



TOWER TALK

Volume 29, Issue 7

October 2013

PLAZA ARTISTS TO SHARE THEIR CREATIVITY



Among the residents of American Plaza, we have a diverse range of talented artists, musicians, and writers. Neighbors will have the opportunity to see some of that talent on display November 16 from 11am to 5pm in Siviers Lounge when **Ken Bratz, Judy Buffo, and Sherry Dunnihoo** showcase their unique vision and creative insight.

Each artist works in a different medium. Judy will be presenting fused glass works, Ken will be showing photographs, and Sherry will be offering metal-based works, so there will be plenty of variety.



Discussing her work with Tower Talk, Judy described the process of fused glass. "It's quite different than blown glass," she said. "Fused glass involves laying sheets of glass cut into distinct shapes and sizes together in a kiln." For Judy, the technique allows for a "balance between creativity and the analytical part of my brain."

Much of Judy's work is marked by bold contrasting patterns for which kiln-formed glass techniques are well suited.

Ken's love of photography began after his father handed down his cameras. His work displays varying degrees of abstraction, and he likes to capture the unusual aspects of the usual. "When you see something on a regular basis and then see something different about it – that motivates me to take a picture," said Ken.

The third artist, Sherry, started working with clay as a youth, progressing through various styles and mediums. Currently she focuses on metal. "It fascinates me to take a flat piece of metal or wire and turn it into something expressive," Sherry explained. In particular, she enjoys combining metal with other materials to realize her own eclectic sensibility.

As for the show's inspiration, Sherry asked Judy and Ken to join her in a "trunk show." In the early 1800s, traveling salesmen would journey from place to place with their steamer trunks filled with wares. Sherry decided the relaxed metaphor of a trunk show would be ideal for the three artists' endeavor. It will be more personal and focused than many larger gallery shows. "This is the perfect place, because we live here," said Sherry. "The cost is minimal for the artists, and it will be free to visitors."



Certainly, neighbors will not have to travel far to enjoy the efforts of these three talented artists.

PLAZA CALENDAR

October 15—November 16, 2013

APTCA Meetings

Board Oct 17 Board Room 7:00
Budget Oct 21 Lincoln Lobby 6:30
Comms Oct 28 Lincoln Lounge 7:00
Design Oct 24 Lincoln Lounge 4:00
Exercise Nov 06 Lincoln Lobby 7:00
Landscape Nov 05 Lincoln Lounge 5:00
Operations Oct 23 Lincoln Lobby 7:00

Social Activities

Closet Crafters: Nov 09, Lincoln Lounge, 1:00 pm

Happy Hour: Fridays / 5 to 7 pm / Lincoln Lounge
Bring your beverage and an appetizer to share.

Oct 25: Special Celebrations Potluck

Fitness Activities

Tai Chi—Mondays, 6:30 pm, Board Room

Yoga—Tues & Thurs, 8:30 am, Board Room

Water Aerobics—Sivers Pool
Tues & Thurs at 6:15 pm. Sunday at 8:15 am

Zumba—Thursday, 10:00 am, Board Room

Special Events

Nov 13—Tai Chi Balance Seminar
7:00 pm / Board Room

Nov 16—"Art in the Plaza"
11:00 am to 5:00 pm / Sivers Lounge

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

Production Editor: Matt McCloud
pacifieditor@gmail.com

On-Site Editor: Carol Wallace
503-274-9035 / cwallace66@aol.com

Submit copy to Carol by the 5th of each month.

APTCA Website: www.americanplazatowers.org
Webmasters: Charlie Landis: chasland@gmail.com
Ken Tyrrell: kentyrr@gmail.com



Plaza "Trick or Treating"

Oct 31 / 5:30 to 7:30 pm

*Sign up today to participate.
Sign up sheets in mail lobbies.*

TAI CHI SEMINAR

"Moving for Better Balance"

Nov 13 / 7:00 pm / Board Room

Learn about a program specifically created for seniors to improve balance and prevent falls. Other benefits include increased muscle strength and flexibility, reduced stress and pain, and easing of depression. It is endorsed by the Centers for Disease Control.

Tai Chi instructor John McKinney will explain the philosophy behind TCMBB and the contents of the classes. If enough interest is shown at the seminar, he will follow up with a free demo class. If enough residents desire classes, one or more classes will be offered on-site each week. Cost has not been determined but would probably be close to that of other classes offered here.

AUTUMN PARTY

A small but enthusiastic group enjoyed hearty potluck food, lively music and respite from a blustery fall storm at the Autumn Party, Sept 29. Thank you to the Social Committee for organizing the event and to our talented in-house musicians **Ann Olsen, Larry Burnett and Kenny Bratz** (who brought several guest musicians) for their wonderful music. **The Plaza's next party will be the Holiday Potluck Sunday, December 8. Save the date!**

Holiday Decorating Party Saturday, November 30

Meet in your Tower's Lobby at 10:00 am.
Light lunch after trimming is done.

SEPTEMBER BOARD MEETING

Submitted by Ken Tyrrell, Secretary

Decs & Bylaws: Planning is in progress to present proposed documents to owners and start obtaining proxies for a vote.

Earthquakes: The Board awarded contract to KPFF to perform an Earthquake Risk Evaluation.

Help Wanted: Design committee seeks a new Chair.

Landscaping Contract: Willamette Landscaping renewed for three years.

Lincoln Water Fountain: It is currently not operable and we have bids to put in a drain and re-waterproof, but we are considering decommission. The Board requests the multiple committees involved (Operations, Landscape, Design, etc.) to come up with a joint recommendation. Attend and share ideas!

Management Contract Review: The Request for Qualifications (RFQ) was sent to the candidates.

Project updates:

- Sivers HVAC installation is complete.
- Sivers roof replacement almost done, but dry rot repairs needed around the clerestory windows.
- Grant 1B/2B garage guardrails will be installed by the 2nd week in October.
- Sivers Kitchen Remodel complete by Sept. 27.
- Fireplace flue enclosures are in progress.
- Concrete spall repairs, balcony rail repairs, and gutter replacements will continue into December.
- Lincoln Tower balcony painting is complete, except for some final touches.

Remodel Process: An Ad-Hoc Task Force, chaired by Ken Tyrrell, has been created to review, simplify, and clarify the current Remodeling Process and all related documents, rules, and regulations.

Rules & Regulations: Proposed rules were presented to the Board for review, which was deferred until after Decs & Bylaws approval process is underway.

Next Board Meeting: October 17, 2013 at 7:00pm, in Sivers Center Board Room. See "Management Taskforce" (right) for details.

UNIVERSITY PLACE

Portland State University is currently in an "information gathering stage" regarding their University Place property, according to Dan Zalkow, PSU Director for Planning, Construction and Real Estate. The study is being funded through Tri-Met, which is clearly interested in how the property develops in view of its proximity to the MAX line.

He said University Place is currently "a losing proposition" and that they are considering all options, including sale of the property or some other kind of development. Building dorms is no longer a priority for PSU.

Zalkow said PSU has no preferred ideas about development but is interested in the views of their neighbors on adjoining and nearby properties. PSU plans to hold an Open House in January, 2014 to give American Plaza residents and other neighbors an opportunity to offer their suggestions.

MANAGEMENT TASK FORCE

Requests for Qualifications (RFQs) were sent to a number of property management firms serving the Portland area in late September. A total of ten companies responded.

A Property Management Evaluation Team will review these responses. The team includes Lindsay Gordon, an independent paid facilitator with expertise in property management; **Michael Hodge**, APTCA Board chair; **Doug Darling**, Board member; **Dell Smith**, resident and owner; and **Allison Leak**, Budget Committee chair. **Joan Johnson**, Board member, has volunteered to act as secretary to the team.

The Evaluation Team will identify their top five to seven choices for further investigation and in-depth interviews. Based on these results, two or three firms will be selected by the Board to receive a Request for Proposal (RFP).

Experience the difference. CALL TODAY!

"My wife and I interviewed a number of brokers when considering our condo sale and Francesca was the very best we have ever encountered. Francesca provided professional guidance from day one and supported a clear and realistic view and approach to pricing, staging, marketing, and buyer showings which resulted in a qualified purchaser for our condo unit. She goes the extra mile to help support the selling process and was always appreciative of the opportunity to be our broker. We highly recommend Francesca Novak as a real estate agent to support your condo purchase or sale."

Mike, Vlado and "Jazmyn" Crahen
New Owners at the Strand Condominiums



Francesca Novak
Oregon Real Estate Broker

SRES, ABR, CSP, CNE
503-686-5375
fnovak@windermere.com
FrancescaNovak.com



Windermere

Answers to Last Month's American Plaza's Crossword Puzzle

Across:

- 1. Debbie
- 2. Sivers
- 8. PSU
- 9. Lincoln
- 11. Brown
- 13. Alfie*
- 14. Hartshorn
- 16. Plum
- 18. Nine
- 19. Oak
- 20. Bridgeride

Down:

- 2. Bassoon
- 4. Cello
- 5. Wind
- 6. Zumba
- 7. Pool
- 10. Trimet
- 12. North
- 13. April
- 14. Hatfield
- 15. Stacy
- 17. Mahjongg

*Our popular and gentle neighbor Alfie, Allison Leak's Doberman, passed away on Fri., October 11. He had been ill with congestive heart failure through most of the summer. A veterinarian from Compassionate Care came to their home to help, while Allison played Alfie's favorite pieces on the piano.

We will all miss Alfie and his cheerful, friendly ways.

YOUNG. AGAIN



Effective Exercise for your Body at Every Age

FREE ½ hr Consultation

Free Session & Free Parking



STRENGTH TRAINING CENTER
NEW. BETTER. YOU.

Portland Center Plaza: 1975 SW First Ave.
Ste E PDX
503.501.5249 www.ReInventSTC.com

Art in the Plaza

an artist trunk show featuring

Ken Bratz
Photography



Judy Buffo
Glass



Sherry Dunnihoo
Metal



November 16, 2013 · 11am - 5pm
Sivers Center

for more information email, sherry@sdunnihoo.com or buffoj@yahoo.com

Pino Inc.

design and remodeling

- specializing in condo interior remodeling
- architectural background with 30+ years experience in construction industry
- 17 years experience at American Plaza Condominiums with more than 50 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
pino_inc@comcast.net

FEEL BETTER * LIVE BETTER * LOOK BETTER



Studio Adrienne invites you to enjoy the healthy benefits of safe, effective pilates.

- ☞ Personalized exercise program based on your specific needs and goals.
- ☞ All instructors trained in classic pilates.
- ☞ State-of-the-art Gratz equipment.
- ☞ Specializing in injury prevention, rehabilitation, and improved fitness.

Mention you are a Tower resident and received 10 percent off your first package of 5 or more lessons.

1975 SW 1st Ave, Suite G, Portland

Only a block from the Towers.

503.936.2146

www.adriennepilates.com

Email: adriennecsilveira@gmail.com



**STUDIO
ADRIENNE**

PAPPENHEIM, INC.



General Contractor

- ❖ **REMODELING**
- ❖ **CUSTOM CABINETRY**
- ❖ **TILE & STONE**
- ❖ **PAINTING**
- ❖ **MAINTENANCE & REPAIRS**

**20 PLUS YEARS EXPERIENCE AT
AMERICAN PLAZA CONDOMINIUMS**

**REFERENCES AVAILABLE UPON
REQUEST**

**CALL FOR A FREE ESTIMATE
BARRY PAPPENHEIM (503)680-4362
RYAN VERBOUT (503)680-4068
PAPPENHEIMINC@HOTMAIL.COM**



Dr. Thomas Flath

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

New Patients Welcome!

- *General Dentistry*
- *Cosmetic Dentistry*
- *Teeth Cleaning*
- *Crowns & Bridges*
- *Implant Restoration*
- *Dentures*
- *Emergencies*
- *Teeth Whitening*

*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 wer.

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

AMERICAN PLAZA SPECIALISTS FOR 15 YEARS

Current Plaza Realty Listings/Sales

#803 Lincoln - PENDING!!

2 Bdrm/2 Bath 1268 Sq Ft, East-Facing
Laundry room, granite counters, tile floors
Nice views, just above treeline! - **\$349,000**

#2043 Madison - COMING SOON!!

2062 Sq ft, 2Bdr, 2 bath, Bonus & Laundry area
New carpet, wood floors, built-ins, nice paint colors!
Know someone who needs space? Call for details!

#744 Madison - 348,000 -SOLD!!

1497 Sq ft., 2 Bdrm (1 Open Den)/2 Bath
Granite counters, Light/Bright, Roomy
3 Rooms w/Mitsubishi Units - **\$348,000**

#G20 (Garden Unit) Lincoln - PENDING!!

1268 Sq Ft, 2 Bdrm/2 Bath, 9' Ceilings, Nice Updates!
20'X30' English-styled, gorgeous garden - Quiet!
Parking, storage and condo all on B-1 - **\$399,000**

***There are more buyers than properties currently available for sale...
Call for current market information as it relates to your specific condo!***

**PLAZA
REALTY**

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

www.americanplazatowers.com