

The Liberty Letter

Liberty Tower Condominiums

January 2006



Liberty Tower Owners Association

1502 S.
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Tulsa, OK 74119

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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
Michael Flynn

Manager

Lisa Hays

LTmgr
@sbcglobal.net

LTOA Annual Meeting, Elections Set Jan. 10th

Members of the Liberty Tower Owners Association will be choosing two board members at this year's Annual Meeting, set for 7 p.m. on Jan. 10, in the 7th floor clubroom.

Annual Meeting packets containing ballot and proxy forms, candidate information, minutes, financial reports, president and manager reports, and a fire system survey were provided to LTOA members in December.

Completed ballots can be delivered to the manager's office by Jan. 2 for tabulation. Ballots delivered after that will be counted at the meeting. Owners unable to attend the

FIRE SPRINKLER SURVEY

As LTOA continues to investigate its options regarding City of Tulsa requirements to install fire sprinkler systems in all high rise buildings, members are asked to complete a survey indicating whether they favor litigation, if necessary, with the possibility of an assessment to cover legal fees; and/or whether they favor installing fire sprinklers incrementally, such as a 20-year period, through a negotiated agreement with the city.

meeting can complete a proxy assigning their vote to a designee or to the LTOA secretary.

Three candidates are vying for the

board positions. Glenna Alexander is retired from working in several corporate positions. An LT resident for two years, she has been active on many committees and has participated in several improvement projects.

B.D. Tidmore, another recent LT resident, owns Quantum Electric, an electrical contracting firm.

Scott Williams is seeking another term on the board. An LT resident for many years, he has served as Board President since 2004. He is a bank examiner with the U.S. Treasury Department.

In addition to the elections and reports, persons attending the meeting can raise questions or concerns from the floor.

New Guest Access Procedures Implemented

In response to resident requests for improved security, LTOA Board members adopted new policies for admitting guests to the building.

Residents should select five or fewer names to include on their permanent tower guest list. Forms for the new guest list, which will be entered into LT's computerized records, are available at the front desk.

The paper guest cards currently maintained at the front desk will be phased out. Guests on the new lists will need to sign in upon arrival but will not have to present identification. All guests will be announced unless a resident

notifies the front desk in advance of the guest's anticipated arrival.

Lists of party guests can also be provided to the front desk for admittance to the building without announcement. Residents must assure party guests do not roam in other parts of the building.

Residents without a phone must meet their guests in the lobby and escort them to their unit.

Permanent tower guests who stay with or care for residents on an extended basis may be issued an access card into the building upon the resident's approval and completion of an access form. Cards are available for \$20 and are non-transferable. Such guests will not be announced.

Commercial guests will be limited

to commercial areas of the building, and vendors or service personnel will be limited to the areas where they are working. All must sign in and out. Vendors will be given a clip-on identification tag.

The LT Security Committee will be holding continued meetings to look at ways to improve security and control recent theft and vandalism incidents.

Among the issues being discussed are increased use of monitoring cameras, upgrading front desk software, card readers for elevator and stairway access from the lobby and parking garage, review of lobby design for better visitor check-in, and new fill-in staffing arrangements.

Visit the Web for the Latest News

www.libertytower.us

(Maintained by Bill Johnson)

Happenings ...

DUES INCREASE IN EFFECT

Remember, the monthly dues increase is now in effect. Dues were raised 10 percent to help rebuild reserves after a year of large improvement projects in 2005. Owners should have received letters reflecting the new dues amount owned.

LONG LEAVING BOARD

After many years of service on the Liberty Tower Board of Directors, including several as treasurer, Walter Long is stepping down upon expiration of his term. Walter's wisdom, competence and demeanor made him one of the most highly-respected persons in the building. Through the financial challenges of recent years, Walter has made sure that LTOA's funding has remained sound. He is also one of the most selfless and nicest persons to meet. Here's wishing him well for good health, happiness and success in all of his future endeavors.

PATIO WINDOWS SEALED

Workers with City Glass recently completed sealing the patio windows in the kitchen area of the clubroom. The work will provide better insulation, not to mention a more attractive appearance.

HEATER REPAIR SAVINGS

Since the onset of colder weather, maintenance man Johnny Beatty has been busy making sure unit heaters are working properly. Through some research, he was able to find a heater sequencer part that costs about \$60 less than previous repair installations. Good job Johnny!

COLD BUT NOT BROKEN

During periods of sustained cold, hallways and elevators may sometimes seem chilly. There's nothing broken. The building's current operating function only provides limited heat to these areas.

Christmas Party a Huge Success

The many residents and guests who attended this year's Liberty Tower Christmas Party on Dec. 23 raved at the event's success.

The evening was filled with festive foods and drinks, warm welcomes and friendly conversations. The Clubroom's kitchen serving area featured a delicious assortment of ham, roast beef, boiled shrimp, meatballs, cheeses and other holiday favorites. Much of the food was prepared by LT residents for the event.

The desserts included homemade pies, cakes, candies and cookies.

The rooms and tables were well decorated, and the background live piano music made spirits bright.

What fun it was to share a piece of the holidays with others in the LT family that night!

Thanks go out to Mella Glenn, Social Committee chair, her husband Steve, Virginia Walker and the many others who prepared the event, provided food and cleaned up afterward.

This year's party gift was an LT refrigerator magnet proclaiming "Condominium Living At Its Best." No doubt about it!

Commentary ... Searching for A Hot Date

Ah, the new year ... and I get a burning desire for a hot date!

As the old year passes, most of us go searching for new calendars. Owing to my passions in life, those searches usually involve something with a train or fire truck on it.

It is only timely that the new year follows Christmas. Calendars for both my passions usually show up as gifts. The train calendars are typically easy to come by. This year was no exception. My contact at the BNSF Railway delivered the goods right on schedule. Since BNSF's locomotives have a new logo adorning their livery, the calendar photos are spectacular.

Early on, however, I realized the fire truck calendar was going to be more of a challenge. The stakes were higher this year since I have a room in my unit devoted to fire stuff. And, I was spoiled in 2005 when Judy, Sand Springs' fire department secretary, gave me a calendar featuring Pierce fire trucks — the best in the business.

I put my order in early, but to no avail. I guess since the City wasn't in a fire truck buying mood in 2005, we were dropped from the calendar beneficiary list.

There were plenty of calendars available featuring young firefighters showing off their bodies. However, my idea of a hot date was more in line

with something that's big, red, noisy and mechanical. It continually appeared I was going to get hosed, despite Judy's best efforts.

As the number of days in 2005 grew smaller, my calendar crisis grew larger. I usually use about four or five wall calendars. All I had was one.

While at the calendar store buying gifts for others, I saw the 2006 "Fire Trucks in Action" calendar and decided it was time to hedge my bets. At least I would have two calendars.

And then there were six. I soon received a promotional calendar from a Realtor of two home sales ago. My insurance agent followed with one — try getting that from a 1-800-lizard company. Both featured great nature scenes. Then, while I was getting gas one day, the station owner came out and gave me a calendar of antique cars. With gas prices as they are, I'm surprised it wasn't in gold leaf.

And when a good friend came bearing Christmas gifts, one of them was the exact 2006 "Fire Trucks in Action" calendar that I had purchased.

I guess I won't be getting burned on any hot dates for 2006. As for the extra fire truck calendar, guess I'll share it with Judy. She needs a hot date in her office, and those firefighter calendars may just be too cool.

Andy Templeton