

# The Liberty Letter

Liberty Tower Condominiums

July 2004



**Liberty  
Tower  
Owners  
Association**

**1502 S.  
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Tulsa, OK 74119**

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**Board of  
Directors**

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

**Armella Glenn  
Virginia Walker  
Andy Templeton**

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**Manager**

**Lisa Hays**

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## Two More Floors Redecorating Hallways

Hallways on the 14th and 17th floors will soon have a fresh face and fresh flooring.

Redecorating projects that will bring new carpeting, tile, paint and lighting were approved by LT's House and Grounds Committee and the Board of Directors in June.

Residents on each floor will divide costs of the improvements among themselves with LT providing a base allotment.

Both floors will use natural colors primarily of browns, tans and beiges. Carpeting will be done in roll fashion with padding. Distinctive tiling will be installed around the elevator



entries.

Walls on both floors will receive a fresh coat of paint, and designer lighting will be installed. The 14th floor will also have crown moldings along the baseboard and ceiling edges.

Similar redecorating was completed on the 11th floor this spring.

LT's allotment for carpeting, currently set at \$500, may increase to

better reflect base carpeting costs. H&G Committee members recommended the increase to spur additional redecorating interest. The Board tabled the matter in June pending additional study.

The average cost for basic carpet installation is \$1,100.

A June survey by the Board's carpet study group identified a critical carpeting need on the 12th floor. Carpets on several floors also need reseaming or padding repairs.

Others interested in redecorating their floors should contact the LT manager for guidelines. All redecorating projects must receive a H&G recommendation

## Flags Ringing 7th Floor Railing for 4th Celebration

Freedom will wave on high from all sides this Independence Day at Liberty Tower.

Board members approved a modified proposal by Mella Glenn to ring the 7th floor deck railing with American flags. Ms. Glenn has located hundreds of flags for the display.

Original plans called for draping flags from balconies on the building's east side. The 7th floor railing was chosen to alleviate certain concerns and cumbersome logistics.

Since the flags are part of a temporary display that will last about a week, they are not required to be lit at night to observe etiquette.

The flags are expected to be installed July 2 and remain through July 13.

Ms. Glenn also purchased a new American flag to serve as the building's primary flag at the garage entry. Arrangements are being made through maintenance to have the flag lit at night.

## Observe Special Courtesy for Fireworks Celebration

Liberty Tower is the toast of the town during the July 4th fireworks extravaganza at River Parks. The views from west side balconies and the 7th floor pool deck are nothing less than spectacular.

The event annually draws a crowd to the building. Residents can help front desk personnel by

providing them with special guest lists in advance.

Discharging fireworks from anywhere in the building is prohibited.

As a crowd usually assembles on the pool deck, lawn chairs are highly recommended.

No food or breakable containers are permitted on the pool deck. And,

nothing can be thrown from the pool deck or balconies.

Residents should remember they are responsible for their guests' good behavior. Guests using the pool during the holiday should be familiar with the rules posted on the pool deck door.

Now let's have some fun!!!

*Visit the Web for the Latest News*

[www.libertytower.us](http://www.libertytower.us)

(Maintained by Bill Johnson)

## *Happenings ...*

### **LOOK FOR WATER SURVEY**

Sometime in July, each LT unit will receive a survey asking residents to check water pipes for shut off valves. Where shut off valves exist, residents will be asked to assess their general condition. Additionally, the survey will ask questions about water pressure and hot water service. Information from the survey will be used by the Board's plumbing study group to determine existing conditions and needs. The results will hopefully be better plumbing operations and fewer water shutoffs in the building.

### **TV CHANNELS GETTING FIX**

Equipment has been ordered to improve the building's Direct TV reception of certain channels — "E" and the Weather Channel are among those needing replacement of worn-out components. The building manager is also looking at new innovations with the system that provide more direct access to local channels.

### **GARAGE GETTING SPIFFY**

Some good things are happening in LT's parking garage. Maintenance has been working away at a list of general repair items compiled by the Board's garage survey team. The structure will also get a thorough cleaning this month. Residents are reminded only bicycles can be stored in front of vehicles. Fluid leaks, which can damage the structure and other vehicles, are checked for on a periodic basis. Residents who observe fluid leaks can report them to the front desk.

### **WHO'S LOCKER IS IT?**

Residents who use storage lockers in the parking garage will soon be asked to sign a registry located at the front desk. The garage survey team will use the registry to determine if lockers have been abandoned. A waiting list will also be available to determine additional needs.

## **Window Surveys Needed for Repairs**

When it rains it pours ... at least that's what some residents with units on the north and south ends of the building say.

When wind-swept rains pelt either end of the building, exposed windows in several units leak. In some cases, leaks end up dripping down to units on lower levels.

Residents whose units have north and south exposures have been asked to complete a survey concerning leaks around their windows. Based on the information, a window company will be hired to caulk the

windows from the inside to seal leaks.

Original plans called for sealing leaks from the outside. However, contractors engaged to make the repairs determined the leaks could be better fixed from the inside.

Once a contractor is hired, arrangements will be made with individual residents to coordinate unit access for repairs.

Repairs will continue until all the leaks are corrected.

Completed surveys can be left at the front desk. For further information, contact the manager.

## **Shhhhhh ... Let's Be Quiet Out There**

One of LT's best benefits is its quiet environment. Residents engaging in necessary activities that cause noise should observe these times:

Washers in the laundry room are not to be started before 7:30 a.m. or after 8:30 p.m. This assures neighboring units will have their peace during retiring hours.

Across the hall, people living next to the trash chute can hear the thuds of items racing to the dumpster. Please be mindful of this and avoid noisy drops during normal quiet times.

Noise-laden construction is limited to 8:30 a.m.-4:30 p.m. on weekdays, and noon to 4 p.m. on Saturdays. No noisy work is allowed on Sundays.

## *Commentary ...*

### **Real Security Is No Joke**

I was recently humored to read an official-looking notice on one of our garage bulletin boards announcing that our security level had been raised to "mauve." Pizza deliveries, God forbid, could be affected. But not to worry, the CIA was tracking activities at LT by satellite and that we would be protected from harm.

Someone has a whole lot of creativity out there matched only by time.

So in the same context, let me note that we need to change our security level colors to those that are more in fashion. And, we really have no need to fear attacks since terrorists will mistake us for the round building down the street just like everyone else does.

All humor aside, security is a real issue here at LT. Sadly, we live in a world where we actually do have to pay attention to the goings on in other

cities and countries. Like other commercial buildings in the Tulsa area, we present a public profile.

For example, our one power outage in eons last fall garnered almost as much media attention as the 100,000 customers who lost electricity during a recent windstorm.

Some residents have raised security concerns about our planned July 4th flag display. I personally doubt the sight of American flags on a building named Liberty Tower in Tulsa, Oklahoma, will generate much attention at the Al-Qaida situation room. However, we cannot take such matters lightly.

Our best defense is vigilance. We all know our building. If something doesn't fit the norm, it is probably not normal. Let someone know about it immediately. Realism and rationalism will best keep us from harm.

*Andy Templeton*