

The Liberty Letter

Liberty Tower Condominiums

November 2003



Liberty Tower Home Owners Association

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Tulsa, OK 74119

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Board of Directors

Loyd Linde
(*president*)
Frank Jordan
(*vice president*)
Steve Glenn
(*secretary*)
Walter Long
(*treasurer*)
Robert Pressly
(*asst. treasurer*)
Anne Thompson
Scott Williams

...

Manager

Lisa Hays

LTmgr
@sbcglobal.net

Two Board Positions Open For Election

Liberty Tower unit owners will get to cast ballots next month for two new faces on the LTHOA Board of Directors.

Loyd Linde (current president) and Steve Glenn (current secretary) have chosen not to seek re-election at the expiration of their three-year terms.

Interested candidates must submit resumes to the LT Manager's Office by 5 p.m. on Monday, Dec. 1. Eligible candidates must be a unit owner at Liberty Tower.

Annual meeting packets, including election ballots and candidate resumes, will be mailed to each unit owner on Dec. 15. Each unit's owner

will be able to cast two votes (one each for two different candidates).

Election results will be announced at the LTHOA Annual Meeting, set for Jan. 6, 2004, in the seventh-floor club room.

Each newly-elected board member will serve a three-year term through December 2006.

Unit Insurance: What Is and Is Not Covered

If fire breaks out, a main pipe bursts or other building calamity occurs, what coverage can unit owners expect from LT's insurance? This question was recently asked of LT's insurance agent. The response offers valuable information:

"Individual units will be insured within the insurance obtained by the Association in an amount estimated to represent the 'Replacement Cost' of the units based on original construction features. The insurance will

not include 'Improvements and Betterments' or 'Additions and Alterations' to the units.

"Items not included with the commercial insurance policy — wall coverings, window coverings and window treatments, electrical fixtures, appliances, cabinetry, floor coverings or other interior fixtures except as included in the original construction of the unit.

"Damage to 'Improvements and Betterments' or 'Additions and Alterations' and the unit owner's other personal property should be insured

by the UNIT OWNER on the unit owner's personal insurance policy.

"Furthermore, the commercial insurance policy will not provide personal liability protection to the unit owner. The unit owner should secure personal liability protection on the unit owner's personal insurance policy."

A good rule — document (including value) and photograph/video personal property and improvements. Such information should be kept safely off-site.

Appeal of Condo Living Spells Value for Investment

A recent short article by Linda Stern in *Newsweek* magazine highlighted the continuing value of condominium living as society becomes increasingly convenience oriented.

In many markets, Realtors report condo prices are rising 15 percent — twice the average of single-family homes. They offer appeal both to first-time home-

buyers with busy lifestyles and baby boomers looking for a second home or to downsize their housing needs.

The result: Condos have become a good investment, especially luxury ones in choice areas.

The article does stress the importance of established condo associations with adequate resources to cover maintenance, improvements and contingencies. It also recom-

mends that prospective buyers look for maintenance fees that realistically cover costs but are not budget breakers.

The article bodes well for Liberty Tower — a condominium community for more than two decades with perhaps the most choice location in Tulsa. It also provides food for thought about investing in the future here.

Happenings ...

HOME ON THE WEB !!!

www.libertytower.us

Thanks to the impressive efforts of Bill Johnson, 14-M, Liberty Tower now has a home on the web. The web page at <http://www.libertytower.us> displays information about the facility, board of directors and staff. Resident correspondence — including memos and notices about repairs or improvements — will be posted. Back copies of the *Liberty Letter* will also be available. The website will offer informative advantages to both current and prospective residents.

AIR FILTER CHANGEOUT

Maintenance staff will be changing out heat/AC system air filters in individual units starting in mid November. Residents need to return the request memo they recently received to the front desk by Nov. 7. Maintenance will access the unit with permission to change the filter or will leave a new filter outside the door.

LIGHTS, CARPET, BALCONIES

New lights have been installed on the south side of the building along 16th Street in response to resident requests. The previously unlit area is heavily used by pedestrians. ... Residents on the 11th Floor have taken LTHOA up on its offer to spend \$500 for new hallway carpeting. The difference in actual costs will be made up by the residents. New lighting fixtures are also planned. ... Two balconies with severely damaged ceilings from malfunctioning AC unit condensate will receive repairs by Designer Stucco. Additional balconies may be repaired, as well as portions of the building's façade, if this work is completed satisfactorily.

CHECK SMOKE DETECTORS

With the onset of the winter heating season, residents are reminded to make sure their smoke detectors are in proper working order. Call the front desk if assistance is needed. ... LT's fire protection systems were checked in October and received their annual certification.

From the President ...

Good Effort Picks Up the Pieces

October has come and gone. A lot of projects have been completed — including shutting the pool down for the winter and winterizing the plumbing pipes and equipment under and leading to the pool.

Every year after our cold winters, several leaks appear because of the weather and there is nothing to protect it. Don and Johnny have drained the pipes and equipment to eliminate the problem.

By having two qualified maintenance men, work orders have been addressed sooner and problems resolved in a timely manner. During the last water shut-off, they were able to complete 17 work orders installing shut-off valves, new fixtures in the sinks and correcting other problems. This was all done without having to call in outside plumbers. They make a good team.

Lisa has been kept busy getting the rest of the damage done by the tornado that struck our building on Aug. 1 repaired or replaced. She had to have the men who repaired the security system come back several times to get the remote door system to work as it should.

The damage to our TV system has been corrected and it is working well. The filigree that was broken in

the sliding door between the kitchen and card room has been duplicated and replaced by a local cabinet shop. They did a first-class job.

The carpet and blinds in the club rooms have yet to be installed. We are trying to find the leak in the north wall that causes a hard rain blowing in from the north to come in and drain down to the floor in the club rooms and condos above before installing the new carpet.

This is not a new problem and has been checked in past years without a solution. When the windows were washed recently, the man who did the work also filled the cracks that he found. He used a caulking compound that Virginia Walker said was the best.

We have to wait until the next hard rain with a strong north wind to see if this was the problem. If not, we will have to call in outside help to come in and fix the problem. The insurance company has given us a check that covers the damage over the deductible. Thanks Lisa for getting this taken care of and for all you do.

Thanks also Kathy, Linda and James for the job you do covering the front desk and security. You do a good job and are a very important part of our staff. Willie, you just keep on shining. What a blessing you are!

Loyd Linde

Commentary ... Enjoy the View, Leave the Leaves

The green carpet out my window will show forth some beautiful colors in the next few weeks before giving way to winter's browns, grays and occasional whites.

Fall is a wonderful time of year around here. On warm days, we can open up our windows on the world and appreciate the sounds of the season. The din of leaf blowers and rakes is music to our ears ... because they are not in our hands!

Each season brings its unique spectrum of beauty to our elevated doorstep on a grand scale without

the seasonal chores that go with them.

As a former homeowner, I raked up many bags of leaves. It was a losing proposition. Before the crop could be harvested, a new crop would take its place. The neighborly attitude of share and share alike certainly applied in my neighborhood — their trees always shared leaves with my yard.

So before the leaves vanish, take a few moments each day to appreciate what their colorful splendor does for us. Likewise, take time to appreciate what we do not have to do to them!

Andy Templeton