



TOWER TALK

Volume 29, Issue 2

May 2013



THE 2013 ANNUAL MEETING

A quorum of 57+% AP owners attended a successful 2013 Annual Meeting. Electing new board members was the 1st order of the day with 5 candidates running for 3 openings. The 1st ballot failed to produce winners with the required 50+% votes, but the gracious withdrawal of 2 candidates (**Alma Cunningham** and **Alan Hoffer**) reduced the slate to the number needed, which was approved by a floor vote. Those elected were **Barbara Bousum** and **Ken Tyrrell** (new) and **Doug Darling** (5 year veteran, 4 years as VP).

AP Treasurer **Larry Meissner** reported the 2012 year end fund balance was \$1.3 M. The balance was greater than expected, in part because utilities were \$35,000 under budget, some expected projects were deemed unnecessary, and the upgrading of the Sivers locker rooms was \$12,000 under budget.

AP Board Chair **Michael Hodge** gave a series of reports. Progress on the new Declarations and Bylaws took a leap forward with virtual approval by the OR Real Estate Board once a few revisions have been made. They will be introduced soon to owners for a vote of approval. The Board approved "Robo Calls," a system for contacting residents quickly in sudden emergencies, and the Emergency Procedures TF will recommend the implementation. The APTCA Property Management TF is planning a series of small focus groups

ART ON LINCOLN STREET

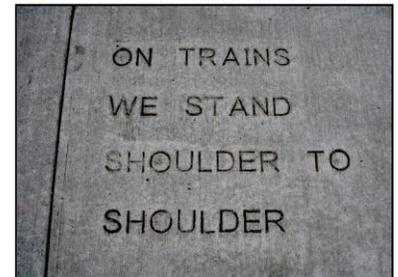
TriMet has quietly surprised us with bits of poetry imprinted on Lincoln St sidewalks (both sides).

How observant are you? Tower Talk would like to know if you've found this particular poem:

The first person to contact Carol

Wallace at

503.274.9035 or **cwallace66@aol.com** to identify the exact location of the poem will receive a prize of 2 free passes to a Regal movie theater. The winner will get the tickets immediately and be revealed in the next issue of Tower Talk!



(Annual Meeting article continued)

for residents to share their thoughts on management needs of our condo complex. And the TriMet Ad Hoc Committee meets only as needed. Michael then called on representatives from "American Benefits, Inc." to explain changes in AP's insurance policy and to advise owners on coverage in their own condo insurance.

Committee Report Highlights:

Communications: **Linda Crum**, Chair, announced the return of Tower Talk and urged everyone to take advantage of the additional information on our website **www.americanplazatowers.org**

Social: **Ruth Tyler**, Chair, announced a July 4th barbeque, a Harvest Party at the end of Sept., and our usual Holiday Party at the end of the year.

Design: **Alma Cunningham**, Acting Chair, thanked **Cheryl Leland** for her outstanding work

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PLAZA CALENDAR

May 15—June 15, 2013

APTCA Meetings

Board of DirectorsMay 16, Board Room, 7 pm
BudgetMay 20, Lincoln Lobby, 6:30 pm
Communications May 27, Lincoln Lounge, 7 pm
Design May 23, Lincoln Lounge, 4 pm
Exercise June 5, Lincoln Lobby, 7 pm
Landscape June 4, Lincoln Lounge, 5 pm
Operations May 22, Lincoln Lobby, 7 pm
Social/Welcome May 21, Lincoln Lounge, 4 pm

Social Activities

Closet Crafters: June 8, Lincoln Lounge, 1-3 pm
Happy Hour: Fridays / 5 to 7 pm / Lincoln Lounge
Bring an appetizer. May 31: Celebrations Potluck

Upcoming Parties—Mark Your Calendars

4th of July BBQ—On the 4th
Harvest Potluck—Sept 29
Tree Trimming Party—Nov 30
Holiday Potluck—Dec 8

Fitness Activities

Let's Walk: Check APTCA website for outings
Tai Chi: Mondays—6:30 pm, Board Room
Yoga: Board Room / Tues & Thurs: 8:30 am
Water Aerobics—Sivers Pool
Tues & Thurs: 6:15 to 7:30 pm / Sun: 8:15 to 9:30 am

Move-Ins:

Grant: John Cover (to 2621), Jerrilee Dasaro
Lincoln: Thomas Ray
Madison: Paul & Dawn Trimble

Move-Outs:

Larry & Elaine Moyer
Peter Gicking

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

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TRANSITIONS

* We thank our two retiring board members, **Alma Cunningham** and **Alan Hoffer**, for their active service on the APTCA Board. **Alma** was elected secretary and also took the initiative on a number of issues that improved our lives at American Plaza. **Alan** was also an activist who sought ways to help AP residents make their wishes known, especially in organizing "Town Halls."

* In Memoriam: Over the past year we lost some good neighbors who lived at AP a very long time. We miss **Betty Captein** and **Jack Ulmer** (both from *Grant*), and recently **Pearl Gottsman** (*Lincoln*) and **Ann Moyes** (*Lincoln*).

(continued from page 1)

updating the Sivers Center dressing rooms and Lincoln Lounge. The committee purchased new stackable chairs for large events, planned art work for one wall of Sivers Bd Rm, and cleared the breezeways of decorative items in accordance with the Fire Marshall's directives.

Landscape: **Gary Hartshorn**, Chair, reported on various prunings of bushes and trees and the new plantings, especially with TriMet in the areas around Lincoln Tower. The Committee will soon be enhancing the entranceways of all 3 towers.

Exercise: Co-Chairs, **Merry Meek & Bob Crumacker** reported replacement of worn equipment in exercise rooms, a new walking program, and a buddy system for swimmers. Outdoor bike racks will be updated.

Operations: **Michael Hodge**, Acting Chair, reported that the repairs needed as a result of the "envelope inspection" of the towers last year will begin soon. Terrace railings and the cement that holds them will be repaired where needed as well as other signs of wear.

Budget: **Allison Leak**, Chair, reported on the revised budget request forms for owners to use and how the outcome is explained to applicants.

MSI Property Manager, Ron Balash, announced that the revised AP Insurance Policy Fact Sheet will be mailed to every condo owner very soon. (If you have not received this mailing, please contact MSI at 503.222.7243.)

MEET NEW BOARD MEMBERS



Barbara Bousum (with husband **Bill Matarazzi**) has lived in Lincoln since June 2001. After initially renting, they bought their unit in June 2011. It just goes to show how many people are renting first, finding it a great community, and then buying into life here.

Barbara said, "There's a

long list of us who have moved in as renters and eventually become owners. While pleasantly surprised that I was elected to this board, I am glad to have this opportunity to serve our community. I believe we should be looking ahead to anticipate needs and be proactive in maintaining our property."



Ken Tyrell and his partner **Allen Yeager** lived in Hillsboro for 13 years before coming to APTCA and buying a unit in the Grant tower - - their choice for downsizing and in-town living. With them is their son, Kristopher, who will be 10 on May 19th!

Most important to Ken and Allen when they selected their 18th floor unit was the amenities offered by our community, especially an all-weather pool. Ken, who works from home for the Kroger Corp, says he was surprised that he was elected on April 18th, but that he feels a strong responsibility to support the community ideals and to keep costs of maintenance and future expenses in check. Ken noted that he was especially pleased to see the improvements in landscaping, pool dressing rooms, and Lincoln Lounge.

Lynne Hartshorn

LINCOLN LOUNGE GRAND OPENING

The updated Lincoln Lounge (LL) opened to rave reviews at a special Happy Hour Party April 19th. The space is bright and airy with furnishings that can be configured for any occasion. If you haven't seen it yet, drop in for a look-see.

Congratulations to the LL Ad Hoc Committee for a job well done:

Coordinators **Cheryl Leland** and **Francia White** (shown above) and **Muriel Lezak** and **Pat Young**. Thanks also to **Cecil Myers**.



Kris Tyrell visits with Allison Leak and Yasuko Fields at the expanded buffet bar that was created by opening up the wall between the kitchen and lounge.



Fireside Chat – Cecil Myers, Ray Honerlah and Muriel Lezak

FAULTY TOWERS

When deemed pertinent, specific towers will be noted as (L) Lincoln, (G) Grant or (M) Madison. Also, most requests have been considerably shortened.]

Staff aiding Residents 6 Cases: 4 of no keys to re-enter towers from garage; bifocal problem concerning too-high placement of Plaza Calendar (M); wheelchair made available for resident returning from hospital (M); items left in garage space, returned to owner(G); arranged for ambulance to pick up resident (L); rerouted caller to APCT website and/or MSI; resident wanted bad unit key duplicated, was annoyed when told residents were responsible for own unit keys (G); resident informed that MSI had not called him, as he had thought (M); keys given to workmen returned to unit owner (G); hand-truck loaned to resident (G); Dispute over a couch in Lincoln Lounge that was open for bid—lounge locked, with note giving telephone number of couch owner (L); Request to unlock lounge in order to remove furniture just bought (L).

Damage & Leaks 6 cases: 1 of water in dryer, due to condensation (G); toilet overflow, stopped by resident (G); plug in drain removed by staff; 1 washer drain stopped up (L) [in this and previous case, unit below checked for damage]; small leak behind sink (M), plumber contacted; damage to walls under window, quite old (G); damage to covered entrance (M), by high truck?

Cleanups by Staff 3 Cases: Unscheduled night party in Siviers Lounge—furniture, pillows scattered, beer bottles and their contents everywhere, ping pong balls and paddles on floor, kitchen in disorder, beer odor throughout; dog feces in guest parking area (M); more of same; spilled paint at loading zone driveway (L) and wall, cleaned with soapy water and brush; purple droppings [??] by lobby elevator (G); dog urine in Grant elevator; broken bottle on floor on Madison garbage room floor

Equipment Problems 13 Cases: Two of new batteries needed for flood stop valve (G,M); 7 cases during month of alarm panel in Madison beeping, with no indication of location noted having any problem, A&E Fire Monitoring called more than once, problem eventually fixed (M); Freight elevator stuck on 18th floor, Otis called, problem solved (G); freight elevator center light panel cracked, panel replaced (L); 2 glass table tops in Lincoln Lobby are cracked; 7th floor light cover is off (L); Entryway light over names had not been working for over a week--timer?

Lost/Found & Removed items 3 Cases: A backpack, bathing suit, and a steno book. [No indication if any found].

Noises 11 Cases: 2 complaints of barking dog left on deck, upper unit (G); barking dog, lower unit; dog plus music, etc. (G); 2 of construction, saw, etc., (G); 2 of general noise, including bouncing ball on floor (G); 4 of construction ((L,M);

Scheduling 8 Cases: 2 requests for early delivery (M,L); 3 of deliveries that had to be rescheduled (G,L); appointment mix-up cleared up (L); scheduling confirmed on appliance removal; confirmation of date for appliance removal; scheduling for padding of elevator for a delivery (G); elevator padding for moving of resident to be taken to hospital by ambulances (L); aid to resident who had been floating in pool, was confused and needed help getting out—advised to not be in pool without a companion; complaint of no delivery—rescheduled (L); Rescheduled delivery postponed due to broken freight elevator (G).

Deliveries 22 cases: 10 cases of goof-ups or miscommunications resulting in late delivery of packages; Recipient requested immediate delivery, but was unavailable when it occurred; Complaint that UPS and FedEx don't deliver directly to units—suggested calling sources to arrange for type of delivery that would be delivered directly (G); request for holding package of resident not then available (G); package with note to return to source left for retrieval (G); request for wheelchair to be returned after death—

referred back to company to contact individual's contacts(G); staff delivered package immediately, since refrigeration needed (L); resident demanded delivery of certified mail—told that it was necessary to directly with post office, since MSI does not deal with certified mail (L); 23 complaints concerning FedEx/UPS not contacting recipients —told to call source, although security would make contact when packages received (G); recipient complained that it would be rude to deliver at the 8-9 pm slot, as guests were expected. When immediate delivery was arranged, complaint was made that it hadn't been refrigerated, although no such instructions were given—said a complaint would be lodged (L) [all packages will now be kept in refrigerator]; Twice, recipients requesting packages were unavailable when attempt made; package requested, but no record of one existing.

Resident Concerns and Actions Taken

3.5.12: Two glass table tops in Lincoln lobby are broken. Onsite staff is currently contacting glass companies in order to fix problem.

3.6.12: Lincoln 7th floor light cover is off. MSI is aware of problem, but manufacturer no longer has replacements; alternatives being considered by Board.

3.9.12: After a year of residence, still not enough bike parking spaces on 1B for a couple requesting them. (Using storage unit or balcony is not satisfactory.) An additional building key has been requested without result. Also, having guest spaces would be nice. Exercise Committee will recommend to Board that more spaces be provided; meanwhile, temporary space is being sought, and resident was provided with additional common area key, as requested.

3.18.12: Closing of a pool for a private party should be noted in advance on elevator notice board. Notices of pool closing for special activities will be posted as requested.

3.23.12: Another noise complaint, same condo: loud sounds of bouncing ball. Letter sent to owner and property management.

ARE YOU PREPARED?

A loud persistent noise begins to penetrate your sleep. Barely awake, you roll over and check the clock... 2 AM. Reluctantly, you begin to make sense of what is invading your tranquility...the alert system in your tower is aggressively sounding. Now what do you do?

This scenario is quite real. For those who have lived in American Plaza for some time, such an alarming situation in the middle of the night has occurred, provoking a lengthy trip down 5 or 10 or even 20 flights of stairs.

Thoughts are not always the most cogent in emergency situations, especially when considering competing options: Is this a real emergency? Did a false alarm just disrupt my sound sleep? Are the stairwells my safest bet for an evacuation? Is it wise to 'shelter-in-place' and not leave my condo until further instructions are forthcoming? Should I pound on my neighbors' doors and make certain they have heard the alarm? Or maybe I should just go back to sleep and find out tomorrow what everyone else did! These are serious questions that need answers in advance of unexpected events.

The Board of Directors has appointed a group of residents to form an Emergency Procedures Task Force to learn more about emergency procedures of all types in high density living. The new Task Force has heard presentations from American Red Cross staff and from Portland Neighborhood Emergency Teams. And they have contacted the Fire Department to understand the city's protocol for responding in such emergencies.

This work group is now considering how best to collate and disseminate the information being gathered. It's to each resident's advantage to build an emergency kit to have on hand at all times. The Red Cross website at www.redcross.org/prepare tells you how to prepare a First Aid Kit and Make a Plan. Or call **(503) 284-1234** for the printed manual.

PLEASE: A simple immediate action you can take is to update your *Unit Occupancy Form* with current contact and emergency information. Forms can be found in your tower's information center behind the mailboxes.

There will be more specific information from the Emergency Procedures Task Force in the near future. In the words of the Red Cross: "Simple Steps Can Save Lives." *Joan Kvitka*

WATER EXERCISE CLASS

This group meets:

Sunday: 8:15 – 9:30 am

Tuesday: 6:15 – 7:30 am

Thursday: 6:15 – 7:30 pm

The oldest existing exercise class here at American Plaza, this gathering was organized some 22 or more years ago. Residents found & hired an instructor, who turned out to be somewhat unreliable. Undiscouraged, the neighbors continued the search.

Lincoln neighbor Marjorie Kearney met Don Plumb, then working at the Easter Seals pool. A great choice. In spite of his young age, Don has faithfully led our classes for at least 21 years!

Though class times have changed somewhat over the years, this is still a great opportunity to get some good flexibility and strength training without stressing your joints. Non-swimmers and swimmers find the classes helpful and fun. Don, the instructor, can even help you find used equipment.

We generally meet in the Sivers Pool (warm in winter, no sunburn in summer); occasionally the class moves outside if the pool needs to be closed.

Come one, come all: suitable for all ages and abilities. Your first class is free.

A Plea from the Landscape Committee: Please make a special effort to keep your dog out of the planted areas. Destroyed plants mean extra work and expense for this volunteer committee!

FUN WITH RECORDERS

If you missed the Music at the Plaza concert with **Boyd Osgood's** recorder group you may wonder what a "recorder" is. Think of an old version of a flute generally played vertically. They come in all sizes from very tiny to huge. Boyd invites everyone to listen to his recorder group practicing on these old-style instruments every Tues at 2 pm in Sivers Lounge.

He has also offered to teach anyone interested in learning how to play a recorder and has some extra plastic ones for starting. Or perhaps someone has played a recorder in the past and would like a "refresher course." Boyd can be contacted at **bosgood@opus-net.com** or **503.222.3906**. Maybe the AP could start its own recorder group!

RUBENSTEIN KISSED ME!

When **Joy Ledbetter** and husband **Ed** were students in the 1950s at UCLA, she was the one who seemed to bump into celebrity-types. Her first encounter was Arthur Rubenstein, the famous concert pianist. As president of a campus club that ushered at UCLA concerts, it was her duty to welcome him for the club at the concert. She almost swooned when Rubenstein bowed and kissed her hand. "I haven't washed it ever since!" Joy claims.

Joy was also a fellow student of the future celebrity, Carol Burnett, in a literature class that had a professor who was very strict about attendance. The finals were coming up and Joy decided not to count on the usual 1 hour bus commute to the campus. She borrowed the family car and offered Burnett a ride. Unfortunately she overslept, hastily picked up Burnett, drove like crazy, luckily found a good parking spot, and arrived in class just as the professor was handing out the test! Joy lost track of Burnett after the class ended but everyone knew that she was moving to NY City to further her showbiz career.

"So now my *husband* is famous because he married ME" says Joy, the celebrity magnet.



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