



# Liberty Tower

April 2006

Owner's  
Association

## Resident Information Updates Scheduled for This Week

Our new front desk computer will make life at Liberty Tower a lot easier. But first, we need your help. We are updating all of our access card systems and that includes all resident information.

You will be asked to complete a Resident Information Listing for our computer access database. This information will replace the card files that we have used in the past. While the card system seems easy to use to the outsider, our front desk staff often has to “decipher” messages, old names, and try to decide which information is new or out of date.

At the same time, we will be giving each resident a LTOA Residential



Guide. This document is the result of a year long project by the LTOA Policy and Procedure Committee, chaired by David Somers. The committee has reviewed every rule, regulation, and guideline that ap-

plies to LTOA and has been passed by the LTOA Board of Directors. As new issues are brought to the attention of the Board, the committee analyzes the issue, asks for input, and develops a policy. Each policy is then sent to the Board for approval.

While the majority of the committee’s work is now done, it will continue to meet monthly until all issues have been addressed. Thanks for the hard work, long hours, and lasting impact on Liberty Tower!

*Residents will need to...*

**Update Resident Information at the Front Desk,  
Pick Up your new LTOA Residential Guide,  
and later your new Garage Visor Tag.**

*Thank You for your help!*

## YOU WILL NEED TO....

1. GO to the front desk and pick up your resident information sheet and your LTOA Residential Guide. It will be filed by your main unit number.

2. RETURN completed information to the front-desk, pick up your parking tag and sign up for an appointment for us to visually review your unit. As part of

our fire prevention mandates, we are required to inspect units annually for smoke detectors and fire prevention concerns. At the same time we will make a sketch of your floor plan for our files and for the Fire Command Center, located in the LT Lobby. We will also use this opportunity to check air conditioning, shut off valves, chaise penetra-

tions and hear concerns about your unit. This is a mandated requirement that we agreed upon as part of the elimination of the Sprinkler Requirement. The Unit Review will be conducted by appointment by members of the LT Board and LT Staff. **This applies to all units, whether owner-occupied or renter occupied.** Thanks!

### BOARD OF DIRECTORS

Bill R. Bland, President  
Mike Flynn, Vice-President  
David Somers, Secretary  
Joe Miller, Treasurer  
B. D. Tidmore, Member  
Virginia Walker, Member  
Scott Williams, Member

### PROJECT UPDATES

**FRONT DESK:** The new visitor entrance has been completed and the lobby has been updated. Thanks to B. D. Tidmore and Quantum Electric, Bill Bland, David Somers, Virginia Walker and Mike Flynn for their volunteered hours and donations that made this possible.

**LOBBY CANTEEN:** Look for new concession machines and goodies in the new canteen. The space previously used as the mail room will return to its original use as a building canteen.

**POOL OPENING:** Sun worshippers relax, you will have a great place to catch the rays. Please follow pool rules!

**WIFI:** Free wifi is available in the canteen area.

**LIBRARY:** The Library on 7 is now being used by various groups for study and meetings. The key is available at the front desk, or you can reserve it for meetings.

**CLUB ROOMS:** Freshly painted and ready for your reserved party.



**April 2006**

## Around the building...

**Liberty Tower Owner's Association  
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**Were on the Web!  
www.libertytower.  
us**

### **Sprinkler's Revisited: Round III**

Two years, and countless hours of meetings, the City of Tulsa enacted the following ordinance designed to both remove the 2010 date and end what had become a major political liability. Thanks to Don Bingham of Riggs/Abney, the Board Presidents/Representatives and Residents of the affected buildings for their new found political clout. A new organization, DTRL (headquartered in Liberty Tower) will serve as a watchdog for Round IV, if, and when it may begin. Each building will now proceed with other types of fire security enhancements that will benefit residents. LT has already started this process.

AN ORDINANCE AMENDING TITLE 14, TULSA REVISED ORDINANCES, THE FIRE PREVENTION CODE OF THE CITY OF TULSA, OKLAHOMA; AMENDING SECTION 101, ENTITLED "AMENDMENTS TO THE ICC INTERNATIONAL FIRE CODE, 2003" AND SECTION 903.2, AS INCLUDED IN THE INTERNATIONAL FIRE CODE, 2003 EDITION; PROVIDING AN EXEMPTION FOR APARTMENT AND CONDOMINIUM HIGH-RISE BUILDINGS HAVING AN R-2 OCCUPANCY CLASSIFICATION PRIOR TO JANUARY 1, 2006 FROM THE AUTOMATIC SPRINKLER REQUIREMENT IN SECTION 903.2; REPEALING ALL ORDINANCE OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY. BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 14, Tulsa Revised Ordinances, Section 101, including Section 903.2 of the International Fire Code, 2003 Edition, as amended and adopted in Title 14, Tulsa Revised Ordinances, Section 101, be and the same is hereby amended, to read as follows:

"903.2 Automatic Sprinkler Systems, Where Required-Added. Approved automatic sprinkler systems shall be provided in the following buildings and structures that are not in compliance with the ICC International Building Code, 2003 Edition, as adopted by the City of Tulsa:

1. New and existing A-2 nightclubs,
2. New and existing child day care facilities,
3. New and existing college dormitories, and
4. New and existing college fraternities and sororities,
5. By January 1, 2010 all existing high-rise buildings.

Exception: All apartment and condominium high-rise buildings or structures having a Residential Group R-2 occupancy classification, with no more than ten percent (10%) of the useable floor area utilized for other occupancy classifications, existing prior to January 1, 2006, shall be exempt in their entirety, until such time as more than ten (10%) of the useable floor area is utilized for other occupancy classifications. For purposes of this Exception, apartment and condominium high-rise buildings and structures shall include buildings and structures, or portions thereof which are accessory to such apartment and condominium high-rise buildings, including parking structures."

Section 2. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

Section 3. SEVERABILITY. If any section, subsection, paragraph, subparagraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 4. EMERGENCY CLAUSE. That because this ordinance is essential to the regulation of fire safety and prevention an emergency is now declared to exist for the preservation of the public peace, health and safety by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

**MAYOR KATHY TAYLOR SIGN THIS INTO LAW LAST WEEK. YEA!**



## **Bring Food/Will Bingo!!**

The Liberty Tower Social Committee cordially invites you to attend our first

**ROUND TABLE POTLUCK and BINGO PARTY**

Honoring the Memory of Our Dear Friend and Long Time Neighbor Alice Spanier

Sign Up at the Front Desk!

Friday, April 21st @ 6:00 PM

Fun, Food, Drink, and Bingo

"Alice" stories a must! Even if you didn't know her, you can tell one.

**All residents are invited!**

A great time to eat, drink and play.