

Tower Talk Newsletter

Volume XXI, Number 1

Portland, Oregon

January, 2004

Holiday Party

And what a time it was. 120 residents and eleven guests came for good food, spritely music and meeting new people and old friends. With the sign-up, we prevented too many leftovers, except for the rice. The coffee pot was empty, the cake plates were toast, and the last pieces of chicken went to our security, Jeremy Roberts, as he came by on his rounds.

Ann Olsen came to play the piano for us. She was a wonderful soloist and a great accompanist for our singers, Katherine Boe-Duncan and Melissa Essaadi.

We couldn't have done it without: Jasmine Fakhry, Yoko Fukuta, Sheila Burke, Lillian Zambrana and Bill and Nita Rollins with their daughter, Julie, in the kitchen. From the appetizers, lemonade, to scrubbing up at the last. These folks were a team. We all owe them – smiles, thanks and more!

The folks out in the front hall greeting you? Ah yes, they organized those name tags and gave you a big welcome. Our thanks go out to: Betty Streimer, Claire Westerman, Corky Greenfield, Candy King and the Englets, Loraine and Harold.

We wouldn't have had anything without the efficient Debbie Sorenson and Mike McNeill who delivered all the dinner from Sheridan Market, prompt, hot and tasty. When we ran out of the cake, but we had residents, Dawn and Dick Cummings who stepped up to the mini-catastrophe and brought one from

home. Yum, and many thanks to them. Last, and no glory in this one; Ann Zoll, on Monday morning took bowls and chafing dishes back to Sheridan Market and to the party-rent-place. All this in her car – and early Monday morning? Yes!

And to start off the party, we thank our competent staff team of Debbie Grant, Jonn Stahly, Brian Bays, Celia Servellon and Ruby Sims. They came early Sunday morning to arrange the rooms. Moving couches, chairs and tables to our party needs, they did such a good job, didn't they?. And then on Monday morning, they came back and had the room back in normal working order for the Monday morning meeting.

The party was light and fun. People smiled and chatted and had a good dinner. Thanks to everyone who came and who helped.

Alma Cunningham



In This Issue:

Message from the Chair	2
December Calendar	3
Faulty Towers	6
Neighborhood Information	8

From the Chair — To the Residents

2004 already – would you believe! For all of you I wish the best of all possible New Years. You've made this Association by far the finest place to live in the city. I do believe it will get even better as we move forward this year.

My top hat's off to Alma Cunningham for a holiday party even better than the summer bash. Several suggested renting her out and turning her into our very own profit center. She had great helpers who added their own special touches. All enjoyed the piano and singing entertainment. I do believe the turnout was the biggest we've ever had for a party – so big that the Cummings had to bring an additional cake from home for those of us who missed out. I met several new residents, a couple who has been here for three months and another who moved in just a week before the party.

For those who couldn't be there, all is not lost. Beginning with the board meeting January 16, Alma will be serving a soup and salad supper prior to the meeting. So now there's no excuse for those of you unable to get dinner on the table and come to the meeting too. Of course, attending the board meeting is not a requirement. We do hope the supper will entice you to it and for another opportunity to talk with your neighbors. For the particulars see Alma's article in this issue of Tower Talk. We'll try it for three months and then evaluate it to see how it goes. Thanks, Alma, for all your hard work and ideas.

At the 12/15 meeting with PSU and our Corbett-Terwilliger-Lair Hill neighbors, we reviewed the draft vision we've been working on for some time now. We drew with crayons (visions of childhood!) on maps of the study area to show where we visualized pedestrian walkways, grocery stores, and other neighborhood amenities. Our next morning meeting will be February 2.

In this issue of Tower Talk you will find a copy of the draft vision statement for your review and – gasp! – homework. On January 12 at Sivers Center at 7 p.m. Don Stastny will chair a meeting for those of you unable to attend the morning meetings to talk about what your ideas are for the neighborhood, to critique

the vision statement, etc. See the accompanying article for more details about how to prepare for this event.

On January 26 an open house will introduce the vision draft to everyone who is interested in what we see as the vision for our neighborhoods and to gather their comments at that time. This will be at the Native American Center on Broadway, just a few blocks from here. Watch the usual places for more information.

The current news from the Doubletree is that it will turn the property over to PSU March 1 and will no longer run the hotel. At that time PSU will use it primarily for a conferencing center and hotel with student housing only as overflow. (If needed, students will stay in the 2-story building closest to the freeway.) When it will become full-fledged housing has not been decided but likely not for at least a year. It is planned that American Plaza residents' guests will be able to arrange for rooms in the hotel; food service will continue with beer and wine available with a meal; and airport shuttle service will likely be available. (These services are open to American Plaza residents only, not the general public, and come as a result of the ongoing discussions we have been having with PSU.) Beginning in January we (including the owners of the Village at Lovejoy) will be crafting a formal Good Neighbor Agreement with PSU to address our concerns and interests. A small representative group will develop a draft, which will go to the board and APCA residents for additional work before finalized.

So, a busy several months ahead. Don't forget to consider running for the board in April. A nominating committee will soon be on the phones to gather names for the three positions. Call me if you have any questions about this or any other APCA matter.

Bernice
Grant Tower 1824
Work: 503.224.8610
Home: 503.222.3390
Fax: 503.224.9534
Email: consult@teleport.com

January 2004 Community Calendar

The Triumph of French Painting

Portland Art Museum
Through January 4

French Impressions

Oregon Symphony
January 4

Winter in Scandia

Oregon Symphony
January 10, 11, 12

Pop Goes British

Oregon Symphony
January 17, 18, 19

From Fra Angelico to Bonnard

Masterpieces from the Rau Collection

Portland Art Museum
January 24 through August 22

Beethoven the Revolutionary

Oregon Symphony
January 30

Editor's Note: We will make every effort to include events that appeal to our diverse community. If you are aware of events that would be of interest to other residents, please submit them to MSI by the newsletter deadline.

Tower Talk is a monthly publication of the American Plaza Condominium Association in Portland Oregon. Its' purpose is to inform, educate and build a sense of friendly community among its readers by accurately and impartially reporting Plaza news, regulations and events.

Editor Brent Anderson
503-519-3806
towertalk@diedofennui.com

Faulty Towers Susan Roberts

Production Debbie Fleming, MSI
503-222-7243

January 2004 APCA Calendar

Every Monday
Jan. 5, 19, 26
No session Jan. 12

Tai Chi Group
7:00 pm
Sivers Center

Every Wednesday
Jan. 7, 14, 21, 28

Bridge Club
12:30 pm
Lincoln Lounge

Every Tuesday
and Thursday
Jan. 6, 8, 13, 15,
20, 22, 27, 29

Yoga Class
9:30 - 10:30 am
Sivers Center

Every Tuesday
and Thursday
Jan. 6, 8, 13, 15,
20, 22, 27, 29

Swim Exercise
8:30 - 9:30 am
6:30 - 7:30 pm
Sivers Pool

1st and 3rd Friday
Jan. 2 and 16

Singles Group
5:00 - 7:00 pm
Lincoln Lounge

2nd and 4th Friday
Jan. 9 and 23

Wine Tasting
5:00 - 7:00 pm
Lincoln Lounge

Saturday, Jan. 3

Crafting Get-together
10:00 am - 1:00 pm
Lincoln Lounge

Monday, Jan. 12

APCA Vision Meeting
7:00 pm
Sivers Center

Thursday, Jan. 15

Board Night Supper
5:30 - 6:00 pm
Soup and Salad Served
Sivers Center

Thursday, Jan. 15

Board of Directors Meeting
7:00 pm, Sivers Center
Detailed agenda to be posted on
bulletin boards. Agenda items to
MSI by Monday, Jan. 5

Friday, Jan. 16

Deadline February Tower Talk
Submit items to Multi-Services.

Monday, Jan. 19

Martin Luther King, Jr. Day
No US Mail Service

Tuesday, Jan. 20

Special Date Calendar Project
6:00 - 8:00 pm
Lincoln Lounge

Sivers Center and Lincoln Lounge Private Functions
None scheduled

Board Night Supper

Do you ever want to come to the board meeting, but find it just too hard to get home from work, get dinner and get to the meeting by 7:00? Do you ever want to sit around and talk awhile with a board member about stuff you're thinking about? Would you ever like to get out for a simple supper with a few friends and not have to go farther than here?

Hey, you're looking at the solution!

Board Night Supper.

If you'd like to come down for supper on board night, if you'd give Alma a call by Tuesday morning at 10:00 and make a reservation, we'll have a simple supper – probably soup and salad – ready and waiting just for you between 5:30 and 6:00 pm on Thursday night. We're asking that you pay \$5.00, and we hope that you'll be delighted with a simple meal that you don't have to prepare. If you just want to come for the meal and would like to skip the meeting, that's ok too. Everyone is welcome.

Please call Alma by Tuesday morning at 10:00 am, Board Meeting week, to reserve your supper (503-223-9298).

Supper will be served between 5:30 and 6:00 pm at Sivers Center Thursday evening, January 15th.

Looking for Leaders: 2004 Board Elections

Candidates will be needed for the three Board positions expiring April 15, 2004. Three 3-year positions are up for grabs! Directors whose terms end in April are Bernice Johnston (Grant), Robert Tayler (Madison), and Bill Rollins (Lincoln). All three are eligible to run for a second term.



If you feel you have the qualities to make a good director or you know of someone you'd like to recommend, please contact management who will pass it on to the Nominating Committee.

As Grant is the designated Tower for 2004, the person from Grant with the most votes is automatically elected to the Board.

January Craft Activities

Saturday, January 3

Crafting Get-together

10:00 am - 1:00 pm Lincoln Lounge

All are welcome to come and share in creating and making crafts. We get together monthly to work on our photo albums, cards, gifts, etc. No experience or supplies are needed. There is no charge to attend.

Tuesday, January 20

Special Date Calendar Project

6:00 - 8:00 pm Lincoln Lounge

Do you have a hard time keeping track of special dates? Are you interested in learning how to rubber stamp? If you answered yes, this is the class for you. We will be stamping a special dates calendar that can be reused for many years to come. No experience necessary and all supplies will be furnished. Class fee \$10. Please RSVP so enough supplies are available.

Saturday, January 24

Stamp Camp at local church

Four hours of stamping, eating, sharing with friends and prizes. Everyone is welcome. Ten projects in all to take home. \$20 for the day.

Call Debbie Sorenson 503-285-4565 or see bulletin board in excess mail room for more info.



Merrill Lynch

Financial Planning Services

Stocks * Bonds * Mutual Funds

Government & Municipal Securities

Business Financial Planning

Bryan Stevens, CFA
Financial Advisor
Vice-President
1211 SW Fifth Ave.
Portland, OR 97204
(503) 221-4621

Enjoy clean, clear, drinking water...

...the way it's supposed to be...

...with a Multi-Pure solid carbon water filter system.

NSF Certified to reduce up to 82 contaminants including pesticides, herbicides, chemicals, disinfection by-products, cysts, heavy metals, inorganics, chlorine and chloramines.

Compare water costs and save.....

Multi-Pure system: 7 cents per gallon
Pitchers/carafe systems: 20 cents per gallon
Domestic bottled water: \$2.23 per gallon

Counter-top or below-sink units easily connect to faucet.
No-interest payment plan. Free in-home one-week trial.

Healthy. Economical. Sustainable.

Helen Bennett
Independent Distributor
503.709.7850
Enjoycleanwater@aol.com

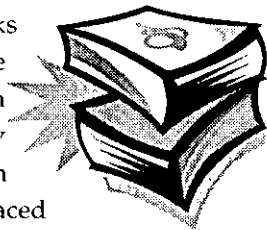


Employee Holiday Fund

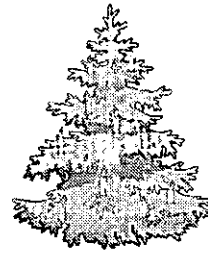
Residents who haven't had a chance to donate to the Employee Holiday fund but would like to, have until January 12, 2004. To make a donation, submit a check payable to "APCA Employee Holiday Fund," place in a sealed envelope addressed to Levonne Sedgwick, APCA Treasurer, and drop it in the APCA mail slot in your mail room door.

Telephone Books

The new phone books have been delivered. If you did not receive one, extras were placed in the excess mail rooms. Old phone books should be taken to the garbage room and placed in the recycle bin specifically marked for phone books. An extra bin has also been placed outside of the Grant garbage room. Please do not leave your old books in the excess mail room.



Christmas Tree Recycling



If you have not already removed your Christmas tree, you can place it in the large bin outside the Lincoln gate. Flocked trees or trees with tinsel need to go in the regular garbage dumpster as they cannot be recycled.

Coupon Books Mailed

Coupon books and a copy of the 2004 budget were mailed to all owners on December 4. If you have not received your packet, please contact the management office.

Keep in mind that management has "auto-pay" available for those owners interested. Over 50% of APCA owners have chosen this method of payment - saves having to remember to mail payment on time, saves postage, and saves time! Owners can join the program at any time during the year by obtaining an application from the MSI office. Completed forms must be returned to MSI by the 26th of the month preceding the month you wish your auto-pay to become effective. If you have questions, please contact BoGwen Ragsdale at MSI 503-222-7243 or email to bragsdale@msipm.com.

Annual APCA Food Drive

Thank you to those who made donations to the APCA food drive! All donations were transported to the Oregon Food Bank.

LINCOLN TOWER NORTH END UNIT 9TH FLOOR \$425,000

River, Mtn. & City views. 2BR, 2Bth, Remodeled in 2001. Granite kitchen, New Baths and Laundry Rm, Cherry Floors, Clever Built-ins. Call Lyla Epperson 503-880-0090 or Lynn Murray Lee Real Estate 503-699-5511.

FAULTY TOWERS

Tower Talk Guidelines require all incidents of trespass, theft, or damage to persons or property at American Plaza to be reported in Tower Talk to help residents sort fact from rumor. THE FACTS PRESENTED IN THIS COLUMN WERE THE WAY THEY WERE REPORTED BY THE SECURITY OFFICER [SO] ON DUTY.

Faulty Tower Incidents edited and illustrated by Susan Roberts

Leaks

11.24.03 SO noticed water leaking into the grate in front of the Lincoln garbage room doors. The drain was clogged; SO shoveled out all the debris and snaked the irrigation line.

11.29.03 A new leak was found by SO in Madison garage B2 level. A foot-long crack in the drain pipe was the cause. Repair scheduled for 12.2.03.

12.5.03 Two floors were affected by a water leak under the kitchen sink of a Grant unit. The cause was a bad faucet and leaky water purifier.

12.11.03 A leak in Madison pump room was repaired.

12.12.03 Loose nuts caused water to spray out from a pump in B2 pump room [no tower given]. Technician repaired leak and SO cleaned up.

Elevators

11.22.03 An elevator in Madison stuck on the 10th floor and was out of service until repaired next day by Otis.

11.27.03 SO found ceiling panels of a Madison elevator broken and stacked on the floor. He removed the pieces and reported the damage.

12.5.03 Lincoln elevator was stuck on floor 13.

12.6.03 #2 elevator in Madison was stuck open on the 18th floor. Otis adjusted the tension spring that latches the door.

12.8.03 Lincoln elevator #1 was stuck on floor 8

12.11.03 Madison #1 elevator stopped with people inside. SO made sure they were OK and called Otis to come out. Meanwhile the people managed to get the doors to open.

12.11.03 Only one elevator was working in Lincoln until repairs were made to the master drive.

Trespasser

11.27.03 3:20 pm. SO found an intoxicated man sitting in front of the Madison lobby. He asked him to leave at which time the man became belligerent, so SO called the police. Twenty minutes later the man stumbled off the property. SO cancelled the police call.

Phones

11.30.03 The emergency phones to Dispatch were out of order. An MSI employee worked on the problem that night.

Garbage

11.30.03 SO noticed a brown liquid around the compactor in Grant garbage room. It turned out to be some liquid which had been thrown down the garbage chute and leaked onto the floor.

Sivers Center

12.1.03 A resident complained of cool water in the Jacuzzi. SO measured it at 94 degrees and explained it needs at least 15 minutes to reach the correct temperature.



Holiday Lights

12.2.03 SOs found some of the holiday lights not working. In some instances a circuit breaker had tripped, in another someone had unplugged the cord.

Gas Smell

12.4.03 SO smelled gas at the lower end of Madison south driveway. A NW Natural Gas technician said it was not an emergency and returned to fix it three days later.

Noise

12.5.03 A complaint of loud music in Grant sent SO to call on the occupants of the unit above and ask that they turn down the volume.

12.5.03 Otis technicians were in violation of APCA rules by making a loud noise using saws on the Grant elevator at 7:30 in the morning. APC supervisor reports that they know about the 8 am starting time but continue to abuse the rule.

Repairs

12.13.03 Lincoln garage gate was stuck in the open position. SO wiped water away from the mechanical parts and it worked properly again.

12.13.03 Housekeeping reported a broken toilet seat at Sivers Center women's bathroom. A replacement was obtained the next day.

12.13.03 SOs cleared leaf debris from blocked drains on First Ave at Lincoln Ave and Lincoln gate. Large puddles had formed.

Concerns

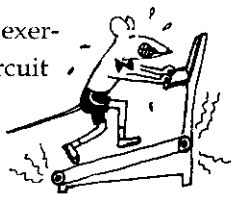
11.18.03 Cables used in resurfacing project on Grant tower are banging against the building walls. Response: Staging equipment is now being hoisted up at night to avoid leaving cables hanging.

12.1.03 Fluorescent tubes are out in a storage room on Grant 1B.

Response: Maintenance is working on access as lights are located within owners' storage areas.

12.7.03 One treadmill in Lincoln exercise room keeps tripping the circuit breaker.

Response: It was broken and causing electrical problems. It has been removed and disposed of.



12.7.03 Resident notices his storage unit door is sucked open when he unlocks it. Airflow is restricted by very small openings in the grate.

Response: MSI will investigate.

12.12.03 Short circuits in a resident's phone line caused a problem and a resulting huge bill. Who is responsible for problems between building 'switch-board' and unit jacks?

Response: Unit owner is responsible for phone line from where it shoots off to service just their unit.

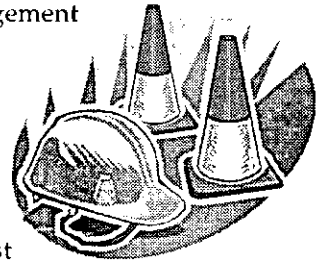
Plaza Work Updates

Elevators

All improvements were completed and approved by the State Inspector in December. The consultant working on behalf of APCA is in the process of completing a final punch list of minor items, and working with Otis to complete the list. Any concerns still being observed by residents should be submitted to management via a concern form.

Grant Exterior

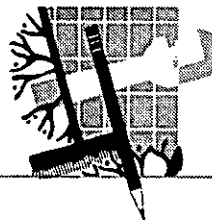
The repair process of this project has become much more detailed than anticipated upon first inspection. Many of the repairs that appeared to be surface repairs were deep and structural in nature, rather than simple patches. Due to the extent of the repairs, and other variables associated with the project, the coating portion of the project has been delayed. Work will continue weather permitting until completed.



Multi Services, Inc.
providing a complete range of services
to commercial and residential buildings

ONE CALL DOES IT ALL FOR ALL YOUR
REPAIR AND MAINTENANCE NEEDS

- General Repairs and Maintenance
- General Improvements (Remodeling)
- Heating and Air Conditioning
- Plumbing Repair
- Painting
- Electrical
- Window Washing
- Landscaping
- Security Services



Fee Schedule Provided
Upon Request

503-222-7243

APCA Neighborhood Information

APCA Visioning Forum

APCA residents are invited to an open forum to learn what has taken place in the University District Coalition meetings that have been held at least monthly at Sivers Center. Board members Bernice Johnston, Susan Roberts, Grant Hughes and Bill Rollins have all been very involved in this process. Bernice Johnston and Susan Roberts serve on the Steering Committee, along with unit owner Don Stastny who will facilitate this forum.

APCA Visioning Forum
Monday, January 12, 2004
7:00 – 9:00 p.m.
Sivers Center

The University District Coalition has prepared a draft vision statement for the area that straddles the I-405 Freeway and is generally bounded by SW Market Street on the north and SW Gibbs on the south, the South Park Blocks and other park and

green space lands on the west and the I-5 freeway on the east. The University District Coalition comprises representatives from the three distinct neighborhoods Corbett-Terwilliger-Lair Hill (CTLH), South Auditorium, and the University District.

The goal of the Coalition is to reach a consensus regarding a vision for the future of the study areas. The purpose of the Coalition is to explore the synergy among the three neighborhoods that will enhance the positive aspects of each area; maintain the scale and character of each neighborhood; strengthen the connections among the neighborhoods; and guide orderly integration of University functions within the area.

At the APCA Vision Forum residents will have the opportunity to provide input and discuss the principles that are set to guide this study. Come prepared to share your thoughts (vision) on the following points:

- Enhance Neighborhood Connectivity
- Promote Neighborhood Services
- Promote Neighborhood Educational Services as Neighborhood Amenities

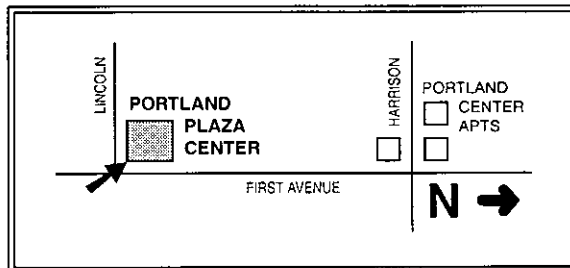
JOSEPH M. PELZ, D.M.D., P.C.



Master of the Academy of General Dentistry

2075 SW First Ave., Suite 2M, Portland, OR
(503) 226-6659

- General Dentistry
- Preventative
- Crowns & Bridges
- Cosmetic Dentistry
- Implants
- Emergencies
- New Patients Welcome



visit our website at www.citysearch.com/pdx/pelz

*A Beautiful Smile is The Essence Of Well-Being.
A Healthy Smile is Essential to Being Well.*

DIRECT INSURANCE BILLING

OFFICE HOURS 8 AM - 5 PM

- Expand Cultural Amenities and Community Facilities
- Integrate New Development
- Specify Urban Design Concepts

Those Board members and residents attending the University District Coalition Meetings on behalf of APCA look forward to this opportunity to ensure the goals and directions they are developing are in line with the views of those they are representing at APCA. Please mark your calendars to attend this forum!

Important Meetings

- APCA Visioning Forum, Monday, January 12, 7:00 p.m., Siverson Center.
- Portland Development Commission. Wednesday, January 14, 3:00 – 5:00 p.m., 1900 SW 4th, 7th floor. Check www.pdc.us/calendar for agenda.
- North Macadam Urban Renewal Advisory Committee. Thursday, January 15, 8:30 – 10:00 a.m., 1900 SW 4th, 7th floor. Check portlandonline.com for calendar and agenda.
- University District Coalition Open House, Monday, January 26, 4:00 – 8:00 p.m., Native American Student & Community Center (location tentative).
- Portland City Council meetings. Check portlandonline.com/auditor/councilclerk for schedules and agendas.

Please note that many of the schedules and agendas are not yet available at the time Tower Talk is being printed. Contact the websites listed above or your local government agencies for updates and details.

University District Coalition Meeting Report

A workshop was held on Monday, December 15, in the Siverson Center. About 20 people were in attendance for all or part of the meeting, including several APCA residents. The agenda included a review of the Steering Committee's Draft Vision Statement. A small group exercise was done allowing attendees an opportunity to sketch out land use and redevelopment ideas. Such ideas included pedestrian walkways, signage and safety; grocery stores; neighborhood themes; view corridor development; park areas; cover over I-405 to allow for parks and pedestrian walkways; traffic changes at the west end of the Ross Island Bridge

and Arthur Street; and easier traffic access into the neighborhoods.

The next step for this group is to hold an Open House to relay their progress to those in the neighborhood.

**University District Coalition Open House
Monday, January 26, 2004
4:00 – 8:00 p.m.**

The location is tentatively set for the Native American Student & Community Center at PSU. A flyer will be mailed to all neighborhood property owners and tenants with the details.

The next regular University District Coalition meeting is Monday, February 2, 9:30 – 11:30 a.m., at Siverson Center. Input received at the January 26 Open House will be discussed. Residents are welcome to attend and participate in the process, or simply sit and listen.

Portland State University Activities

Visit www.pdx.edu for a complete listing of activities.

Additional Neighborhood Resources

PSU Currently, a weekly web publication can be found at www.publications/pdx/edu/currently/.

PSU listing of events, www.pdx.edu/events/.

TriMet Community Events can be found at www.trimet.org/meetings/index/htm.

North Macadam and Portland Development Commission – www.pdc.us.

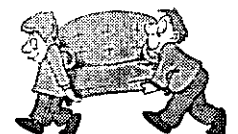
On the Move

Move ins

Todd & Jeannine Anckaitis, Lincoln

Move outs

George & Claire Rives, Lincoln



American Plaza Condominium Association
Multi-Services, Inc.
5200 SW Macadam Avenue, Suite 160
Portland, OR 97239



RON & PAT STILL

503-223-5200

E-mail: still@teleport.com

Visit our web site at www.RonAndPatStill.com

RON & PAT STILL REAL ESTATE

Specializing in residential homes, condominiums and commercial opportunities.

"Just call us and start packing"

RPS

Lincoln Tower

Updated south end penthouse 18th floor 2BR/2BA, formal DR, master suite, 2 balconies; Mt.Hood, river, city views. \$425,000.

North end 13th floor 2BR/2BA/formal DR, master suite, 2 balconies, 2 parking spaces; Mt.Hood, river, city views. \$350,000.

Grant Tower

Total remodel 19th floor 2BR/2BA, very open plan w/HWs, granite, tile, appliances, newer htg/clg, master suite, fantastic view. \$359,500.

Lower level 2BR/2BA, remodeled & updated w/HWs, appliances, newer htg/clg; high ceilings, FP, balc adjs LR/MBR. \$272,500.

Madison Tower

Southern exposure from this 12th flr updated 3BR/2BA, river/city views, kitchen/FR, master ste, FP, 2 balconies. \$439,500. **SOLD**

East facing 11th floor 2BR/2BA w/lovely Mt.Hood, river & city view, master suite, FP, balcony adjoining LR & MBR. \$257,500.

Lovely/updated 15th flr 2BR/2BA, maple plank flrs, granite counters, newer appliances, dbl doors/windows, FP, balc. \$241,500.

West facing 14th floor 2BR/2BA, updates in kitchen & baths, FP, balcony, all appliances, Portland Hts/city view. \$229,500.

Looking for a second garage space? One available on lower level. Full size. \$28,000.

For an appointment to view any of the condos, or if you or someone you know is interested in any of these properties, contact your neighbors, RON & PAT STILL, in Grant Tower.