

The Liberty Letter

Liberty Tower Condominiums

December 2004



Liberty Tower Owners Association

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Tulsa, OK 74119

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Board of Directors

Scott Williams
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Frank Jordan
(*vice president*)
Walter Long
(*treasurer*)
Bill Bland
(*asst. treasurer*)

Virginia Walker
Andy Templeton
David Somers

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Manager

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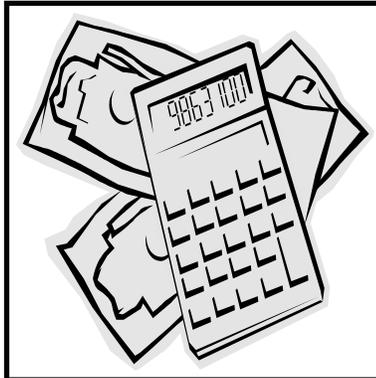
Board Approves Budget for New Year

A 6.5 percent dues increase will enable the 2005 Liberty Tower Owners Association budget to equally match anticipated revenues with projected operating expenses and debt retirement.

LTOA Board members approved the spending package during their November meeting.

Revenues are estimated at \$618,960 — including \$572,280 from dues income. Other revenue sources include storage fees, parking space rentals, late fees, billback services and laundry commissions.

Administrative expenses are budgeted at \$356,280. These include employee salaries and benefits outside security, office expenses, and accounting and legal fees. The building's insurance is included at \$50,400. Also, a \$36,000 non-cash ex-



pense for depreciation, as well as \$9,000 in debt interest, appear as line items.

Utilities account for \$119,280 in expenses. Increases were budgeted in all areas. Annual costs for electric service are expected to total \$44,640; water and sewer, \$36,000; natural gas, \$24,000; and trash service \$14,640.

Condo services such as satellite TV, pool and clubroom maintenance,

house and grounds improvements, and social activities have a 2005 budget of \$30,900.

Building expenses have a budget of \$86,100 — including new carpeting, \$4,800; elevator maintenance, \$21,600; plumbing maintenance, \$5,400; electrical maintenance, \$1,620; heat and air system maintenance (including boiler), \$13,200; general building maintenance, \$12,000; light bulbs, \$1,800; hallway cleaning, \$5,100; and light bulbs, \$1,800.

Combining the net income after expenses of \$26,400 with the depreciation and debt interest, the 2005 budget provides \$71,400 in available non-operating funds. Debt service will account for \$46,000 of those funds — with \$25,400 remaining for unbudgeted repairs, improvements and cash flow.

Security Needs Include Lighting, Card Checkups

A recent Liberty Tower Security Committee meeting found that there's some room for improvement — but that a lot of things work well.

The committee suggested that outdoor lighting be improved along Boulder Avenue and 16th Street. Many residents, guests and delivery people walk through this area after dark. An overall lighting plan for the area should focus on both function and aesthetics.

The committee agreed that additional cameras are desirable. However, it may be more prudent to overhaul and add to existing equipment in a year or two as digital technology continues to improve and becomes less expensive.

The committee noted that adding cameras must be balanced with resident privacy concerns.

The committee recommended that no changes be made to the location of the staff desk in the lobby. However, they recommended

that the desk be lowered or otherwise adjusted to give more visibility.

Likewise, no changes were recommended in the cycling time for the garage entry door. The 10 seconds the door stays up allows for different reaction times of residents. Drivers should avoid "piggybacking" through the door.

Access cards should be periodically checked to assure unauthorized cards are deactivated. Also, a registry may be estab-

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(Maintained by Bill Johnson)

Happenings ...

CHRISTMAS PARTY DEC. 16

The Annual Liberty Tower Christmas Party will be held Thursday, Dec. 16. All residents are invited. There will be plenty of food, drink and fun! Formal announcements and a signup sheet will be coming soon. Also, a thanks goes out to those who decorated the lobby for the season..

NO LIVE TREES!!!

'Tis the season to not have live trees in LT units. Live trees can become a fire hazard and cannot be used anywhere in the building. Residents also need to limit decorating in the hallways. In addition to being a potential fire hazard, excessive decorations could limit egress during emergencies. Also, any decorations placed on balconies must be firmly secured to withstand winter winds.

SOMERS NAMED TO BOARD

David Somers was appointed to the LTOA Board of Directors in November to fill the seat vacated by Mella Glenn. Somers has served on the board in the past and has worked with the current board on long-range planning and budgeting matters. His term will expire in 2006.

WATCH YOUR WEIGHT

When it comes to diets, LT's elevators are on a strict one. The weight capacity for the two resident elevators is 2,000 pounds. The freight elevator has a 2,500-pound weight limit. Overloaded elevators will stop working to avoid damage to their components. The results can be entrapping. So if an elevator looks crowded, be wise and wait for the next one.

WINDOW SEALING BEGINNING

Weather permitting, workers from First Class Glass were to begin the project to seal leaks around windows on the building's north and south faces. The windows will also be washed.

Board Elections, Annual Meeting Set

The LTOA annual board meeting will be held Tuesday, Jan. 11, 2005, at 7 p.m. in the 7th floor clubroom.

Elections will be held to fill board seats currently held by Frank Jordan, Bill Bland and Andrew Templeton. All candidates interested for the board seats were to have their resumes submitted by Dec. 1. Those elected will serve a three-year term.

Annual meeting packets will be distributed to homeowners by Dec. 15. Each unit owner will be able to cast three votes (one vote each for three different candidates).

Unit owners may deliver their proxy ballots to the manager's office by Jan. 3 for tabulation prior to the annual meeting. Ballots may also be cast at the meeting.

Water Shut-Offs For A Good Cause

LT residents may be high and dry several times in the coming weeks — but for a good cause.

Plumbers for D&T Mechanical have begun installing new valves and piping to isolate the building's plumbing chases. The work will be spread out over the next few months to minimize resident inconvenience.

During the work, water will need to be turned off to the entire building

for the full workday. Water will be re-stored each evening. Shut-offs should occur no more than once a week and will be announced in advance.

When completed, each chase will have new shut-off valves. The valves are also being relocated for easy maintenance accessibility. The project should limit shut-offs only to affected chases when future plumbing repairs or improvements are necessary.

Thanksgiving Roundtable Big Success

The LT Social Committee outdid themselves Nov. 23 with an inviting roundtable Thanksgiving dinner.

Bill Bland, David Somers, Mella Glenn and others were well rewarded for their hard work and planning. The many residents who attended remarked that it gave them a warm

appreciation for their neighbors.

The clubroom was excellently decorated for the occasion, and there was plenty of food, good conversation and a few hearty laughs.

The Social Committee has also recently brought movie nights and Friday popcorn to LT. Great job!

Commentary ...

No Mush, Just Thanks

In my newspaper days, every year meant writing a mushy column around the holidays about being thankful for stuff. As journalists, we could lay it on thick to fill the space.

Since there's not much space here, there's no room for mush. Being thankful is pretty easy. Start with every breath your body takes — that's a miracle in itself.

Next, look around you. Most days around LT, we get

to see the absolute beauty that Mother Nature affords — sunrises for the east side and sunsets for the west side. They are often beyond the greatest artists' imaginations.

Finally, appreciate the kind words that people send your way. And, don't hesitate to say a few yourself. They can brighten even the worst of days.

There are plenty of other things to be thankful for, but the basics endure. *Andy Templeton*