



TOWER TALK

Volume 29, Issue 12

April/May 2014

ANNUAL MEETING

Set for **Thursday, April 17th** at the **University Place Hotel** next door in the **Columbia Falls ballroom** upstairs, this year's meeting should be an unusually interesting one. It will feature four excellent candidates seeking election to 3 three-year positions on the AP Board: **Kathy Crozier, Allison Leak, Larry Meissner, & John Wish**. Candidates may also be nominated from the floor. And instead of inviting outside speakers while votes are being counted, we'll be treated to reports from our accomplished 7 Standing Committees (Communications, Social, Design, Landscape, Exercise, Operations/Environmental, and Budget/Finance), 2 Task Forces (Property Management & Emergency Preparedness), and the Rules & Regulations Work Group.

If by some unusual circumstance, you haven't received the owner's packet for the Annual Meeting, mailed by MSI early in March, please call MSI immediately at 503-222-7243 so that you can answer the Dinner Confirmation Card deadline of April 11th, or fill out the proxy vote forms.

Planning to have dinner? Please arrive no later than 5:45 pm. If not, arrival by 6:30 pm is needed so that you can be registered and receive the special packet before the meeting starts at 7 pm.

See you there!

INSIDE SAMPLER

Board Meeting Notes.....	p.2
Walkable Dining.....	p.3
Faulty Towers.....	p.4
In Our Opinion.....	p.5
Live Younger.....	p.5

SPRING AT LAST!



Photo: John McNeur

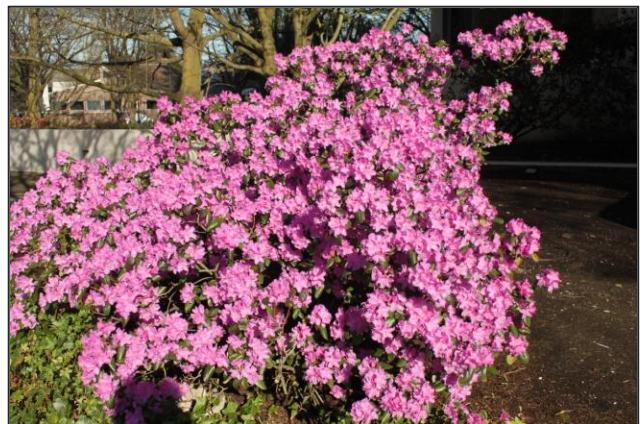


Photo: John McNeur

PLAZA CALENDAR

April 7 to May 7, 2014

APTCA Meetings

Annual Meeting: April 17 / *See page 1 story*

Comms: April 28, Lincoln Lounge 7:00

Exercise: May 07, Lincoln Lounge 7:00

Landscape: May 06, Lincoln Lounge 5:00

Operations: April 23, Lincoln Lounge 7:00

Social Events

Closet Crafters: April 12, Lincoln Lounge, 1:00 pm

Happy Hour: Fridays, Lincoln Lounge, 5 to 7 pm

Fitness Classes

Tai Chi: Self Directed

Mon: 6:15 to 6:45 pm, Board Room

Tai Chi: Moving for Better Balance

Mon & Tues: 7:00 to 8:00 pm, Board Room

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

Water Exercise: Sivers Pool

Tues & Thurs at 6:15 pm. Sunday at 8:15 am.

Move-Ins: *Lincoln*—Charlene Jones, Keith Norris, Ronald & Regina Fowler. *Grant*—Doria & Ines Guttman Bauman.

Move-Outs: *Lincoln*—James Crapo. *Grant*—Connie Greenblatt.

From Grant to Lincoln: Kristin Gillis.

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

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BOARD MEETING NOTES

Central City 2035: Some residents have become aware and reported to the Board of a plan being developed by the City of Portland, which will likely involve rezoning nearby properties. Research is underway.

Dog Nuisance: The Board held a hearing at the request of the owner of the dog excluded last month. The owner did not appear, and the Board reaffirmed its prior decision. At last report, the owner was relocating the dog, but we have no confirmation yet.

Dog Areas: The Board approved the designation of three pet potty areas, including the installation of signage and pet waste-disposal-bag (or “doggy mitt”) stations.

Earthquake Insurance: The Board has adopted a statement regarding their decision not to purchase earthquake coverage for 2014. It is available on the website and in the Information Centers.

Landscaping: The Board approved landscape improvements in six areas:

- Northwest of Grant entrance
- West of Madison tradesman entrance
- Planter on north side of Madison Tower
- North end of 2nd Ave. walkway
- Outside north wall of Lincoln pool
- Lincoln planters

Project updates:

- Concrete spall repairs, balcony rail repairs, and gutter replacements continue. Significant concrete spall damage has been encountered on the east side of Grant Tower.
- The emergency generator in Lincoln Tower has developed a cracked head and requires replacement. Bids are being gathered. The generator is still functional.

Property Management:

The RFPs have been sent out to the candidate companies and responses are expected by April 7th.

Next Regular Board Meeting: May 15, 2014 at 7:00 PM, in Sivers Center Board Room.

Submitted by Ken Tyrrell, Secretary

PSU/TRIMET DEVELOPMENT PLANS

In the continuing effort to investigate development opportunities in the Lincoln St light rail area, PSU and TriMet's consultant team will present some revised concepts at a special **Open House on Wed, April 23rd**. Everyone interested is invited to stop by between the hours of **3:30 pm and 6:00 pm in the Willamette Ballroom of the University Place Hotel** to review the latest developments. Within a few months, a preferred alternative will be selected and used to explore opportunities with partners and developers. Contact PSU Associate Campus Planner, Rani Boyle at iboyle@pdx.edu with questions or comments.

Please see "In Our Opinion," p. 5 for comments from AP owners on possible effects of this proposal on our lives and property if we don't form an alliance with others to influence planning.

BREAKING NEWS!



Entrance seen from the Lincoln parking circle.

On April 1, the AP ad hoc Archaeology Committee discovered 13 tunnels beneath Lincoln Tower, believed to be part of the vast 19th century underground system used to hide drunken sailors who were later enslaved to work on ships en route to the Far East. The committee is recommending that the tunnels, which connect to Old Town, be developed for easy access to downtown shopping for AP residents.

Will Amitte

WALKABLE DINING



Lunch at McCormick & Schmick's Harborside Grill, 309 SW Montgomery at the Marina. Photo: John McNeur

We arrived on a beautiful, warm and sunny Saturday afternoon. We chose to sit in the lounge area instead of the dining room, the difference being the lack of white tablecloths. The lounge area was busy but not crowded, with a great view of the marina and the river. Clare ordered the grilled salmon entrée, and I ordered the luncheon portion of the crab cake. The crab cake was full of crabmeat and very little bread, which is rarely the case in most restaurants. The salmon came with an ample portion of garlic mashed potatoes and asparagus. We paired our meals with an Acrobat Pinot Gris from a Eugene winery. For dessert we shared a delicious and warm caramel upside down apple pie with cinnamon ice cream. The lunch menu also has a wide variety of seafood, salads, sandwiches, and other American fare.

We found the service to be prompt, courteous and friendly, the atmosphere perfect for a Saturday lunch, and the food preparation and presentation excellent.

This restaurant is part of the Landry's national chain, owners of Chart House, Jake's Grill, Jake's Crawfish, and Morton's Steakhouse, among others.

Walking directions from AP: north on SW 1st Ave to Harrison, then right to Naito Parkway. Cross Naito and walk a few steps north to the stairs that descend to the waterfront area. Continue straight toward the marina. The Harborside Grill is on your left.

Seasonal outdoor seating. Dinner reservations recommended.

John & Clare McNeur

FAULTY TOWERS

INCIDENT REPORTS: (Selected)

Ants in Lincoln foyer: Near front door, staff sprayed them as well as the trail, to their entry point. Dead ants removed.

Dog: In lobby & (soon after) urine in elevator; staff cleaned and disinfected.

Clogged toilet: Sivers, men's restroom, excessive paper. Toilet plunged and cleaned by staff.

Elevators: Madison, unknown person stuck. Otis responded. Grant freight elevator, ceiling light panel broken during move in. Staff replaced panel, owner billed for replacement.

Fines levied: After several reports of noise, an owner was sent letter of intent to assess a \$50 fine.

Lost: Grill cover blown off patio; search initiated but not found. Handicap permit lost, not found.

Noise: Noisy fireplaces (2). Staff found wrong fan had been installed and replaced it with correct fan.

Package Delivery: Four special deliveries; one pick up.

Security: Domestic disputes (2); staff & police responded; a resident renter moved out.

A man was reported in the park bushes apparently under the influence; he told staff that he was waiting for a friend/resident to bring his car keys; staff contacted the resident, delivered the keys and advised the man not to drive.

Resident reported, "Kids on bikes bouncing off everything;" staff moved them on.

Resident reported four kids skateboarding in front of Lincoln. When staff responded, they were gone.

Objectionable odors: Gas within a unit, electricity turned off, windows opened, and after an hour windows were closed; source unknown.

Strong smell of Pine Sol in one unit; resident claimed she had not used it but was reluctant to open windows. Cigarette smoke in Lincoln; source unknown. Marijuana scent in breezeway at Lincoln.

Trash Chute Clogged: Large box labeled "Orange Bakery" was blocking.

Unit dining room power out: Staff found the outlet had been displaced by furniture.

RESIDENT CONCERNS: (As reported)

Balcony: Sloppy rail repair and repainting; owner requested Association fix.

Condo Fees: Owner requested return of basic TV charges, a part of monthly assessments, as he had not used TV for many years. Staff informed him that Bylaws require payment of all assessments.

Dogs: Owner with small children concerned about the interaction between her children and some dogs that may bite, as well as large dogs that jump up on people. Due to safety concerns for her children, she asks that the Board consider limits on size of dogs as well as muzzles and leashes when dogs are in common areas.

Earthquake insurance: Owner objected to Board decision to not renew the association's earthquake insurance. In a March 25th letter, staff reported, "...to be effective, we would need to obtain coverage with at least the \$20M coverage limit, which would cost \$113,020.35. The average unit would bear approximately \$335/year, or \$28/month, in additional association fees. After much discussion and careful consideration, the Board of Directors decided that earthquake coverage would cure too little for too high a cost."

Garage door (south, Madison): Sometimes is not secure. Staff reports a work order has been submitted.

Icemaker (Lincoln Lounge): Not working. Staff reported that after Lincoln Lounge was remodeled, Design Committee decided not to hook it up.

Sivers Pool: Temperature has been reported as too warm and too cold. Unanswered question regarding approved change from chlorine to salt.

Shower: Women's, Lincoln, leak found, repairs being made to drywall and plumbing.

Compiled by John & Mary Ann Wish

LIVE YOUNGER & BETTER

In March, the AP Exercise Committee sponsored a presentation made by representatives from “Reinvent,” a facility located across Lincoln St in the Portland Center Plaza. They discussed research that shows that signs of aging are reversible.

“Reinvention is the fine art of growing younger” was the theme. Many people exercise to keep themselves healthy and in shape as they age, but sometimes they overdo it. More is not necessarily better. You can get a full body workout of 6 - 8 exercises in less than 30 minutes, once or twice a week, which can be more beneficial than trying to exercise every day.

To get started on your own strength-training program, here are some of their suggestions:

- 1) Motivation: Find out why it’s important for you, personally, to improve your strength.
- 2) Get started now. Don’t wait or you’ll keep putting it off.
- 3) Stay with it.
- 4) Buddy up. Exercise is more fun with a friend and keeps you on track.
- 5) Get help when you need it. It’s important to know when to ask for help so that you don’t hurt yourself while trying to improve.

One of the most important points made: “When you’re stronger, life is not as difficult.” Whether you’re already exercising, think it’s time to get back into it, or you’re not sure it’s right for you, consider the benefits of reinventing yourself so you can live longer.

To find out more about “Reinvent,” see the ad in the back section of Tower Talk. *Shari Ramseur*

If you are reading a hardcopy of Tower Talk, we hope you are enjoying the one-time full color front page in celebration of Spring.

To see every issue entirely in color, it’s easy. Just sign up for the electronic version of Tower talk by sending an email to **pacifieditor@gmail.com** or visit the website **americanplazatowers.org**

IN OUR OPINION

Urban planning at its best

In the 1970s, American Plaza Condominiums was at the forefront of Portland’s vision of urban green space mixed with high density living. Our unique “Halprin Sequence” was designed to integrate the Keller Auditorium and its dramatic waterfall with the Pettygrove and Lovejoy Parks all the way to its terminus at AP and the Lee Kelly sculpture in the small city park. The concept became an international example of urban planning in which livability and breathability are united in the fusion of nature and urban neighborhood.

Now that PSU and TriMet are eager to develop the 4-acre property next to ours, it appears that their first step is to rezone the area for higher density. It is critical that APTCA be involved in determining the future of our neighborhood. Time is of the essence. Currently the City of Portland has drafted a plan to increase maximum building height potential between SW Broadway and SW 4th Ave to 460 ft (a 46 floor building) and to increase the floor-area-ratio to maximize potential of this key site.

There are 2 key parts to this development:

- 1) The proposed zoning change (4 vertical feet for every 1 horizontal sq ft and maximum height of 320 ft).
- 2) Approval of the plan once developed, which must meet the altered zoning for higher density and requirements for a superblock. At this point, we do not know the date for review or the timing involved in giving citizen input.

We believe that the input of residents would be heard, but we will not be effective without background, knowledge, and in addition, the support of our neighbors such as Lovejoy Apartments and the Halprin Landscape Conservancy. We need to be a recognized stakeholder in our neighborhood. We need to know who is willing to help form the necessary coalition to make an impact.

Ernie Bloch, Judy Buffo, Joan Kvitka

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We have been getting many calls asking about possible condos coming on the market. There are more buyers than inventory! Please call if you would like information about the specifics of your condo and the current market conditions. Thank You!



Jan Huffstutter, Principal Broker | 503.515.3344
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This work requires two staff people to be done safely. Any additional work can be completed while onsite as long as the schedule allows and it is billed at \$37/hour

Any glass doors with broken seals cannot be completed by MSI & you will need to contact a glass company

In order to offer this special, we must have a minimum of 6 doors to be completed before a firm work date is set

This offer will expire May 30, 2014

Make your appointment today with the Service Department @
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