



TOWER TALK

Volume 29, Issue 3

June 2013

SHOWING THE FLAG AT AMERICAN PLAZA

Flag Day is coming on June 14. This article will give tips on some issues associated with flying the American flag at American Plaza while complying with the rules of flag etiquette.

First, to clear up a point of confusion to some, APTCA has no rule that prohibits flying flags on terraces. Federal law (The Freedom to Display the American Flag Act of 2005) allows you to fly an American flag on your terrace.

There are limits on how you can fly a flag, however, both practical and legal. A prior owner of our unit had installed a flag pole holder outside of our terrace, which was broken by the force of the wind. It was in common area and dangerous, since a pole and flag could fall from it.

The federal law permits APTCA to require that a flag be displayed in accordance with the requirements of the Flag Code. APTCA has not yet adopted such rules. However, some of my suggestions are based on the Flag Code.

Do not use a light aluminum pole, such as those that typically come with flag kits. The wind around tall buildings like our towers can bend a lighter pole, which could snap and fall. The flag shown in the picture flies on heavy 3/4" galvanized conduit firmly attached inside the rail with U-bolts (both from A-Boy, and you can borrow my hack saw to cut the pole to fit). The pole is topped with a bulb from Elmer's Flag & Banner, and the flag is held by "Never Furl" hinges, also from Elmer's (which also, of course, sells flags).

Pick an appropriate flag size. The flag should never touch anything beneath it. The flag shown is a 2' x 3' all weather flag, which fits above the rail.



If you wish to leave your flag out at night, and particularly if you have a south-facing terrace, a solar spotlight can provide illumination.

Ultimately the wind takes its toll on flags flown here at American Plaza. Replace your flag when it is in such condition that it is no longer a fitting emblem for display.

Warren Deras

4th of July BBQ

4:00 pm / Sivers Center

Burgers & dogs provided.

You bring a side, salad or dessert.

Signup Sheets in Mail Lobbies June 15

PLAZA CALENDAR

June 12—July 13, 2013

APTCA Meetings

Board	June 20	Board Room	7:00
Budget	June 17	Lincoln Lobby	6:30
Comms	June 24	Lincoln Lounge	7:00
Design	June 27	Lincoln Lounge	4:00
Exercise	July 03	Lincoln Lobby	7:00
Landscape	July 02	Lincoln Lounge	5:00
Operations	June 26	Lincoln Lobby	7:00
Social	July 02	Lincoln Lounge	4:00

Social Activities

4th of July BBQ—4:00 pm / Sivers Center
Closet Crafters: July 13, Lincoln Lounge, 1-3 pm
Happy Hour: Fridays / 5 to 7 pm / Lincoln Lounge
Bring an appetizer. **June 28: Celebrations Potluck**

Fitness Activities

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

Move-Ins: Grant—Steve Chamberlin, Jerrilee Dasaro, Gar Debardelben, Annice Frederick, Bruce Gates.
Lincoln—Madeline Nyman. **Madison**—Lynne & Heidi Brouhard, Cathy Crozier, Paul & Dawn Trimble.

Move-Outs: Lincoln:—John & Clare McNuer
Madison: Duane & Stacey Ferguson, Don Sexton, Adrian & Susan Roberts.

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

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TRANSITIONS

At the first meeting of the newly elected AP Board on May 16, the following members were elected officers:

Chair/President: **Michael Hodge**

Vice President: **Barbara Bousum**

Treasurer: **Larry Meissner**

Secretary: **Ken Tyrrell**

Congratulations and thank you!

OUR NEW SECURITY SUPERVISOR

Having worked the graveyard shift for a year, **Ken Barringer** was well prepared to become the Plaza's



new Security Supervisor when he was named to that post in mid-April. "That experience gave me an understanding of what residents

are looking for," he told *Tower Talk*.

He's already achieved one of his goals: a 6-person staff of all full-time officers (no part-time). He's also working on improving communications with contractors and movers by having a "meet-and-greet session" to explain the rules, and he's exploring ways to let residents know that items in need of repair or attention are being worked on.

Before his career in security, Ken served in the Army National Guard for 7 years and owned a martial arts and fitness gym. He's the father of three children and has two pet Chihuahuas.

Ken welcomes your comments and ideas. You can often find him walking the grounds, or you can email him: kbarringer@msipm.com.

A REMINDER!

The **BASSOON CONSPIRACY** will perform for us on **June 17th** in **Sivers Lounge** at **7 PM**.

BOARD HIGHLIGHTS

The AP Board elected new officers (see p. 2) on May 16th and began dealing with pending issues:

New heating/air conditioning units for Sivvers Ctr:

This summer Sivvers Lounge will have a large HVAC unit (for large crowds), and the exercise and board room will each have smaller units installed.

Ramps into the Grant garage: Guardrails will be modified to better protect small children and pets. To minimize time, noise, and disruption, they will be fabricated off-site before installation.

A modified garage parking space: An owner was given permission to install an electric sub-meter to charge his electric car and have the cost billed to him. It will be set up so that other residents can also use the same conduit as needed.

The fate of our small piano: In the redecorating of Lincoln Lounge, the small piano was moved out and temporarily stored in a room behind the Lincoln mailboxes. It can't be returned to the lounge, but some residents wanted it placed in the lobby for access. The Design Committee will consider options, including revamping the storage room as a permanent place for the piano.

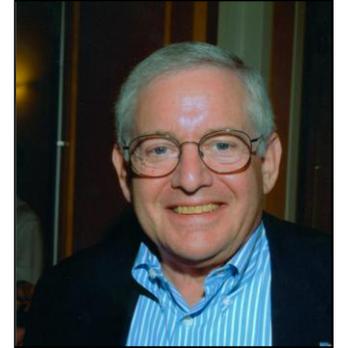
Outdoor bike racks: The Exercise Committee researched ways to add more outdoor bike racks to accommodate visitors. The Board agreed to allow 2 racks to be installed on the wall to the right of the Lincoln lobby entrance and 2 more racks added to the 3 racks already installed to the right of the Grant foyer. No acceptable location was found for Madison.

Damaged landscaping: The Landscape Committee reported \$300 in damages to plants due to dogs. Warning signs will be installed and dog owners could be fined and charged for repairs.

MEET YOUR NEIGHBOR

Ernie Bloch: management whiz kid

Ernie Bloch moved to AP (joining his partner **Judy Buffo**) only 4+ years ago, but he's already been pressed into the service. That's what happens when someone is talented in management and personal relationship skills. He's now Chair of the Ad Hoc TriMet Committee, a key member of the Property Management Task Force, and a helpful advisor to the Emergency Procedures Task Force.



With the name he carries, one might think musicianship would be in the mix of his talents. (Yes, he is Ernest Bloch II, grandson of the famous composer.) But he developed his skills in the business world instead. After attending the U of O for 4 years but graduating from PSU, he became very successful in economic development and public relations for airlines and other public service entities.

Ernie accomplished all of the above in spite of being paralyzed from the waist down with polio at the age of 5. At the age of 8 he returned to public school with leg braces and crutches determined to have a successful life, which later included marriage and 2 sons.

Before moving to AP, he had lived for 10 years at the Portland Plaza Condominiums, a high rise building of 150 units built in the 1970s. He had retired from working in 2002 before moving in and soon agreed to join their Emergency Committee (later becoming the Chair) and was eager to set up a practice emergency evacuation, which revealed serious problems to correct. He also joined the Condo Board, once again becoming the Chair. The Portland Plaza Homeowners Association had fired its management company 5 years before he lived there and was trying to manage things by hiring separate providers for various services. It was a disaster and Ernie presided over the hiring of an all-purpose management company to get things back to normal. And so he brings to AP lots of experience in condo living for our benefit.

FAULTY TOWERS

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

General Staff Aid 11 Cases: Small piece of living room ceiling fell – no moisture noted – cause unknown(M); Skaters in park – left when asked; Young skateboarders in park – apologized and left; Chairs, scale & rubber reducer glued to floor were on top of lockers; Vandalism (Sivers); Pool pole hook /scooper put in pool, flip flops by hot tub – horse-play? (Sivers); Car wash hose left on; Pool patio door left open (Sivers); Two reports of water dripping in garage slots 115/117 from oval planter (L); Bed frame in breezeway – resident asked to remove (G); Black cart stolen from garage, later returned damaged, while good black cart found in unused slot – what was going on?; Person wanting to see a unit, told a realtor needed to be contacted to preview any unit (G).

Staff Aiding Residents 17 Cases: Helped paramedics take resident by ambulance after a fall (G); Identification request for a bug – not a bedbug--closest was carpet bug (G); Foam in sink drain when disposal used, advised to get a plumber (L); No hot water – no solution obvious – plumber called; Water under sink – no known source (G); Old water stain on upper wall/ceiling – can be repainted (G); Young people blocking car at Madison gate – unverified; TV cable not working – told to call Comcast (M); Key stuck in door near Lincoln pool – staff removed it; Resident told car lights left on; Request for moisture test for rippling walls – none found- areas can be patched and repainted (L); Check on possible damage in storage room from water leak when resident was gone (L); Check on neighbor since uncollected newspapers by door and vehicle not in garage – most likely resident out of town and left no notice (M); Guests unable to be buzzed in using entry tag phone, plus other phone problems – staff could not verify problem (L); Phone reported not working – fine when staff tested it (G); Garage opener not working – needed batteries (G); Request for wheelchair(G); 12 cases of lock-ins or lock-outs; dead bolt stuck (L); 4 cases of individuals needing to be let in or out due to having forgotten their keys (G,L, M,M); 2 of not having key to unit, so locksmith requested (G,G); Letting in guest (G); Resident needed to be let in tower but could get into unit because door had been left unlocked (G); Workmen needed to be let in while resident at work (G).

Cleanups by Staff 7 Cases: 3 of removing dog feces in Grant freight elevator, in Madison lobby entry, and near Madison fountain; fecal matter on women’s shower drain (Sivers); Carpet rolls removed from breezeway (G); Removal

of large wooden entertainment center stuck on stairs to Grant garbage room; Bag of dirt spilled in freight elevator.

Equipment Problems 12 Cases. Madison elevators had 2 reports of ceiling light panel loose and hanging; Possible prank call of problem never found; Grant elevator making loud noises (Otis fixed it); Lincoln freight elevator pads being dirty and damaged; 5 of problems with both garage doors being stuck.

Lost/Found & Removed items 2 Cases: One of keys recovered, but umbrella not found.

Noises 6 Cases: Two cases of incredibly loud noises, music and partying in middle of night. No answer to knock or phone call. Shone light into window to get attention (M); Noisy people outside Lincoln – probable prank; Chairs moving in kitchen above a bedroom at 3 am (L); 2 cases of noises from unidentified source (G); Working on bikes in breezeway – told to move inside.

Smells 1 Case: Smell of barbecuing – verified, but source never located (L).

Parking 3 Cases: Resident in overnight guest parking; Contractor parking in resident slot (which is labeled “for unloading”); Multiple permits requested on resident’s car and others for overnight guest parking (L).

Scheduling & Deliveries 14 Cases: Five of goof-ups or miscommunication resulting in late delivery of packages; 1 case of UPS delivery to someone with same last name (G); 2 of requested early delivery (M, L); 2 of deliveries that had to be rescheduled (one of attempt to deliver on Sunday); 1 to previous resident; 1 of UPS delivery left at doorway but gone; A case of work extending past closing hour – workers needed only short overtime. Resident misstated time work was to be done, but it was permitted (L); Checked on a contractor (apparently resident’s brother) who had been working the previous day and had things on breezeway but appeared to not have a clearance, which in fact turned out to have been recently approved. Job was nearly done and all breezeway items removed (G).

Miscellaneous 7 Cases: Homeless man peering in Lincoln garage door was escorted off premises; Nonresident caller wanted his name and number deleted from our records – had been called previously about a water leak; Apparently false report of a couple fighting behind some building – name of women involved was given but no record of any such person; Boys riding bikes and scooter from elevator out across parking area – told to dismount and walk; Prank call about car with lights on – none found.

Resident Concerns

4.1.12 Concern: Madison: Window seals leak. Who is responsible for replacement? If multiple units involved, is there a plan for savings based on multi-replacement job?

Action Taken: Per bylaws, residents are responsible; Board forwarded possible companies along with necessary paperwork for remodeling request.

4.4.12 Concern: A wrought-iron stand with a lantern on it on breezeway; In violation and is a safety hazard.

Action Taken: Resident told to remove stand.

4.10.12 Concern: Very strong odor of “toxic chemical” (L).

Action Taken: Staff verified smell even in lobby; caused by unauthorized application of urethane [nontoxic] finish of a bathtub; owner made aware of necessity of obtaining permission for remodeling [see next concern also].

4.11.12 Concern: Delay in posting notice of “toxic chemical” smell in Lincoln.

Action Taken: [Ed.: Reported in event list above and also previous concern; The chemical was malodorous, but was a nontoxic refinish on a bathtub.] (L).

4.11.12 Concern: Change makeup of Board for equal representation of towers to reduce politically charged building cliques. (L).

Action Taken: (response not found)

4.11.12 Concern: Delay in posting emergency elevator note concerning power outage.

Action Taken: Board response: It took time to learn extent of outage and prepare notice; posted within 50 min. (L).

4.11.12 Concern: Install emergency phone system that was discussed but never acted upon, possibly since majority of Board don't live in Lincoln.

Action Taken: (no response available) (L).

3.28.12 Concern: Request for an automatic entrance door added to Sivers. Difficult to enter with food and supplies

Action Taken: Forwarded to the Operations Committee for their consideration.

Editor's Note: Four more concerns, two (M,L) concerning noise from a unit above, of which one involved wooden floor laid, apparently, without noise deadening underlay. Another pertained to a burned out light by Lincoln pool. Also a crack was noted in a unit's window. All these are best handled by informing MSI of the problem. They are apparently very good, within reason, about responding to and solving problems.

SIDEWALK POETRY WINNER!

The winner of the Lincoln St sidewalk poetry contest in the May TT is **Allison Leak**. Allison encourages everyone to find other bits of poetry on the North sidewalk that she likes even better than the poetry used in the contest!

IN MY OPINION: BIKE RACKS AND NOISE

By Elke Poehling

Last month the Board approved placing two more bike racks (there are already three there) at the south side of the Grant entry in front of the landscaped planter. This means there will be 5 racks and as many as 10 bikes parked directly beneath my bedroom window.

I voiced my concerns about potential noise to Board Members and asked them to reconsider their vote. Their response: Committee members spent a lot of time making this decision. Bottom line: The Board decided that more bike racks under a resident's bedroom window was the best solution.

We need answers to these questions:

Are the current racks being used to full capacity?

Do residents even want more bike racks?

Was consideration given to increased noise?

Why were other more remote locations rejected?

And why didn't residents get to vote on *if and where* the racks were to be placed? The Board established a design-change process requiring that two options be presented to the residents for a vote prior to it going to the Board for its approval. If it wasn't a design change, why did the Exercise Committee have to go to the Design, Landscape, and Operations Committees for their approval?

Residents need to be heard on this issue and other locations need to be considered. It will cost APTCA more to fix a bad decision after it is implemented. It is better to take the time to make the best decision in the first place.

I urge the Board and Exercise Committee to reconsider their decision to place additional racks at the Grant entry.

A VERY SPECIAL PET

When **Padraic "Paddo" Ansbro** and his wife **Rhonda** were between pets, Rhonda searched the internet and noticed a 3-month old white, terrier-mix puppy at the Multnomah Animal Shelter. The puppy had been nicknamed "Ears" because of her



big ears, but the ears couldn't hear anything so she was in the "Separate Needs" category. "Ears" had been with some other trial owners who didn't work out, but Paddo had used a few hand signals with his other dogs and

was cautiously optimistic that they would be eligible.

They named her Ruby Rose and soon discovered that she was a very intelligent puppy who quickly learned the basic signals (stay, sit, down, roll over, etc.), soon becoming a member of the Ansbro family with the shelter's blessings. But that was only the beginning. Ruby Rose is now 1 ½ years old and has learned lots of new signals: Paddo's fingers in the shape of a pistol mean a game of tag! Paddo's finger on his nose means sneeze. Stroking her throat encourages her to "speak." Any noise she makes, such as barking, sneezing, or snorting, is rewarded with a treat. And probably the best signal is Paddo's fingers in the shape of a valentine heart meaning, "Go to Rhonda!"

PLASTIC BAGS!

"Thank yous" are overdue to **Ed Ledbetter** for years of gathering our discarded plastic bags from the garbage room bins and recycling as many as possible. But now he's tired and, unless there's a volunteer to take his place, Ed has 3 suggestions. The cleaners at the nearby Portland Plaza appreciate returned long bags. Safeway takes the lightweight bags from the veg/fruit section. And the Multnomah library loves to get clean plastic bags with handles (or paper ones) for extensive use on rainy days.



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