



# tower talk

## american plaza newsletter

Volume VI, No. 11

Portland, Oregon

December 1989

## Granaten Offers New Deal

Granaten/Madison Partners, at the November 9, 1989 Board meeting, made a new offer to the Board of Directors in regards to the redecoration of Sivers Center. They offered to provide a gift of \$25,000 to be used for upgrading of the "club room", the pool area, the hallways and the "gym" in the Sivers Center. The offer or "gift" was subject to the Partners' investments being matched dollar for dollar by the Association and that the scope of work and design are agreed upon by both parties before December 24, 1989.

The Board considered their offer, but indicated the work promised by Granaten/Madison Partners to complete the Madison elevators, lobby and mailroom must be completed prior to the Board considering acceptance of their gift. The Board agreed to have the design committee consisting of Harry Beik, Marge Allen, David Pugh and Manager Stephens meet with Granaten/Madison representatives to develop a final design and cost estimates to be considered.

Unit owners input to date, both in writing and by those attending the Board meeting, ranged from "Nothing needs to be done, the center is fine as it is"; "We can't afford it"; "I don't like the design" to "I like it".

The Board assured the unit owners present they would carefully consider all aspects of the offer, the need, unit owners' input, etc., prior to making a decision they believe will be best for APCA as a whole.



## Tower Talk Editor Resigns

Marge Allen, Editor of Tower Talk since 1984, has submitted her resignation effective November 30th. Marge Allen has donated at least 16 hours a month to the Association's newsletter for the past 5 1/2 years (that's over 1,050 hours). Upon notification of Marge's resignation Manager Dave Stephens stated "Marge Allen is 100% responsible for the high quality newsletter the Plaza has. I will truly miss working with and learning from Marge and hope we can continue to produce a newsletter she can be proud of."

Marge indicated her reasons for resigning included not enough time to do the things she wanted and should be doing, like playing with her grandchildren, continuing her musical interests, and time for herself in general. "Marge has spent the majority of her life in business and volunteering her time to various organizations. She deserves a rest, time for herself and a BIG, BIG thank you from all the residents at 'APCA' according to Chairman Harry Beik.

Marge hasn't only donated her time to Tower Talk, she has served on the Board of Directors four of the past six years, three of which were spent as Chairman of the Board. The Association has been very fortunate to have a member such as Marge Allen who has dedicated so much of her time to enhance the quality of life of all residents at the Plaza. THANKS MARGE!!!

The management office will be closed for the holidays, December 25th and January 1st so they can enjoy the holidays with their families. The onsite staff at the Plaza will follow their regular schedule.



**tower talk**  
american plaza newsletter  
Telephone: 222-7243

publication of  
**American Plaza Condominium Association**

**Editor:** Dave Stephens  
**Reporting:** Cliff Pengra  
**Contributors:** Jeff Smith  
Irv Trachtenberg  
**Production:** Debbie Castillo  
**Copy Editor:** Emily Jenne

# Water Conservation Committee Headed by Sylvia Rea

The Board has approved, and Chairman Harry Beik has appointed Sylvia Rea, a Madison owner, to head a committee to "Secure Verbal Consent From Residents To Do A Sample Survey of Approximately 25 Units Per Tower To Determine If There Is Undetected Water Loss From Toilets And Faucets."

"Since water and sewer are paid from the monthly maintenance fee, we can all help to save the Association, thereby ourselves, money by taking a few minutes to volunteer for this very worthwhile project", projected Sylvia Rea.

Sylvia and her committee which consists of Ann Zoll (Grant), Ida Berg (Lincoln), and Barbara Ray (Lincoln), will be calling residents to ask them to volunteer a few minutes of their time for this very simple inspection. MSI has volunteered the staff to do it, at no cost to the unit owner.

Should a problem be found, MSI pledged to the Board they will fix it with the owner's approval and bill them for actual time only and parts, as opposed to calling an outside plumber who will charge a minimum of one hour from the time they leave until they return to their place of business.

Upon review of the Association's cost over the past four years, you can see how the Association's costs are escalating. Costs have risen by 28.4% with only 10% of this increase due to rate increases and seasonal adjustments.

<u>Year</u>	<u>Total W/S</u>	<u>Per Unit Cost/Year</u>
1986	\$36,565	\$108.50
1987	38,280	113.60
1988	43,055	127.76
1989	46,140	136.90

Once volunteers have been located MSI will contact those who volunteer to set up specific dates and times during the normal business day for this project. The inspection will take less than 15 minutes per unit.

This is a worthwhile project and if you have not been called and want to volunteer, call Debbie at 222-7243. NOW!



## 1990 Budget Approved

The Board of Directors approved the proposed budget for 1990 at their November Board meeting. The 1990 budget includes \$773,445 in revenues and raises the "average" monthly assessment by 5% from \$172.54 in 1989 to \$180.50 in 1990. This is the largest increase in fees in the past seven years, but over this seven years fees increased 8.4% or an average of 1.2% a year.

Unit owners' copies of the 1990 budget and 1990 coupon payment books were mailed on December 6th. If you have not received yours by December 15th, please contact Lisa at MSI at 222-7243.

## Cable TV Bulk Rate

If you did not cancel your bulk rate cable TV subscription by December 1, 1989 it will be automatically renewed for an additional year in 1990. Residents who wish to subscribe to cable and want the lowest bulk rate price for 1990 must do so by December 15, 1989. Call Jamie at 222-7243. If you have purchased a unit in Madison Tower from Granaten/Madison Partners you will need to call to ensure your cable will continue.

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# APCA Earthquake?

The American Plaza Board discussed earthquake insurance at their November Board meeting.

Earthquake studies in Western Oregon and Washington have intensified in the past three years with the U.S. Geological Survey assigning a special observer, R.L. Schuster of the Cascade Volcano Observatory, to study the area, according to Professor John Eliot Allen of the Portland State Geology Department. Allen told MSI's David Stephens that the fault line that runs through the Oregon Health Sciences University has not been active for 1,000 years. Dr. Ansel G. Johnson, Geophysicist and head of the P.S.U. Geology Department, said scientists are actively studying the possibility of a major earthquake occurring off the Oregon/Washington coast, saying that the likelihood of such a quake is once in every 500 years. To date scientists have been unable to determine whether or when one has occurred in the past.

Asked whether earthquake insurance was a good idea for buildings like American Plaza, Dr. Johnson asked whether the APCA buildings were constructed under the California earthquake structural code and suggested the Association contact homeowner associations in California to see what they are doing.

Structural engineer for all three towers was the firm of Moffatt, Nichol and Bonney. Plaza Manager David Stephens contacted the engineering firm and spoke with John Maryfield, who told him that Lincoln Tower was built under the 1967 code, while Grant and Madison were built under the 1970 code.

Maryfield explained that the 1967 code was slightly more stringent than the 1970 code regarding structural control for earthquakes of seven plus on the Richter scale, coming through with superficial damages such as books off shelves, minor cracks in the walls, but with no major structural damage.

There are four zone values used to determine approved structural practices with regard to earthquakes, Maryfield said. Zone One has no earthquake potential. Zone Two, the zone American Plaza is in, has some potential for earthquake and requires some structural safeguards. Zone Three has increased potential for earthquake and increased structural safeguards. Zone Four, which includes Los Angeles and San Francisco, has the most stringent structural requirements to safeguard buildings in the event of earthquake.

Earthquake insurance for American Plaza would cost close to \$35,000 a year, or about \$100 per unit per year according to Dave Stephens, Plaza Manager.

The Board of Directors decided the facts and associated costs should be presented at the April 1990 Board meeting so that the unit owners could vote on the issue.

# Chairman Beik Injured

Harry Beik, Chairman of the APCA Board was injured while on a vacation cruise aboard the SS Rotterdam. Harry, his wife Dorothy and relatives were on a two week cruise when on October 23rd Harry fell in his stateroom breaking his right femur. They were in the Panama Canal opposite Nicaragua when it happened. "My choices as to treatment were not good. I could have waited until the cruise was completed, but there was no X ray machine on board so arrangements were made via the U.S. and Panamanian governments to take me off the ship at the second lock. We had a 15 minute window to get me off", reported Chairman Beik.

Chairman Beik was taken to the U.S. Military Hospital and had his leg operated on by U.S. Army surgeons. He stayed in Panama until November 1st when he was medivaced via an army C121 to San Antonio Medical Center in Texas. He stayed in Texas until November 6th when he was flown to Portland and checked in to St. Vincent Hospital. Chairman Beik was discharged from St. Vincent's on November 13th and is recuperating at home. Upon arriving home he stated, "After this three week ordeal it is GREAT to be home", and he wouldn't recommend this type of "medical" vacation to anyone.

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# Employees' Christmas Fund

Plaza residents who wish to show appreciation and bring a little Christmas cheer to the American Plaza staff for the care they show in protecting and maintaining our home may do so again this year by making a donation to the "American Plaza Employees' Christmas Fund" set up by the Board of Directors. This fund insures that gifts are entirely anonymous and made out of goodwill and appreciation only, with no special services expected in return.

Those residents wishing to participate should make out their check to "APCA Employees' Christmas Fund", place it in a sealed envelope addressed to Charles Jones, APCA Treasurer. The envelope needs no stamp and should be dropped in the APCA mail slot in the mailroom door of your tower.

MSI employee policy forbids Plaza employees to accept gifts directly from residents. The Board, supporting Manager Dave Stephens' efforts to protect his employees from feeling a special obligation for extra services to "gift" giving residents, but wishing to provide a vehicle for residents to show genuine appreciation for good work, set up the Christmas fund in 1984. In that first year, Plaza employees used the donation to furnish the Grant 2B lounge. Since then they have chosen to divide the fund prorated to length of employment that year, according to Ron Balash, Plaza Account Supervisor. "The fund really sparks a lot of interest and good feeling among the staff", he said. "They vote on how to use it each year."

"One other very nice thing Plaza residents could do for an employee they think deserves special commendation would be to write a note to MSI naming that employee, either by name or by date, time, and place. Those commendations go in the employee's personnel file, and will be useful when promotions and salary increases are considered", Balash said.



## Postal Notes

The holiday season. A busy time for us all with Christmas and Hanukkah less than a week apart followed by the start of a new decade. Feel welcome to leave your greeting cards bundled on the counter by the outgoing mail slot. This is a busy time for the postal service so I may be a little longer on my rounds this month. The package and excess mail list grow longer this time of year, be sure to watch for your names.

Thanks to all of you who purchased holiday decorations from my son's scout troop. Last minute orders will be available through December 16th. Information is on your mailroom bulletin boards.

Have a great holiday season and I wish you all the best for the new year.

Your Postman  
Jeff Smith

## Bulletin Boards

To avoid clutter in the elevators, notices will be combined onto one form, according to Debbie Castillo, MSI Office Manager. "This will help to eliminate the need to tape extra notices outside the elevator bulletin boards, but it may require shorter notices or a condensed format at times", reported Debbie. If you have any comments, suggestions, etc., on the new format please let Debbie know.

## New Editor(s) Sought

With the resignation of Marge Allen as Editor of Tower Talk the Board of Directors are now soliciting a volunteer or group of volunteers to act as Editor(s) of the APCA newsletter. "Many hands do make a light load and a Board of Editors is an excellent idea. Multi-Services does an excellent job of providing articles and putting the newsletter together, they just need an editor(s) to give them direction", according to Marge Allen. If you have always wanted the thrill of running a newspaper and serving your fellow residents, here is your chance, just call Debbie at 222-7243 and volunteer.

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## Meet the MSI Accounting Dept.

**Jamie Marcy** is Multi-Services Accounting Supervisor. She has been with Multi-Services for four years.

Jamie was born and raised in Portland and has lived in Sandy where she met her husband. She now resides in Oregon City with her husband Tim and their two sons, Aaron, age 18 and Phillip, age 14.

She received her Associate of Science Degree in Accounting from Clackamas Community College in 1979. Since that time she has worked as an Accounting Assistant, as Operations Manager Assistant and an Advertising Coordinator.

As far as likes and dislikes, she enjoys chocolate, cats, flowers, and snow but detests rainy, soggy weather. She enjoys camping, baking, gardening, crewel embroidery, dancing and collecting raccoon paraphernalia.

"Jamie is the core reason why our Accounting Department runs as smoothly as it does. She is very patient with people and allows them to feel good about themselves", stated Manager David Stephens.

**Lisa Czaplewski** is responsible for entering monthly assessments and cable payments, answering resident's questions on their accounts, payment of the accounts payable and the preparation of monthly financial statements.

Lisa was born in Lincoln, Nebraska and lived there until August of 1988. She was granted an Associate of Applied Science Degree in Accounting and Business Administration from Southeast Community College in Lincoln.

Before moving to Portland in 1988, Lisa was the office manager for Manzitto Bros. Custom Homes for five years and during this time also worked as an upholsterer in the family business.

In her spare time she enjoys cross stitching, sewing, gardening and most crafts. Cats are high on her list for providing enjoyable times also.

Lisa's husband, Michael, is the chef/manager at the Jennings-McCall Retirement Center in Forest Grove.

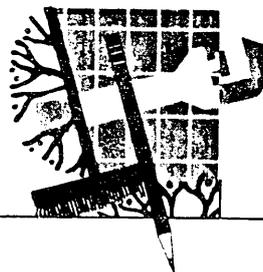
"Lisa is one of the most dependable, detail oriented employees working for us. She has been a real asset to MSI and APCA and I breathed a great sigh of relief when she and her husband decided to make Portland their home", stated Manager Dave Stephens.

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## Garden Chatter

by Irv Trachtenberg

### Poinsettias (Euphorbia Pulcherrima)

The garden shops already are ablaze with this beautiful, colorful plant. I believe that many of you will either purchase this plant or will receive one as a gift. This article should be most apropos and helpful.

Poinsettias, whose bright red (pink or white) petal-like bracts appear in late fall, have long been esteemed as Christmas plants. The true flowers are tiny greenish-yellow nubs in the center of the bracts which may be white or pink as well as red. The bracts may stay colorful for three months or more. A lesser known relative is the Scarlet Plume, so named because its two foot arching stems with narrow willow-like leaves are studded with waxy, orange-scarlet flowers, 1/2 inch in diameter in the winter.

You will probably receive the potted plant wrapped in foil. Pierce the foil at the bottom to allow for drainage. The plant should be placed in a bright spot, but not in direct sun. The plant does best in at least four hours of sunlight a day in a draft free location. Night temperatures of 50 to 65 degrees and day temperatures of 68 degrees or higher are ideal. The soil should be allowed to dry slightly between thorough waterings.

The following information is for those who wish to keep the plants for next year. When the bracts (flowering part) age and become muddy green, cut the plant back to about 8" so the plant will grow as a foliage plant. It can then be placed outdoors when the temperature becomes warm.

Starting in late September or early October, the plant should be kept in total darkness from 5 p.m. to 8 a.m. each day. The plant should be covered with dark fabric supported by a wire frame or in a dark basement or closet during these hours. Remember that even the slightest amount of light can delay the coloration of the plant. When the bracts begin to color, usually around Thanksgiving, return the poinsettias to bright light and water thoroughly. Your efforts will be rewarded with a beautiful colorful plant for the holidays.

Happy Holidays!!

## Holiday Tips

Additional temporary staff will be added during the holidays to assure that Christmas packages are delivered as quickly as possible.

If you plan a holiday party, please let the Management office know during regular office hours (222-7243, 8:00 a.m. to 5:00 p.m., Monday through Friday) so that Security can help any "lost" guests find their way. Management may also be able to assist you with securing additional parking for a large party.

Everyone's cooperation is requested when bringing in and disposing of Christmas trees and greens. So that the common areas can be kept in optimum condition Management would appreciate if you would dispose of your trees and greenery during 8:00 a.m. to 5:00 p.m. only. Extra trash containers will be available in the trash rooms and the staff will be alerted to cope with the needle trails.

Trash chutes are not appropriate for the disposal of trees or large boxes, and it is best that even small boxes be taken to the trash rooms to avoid plugged trash chutes and the resultant unpleasant odors.

Burglaries and thefts are always at their highest during the holiday season. Be sure to keep your unit and automobile locked at all times. Never store packages where they are visible.

## Guest Parking

A reminder that guest parking permits can be issued for no more than seven days in a thirty day period to the same vehicle regardless of how many residents may call requesting the permit. If you have guests who will be visiting for the holidays for more than seven days, you will need to find alternative parking beyond the seventh day. Contact Debbie at MSI and she may be able to assist you.

## Plaza Phone Directory



Enclosed with this month's newsletter is a phone directory listing all residents alphabetically with name and phone number only. If a resident is not listed it's at their request. The phone list will be updated once a year with advanced warning so that residents can be added or deleted as desired. This list is only being provided to the residents of American Plaza and will not be given to any other organization or agency.

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AFFORDABLES

\* Based on roundtrip from Portland - some restrictions may apply

LONDON.....	\$497.00	AMSTERDAM.....	\$507.00
FRANFURT.....	507.00	PARIS.....	537.00
ZURICH.....	577.00	TOYKO.....	598.00
SEATTLE.....	78.00	LOS ANGELES.....	268.00
CHICAGO.....	318.00	SAN FRANCISCO.....	208.00
MIAMI.....	296.00	PHOENIX.....	158.00
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# Food Drive Continues, Donations Needed

The APCA food drive for the poor and homeless continues, so reports the committee chairperson, Dr. Joanne Jene of Grant.

"While the donations have been good, they are nowhere near what we did last year and I would like to appeal to all residents to please give what they can, as soon as they can", reports Dr. Jene.

One of the reasons for less donations this year is the current 40 - 50 empty units in Madison waiting to be sold. "It would be helpful if the rest of the residents give a little extra to help offset the loss", stated committee member Cliff Pengra.

Food donations are being picked up on a daily basis from the barrels in the excess mailrooms by Housekeeping Supervisor Peggy Wheeler and her staff and are being stored in Lincoln until they can be donated to the various organizations.

Dr. Jene's committee is also willing to help anyone who needs the help, to clean out their storage areas of any usable, unneeded items they wish to donate for this very worthy cause.

If you would like assistance, please call Cliff Pengra (228-5359) or Debbie at MSI (222-7243).

Please give as early as you can, as Christmas baskets for the needy are being made up at this time.

The committee thanks you.

## Madison Gate Out Only

Effective January 1, 1990 the Madison gate will be for exiting only between the hours of 11:00 p.m. - 7:00 a.m. each day. This was recommended to the Board of Directors by the Budget and Finance Committee. "We felt since repair costs are much higher on the Madison gate and since it would also aid security during the evening hours, it was worth a try", reported Committee Chairman Ed Finn. It was the committee's belief that by reducing the amount of cycles the gate goes through will prolong its life and it will eliminate one potential access point for criminals to enter the resident garage. "Most of the problems in the garage have occurred between these hours and it's worth a try to see if it helps" was the Board's opinion and they approved the idea on a trial basis at their November Board meeting. Reminder notices will be posted as we get nearer to January 1st.



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## Buckle Up

A Grant resident, Dr. Joanne Jene, is part of a statewide movement to try and get the seat belt law back on the ballot next year.

Dr. Jene is asking anyone who might be interested in signing a petition, to get it back on the ballot, to please take a few minutes and sign it. One is located in each tower's excess mailroom on the bulletin board.

Joanne says you MUST be a registered voter in Multnomah County to sign this petition. You do not have to be a resident at APCA to sign, so if you are having friends over and they are interested in signing this petition and they live in Multnomah County, have them do so.

Dr. Jene, who is an anesthetist with a local hospital, stated "If everyone could see how some of these people come in because they did not have seat belts on, they would sign this immediately".

## We Need You!

It seems in the past year fewer and fewer people are doing more and more work. It used to be when the call went out for volunteers for various projects we could always count on a number of people calling in to volunteer, but in the past year, that number has taken a dramatic drop.

Could it be those who did volunteer have moved away or could it be some of you think your contribution won't count.

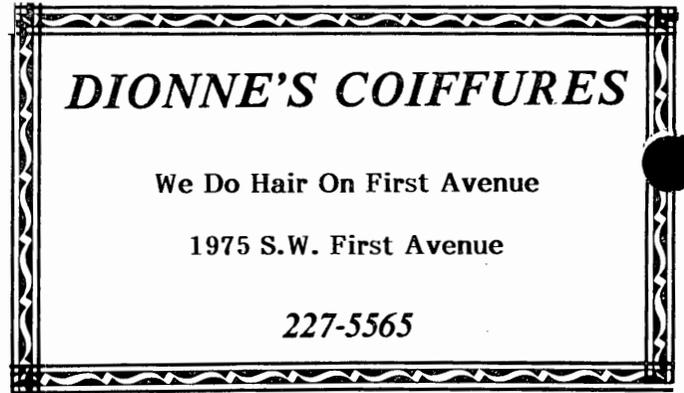
DON'T BELIEVE IT!!! American Plaza Condo Association is made up of people, for people and it takes those same people to do some of these projects, for the enjoyment of all.

If you are interested in volunteering for future needs, or if you have a specific role you would like to play, call Debbie at MSI and give her your name and phone number. Thanks, the Association needs YOU.



## December Calendar

- Dec. 5, 12, 19, 26th BRIDGE GROUP  
7-10 P.M.  
Lincoln Lounge
- Dec. 2nd PRIVATE PARTY  
Sivers Center
- Dec. 10th PRIVATE PARTY  
Sivers Center
- Dec. 14th PRIVATE PARTY  
Sivers Center
- Dec. 21st BOARD MEETING  
7 P.M.  
Sivers Center  
(If necessary)
- Dec. 25th MERRY CHRISTMAS &  
HAPPY NEW YEAR!!
- PRIVATE PARTY  
Lincoln Lounge
- PRIVATE PARTY  
Sivers Center



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Ron Balash, Plaza Acct. Supervisor (MSI V. Pres.)  
Debbie Castillo, Admin. Dept. Mgr.  
Ronda Parrish, Administrative Asst.  
Jamie Marcy, Accounting Dept. Mgr.  
Lisa Czapski, Accounting Dept.

Larry Milner, Plaza Onsite Superintendent  
Doug Hart, Plaza Asst. Onsite Superintendent  
Peggy Wheeler, Housekeeping Supervisor  
Randy Evenhus, Housekeeping (Grant)  
Ken Beal, Housekeeping (Madison)  
Mike DeGeer, Housekeeping (Madison)  
Kevin Horton, Housekeeping (Lincoln)  
Steele Barnett, Security  
Reese Blacknall, Security  
Bob Stoops, Security  
Mark Lindseth, Security  
Don Robinson, Security  
Matt Svetich, Painter  
Ralph Wood, Repair Dept. Superintendent  
Don Lee, Repair Dept.  
Dan DeHaan, Repair Dept.  
Marc Mansholt, Repair Dept.  
Barry Wilson, Repair Dept.  
Adolph Romike, HVAC Supervisor  
Matt Bruton, HVAC Repair  
Mike Snyder, Landscape Supervisor  
Bob Lorance, Landscaper  
John Dryden, Landscaper

# Condo Politics Scrooge Up Christmas

By Ralph Shaffer

Holiday Letter To My Real Estate Agent:

After I bought the condo a year ago November, I was elected president of the Homeowners' Association--on your recommendation--which was just fine until I was named chairman of Ways and Means. It sounded so easy--where there's a way, there's a means...or some such.

Then the Holiday Season hit:

Apartment 28C insisted that no sign at all should be put up on the lobby creche. A year ago there was that flap about the banner. "Good Will Toward Men" - in response to such outrageous male chauvinism, four women from the third floor threatened to throw up a picket line around the manger.

Apartment 32B wanted to amend the bylaws to state that Christmas trees with all-pink lights that flash must be placed so as not to be seen from the street.

141A said I should warn members about not trying to roast chestnuts in the microwave--three chestnut explosions the previous year had alarmed the residents, causing them to flee their apartments in only their nightwear before they learned it was only detonating nuts.

209C told me everybody ought to be told to lay off the cute kid stuff for decorations inside door wreaths--such as, "This year I'm writing Gramp because Santa never did bring the bike I asked for last year."

Number 217 (directly above the lobby) advised that it should be mandatory to close the no-host bar before 11:30 p.m. on nights the association members meet for caroling.

355C insisted there be no-smoking signs posted if Santa has another long beard at the Christmas party.

Number 288A explained we need more security personnel for New Year's Eve--perhaps armed with Uzis.

Number 413B (next to the trash chute) made up a notice he said I should post on all floors as well as featuring it on the front page of the condo newsletter: "All owners should carefully wrap up TIGHT and SEAL Christmas edible discards--especially moldy cranberry strings, runny marshmallows, fused ribbon candy, decaying chocolate Santas and stuck-together syrup-popcorn balls to help prevent obnoxious chute odors. REMEMBER there is no dumpster pickup until Jan. 2."

87A wanted a petition circulated to prevent friends and relatives from coming in to redecorate the lobby tree after the committee said it was already finished.

19B said there should be a note put under everyone's door not to put just coins in association employees' Christmas envelopes as three employees quit last year because of this.

301 said the board should stop the Decoration Committee from stringing lights in the tall trees out front as committee members tend to overserve themselves at the eggnog bowl first and then fall off their ladders. Emergency medical teams were summoned twice last year during the course of just one such inebrious stringing.

So, I just wanted you to know that I'm retiring from condominium politics, after a short but lively career. We're spending this Yuletide in Aruba. And remember, Peace on Earth, Good Will Toward Persons.

Mr. Shaffer is a San Francisco-based free-lance writer who probably could be talked into selling his condo.



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