glamour look of her first design to a more comfortable "Oregonized" look. Fabric and color choices remain the same as they were in the design shown to the Board at the September meeting, but the grand piano and brass and glass tables are "out". Cozy and comfortable conversation areas will be included. Emphasis was put on the need for couches and chairs that are easy to get into and out of. The use of live plant materials rather than silk was discussed, and Ms. Krueger said she would be happy to use real plants in all spaces where there is enough daylight for them to remain healthy, and that her use of silk is based only on its low maintenance cost.

The beach and palm tree mural for the pool area was discussed, and Ms. Krueger will present a new mural concept using a typical Oregon coastal scene. She presented a budget for her suggested renovation.

The Board will discuss the suggested Sivers Center decor and its budget at its next meeting, rescheduled for November 9th for want of a quorum on its regularly scheduled meeting day of October 19th.

Ms. Krueger's fabric, paint, carpet, and other material choices are on display in the Madison Sales Office. New drawings of the Lounge area and the swimming pool mural should be in place by October 15th.

## Plaza Parking Rules

Residents are to park in their own garage units and not on the plaza level. Resident parking permits (with ID numbers) are to be displayed on the left side of the rear bumper. No vehicles shall be parked blocking any sidewalks.

Guests of residents may be issued temporary parking permits according to the requirements set forth in the complete Rules and Regulations, pages 13 and 14. Call the management office at 222-7243 for assistance.

## Refrigerator Needed

With all the remodeling going on at American Plaza it's worth mentioning that if anyone comes up with an extra refrigerator, the Association would appreciate it as a gift. The package room could use one for keeping perishables until they can be delivered to residents. If you have a refrigerator you would like to donate, please call Debbie at 222-7243.

# 1990 Budget Committee

The American Plaza committee for the 1990 proposed budget will be chaired by Ed Finn, Grant. Committee members are:

Charlie Jones, Lincoln  
 Cliff Pengra, Lincoln  
 Chuck Craig, Lincoln  
 Ruth Press, Lincoln  
 Bill Rollins, Grant  
 Ann Zoll, Grant  
 Mick Allen, Madison  
 Sylvia Rea, Madison

The proposed budget was delivered to the committee members and the Board of Directors by Manager Stephens on October 4th for their review. The committee will be meeting between October 9th - 16th to evaluate the proposed budget and make their recommendations to the Board.

The Board will discuss the proposed budget at its regular meeting on October 19th. Owners are particularly encouraged to attend this meeting.

Any owner who wants to have a copy of the proposed budget can get one by requesting it of Debbie Castillo at 222-7243.

## Unit Owner Keys

Many unit owners are asking why management will not hold keys to individual units for cases of emergency, many indicating they would sign a waiver of responsibility. The reason the Association and management will not hold unit owner keys is because of the liability exposure. "Multi-Services' attorney, Rich Vial, recommends against holding unit owner keys due to the liability exposure, and indicated a waiver would not stand up in court", reported Manager David Stephens. "The exposure to accusations of theft from the unit is not worth the grief and expense it would cause", Stephens said. "We simply don't want our staff put in jeopardy of that kind of thing. In water leak emergencies we shut off the water outside the unit and then gain access to the unit via a friend, neighbor or locksmith." "In the case of a life threatening emergency we will just tear the door down", according to Stephens. We suggest that unit owners concerned about this issue leave a spare key with a trusted neighbor or friend at the Plaza or leave a key with a relative or friend.

In either case, register the name, phone number and address of who has an emergency key with the management office by calling Debbie at 222-7243. This will help us respond as quickly as possible to an emergency.



Oct. 1st	PRIVATE PARTY Sivers Center
Oct. 3, 10, 17, 24 & 31st	BRIDGE GROUP 7-10 P.M. Lincoln Lounge
Oct. 11th	PRIVATE PARTY Lincoln Lounge
Oct. 17th	BUDGET & FINANCE COMMITTEE MEETS Lincoln Office
Oct. 24th	PRIVATE PARTY Sivers Center
Oct. 31st	HAPPY HALLOWEEN!

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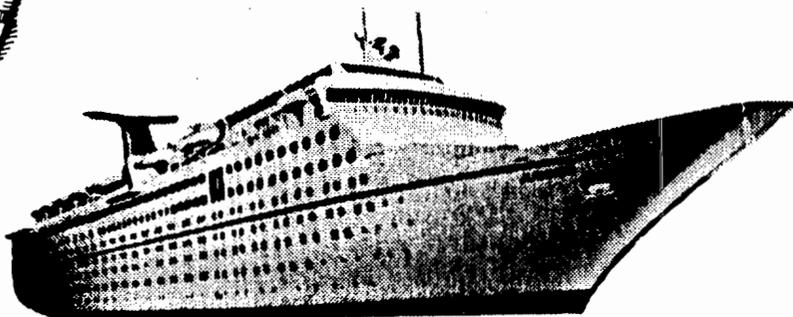
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## Still Talks, Gains Media Respect



Ron Still, Lincoln Tower, makes waves on the air for 620 KGW, Monday through Friday, from 6 to 9 p.m., in their new "Talk Radio" format. The hours of his show forced him to resign from the American Plaza Board. Still has proved to be a bright spot in KGW's program, gaining media respect as a hard working talk show host who is putting out a well focused, even occasionally dramatic program.

## Zoll Replaces Still

Ann Zoll, Grant Tower, was appointed by the APCA Board of Directors, to serve the balance of Ron Still's term, at their September 21st Board meeting. Director Still resigned due to his new position as a talk show host on KGW (620 AM). Ann retired from the Red Cross in 1985 after 10 years as Administrator of Red Cross Regional Blood Services. Her responsibilities included operating a budget of 11 million dollars and a paid staff of 300 persons. Ann served on the Safety and Security Committee at the Plaza in 1988-89 and was the closest "runner-up" in the election to the Board at the April APCA Annual Meeting. "Ann Zoll will be a real asset to this Board of Directors; and I'm looking forward to working with her", stated Chairman Harry Beik. Ann will serve until the April 1990 Annual meeting, filling out the final year of Ron Still's term.

## Indoor Pool Closed

At a special Board meeting held on September 7th, APCA Directors authorized the expenditure of \$3,700 to resurface the Sivers Center swimming pool and acid wash the adjacent concrete deck. The work was not scheduled to be done until 1990, but Granaten USA, Inc. offered to reimburse the Association for \$1,000 of the expense to do the work this year. The resurfacing will be done the week of October 9th. The pool will close Sunday evening, October 8th, to start draining and will reopen Monday morning, October 16th. The underwater lights will be replaced while the pool is empty. "The pool really needs to be resurfaced this year", according to Ron Balash, MSI, "so Granaten's wishes and our needs work hand in hand. The present surface had some bubbles in it that I will be glad to get fixed."

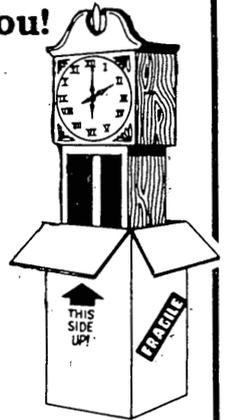
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# Anna Stowell Reports on Waterfront Development

"Most important to the APCA residents is 'the soon to be' construction on a public parking garage (2 levels) and 108 living units to be located just east of the Athletic Club", according to Anna Stowell, Grant. This she stated in a review of Waterfront Development activities in her report at the Board Meeting on September 21st. The entire structure will be 5 to 6 stories. In the future another 200 housing units will be built in that area. The relocated electric sub station is almost complete. Construction is well underway for a street connection from S.W. Front to S.W. Harbor Drive. This construction should be completed by November, 1989. Along this roadway is a 1-2 story building which presently has a 'For Sale' sign and is the former office building of TCI - Liberty Cable. Traffic southbound on S.W. Harbor Drive has been detoured onto S.W. Montgomery Street at RiverPlace, to Harbor Way. A temporary roadway returns traffic to southbound Harbor Drive just south of S.W. Sheridan Street. The detour for northbound traffic on Harbor Drive is Interstate 405 to S.W. Fourth Avenue, to Market Street and then Front Avenue.

The Portland Development Commission is overseeing the relocation and reconstruction of Harbor Drive between Montgomery and the Sheridan ramp in preparation for new road construction in the South Waterfront area.

"On future development at the old steam plant - Cornerstone reports it had hoped for a public attractor in the form of the carousel from the PGE Center and/or the Children's Museum. Both of these options are no longer available", she reported.

Stowell concluded her report by saying, "I suggested to the Portland Development Commission that Cornerstone consider as the



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public attractor a park for children at the location of the old steam plant and that the present poplar trees remain. I was assured my suggestion would be passed on to the PDC and Cornerstone developers. I also made a pitch to keep any future construction south of the Marquam Bridge (Zidell-Schnitzer Properties) to the maximum approved by the City of 10 stories."

"I want to thank David Stephens for ably representing the Plaza's interests to PDC through the Design Guidelines Committee and Marge Allen and Rosemary Gianelli, for the time and input they have willingly given to this project."

## APCA Properties Considered by Designer

The American Plaza Homeowners Association has loaned the Madison Tower office of Bowen Condominium Marketing some of the Madison lobby furnishings, i.e one mauve and lavender ceramic lamp with cream silk shade, four Altman framed prints and one large framed beige and black parchment paper print, until the designer hired by Granaten/Madison decides whether they will be used somewhere in APCA's common area.

Six of the seven screen panels that were in the Madison lobby are in APCA storage at Madison tower. One screen panel is still missing.

## Storm-Security Door Approved

In other matters, the Board approved a storm-security door, acting on a specific request by a Madison resident. Board Chairman, Harry Beik, stressed that no standard design for such a door has been approved in general, so each such request will be considered individually by the Board.

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# Locked Out

"I went out to lie in the sun on the patio at Sivers Center. When I tried to leave, I discovered that all the doors were locked", reported a Lincoln resident at the September Board meeting. In response to this problem the Board authorized management to install an abloy lock cylinder on the doors to the Sivers pool. This suggestion came from the Lincoln resident so trapped. As long as residents take this key with them out on the patio they can always get back in even if the doors accidentally swing shut and lock.

## Tips of the Month

Starting in November there will be "Tips of the Month" posted in all elevators when other notices are not present. Grant unit owner Bill Rollins made the suggestion at the September 21st Board meeting. The Board felt it was a good idea; and Treasurer Charles Jones volunteered to provide the text for the tips.

## Need Some Work Done But Who Do You Call?

With Madison units selling briskly, there is an upsurge in people doing remodeling. Experts say it's a good idea to get three bids, but who do you call?

Tower Talk will compile a list of contractors residents have used that they recommend to other residents.

Please take a few minutes to drop Tower Talk a note via the APCA mail slot in the excess mailroom door of your tower, giving the name, address and phone number of any contractors you have employed, if you were satisfied, and would like to help your neighbors find good workers. From your information a list can be compiled for residents who can ask for the list when they want some work done. This kind of "reference" sharing will help in getting the best and most cooperative workman return calls at APCA; and, since they will know our rules, all work should go smoothly. The information most requested is about carpet layers, carpenters, painters, electrical workers and plumbers.

The Board has guidelines governing remodeling; and, if you don't have a copy, you can find one posted on each tower's bulletin board in the excess mailroom. For a personal copy, call Debbie at MSI (222-7243), and she will send you a copy. Be sure your contractor has AND FOLLOWS

these guidelines.

The Board has also preapproved specifications on breezeway window guards, recessed entry wrought iron gates, balcony sunshades and windscreens. Copies of these can also be had by calling Debbie at 222-7243.

Remember, anything done outside the unit and any structural changes inside the unit must have Board approval.

## Common Courtesy Cause

Last month in Tower Talk, we put in a little teaser, "You might know your ABC's; but do you know your three C's?" We're referring to what we call the COMMON COURTESY CAUSE. The CCC is our way of reminding people of those little things they tend to forget.

This month it's DOORS. Everyplace we go in our verticle community we run into doors, and most people go right through them, letting them slam shut.

How would you like to be the person whose unit is located next to that door and hear slamming 24 hours a day?

The most common complaints we get are about building and unit doors being slammed shut and breezeway doors not being held, but going shut with the automatic closer, causing banging noises. Next in number of complaints are slamming bathroom and kitchen cabinets and unit windows being slammed shut. Remember that common area doors, even if they are on 2B and 3B, still send noise waves up the building.

## Quiz Answers

1. The Association, which gives limited use to the resident of the unit tho which the balcony is attached.
2. The Association budgets for the repainting of balconies and railings on a scheduled basis.
3. No. Nothing should be placed on the walls or ledges of any balcony unit ever.
4. No. The Board of Directors banned windsocks in 1988.
5. Probably not. This comes under the "no noxious or offensive activity" of the rules and regs. If it bothers your neighbor, you can't do it.

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