

TOWER TALK

Volume 28, Issue 5

May, 2012

A REALLY GOOD MEETING

AP owners were pleased that the 2012 Annual Meeting completed the work in a timely fashion. Thanks to the efforts of the Nominating Committee (**Bernice Johnston (Ch)**, **Ross Peterson**, **Susan Roberts**) the election of directors was accomplished on the 1st ballot instead of the frustration we've had for 6 years of a 2nd ballot that fails to elect a full board. This time all 4 candidates were elected with handsome margins above the required 50% vote. **Michael Hodge & Ron Till** were re-elected for 3 year terms. Newly elected directors were **Joan Johnson** (a 3 year term) and **Ben Brown** (a 2 year term).

Positive reports on the status of American Plaza affairs predominated. Chair, **Michael Hodge**, noted progress and completion of various projects, the extra board meetings to revise the Declarations & Bylaws, and the Ad Hoc Committees that worked on special issues (Security, Management Contract Review, TriMet, and Bike Storage).

Treasurer **Larry Meissner** reported that APTCA has regained a stronger fiscal position in 2011 and 2012.

MSI Manager **Ron Balash** complimented the Board as one of the best he's worked with over the years.

Reports from the Committee Chairs impressed AP owners with the numerous accomplishments of a revitalized committee system.

The Meeting concluded with a power point explanation of the revised Declaration & Bylaws. Let's work hard to get them approved in time for the 2013 Meeting!

MAY BOARD EVENTS

Mon, May 7, 6 pm Board Room – Board Orientation
Learn the “ins and outs” of being on a Board.
Open to all residents.

Thurs, May 17, 7pm, Board Room – Board Meeting
New Directors will be seated and officers elected.
Meet your new Board and hear plans for the future.

DRAGON BOATS = SPRINGTIME



A group of AP residents gathered at the Riverfront on March 31st for the “Awakening of the Dragon” ceremony that launched the 2012 Dragon Boat season. By June the 90 participating boats will be ready to compete during the Rose Festival. In the picture above, from top left moving clockwise, members of the “Paddle Me Hard” dragon boat team: **Callie Bennett** (former Lincoln resident and a paddler), the ornate dragon head of their boat, **Allison Leak** (Lincoln, a new paddler), **Ken Bratz** (Lincoln, Captain of the team), **Michael Hodge** (Madison, a team supporter), and **Stacy Webb** (Madison, a paddler). Last year our paddlers helped this Dragon Boat win on the 1st day of races, qualifying for the 2nd day of run off races! But so far no one is paddling for Grant. If you'd like a Dragon Boat ride to see what it's all about (or just to have fun), contact Ken at 503-241-3148, Ken.Bratz@comcast.net

INSIDE THIS ISSUE

Your New Board of Directors – page 2
A Musical Fun Fest – page 3
Faulty Towers – page 4
A Fascinating Quiz – page 5
The Candlelight Goes Dark – page 5
Snapshot: Our Reserve Fund - insert

MAY 2012 CALENDAR

May 7 – First Mon Music Night, 7 pm Siverson Lounge
May 7 – Board Orientation Meeting, 6 pm, Board Room
May 12 – Closet Crafters, 1 to 4 pm, Lincoln Lounge
May 17 – May Board Meeting, 7 pm, Board Room
Happy Hour - Every Friday, 5 pm, Lincoln Lounge
 May 4, 11 & 18 - Appetizers
 May 25 - Potluck & Celebrations
Yoga - Tues & Thurs, 8:40 am, Siverson Board Room
 Karle Wagner 503-234-0326
Water Exercise - Siverson Pool, Tues & Thurs
 6:15-7:30 pm & Sunday 8:15 to 9:30 am
 Don Plumb 503-516-7071
Tai Chi Every Mon 6:30–7, Board Rm, Self-directed

Committee Meetings

Budget..... May 21 (Mon), 6:30 Lincoln Lobby
Communications. May 28 (Mon), 7 pm, Lincoln Lounge
Contract Work..... May 9 (Wed), 7 pm, Lincoln Lounge
Design..... May 31 (Thurs), 4 pm, Lincoln Lounge
Exercise..... May 2 (Wed), 7 pm, Lincoln Lobby
Landscape..... May 1 (Tues), 5-6 pm, Siverson Lounge
Operations..... May 23 (Wed), 7 pm, Lincoln Lobby
Social/Welcome....TBA

Move-Ins: to Madison: Abdullah Alfaraja
To Grant: Fuhrmann

Move-Outs: From Lincoln: Tanya Mulholland (sale pending), Michael Merriman, Peryl Gotsman.
From Madison: Ken Grasing

Property Management

Ruthe States: 503-222-7243 / rstates@msipm.com
1500 NE Irving St., Suite 414, Portland, OR 97232

Tower Talk is a publication of the American Plaza Towers Condominium Association, Portland, OR.

Editor-- Carol Wallace

Submit stories to Carol: cwallace66@aol.com
June Tower Talk deadline is May 15.

APCA Website – www.americanplaza.org
Charlie Landis, Webmaster, chasland@gmail.com

TRANSITIONS

Good Bye and Hello!

Two directors from the 2011-12 AP Board have retired: **Ray Field** and **Carol Wallace**.

> Ray served for 7 years and often took on tough issues such as security and the many projects for improving our property.

> Carol served for only 1 year, filling the last year of Christine Hermann's 3 year term after she moved. Carol devised a temporary plan to encourage the election of a full board at the 2012 Annual Meeting. She intends to work hard for approval of the new Decs & Bylaws that will provide better election procedures.

The 2012-13 AP Board will have 2 returning directors and 2 new directors joining the 5 continuing directors: **Ben Brown, Alma Cunningham, Linda Crum, Doug Darling, Michael Hodge, Alan Hoffer, Joan Johnson, Larry Meissner, and Ron Till**. (See calendar for dates of the May meetings).

> **Sally Wagner**, who researched a new sound system for the AP Board and sent a bid to the AP Budget Committee, has moved to CA. May her AP legacy thrive!

> After a productive year as Exercise Committee Chair, **Sylvia Sutherland** is handing the reins to **Bob Crum-packer** and **Merry Meek** until the AP Board Chair appoints a new Exercise Committee Chair.

AN APTCA WEBSITE ALERT

Some software changes on the server have necessitated changes to the way new "user" accounts can be added to the APTCA website. To get a new account first email webmaster@americanplaza.org stating your preferred login name. The APTCA Webmaster will send an email back to you with further instructions. This change does not affect those who already have a login to www.americanplaza.org

PLASTIC BAGS GALORE

If you'd like to do your bit for a green economy, you can get rid of the plastic bag that often encases your delivered Oregonian. Just call 503-221-8240 and press 3 for the Oregonian extension to request that the bag not be used on your newspaper. **Joy and Ed Ledbetter** did it, and it works!

OPEN DISCUSSION AT THE TOWN HALL MEETING



Michael Hodge, AP Board Chair, led a free-wheeling town hall meeting on April 17th with about 35 residents who came to Sivers Lounge ready to share concerns they would like the Board to address :

➤ Items allowed on balconies and breezeways: Our revised Bylaws clarify that only items for recreation or decoration that are generally not visible from the ground are allowed on balconies. Nothing is ever allowed on top of the end wall or attached to the railings. The Rules appear to be unclear about the breezeways, however. Many residents have plants or other decorative items next to their doors. Questions of safety were discussed regarding such items as thick doormats that could trip someone or plants and decorations on stands that could easily tip over. Everyone agreed that the rules need to be updated and clarified where needed while respecting the desires of some to express individuality.

➤ Noise: Once again the problem of noise from footsteps on wooden floors that annoy an owner on the condo below came up. Some were surprised to learn that wooden kitchen and laundry floors are exempted from “noise blockers.” Even when these blockers are used where required they are not 100% effective if the owner is wearing high heels or hard soled shoes. Many want MSI to be more careful about inspections when new floors are being built. A neighborly resolution process to resolve noise issues was also discussed.

➤ Noxious Odors: One resident noticed a very strong odor of paint inside her condo from a remodeling job nearby. Low-toxic materials are required but is someone making sure that rules are being observed?

➤ Madison Garage Gate: Some residents trying to exit the garage in their cars have had scary “close encounters” with pedestrians using the gate for a shortcut to Sivers Center and darting in front of their cars. Perhaps a painted cross-hatched walkway to the door to the corridor to Sivers would remind pedestrians to follow that route instead. A sign warning pedestrians that the gate is for cars and that they use it at their own risk might protect AP against lawsuits.

HIDDEN TALENTS

Our 1st Monday Music Night in May arrives on the 7th of the month giving us a little more time to encourage everyone to get that instrument out of the closet or drawer, practice a little, and share the fun. So far five residents will “tickle the ivories” on our grand piano (duets and solos), two will play harmonicas, and one will sing for us. If lucky we’ll also have some western music with guitar. A Sing-along will definitely be part of the evening’s events. There’s lots more talent out there and we’d love to hear it! So put **Monday, May 7th, 7 pm, Sivers Lounge** on the calendar and delight us with your music or just come as a listener!

SIVERS RENOVATIONS

The dressing rooms in Sivers Center are next on the list of 2012 renovation projects. Members of the Design and the Exercise Committees scheduled three sessions in the women’s dressing room so that residents could look around and tell them what changes they’d like.

Those who came and offered opinions generally mentioned new flooring, new lockers, grab bars, and new doors on the showers. A few residents questioned the need to spend the money but the majority recognized that an improved Sivers Center is valuable. Real estate agents who know American Plaza well tell us that Sivers Center is a big selling point for potential buyers of our condos. They would recommend supporting whatever efforts these committees make for upgrades.

Once the dressing rooms are improved, the next Sivers project will be the kitchen that serves the Lounge. The Board Room will be last on the list since it is in relatively acceptable condition.

FAULTY TOWERS

by Dwight Wallace

[When deemed pertinent specific towers will be noted as (L) Lincoln, (G) Grant or (M) Madison].

Staff Aiding Residents 19 Cases: 2 of locked-out residents let in; getting resident to turn off car lights; 1 case of fireplace not working properly – loose wire found – functioning restored; 9 of helping with clogged toilets or deck drain and minor water leaks; liquid leaking on washing machine (L), supposedly from light fixture, but found to be from leaking jug on top shelf; draining of hot water tank by hose onto breezeway – told it had to go to deck drain; water leak from refrigerator (G) leaking overnight down walls of unit below, damaging wall paint and art, resulting in calling insurance and restoration companies; another case: hot water pipe leaking inside wall (G), hole cut in wall to locate it – resident's responsibility, repair scheduled; 1 case of low pressure only in hot water line – repair scheduled.

Cleanups by Staff 8 Cases: 6 cases of cleaning up contractor's debris, dog feces in foyer (L); and urine in garage (allowed by owner)

Equipment Problems 17 Cases. A major case occurred when all Lincoln power went off for 1 ½ hours on 4/9, due to an outage at PGE substation affecting 8 blocks – pumps turned off and no damage reported; lights on Lincoln rock patio out for awhile, due to problem with time clock; compactor jammed due to jammed chute; a kitchen light out (G) on weekend, had to wait until Monday to repair; 2 reports of fire alarm panels flashing red in all towers – system reset; dumpster in garbage room leaking some liquid – cleaned up, no re-occurrence; 2 cases of Madison garage door not working again – bolt missing; 6 cases of elevators problems, including (3/28) Lincoln #1 elevator small flame and some smoke due to burned out light ballast (fire put out, ballast replaced by staff; then (3/29) Lincoln freight elevator trapped 2 residents caught between floors – pushing buttons finally solved case temporarily, but Otis coming to fix; Madison freight elevator down (4/3) for fairly short time, causing a reschedule.

Lost/Found & Removed items 7 Cases: A lost shirt, wallet, and keys (left in mail box) were all returned to owners; a main door key and a suitcase found in parking lot were turned in; 2 cases of lost items were reported, but had not been found.

Noises 14 Cases: 13 were of various types of sounds heard in residents' units in all Towers, loud music being the most frequent. Some were never verified or located, a few were settled between parties. 2 involved use of power tools, within allowed hours, although not in connection with scheduled renovations. In one case, problem was of noisy youngsters in breezeway, also dropping inappropriate objects in chute (G); in another, dog barking in car in garage.

Smells 7 Cases: 5 cases of smoke smell, some specifically cigarette, on 13th & 14th floors (L), on various dates. Same location as previous complaints – unit owner fined; burnt cookies smell (G); 4th floor chemical smell (L) – not verified or source located.

Parking 12 Cases: One call for supposedly stolen car, which turned out to have been parked on street by owner; 5 cases of residents' cars being parked in wrong garage slot (some having caused the others); 4 cases of unauthorized overnight parking in guest lot, 2 with previous tickets – all towed; 3 where records were not complete or up-to-date; 2 of questionable park-and-walk; 1 of parking into sidewalk space in garage.

Scheduling & Deliveries 8 Cases: Various cases of moves and remodeling work that was not properly pre-registered, including one of rented truck having to be unloaded; 3 of mix-up on timing delivery; resident not wanting to wait for normal delivery times.

Miscellaneous 7 Cases: One of resident being bitten by small dog in Lincoln Lobby – neither dog nor owner identified; 3 cases involving youngsters riding bikes and scooters in garage and breezeway plus one of mother complaining about same kids being yelled at by resident for riding in plaza; homeless man climbing walls by garage, said he was searching for stones with "gems" in them; young unknown people hanging out by benches on path, urinating – told to leave, which they did with loud complaints; apparent burial of a pet near entrance to Sivers, including cross and some plants; Lincoln tradesman door propped open; 1 case where a resident (M) was told that 2 black trash bags had to be removed from her back deck.

GOING, GOING, GONE!



The Candlelight Café is just a memory. The popular bar and nightclub at the corner of SW 4th and Lincoln was razed in late April to make way for the Lincoln Street segment of the Max Line extension. Pictured above, the last wall is shown coming down on April 26th.

Photo by Dave Fagerstrom

QUIZ TIME!

There's no confusion about what our garden unit dwellers call their outdoor spaces. But what about the rest of us: what do we call our hanging ledges? According to Director **Larry Meissner** they are described by a specific term in our Association's Declarations.

What is it?

Balcony – Patio – Terrace – Lanai – or Deck?

If you guessed terrace – you win! Balcony, and the rest of the choices in the quiz, do not appear anywhere in our Decs or Bylaws. Sales brochures for 1977, when Larry purchased his Grant unit, also describe the building's "terraces".

While terraces may be the official term, why not use all of them – depending on the situation? For example:

"Let's have cocktails on the **terrace** this evening."

"I'm going to the **patio** to barbecue some burgers."

"Let's sit on the **lanai** and pretend we're in Hawaii."

"I'm going out to the **deck** to catch some rays."

"Let's lean over the **balcony** to see the fireworks."

Whatever you choose to call your outdoor space or however you choose to use it – we hope you'll spend many happy hours on it this summer. Just be mindful of those below by being careful of what might fall off or blow off. Thanks for your cooperation!

LORE OF TOWERS: LINCOLN

Early advertising by the Lincoln builders promised a special shuttle bus from American Plaza to downtown. When it didn't happen, some owners were outraged (see the April Tower Talk article on a court case). The builders tried to redeem themselves by giving owners a small blue spruce for their decks. Sadly, cutworms eventually killed most of them.

One potential owner could hardly wait to move in. She camped near the blackberry patch, where Madison now stands, until her 14th floor north end condo with a great view of downtown Portland, the river, and Mt. St. Helens (before it blew its top) was ready. She moved in and lived there until she died at the age of 102. When **Gena Hardin**, on the 12th floor of Lincoln heard that this condo was available, she sold her own condo to **Allison Leak** and bought the 14th floor condo from the woman's family. By now she has totally modernized it.

Larry Meissner, in Grant since 1977, says the blackberries from the "Madison" patch were delicious!

A SPRING LESSON

Concern form: Itsy bitsy spider crawling up the water spout is upset.

Cause: Downspout clogged with a small flower pot.

Solution: Snake the downspout

APTCA March bill payment: \$40

Lesson learned: With the arrival of Spring, those who hose their decks or water containers too generously should be careful of what might wash down the drain!



The Wallace's cats are REALLY friendly



Francesca Novak,
Principal Broker



THINKING OF SELLING YOUR CONDO?

Call Francesca and
"start-packing"



Committed to your success
with utmost Integrity. Caring to
your specific needs.

Knowledgeable & Experienced
Call today...

503-686-5375 -Direct

fnovak@windermere.com
www.FrancescaNovakRealEstate.com



FrancescaNovakRealEstate.com

Windermere

16760 SW Upper Boones Fry Rd., Suite 103 • Portland, OR 97224 • 503-639-7914

****FREE SEMINAR****

Strength Training 101

Learn the basics / Live Demonstrations

Q & A

Presented by:

REINVENT

STRENGTH TRAINING CENTER
NEW. BETTER. YOU.

Wednesday, May 09, 2012

6:30-8:00PM at Reinvent

Please call to reserve your seat!!

Conveniently located at Portland Center Plaza:

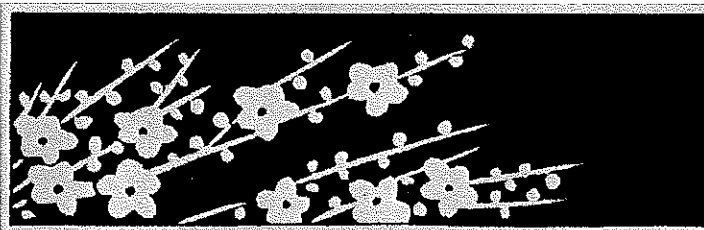
1975 SW First Ave, Ste.E Portland, OR 97201

(503) 501.5249 www.ReinventSTC.com

InSpiritHealth.us

We are a new group of practitioners,
offering acupuncture and visual imagery
and other complementary treatments. We
can help speed healing, help you **recover**
from injury faster, and help your health
to return to **wellness**.

See our website for more information or
call us to make an appointment. **Come**
and feel well.



InSpiritHealth.us

**4700 SW Macadam Ave., Suite 100G
Portland, OR 97239**

503.505.0105

Your Personal Chef
A luxury you can afford

503.267.6625

Inquire at
chefnickroche@gmail.com



Implant and Periodontic Specialist

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

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

*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**

Conveniently located at the corner of SW Lincoln and SW First Avenue – across the street from Lincoln Tower.

WHITWORTH & BECKER, LLP

Certified Public Accountants

*20 Years experience in professional
accounting & business consulting services*

- Tax Planning & Preparation
- Business planning
- Payroll taxes
- Accounting & bookkeeping
- Estate tax planning
- Estate tax preparation

2075 SW First Avenue, Suite 2A
Portland, OR 97201 (503-295-1939)

www.leswhitworthcpa.com



Providing a complete range of services to commercial and residential buildings

ONE CALL DOES IT ALL

- General Repairs and Maintenance
- General Improvements (Remodeling)
- Heating and Air Conditioning
- Plumbing Repair
- Painting
- Electrical

Call us for a quote today (503) 222-7243

Pino inc.

design and remodeling

- specializing in condo interior remodeling
- architectural background with 25+ years experience in construction industry
- 10 years experience at American Plaza Condominiums with well over 35 remodels
- exceptional services, dedication, and the finest craftsmanship

If you're thinking of remodeling your unit, please call me for a free estimate. References throughout the Towers are available on request.

**Pino Pecoraro
503.890.7028**

American Plaza
Condominium Association
c/o MSI
1500 NE Irving, Suite 414
Portland OR 97232

AMERICAN PLAZA SPECIALISTS FOR 15 YEARS

Plaza Realty Sales in the American Plaza - Last 12 Months

Grant #323 - **SOLD**
Madison #342 - **SOLD**
Lincoln #1704 - **SOLD**
Grant #822 - **SOLD**

Lincoln #701 - **SOLD**
Grant #622 - **SOLD**
Grant #2024 - **SOLD**
Lincoln #706 - **PENDING**

Madison #1744 - **SOLD**
Grant #1525 - **SOLD**
Madison #1944 - **SOLD**

MADISON #144 - FOR SALE

2063 sq. ft, 2 bdrm, 2 bath, den
Beautiful, Spacious, Updated!
Excellent Access - **\$379,000**

LINCOLN #701 - FOR SALE

1166 sq. ft, 2 bdrm, 2 bath
Open Layout, Updated & Quiet!
Park-Like Downtown View - **\$262,000**

PLAZA
REALTY

Jan Huffstutter, Principal Broker | 503.515.3344
Jerrene Dahlstrom, Broker | 503.890.7297

www.americanplazatowers.com

SAVE \$200!

LET US INSTALL A NEW ELECTRIC FIREPLACE INSERT BEFORE MAY 31, 2012. WE'LL TAKE \$200 OFF YOUR TOTAL COST!
SAVE EVEN MORE! Get \$400 off installation of an LG, Fujitsu or Mitsubishi ductless heat/cool system! Free Estimates

Shamburg installed our new electric fireplace. They took care of everything! Fast, clean, affordable; we're saving money on our utility bill; and the glow of embers adds warmth and style. . . We're loving it! Faye and Bob Taylor, Madison Tower

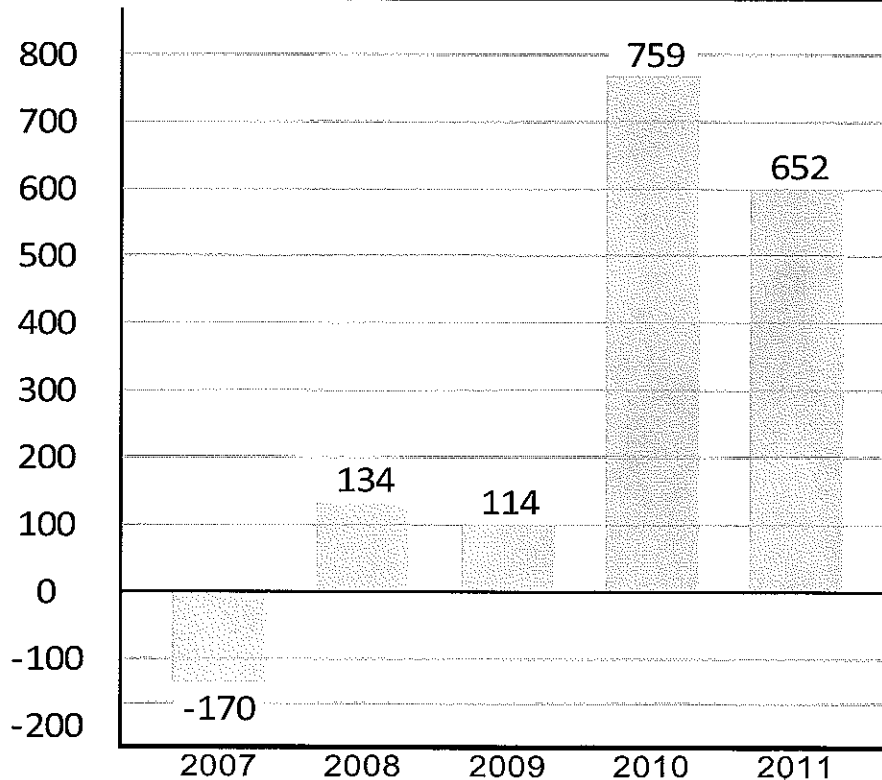


CALL TODAY!

SHAMBURG HEATING LLC

Scott Shamburg, Fireplace Specialist
29 Years experience. Licensed, Bonded, Insured
PO Box 829, Tualatin, OR 97062
503-692-5563
shamburgheating.com

Snapshot: Recent History of the APTCA Reserve Fund



A highlight of the Annual Meeting – The Budget Committee reported on the improved health of our Reserves Fund.

NOTE: Amounts are in thousands of dollars.