

The Liberty Letter

Liberty Tower Condominiums

March 2004



Liberty Tower Home Owners Association

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Anne Thompson
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House and Grounds Committee Gets Busy

Following some well-attended meetings, LT's House and Grounds Committee brought forth several recommendations that were received by the Board in February.

The committee is chaired by Virginia Walker and Rusty Kidd.

Landscaping: Bids are being obtained to repair and maintain the existing sprinkler system in the flower beds located on the east and south sides of the building. Bids are also being received to have a professional landscaper plant the beds during the



spring and summer months.

Security: Plans are being made to install additional security cameras to the existing network. Specifically, the committee recommended cameras be added on the 7th floor and the storage area's street door.

Housekeeping: The night lobby attendant's job duties have been expanded to include cleaning the lobby area so housekeeping staff can go directly to work in other areas — including elevators and elevator entrances. A flooring professional is also being contacted to determine the cleaning or restoration needs of the lobby's travertine marble floor.

Front Desk: LT's regular front desk employees are wearing nametags so that new residents and visitors can know who they are speaking with.

Trash Chute Jam More Than Just Inconvenience

The signs admonishing LT residents to pay attention to what they put in the trash chute only tell half the story.

The rest of the story was almost a terror tale.

During a recent weekend, a large plastic bag containing a bulky item was placed in the trash chute. It became stuck shortly before reaching its base-ment destination.

When some Good Samaritan residents tried to free it, they found out just how dangerous trash chute clogs can be. Before they could work the bulky bag free, numerous other trash items had piled up top of it. The sud-

den release of compacted materials caused glass containers in the bags above to shatter as they fell.

Injury was narrowly averted.

The moral of this story is there are numerous tasks that maintenance people and caring residents

perform in the building regularly that come with a hint of danger.

By limiting the size and scope of items placed in the trash chute, one of the most significant inconveniences and dangerous tasks can be avoided.

Bland Chosen New Board Member

Bill Bland will be taking a seat on LTHOA's Board of Directors to fill an expired term. He replaces Robert Presley who resigned in January.

His term will expire at year's end.

A longtime resident, Bland has served in various capacities working for the betterment of LT. He was chosen from a list of three candidates who had sought the position.

Congratulations Bill!

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www.libertytower.us

(Maintained by Bill Johnson)

Happenings ...

POOL GETTING FACELIFT

LT's swimming pool, located on the 7th floor, will be getting a splash of refurbishment this spring. Bids are currently being sought to resurface the pool and replace the skimmers. Work is expected to be completed prior to the summer swimming season. The pool usually opens Memorial Day weekend and stays open into September.

PUMP UP THAT HOT WATER

Sometimes it is good to stay in hot water. Maintenance staff recently replaced the boiler pump with a backup pump on hand for such situations to keep the flow of hot water uninterrupted. ... The photo eye for the 5th floor parking garage light has also been repaired.

DON'T FORGET FINANCIALS

LT owners interested in seeing the latest financial data for the building can get a copy of the monthly financial reports from the front desk after the third Friday of the month.

BALCONIES KEPT COMMON

Balconies are part of a resident's home. Yet, they are also a part of the building's limited common elements. Items such as railings and the block walls must remain a consistent color to provide a uniform appearance. ... Speaking of balconies, stucco repairs are resuming to deteriorated ceilings on several balconies based on their level of deterioration.

LOBBY GETS RUG DONATION

It may be difficult to call the new rug under the glass table in the lobby bland. Then again, maybe it could be called Bland. The rug was donated by resident Bill Bland. Combined with a new painting and some rearranged furniture, the lobby is looking more like home.

New Library Site Planned Close By

Liberty Tower's prime location will likely be getting a new neighbor to the north. A new Grand Central Library is the centerpiece of an \$80 million bond issue that will be placed before Tulsa County voters in late 2005.

If voters give the thumbs up, the facility is expected to open on the northeast corner of Denver Avenue and the BA Expressway in 2009.

The location will put the new library within easy walking distance for LT residents. Yet, it will be far enough away to preserve the character of this neighborhood.

The 2.3-acre site used to be home to a variety of older apartment buildings and a few

small businesses. Most of the buildings have been cleared over the past 15 years except for the Alden Apartments.

The project is being made possible by a "challenge grant" from Dan and Gloria Schusterman. Through their Twenty-First Properties, the Schustermans plan to redevelop the entire 11th Street corridor west of the planned library Space.

Another new neighbor, Helmrich and Payne, has taken office in Boulder Towers until the outcome of new facilities for the firm is determined. Those LT residents living on the northeast corner of the building have gotten well acquainted with the new "H-P" sign on top of Boulder Towers.

Commentary ...

It's a Beautiful Day in Our Neighborhood

Things are beginning to stir in the Boulderplex.

The library system's announcement of its location for the new Grand Central Library put a big one in the win column for this side of downtown. It will adorn a highly visible area that could stand plenty of refurbishment.

Then there's Spirit Bank. It is one of several entities that purchased the former Mapco Building at 18th and Baltimore. Renovations are underway. A staple of our south flank is being brought back to life.

But perhaps the most interesting news comes from less significant sources. People are actively seeking to purchase some of the vacant or underutilized commercial buildings that are familiar viewing from our eastside balconies. I believe the writing is on the wall ... this is a great area to invest and develop in.

Bear in mind changes may not happen overnight. Real estate investments sometimes take years or even decades of patience to fulfill. It's the

vision that is important.

LT is sitting in a good position. We are an anchor in the corridor that links downtown with the Arkansas River. I look for plenty of enhancement dollars to flow this way in the near future.

We are also a part of the Riverview Neighborhood — perhaps Tulsa's best kept residential secret. You will realize after a few minutes' walk on real sidewalks that this is no plastic piece of suburbia. Stately homes blend well with a scattered diversity of offices, small apartment complexes, townhouses and condominiums.

Throw in nearby Maple Ridge and River Parks, and things look really attractive. Remember that real estate axiom — location, location, location.

We cannot, however, take our firm footing for granted. LT is nearing its 40th birthday and will need continued investment to maintain its attractiveness both to residents and the community. There's a lot of enthusiasm in the building right now to do that. Let's make it happen. *Andy Templeton*