

The Liberty Letter

Liberty Tower Condominiums

August 2004



**Liberty
Tower
Owners
Association**

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Tulsa, OK 74119**

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Waterproofing Repair Bids Being Evaluated

When it rains, it pours ... sometimes in places people do not want it to.

During several recent "gully-washer" rainstorms, residents whose units face the north and south ends of the building have experienced water leaks around their windows.

A variety of factors may be causing the problem, and several local firms have looked at the situation. At least two firms have prepared bids to make repairs and stem the tide. Costs range significantly depending on the



types of repairs done.

LT's Board of Directors is expected to outline repair plans this month. They will likely include sealing the exterior window sides and any significant cracks found in the adjacent masonry.

Leaks of this nature are not new to the building and are, in

fact, common in buildings with large window exposures that are flush to the exterior walls. Natural expansion and contraction of the structural elements causes gaps and failures to occur in sealing materials.

Once started, repairs will likely occur to the south face first to minimize disruption of late-summer swimming pool use.

Since repairs will be made from the outside, there should not be a need to access individual units unless an unusual circumstance occurs.

Building Chases and Vents to Get Engineer's Eying

A professional engineer will be checking out the building's plumbing, mechanical and ventilation chase systems to assure they are compliant with local fire codes and are working properly.

The checkup follows a recent inspection from the city fire marshal's office. Various construction projects in individual units over the years may have altered the design or function of some systems.

The engineer will examine the chases to assure adequate fire separation walls are in place. Additionally, he will look at

related ventilation equipment and make repair recommendations as necessary if things are not working properly.

Residents contemplating remodeling of their units are reminded that the chase systems (usually located near

bathrooms or ceiling furnace units) are a critical part of the building's common elements and cannot be modified. Exposed openings are also not allowed due to the potential to spread fire and smoke.

Hallway Projects Give Fresh Look

When traveling up and down the elevators, stop on the 14th and 17th floors. The changes are worth a look!

New carpeting has been installed, along with fresh paint and new light fixtures.

Residents on both floors took advantage of LT's carpeting allotment and pro-

vided extra money for special features.

Each floor has tile by the elevators. Residents on both floors have also added furnishings and artworks — including several works from the late Anne Thompson hung on the 14th floor.

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(Maintained by Bill Johnson)

Happenings ...

CARPET ALLOTMENT RAISED

Residents wanting to renovate the hallway on their floor now have a larger resource to start with. LT's Board approved increasing the allotment for new hallway carpeting from \$500 to \$1,200 per floor retroactive to Jan. 1, 2004. Recent hall projects on the 11th, 14th and 17th floors are eligible for the increased allotment if residents wish to take advantage of it. The increase provides basic funds to replace carpeting. Many floors have opted to supplement those funds for a complete hallway revamping.

LIGHTS GETTING REPLACED

Maintenance staff are continuing to replace non-functioning exit lights and emergency lights. Several older fixtures with spent batteries are getting new fixtures because the replacement cost for the entire fixture is as economical as replacing just the battery.

LOBBY MUSIC SOOTHING

Classical music now plays as a backdrop in the lobby courtesy of Bill Bland. He provided the equipment and programming necessary to greet residents and guests with a soothing sound.

POOL SKIMMER FIXED

The swimming pool was dry for a few days in July so that the refurbishing contractor could repair a leak in the skimmer system. The leak was repaired and the pool refilled. No further problems have been reported.

THANKS FOR THE SURVEYS

Residents who completed surveys concerning water shut-off valves in their individual units are thanked for their assistance. The Board's plumbing systems review team will prepare the results and make recommendations concerning shut-off valve installation or replacement.

LT Smoking Policy Revised

A revised policy to keep common areas of the building smoke free received approval from LT's Board of Directors during their July meeting.

Smoking will not be permitted anywhere in the lobby area, the basement, the club-rooms, or in any of the hallways or stairwells.

Persons needing to smoke in common areas can do so in the parking garage, the north end of the pool deck or the north parking lot.

The policy applies to employees, residents and guests. It does not affect smoking in individual residential units.

Some attractive new receptacles have been purchased to allow smokers to cleanly dispose of their cigarette butts in the designated areas.

Residents are reminded that cigarette butts should never be thrown over balcony railings. Such actions could cause injury to persons below as well as create a fire hazard.

Commentary ... A Guy With a Heart of Gold

Since there's not a whole lot going on around the Libertyarosa to offer commentary about at the moment, I thought I would use this space to dip into my treasure chest of lore.

I'm getting to the age where people who meant something during my upbringing are beginning to show up in the obituary column. It is a sad fact of middle age, but it also offers a moment to reflect and appreciate a person's influence upon others.

Such was the case of Dennis D. Steele. He was the owner of a grocery store, meat market and catering service where I held my first job. Denny was a rough and tumble sort of guy, but he had a heart of gold for a lot of people.

I hired on at the store shortly before my junior year in high school. Most days were spent stocking shelves, scrubbing pots and pans, and carrying out customer groceries.

I worked with a steady stream of people from all sides of the tracks. Some of their comings and going were humorous. One guy went to lunch one day and never came back. When he came to pick up his paycheck a few days later, we told him it went to lunch and never came back.

Our specialties included barbecue chickens and baked beans. The tastes and smells around the place

were usually fantastic. At holiday time, we roasted turkeys by the dozens.

The place ran like a well-oiled machine most of the time — even when we had several large catering jobs at opposite ends of the county in the same day.

Denny's heart of gold always extended to me. I thought I was history when I spilled 16 gallons of milk and left three cases of bananas in the cooler to rot in the same week. He forgave and forgot.

He laid me off briefly after a I suffered a lazy streak. However, it wasn't long before he called me back. I had learned my lesson and kept my nose to the grindstone from then on.

He helped pay for my college expenses by putting me to work when I came home — even if times were slow and cash were scarce.

Denny may not have been an ideal role model for a teenager, but he provided an opportunity for me to experience the joy of working in an environment of life experiences. I hold many of them dear to this day.

We have all had people like Denny in our lives. A few years ago when I heard he had become ill, I sat down and wrote a letter to him expressing my gratitude. That heart of gold really made a difference for me.

Andy Templeton