

The Liberty Letter

Liberty Tower Condominiums

June 2004



**Liberty
Tower
Home Owners
Association**

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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**

...

Manager

Lisa Hays

**LTmgr
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Board Taking In-depth Look at LT Future

If Liberty Tower were human, it would be entering its mid-life stride.

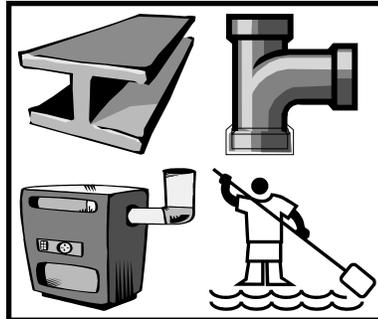
To avoid mid-life crisis, LTHOA Board members have begun taking a hard look at caring for the systems and facilities that keep the building healthy.

Nearing its 40th birthday, the building itself is fundamentally sound. It's infrastructure — including electrical, plumbing and mechanical systems — are in relatively good health with only occasional aches and pains.

Yet everything has a limited lifespan. The board's quest is to determine the current condition and expected remaining life of the building's critical elements. This will be followed by an evaluation of priorities and what financial reserves will be needed in the coming years to keep the building functionally fit.

A recent letter from LTHOA's auditors encourages long-range planning to provide adequate funding for large expenses.

Current reserves are main-



tained around \$50,000 but only cover emergencies, sundry budgeted projects and large annual payments.

One example of infrastructure evaluation is the building's roof. The roof received a major replacement in 1996 at a cost of \$75,000. It is inspected annually and is in good condition. Yet, its design lifespan will only last about another decade. Planning reserves now will assure adequate funds for replacement before a major problem develops.

The elevators were last overhauled in the late 1980s for around \$140,000. There have since been and continue to be minor upgrades and adjustments.

The board will be reviewing a

professional evaluation of their needs and lifespan.

A similar evaluation is planned for the building's centralized mechanical systems — including ventilation, water circulation and boiler equipment. Plumbing systems are also being given a look to improve efficiencies and reduce water shutoffs.

Aesthetics are also getting a look. Board members are taking a fresh step at a means and priority system to fund new carpeting on 14 of the 18 residential floors — as well as common areas.

Other areas involved in the process include the swimming pool, television equipment, electrical system, computers, security equipment, garage structure and doors, and the building's exterior.

Capital costs for additional resident amenities will also be considered.

Once a regimen of needs and priorities is established, the Board will begin looking at funding options to proactively keep the aging process graceful.

Pool Opens for Summer Season With New Look

A May 26 "Grand Reopening Party" complete with cookies, lemonade and commemorative cups marked the start of the summer swimming season at LT's seventh-floor pool.

Fresh from a major refurbishment, the pool features a smooth yet non-slippery surface, new plumbing and lighting, and deco-

orative tiling. The water is heated to a comfortable 85 degrees.

General pool hours are 7 a.m. to 10 p.m. No lifeguard is on duty. All pool users do so at their own risk.

A complete set of rules is posted by the entrance door and is also available from the front desk. In addition to common pool rules, residents should remember common

courtesies. The number of guests is limited to 4 on weekdays and 2 on weekends. No food or pets are allowed on the pool deck. Glass or other breakable containers are also not allowed.

Additionally, residents must use footwear and dress appropriately when going to and from their units to the pool area.

Visit the Web for the Latest News

www.libertytower.us

(Maintained by Bill Johnson)

Happenings ...

PUT A TIGER IN THE PIPE?

NASA, Wal-Mart, Liberty Tower? The latter name may join the former when it comes to receiving natural gas services at lower costs. As a gas transporter that deals in commodity rates, Tiger Natural Gas could potentially save LT around \$3,500 annually over ONG. Board members received a presentation on Tiger's operations during their May meeting. A decision will likely be made in June whether to take a bite out of the building's \$19,600 annual natural gas bills.

LIGHTNING STRIKES THRICE

Liberty Tower seems to be popular with lightning bolts. Several residents reported damage to electronic equipment following a strike during a recent severe storm. Previous strikes in May 2002 and last August caused damage to the building and the TV/security system. An engineer familiar with building from the days when KRMG radio was located here is expected to meet with the Board in June to discuss options to zap the problem.

MANAGER BACK JUNE 7th

LT Manager Lisa Hays is expected to be back at work the week of June 7th following maternity leave. In her absence, several Board members, front desk and maintenance staff, and Amber, a temporary manager assistant, have filled in well to keep the building running smoothly. Welcome back Lisa and congratulations again on the birth of your son!

LET LIBERTY WAVE!

A flag-draped Liberty Tower will greet visitors to the July 4th Celebration at River Parks this year. Mella Glenn has secured around 300 flags to install on the building's balconies. She will be contacting individual unit owners and tenants to get permission to fasten the flags to each balcony. Please help let Liberty wave!

In Memory of Anne Thompson

It is often a trite expression to say that someone's life enriched all of ours and that their death leaves a void.

However, that expression only offers a glimpse of what Anne Thompson did for her family, Liberty Tower and Tulsa.

Anne died Friday, May 14, in St. John Medical Center after falling ill the previous Tuesday evening in her LT home. She was 62.

A longtime LT resident and Board member, Anne will be well remembered for her bright attitude and voice of calm and reason during times of tumult around the building.

She was fondly remembered by fellow residents and community leaders alike during a May 21 memorial social in the seventh floor clubroom.

Most everyone who met Anne around the building walked away

with a warm feeling. She cared deeply about her neighbors — especially elderly residents.

Her attributes served her well professionally. As court administrator for the City of Tulsa, she exemplified the meaning of public service. She was well respected for her ability to be innovative while maintaining a sincere sense of concern for fellow employees, judges, attorneys, crime victims and defendants.

Anne was also an accomplished art photographer. Additionally, she was a regular for the Tulsa Press Club's annual "Gridiron Show" roasting of public officials and community leaders. She was also active in numerous community activities.

Anne will be missed by the LT community. She was a special gift to this building and the Tulsa area.

Commentary ...

A Memorial to Dad

So what do Memorial Day and Father's Day have in common? My dad for starters.

I realized the significance and similarities while watching coverage of the World War II Memorial dedication. Like many people here in the building, my father served in WW II. He entered the Army shortly after high school graduation in 1943 in fought in Italy and France before being seriously wounded in battle.

He never talked much about the war, but I could tell it had a significant impact on his life. I once remember seeing a picture of him and several others from our town getting ready to leave for service. As young as I was, I was struck by my dad pointing to several of his friends and saying that they didn't come home.

My dad never complained about his injuries or that his youth had been

stolen away. Rather, he healed his physical and emotional scars and got to work living what he had fought to protect — the American dream.

He instilled his character and integrity in all of us children. We all absorbed his "can do" attitude. He never stood in the way of accomplishment no matter where it took us.

I believe his lessons learned on the battlefield served him well in life. They have been proudly transcended to subsequent generations in our family.

My dad was not alone. The "Greatest Generation" certainly earned their title across the board. Dad didn't live to see the WW II Memorial. He died in 1999. I'm sure he would have been appreciative for the recognition. However, he would also have wanted to move on along the selfless path he always took.

Andy Templeton