

The Liberty Letter

Liberty Tower Condominiums

February 2005

2004 A Good Year, 2005 Holds Promise



Liberty Tower Owners Association

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Board of Directors

Scott Williams
(*president*)
Bill Bland
(*vice president*)
David Somers
(*secretary*)
Walter Long
(*treasurer*)
Joe Miller
(*asst. treasurer*)

Virginia Walker
Geoffrey Harris

Manager

Lisa Hays

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President Scott Williams had plenty of kudos to hand out when he gave his report at the Liberty Tower Owners Association annual meeting Jan. 11.

He also issued plenty of challenges to all residents in 2005.

He praised Board members for their teamwork in 2004. Their hours of effort resulted in a financial plan that should keep LT sound for years to come.

They also took an in-depth look at the building's needs and wants. Attention is being paid to critical infrastructure to keep things functioning smoothly.

Improvements in 2004 included refurbishing the swimming pool, installing individual plumbing chase controls, sealing window leaks, repairing the boiler system, repairing emergency lighting and rebuilding the garage entry doors.

He thanked residents for their

NEW BOARD MEMBERS

Joe Miller and Geoffrey Harris are the newest faces to join the Liberty Tower Board of Directors. They join Bill Bland, who was re-elected after filling an unexpired term. All three members will serve terms on the Board through December 2007. Congratulations and best wishes!

enthusiasm. Hallways were redecorated in the 11th, 14th and 17th floors. Social events such as the roundtable dinner, movie nights and Christmas party were well received and well attended.

Last year also saw a continuation of debt reduction which will bode well for building reserve funds.

He also recognized the LT management and staff for their daily hard work and dedication to keep the building operating properly.

As 2005 beckons, Williams noted LT stands to gain plenty from downtown revitalization efforts. He urged further involvement in neighborhood planning to assure redevelopment is compatible with the Association's best interests.

He also noted that LT needs to plan for new fire code issues on the horizon that may have a significant impact on the building.

Improved security and an enhanced appearance are also important. People look at LT through its doorsteps — the grounds, lobby, hallways, pool, clubroom and other public areas.

Last, he thanked those in attendance for their support of the LT community.

"I am grateful for the personal encouragement I have received and appreciate the many positive comments that have been directed at our employees," he said.

Repairing Window Leaks May Be A Major Project

Significant progress has been made to repair leaks around windows on the south side of the building. Yet, the problems are not solved entirely.

Workers for First Class Glass have installed new sealing around window frames and have made minor repairs to adjacent brick work. The key may lie, however, in replacing operable windows and applying waterproofing to the bricks.

"The building was not set up to have operable windows on the north and south sides," contrac-

tor Mel Cartwright told LTOA Board members recently. "Eventually, you will have to replace the operable windows."

LTOA has had a moratorium on operable window installation on the north and south faces of the building for several years. Many of the 27 existing operable windows date to the 1980s or earlier.

The change may be necessary to stop leaks during heavy rains. In some cases, leaks that start on one floor have affected lower floors.

Cartwright noted leaks can result from a window seal failure as small

as a pinhole. Pressure from the water takes over from there.

He also noted the adjacent bricks are porous and contribute to moisture. Buildings like LT need their masonry waterproofed about every 10 years.

LT staff and Board members will do some further investigation, along with Cartwright, to seek a permanent solution. The cost for waterproofing alone could exceed \$20,000. A decision will also need to be made on who would pay for operable window replacement if that is necessary.

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(Maintained by Bill Johnson)

Happenings ...

THANKS FOR FRANK'S PARTY

Thanks go out to Mella Glenn, Bill Bland and Virginia Walker for planning the dinner tribute to retired Board member Frank Jordan. The event was a big success and well appreciated.

WHERE'S THE WORKOUT?

Plans to open a workout facility for residents are still sound. Unfortunately, it is the sound that is delaying its opening on the seventh floor. Noise from the equipment can be heard in neighboring units. Efforts are underway to determine if soundproofing can be provided, or whether an alternative location needs to be found.

ACCESS CARD SURVEY SENT

All residents who haven't returned their surveys requesting information on active access cards need to do so immediately. The information is necessary to keep the database current for the access cards used to get in and out of the front doors and the parking garage. Inactive cards may be deactivated. Five-digit card numbers are located on the back of each card. The survey also contains a listing of persons authorized to sign out unit keys at the front desk. Keys without authorized users will be returned.

OPERA RECYCLING BIN

Looking for a convenient place to recycle old newspapers? The Tulsa Opera office next door at 16th and Boulder now has a green and yellow paper recycling bin in the back parking lot. LT residents are invited to use it.

SEARCH FOR SPECIAL SKILLS

Do you do something professionally or as a hobby that could benefit Liberty Tower? If so, the Board and management of LT would like to hear about it. A survey is being planned to tap the vast array of individual talents in the building.

Treasurer Serves Up Spending Pie

Do you hunger to know how your LT dues dollars were spent in 2004? LTOA Treasurer Walter Long has served up slices of a pie chart showing where those funds go.

With dues for an average-sized unit running \$228.50 in 2004, Long's report slices that figure into both percentages and dollar amounts.

The largest piece of the pie goes to building maintenance at 26.3 percent (\$60.10 of the monthly dues amount). The next biggest slice goes

to utilities at 17.6 percent (\$40.22).

Security costs take the next bite at 17.3 percent (\$39.53). Management and office needs follow at 12.8 percent (\$29.25).

Insurance and building amenities such as the pool, satellite TV and grounds care take even 8.4 percent pieces of the pie (\$19.19 apiece).

The sliver slices go to debt retirement at 5.5 percent (\$12.57) and elevator maintenance at 3.7 percent (\$8.45).

Lobby Getting International Flavor

LT's lobby is undergoing noticeable changes to make its appearance more in keeping with the building's international architectural theme.

New lighting has been installed and painting is planned around the front desk. Furniture from the seventh floor that has a more modern feel is being reupholstered for the area.

The office and business center area has received new carpeting,

painting and repairs. The center office now features a conference table and chairs for small group meetings.

Painting and mirrors have spruced up the mail box area.

Bill Bland is coordinating the effort. David Whisenhunt has assisted with the painting and repairs.

The work is being done mostly with funds donated by residents. LTOA's expenses have been very modest.

Commentary ...

Continuing the Passion

Let me start off by saying the last elected office I ever truly held was president of my sixth grade class. That was 30 some years ago.

Elections and I do not usually get along, so it was not necessarily a surprise when the LT Board election results were announced.

Certainly I was disappointed. However, there's plenty of good news to be realized here. We had four excellent candidates seeking Board seats this year. I have every confidence that those elected have LT's best interests at heart and will carry forward our building's momentum.

So what was it like being a board member? A whole lot of work for starters. Overseeing the goings on of a \$15 million facility with a 24/7/365 operation takes a lot of planning and involvement. Occasionally, that also requires hands-on experiences.

I have served on numerous boards over the years. However, this one was the best learning experience by far. LT is like a city, and watching the gives and takes involved in its governance play themselves out was rewarding.

I garnered plenty of respect for all the Board members, even though I may not have always agreed with their positions. Each of them shares a sincere passion for this place.

Criticism is a part of the job. Some of it is fair, some of it isn't. All of it is relevant. A person's home is his or her castle. When you put a bunch of people in one castle, it's not always going to be perfect for everyone.

I hope to serve again someday. In the meantime, there are plenty of other things I can do to make our home happier. Pecking out this newsletter each month is certainly one of my favorites.

Andy Templeton