

The Liberty Letter

Liberty Tower Condominiums

April 2003



Liberty Tower Home Owners Association

1502 S.
Boulder Ave.
Tulsa, OK 74119

PH: 583-3730
FX: 583-3733

...

Board of Directors

Loyd Linde
(*president*)
Frank Jordan
(*vice president*)
Steve Glenn
(*secretary*)
Walter Long
(*treasurer*)
Robert Presley
(*asst. treasurer*)
Anne Thompson
Scott Williams

...

Manager

Lisa Hays

Safety and Security — Stay Aware

In a world of increasing uncertainty, it's nice to remember that home sweet home is home safe home at Liberty Tower.

There are no guarantees, but the building's design, staffing, technological assets and stable residential base lend themselves well to security assurances.

Keeping our home safe is everyone's job.

Unlike most condominium properties in Tulsa, Liberty Tower is self-contained with residences, amenities and garage parking in a single building with

tightly controlled access.

All exterior entrances are secured and monitored by cameras and intercom systems with the front desk security staff. The garage doors deploy rapidly to prevent unauthorized entry.

The front desk is manned 24/7/365 by LT employees on weekdays and contract security personnel on weekends and holidays. They are like family to us and our invited guests. They are also our front line of protection should that rare need arise.

These assets keep problems virtually non-existent.

Although the likelihood of a terrorist incident at Liberty Tower is remote, residents must remain aware of their surroundings.

This includes immediately reporting any suspicious people or vehicles in or around the building to the front desk. Also, additions or deletions to our guest lists at the front desk need to be kept current.

A good rule of thumb in these times is to continue practicing everyday common sense safety and awareness .. even in our home safe home.

Water Shut-Offs ... Run Faucets and Tubs

No one likes a water shut-off, but they are an occasional fact of life at Liberty Tower.

The building's original design configured the water lines so that if one unit has a problem requiring a shut-off, the entire building has to be turned off.

This is gradually being changed. Ancillary shut-off valves are being added so that, when completed, shut-offs can be confined to the specific chase serving the unit where work is needed.

When water service is



restored, residents need to turn on all their faucets to remove pressure and sediment. On-site owners need to make sure faucets are run in all their vacant units. Maintenance will run faucets in vacant units for off-site owners if they can access them.

To get hot water flowing after a shut-off, it is particularly important for residents

on upper floors to run hot water in their bathtubs to allow building pumps to start the hot water loop circulating properly.

Unless exigent conditions exist, water shut-offs are preceded by a 24-hour notice. When possible, shut-offs are done during normal working hours.

Residents who are home during shut-off periods should plan their water needs accordingly — including drawing water in the bathtub for flushing and storing water for drinking and cooking.

Happenings ...

PAY FEES AT FRONT DESK

All fee payments for monthly dues, storage units or bill backs must be made to the LT front desk staff. The payments will be recorded at that time. If you are paying more than one fee with a single check, please provide a breakdown of the individual amounts along with any invoice numbers where applicable. This will help staff make sure the funds get credited properly.

PAST DUE ACCOUNT UPDATE

Patience is appreciated as LT staff continues to work on issues with past due accounts. They realize most of the problems are theirs, not yours. All accounts are being reviewed. If a problem is encountered, they'll call you.

CONTRACTOR ALERT!

Tenants and owners need to notify contractors doing work in their units that they MUST complete the contractor paperwork at the front desk and provide Liberty Tower with a copy of their license and insurance before beginning any work in the building. No exceptions!

A GREEN THUMBS UP

Many of us move to Liberty Tower to escape yard work. Fortunately, we have a cadre of volunteers who work relentlessly to keep our flower beds and plantings attractive. Let them know their green thumbs get a thumbs up from you!

Liberty Letter Want-Ads ...

(must be renewed by the 20th of each month)

Parking spots available 583-3730
Bridge players wanted 599-7309

Aluminum cans wanted; Deposit in basement container; proceeds benefit building landscaping.

Will trade 3 Mapleridge 2 bdrm condos for 1 at Liberty Tower 582-7920

Board Approves More ESPN

Attention sports fans! At its monthly meeting held March 17, the LTHOA Board of Directors authorized the acquisition of additional equipment to air all four ESPN channels on our Direct TV satellite system. The current system only airs the main ESPN channel.

In addition to that channel, we will soon be receiving ESPN2, ESPN Classic and ESPN News. Channel lineups will be announced upon instal-

lation and activation.

Just a reminder, the board meets the third Monday of each month at 6:30 p.m. in the 7th floor club room. This month's meeting is set for April 21.

Committee meetings are also held from time to time and offer a chance for residents to give direct input on policy decisions considered by the Board. Meeting announcements are posted in the common areas well in advance.

Management Transition Going Smoothly

The management changes that occurred in February have resulted in an almost seamless transition during March.

Lisa Hays, our new manager but certainly not new to Liberty Tower, has settled into the new LTHOA offices located on the north side of the lobby. She is staying busy taking care of financial matters, maintenance requests and resident inquiries.

Kathy Loether, our former housekeeper, has joined Linda and James on the LT front desk staff. Don and Eric are busy tending to maintenance needs. And, Will Walker is doing the housekeeping tasks.

Board members and other residents have also been closely involved in assuring the success of our home-grown management, security and maintenance team.

Commentary ...

New News at the Newsletter's Helm

Things look a little different with this month's newsletter.

When the telephone rang and the caller ID read Dennis Zigrang, I had a feeling what the conversation would be about. After two years of doing an excellent job of keeping us informed, Dennis wanted to retire as newsletter editor.

I had accidentally let it slip at the pool last summer that I had a journalism background. Dennis graciously requested that I write a few articles. Now, he felt I was the natural choice to take the helm.

I appreciate the opportunity. Due to some recent changes in my job description, I have rediscovered how much fun this stuff can be ... especially with today's creative technology!

I may share a few thoughts of mine from time to time, but this is your newsletter. There are about 300 of us that call this building home, and it is no secret that I think it's a great place to live.

Feel free to leave stories at the front desk or call on me directly. I'm here for you.

Andy Templeton, 11-K