

The Liberty Letter

Liberty Tower Condominiums

October 2004



Liberty Tower Owners Association

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12th Floor Hallway Renovations Wrapping Up

Residents wanting to see the latest in hallway renovations need to make a stop on the 12th floor.

The formerly drab hallway has been brightly transformed. Dark carpeting has been replaced with a neutral pattern. The upper walls and ceiling have been painted off-white. A chair rail has been added. Wall space below the chair rail, along with doors to individual units, have been painted in a contrasting

LOBBY FLOOR SHINES

The marble floor in LT's lobby recently received a good buffing to keep its recently renewed shine intact. The high gloss appearance is a welcoming sight..

blue-gray color.

The renovations have brightened the hallway's appearance dramatically.

LT provided a \$1,200 funding allotment for the improvements, with residents providing

the extra touches.

Carpeting on the 24th floor is next in line for improvement. The existing carpeting needs repaired.

The 12th floor joins the 11th, 14th and 17th floors with renovated hallways. Residents interested in improving their hallways can present their design plans to the House and Grounds Committee and LT Board for approval. The funding allotment is available to all interested floors.

Plumbing Survey Shows Several Sporadic Issues

Results from a recent survey of LT residents on their plumbing services showed no conclusive problem trends.

Rather, the survey generally gleaned information on individual repair needs that have been forwarded to management and maintenance.

About half of LT's residents participated.

The survey is a first step in efforts to reduce the number of water shut-offs affecting the entire building. Some 63 shut-off valve issues in individual units were identified. Valves were either non-existent or faulty.

Good or adequate wa-

ter pressure was reported by 69 percent of the respondents. Another 25 percent reported fair pressure, while only 6 percent reported poor pressure. Pressure problems were not tied to any specific plumbing chase.

Nearly half the respondents reported receiving hot water in less than a minutes. Another 21 percent reported hot water in less than two

minutes. Hot water times were mixed in the remaining cases. Again, no specific chase was identified for hot water problems.

Several water leaks and drips were reported. Residents are encouraged to have these fixed as a billback item to help save on LT's water costs.

More reports about the survey will be forthcoming.

Search On To Fill Board Vacancy

A search committee of Walter Long and Bill Bland has been named to make replacement recommendations for Board Member Armella Glenn, who recently resigned her position.

The Board will select a replacement from the recommendations. That person will serve the remainder of Glenn's term, which expires in December 2006.

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(Maintained by Bill Johnson)

Happenings ...

DEAD TREES REMOVED

Two dead trees have been removed from the building's perimeter. The large oak tree along Boulder Avenue near the building's entrance and a Bradford pear along 15th Street by the north parking lot were removed by Earthbound Tree Trimming Service. Both trees had exhibited extensive decay in recent years.

FAILED WATER PUMP FIXED

Residents on LT's upper floors awoke to find little or no water pressure on the morning of Sept. 25. The circulating pump that flows water throughout the building had failed overnight. Repairs were made to get water flowing again by early afternoon.

POOL CLOSED FOR SEASON

LT's swimming pool has been closed for the season. The pool deck area is also closed to residents. The water will be drained as winter's cold approaches.

WINDOW SEALING STILL ON

The project to seal gaps around windows on the north and south faces of the building is still a go. The contractor is waiting to get an insurance certificate before beginning work. When completed, the project should mitigate water leaks when heavy rains blow against the building.

AH CHUTE—CLOGGED AGAIN

Another bulky item placed in the trash chute caused a major clog the weekend of Sept. 18-19. Maintenance staff worked under appreciably difficult conditions to free the clog. Here's a tip for those wanting to dispose of small yet bulky items: Cut the items up into small pieces and place them securely in a small grocery store plastic bag. Newspapers can be recycled in the bin behind our neighbor to the southeast — Langdon Publishing.

Time to Get Ready for Winter Cold

It's hard to think of snow and sub-zero temperatures when the sun blazes the early-fall thermometer well into the 80s. However, the first freeze is only about a month away.

Residents need to make sure their unit is ready for winter's chill.

Smoke detectors need to be serviced. With the heating season coming on, installing a new battery is sound advice.

Heating equipment has been sitting all summer and will likely give off a burning smell during initial activation. It is typically caused by dust that has collected on the heating elements and should quickly pass.

Filter replacement is also a good idea for clean and efficient heating. Residents can request that maintenance service their heating systems by calling the front desk.

Commentary ...

And The Winner Is

Our elevators are one of the most important staples of existence here at Libertyburg. They are our primary connection to the outside world below.

And as we all know too well, the alternative is not very desirable. Fortunately, they are pretty darn reliable. When we press that button, a car soon comes to transport us either down to earth or up to our heavenly homes.

Which leads to the question ... which car is coming?

It seems like more times than not, the freight elevator greets my call. It is certainly functional, but oh so utilitarian. I affectionately call it the uglyvator. The other two elevators have much better décor.

Asking around, I found that others had the same impression. The freight elevator calls more than the other two. So in the spirit of investigative reporting, I decided to find out for myself if this was really true. Yes, I kept track of which elevator I rode for a whole week.

It's not that I have nothing else to do in life. Rather, I am fascinated by logistics. I wanted to know if there was a method to this perceived madness.

So I began my efforts on a Sunday. I made 10 trips (five down and five up) on that day. Elevator No. 1 — the nice one on the north end — jumped out to an impressive five trips. No. 2 made three trips. The freight elevator got the shaft that day with only two trips.

During the week, my usage was sparse — usually two or four trips a day. The freight elevator tried, but it just couldn't keep up. By Saturday evening, it had been soundly beaten — No. 1 had 18 trips, with both No. 2 and the freight elevator logging only 10 trips apiece.

OK, so the results are far from scientific. I'm sure there are weeks that the freight elevator logs more trips than the other two. I guess it elevates only to a random draw.

If I realized anything out of all this, it was just how much I and others around here use the elevators and just how fortunate we are to have them — even the lowly freight uglyvator.

My next mission could be to tally the traffic light indications when I drive through 15th and Boulder. However, I doubt I'll be doing that. I usually hit it green, and I wouldn't want to jinx that.

Andy Templeton