

# The Liberty Letter

Liberty Tower Condominiums

October 2005



## Liberty Tower Owners Association

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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**

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## Efforts Continue on Fire Requirements

LT owners and tenants have been busy signing a petition to Tulsa city officials requesting that they overturn amendments to Tulsa's fire code that place significant compliance requirements on existing high-rise buildings.

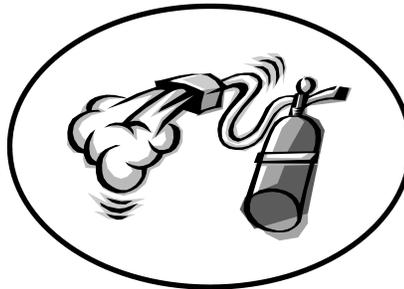
Similar petitions are being circulated in other high-rises in preparation for a City Council meeting on the matter.

The meeting date has yet to be announced.

The petition requests that the Jan. 1, 2010, deadline for fire sprinkler system installation be removed, as well as a similar deadline for enclosure of internal vertical shafts.

A third item would relieve buildings sprinkler requirements in certain cases where previous agreements have been made to facilitate building permits.

The petition effort resulted



from a fire marshal's report, requested by City Council, that presents no viable alternatives to current requirements. Those requirements are contained in amendments adopted by the city to the International Fire Code.

LT has been in the forefront of the issue since fire officials began to pursue compliance commitments last winter. Although an appeal by LT to the building and trade code appeals board was unsuccessful last spring, it did set the stage for review at the City Council level.

LT was built in 1965 before automatic fire sprinkler systems were

required in high-rise buildings. Retrofitting all corners of LT with sprinklers would cost in excess of \$1 million and would significantly alter the appearances of units and common areas.

While the sprinkler issue has been studied, LT has been working with the fire marshal's office to improve fire safety in other areas. The fire alarm system has undergone a complete overhaul to bring it into operating compliance. This includes replacement of speakers on each floor, as well as the central panel in the lobby.

Several trash chute doors that did not close properly have been replaced, door closers to the stairwells are working properly, and various service rooms have been marked.

Emergency lighting and signage were overhauled in 2004, and fire extinguishers are serviced regularly.

## LT Employees to Staff Weekend Security

There will be several new faces soon greeting residents and guests at the front desk on weekends.

After several years of employing an outside security firm to work the desk on weekends, the Board of Directors has voted to fill the positions with new regular LT employees.

The move will provide additional consistency in the front desk's functions.

Like weekday employees, the weekend workers will be able to help residents with mail needs, check guests in and out, make freight elevator arrangements, schedule the clubroom, answer inquiries, and receive dues and billing payments.

Staff will also continue to monitor the building's security. A special security committee, chaired by Michael Flynn, has been established to review current security practices and make any recommendations for change.

One recent change sheds a brighter light for everyone. A new light was installed in the north parking lot providing ample illuminating protection for guests and their vehicles. It joins a large light that was recently installed to shine on the building's south end.

One new face on the front desk is Carnell McNeil. Residents can sleep comfortably knowing he is in the job each weeknight from 11 p.m. to 7 a.m.

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

(Maintained by Bill Johnson)

## Happenings ...

### CLOTHING DRIVE SUCCESS

Virginia Walker reports the clothing drive conducted following Hurricane Katrina was very successful. Several areas of the 7th floor were filled with clothing donations. Thanks to all who gave.

### THE HEAT IS ON ...

The coming of October means the winter heating season is right around the corner. As LT is equipped with heaters in each unit, residents can turn on the heat at their pleasure. Remember that the initial heating cycle may cause a slight burning smell as dust and lint burn off the heating elements. Residents can call the front desk for servicing if they believe there is a malfunction. Air filters can also be changed out if necessary.

### PEDESTRIAN PAINTINGS

Driving areas around the elevators in the parking garage are receiving a bright coat of yellow paint. This is to remind drivers to use extra caution as pedestrians are often in these areas. Remember, the speed limit in the parking garage is 5 mph and that vehicles must be driven with their lights on for better visibility.

### BALCONIES A NO THROW

Residents need to remember that items should never be thrown from balconies. Recent incidents have involved the throwing of food items. Cigarette butts are also a concern. These items land on the 7th floor and can cause damages and injuries. Please be considerate. Never place items on top of the balcony railing and always maintain proper disposal facilities for smoking materials.

### CHECK THOSE DETECTORS

Don't forget to check those smoke detectors and replace the batteries if necessary. Smoke detectors are required in each unit, and regular testing is a must.

## Watch What Goes Down the Drain

A courtesy reminder from the City of Tulsa was recently distributed to LT units reminding residents not to pour grease down their sink drains.

Although people often think a little grease won't hurt anything, a lot of people pouring a little grease down their drains causes big problems. The city has experienced sewer blockages in the area resulting from grease.

It is best to pour cooking grease into a non-recyclable container and dispose of it in the garbage. Leftover

food, scraps and fat trimmings should also be disposed of in the garbage. Grease-laden pots and dishes should be dry-wiped with a paper towel before washing in the sink.

In the bathroom, items such as diapers and personal hygiene products should never be flushed in the toilet.

When a sewer gets blocked, it backs up into homes and businesses causing a nasty mess. LT residents are asked to be neighborly and help keep the area's sewer system flowing.

## Committees to Study Various Issues

At its September meeting, the LT Board of Directors named several committees to look into specific issues to improve the building.

Walter Long will lead a committee to study elevator maintenance. The current contract is up for renewal.

Michael Flynn will chair the security committee.

Stephen Glenn will head a committee to look at the best utilization of

maintenance and storage areas in the building — with an eye toward increasing rental storage space and establishing a workout room.

The policy and procedures committee is continuing its work weekly to review other LT policies, as well as employee manuals.

Efforts may also begin to form an association of buildings in the neighborhood to address any issues.

## Commentary ... Halloween — Get Serious?

There are plenty of serious things I could write about. Around here, fire sprinklers and security improvements come to mind. On the national stage, there are hurricanes and wars raging.

Suffice it to say Joe Miller has done an excellent job about the fire thing, and I'm sure Michael Flynn will do excellent work on the security thing. As for the wind and the war, I think somehow we'll survive.

So let's talk about something more inviting for the season. As a kid, October hosted perhaps the favorite holiday of the year — Halloween.

It shouldn't take much for you to search your memory banks about those young days when the biggest issue in life was what you were going to dress up as for trick-or-treating.

There were weeks of anticipation and days of preparation. Sure, you could go to the store and buy a cos-

tume, but it was a whole lot more adventurous to make something yourself.

Sometimes things didn't always go as planned. One year, I was going to be a robot. Three cans of spray paint later, I still hadn't covered the washing machine box I was going to wear. I took what paint I had left and painted an organ-grinder's box. I then stuck a crank-up music box inside and attached a stuffed monkey on a draw string. It was my best costume ever.

Another year I dressed as a scarecrow complete with straw stuffing. It didn't take long for the straw to fall out. My sister threw a sheet over me and cut a few holes in it for eyes and mouth — instant ghost!

As kids, we never understood the horrors of political correctness. We just wanted to dress up, parade around and get some candy. Nothing serious!

*Andy Templeton*