

The Liberty Letter

Liberty Tower Condominiums

September 2004



Liberty Tower Owners Association

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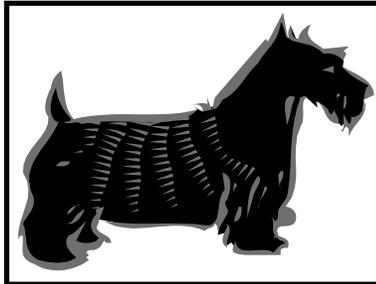
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LT Pet Policy Gets Refreshed Leash on Life

Fido or Fluffy can make great condo companions. However, their owners need to be aware of LT's pet policy and make sure their pet does not become a nuisance.

Residents are allowed one "usual and primary" household pet not weighing more than 20 pounds. All pets must be carried when in the hallways, elevators, lobby or other common areas of the building.

All pets must be registered. LT's management is currently updating the pet registry and has distributed copies of the Pet



Policy and registration form to pet owners. Forms are also available at the front desk and are included in new resident move-in packets.

Pet owners are reminded that they are responsible for any damages to the building and grounds caused

by their pet — including carpet cleaning costs from pet accidents.

Barking dogs or similar noise nuisances will result in warnings, loss of resident privileges and potentially expulsion of the pet. Exotic, frightening or vicious animals, are not permitted.

Pet owners also need to clean up after their pet when they take them outside. Disposal bags and a receptacle are provided on the south side of the building for pet droppings. Please use them.

Residents who observe or hear pet nuisances in the building may report them to the front desk.

Significant Security Upgrades Being Considered

Major changes may be coming to make LT an even safer place to live.

A security evaluation committee headed by Board member Bill Bland has been looking at both short-term and long term measures to improve internal and external security.

A recommendation is expected to relocate the front desk staff to an area adjacent to the building's entry. Combined with a double access control system at the entry doors, staff could better screen visitors before they gain access into the building.

The building may get new lighting around the entire exterior perimeter to accommodate a new camera monitoring system. Improvements are also recommended for the parking garage

entry and exit, as well as an overall upgrade to the security computer monitoring system.

Additional software changes could be implemented to improve resident identifications as they enter and leave the building. This would mitigate unauthorized persons from

misusing access cards.

Bland and other Board members have indicated that changes will need to be done with sensitivity to resident privacy while providing a secure environment for everyone in and around the building.

New Look Coming to 12th Floor Hall

The 12th floor will soon be joining the list of floors that have refurbished their hallways.

A plan to replace carpeting, paint the walls and ceiling, and add a chair rail has been approved for the floor. Existing carpet will be replaced with a neutral pattern carpet that includes a specialized moisture and mold resistant padding.

Doors and walls below the chair

rail will be painted in the floor's traditional blue-gray color. The ceiling and walls above the chair rail will be painted in an off white color.

LT will contribute \$1,200 to the redecorating cost, with residents paying the rest. Similar redecorating has occurred this year in the 11th, 14th and 17th floor hallways.

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www.libertytower.us

(Maintained by Bill Johnson)

Happenings ...

FRONT DESK SPIFFED UP

A flat screen computer monitor perched atop the front desk is one of the more visible improvements made recently. Bill Bland donated the computer to announce upcoming events in a more professional format. The file cabinets and work table area around the desk have also been revamped to provide a better appearance and function.

WINDOW SEALING SET

LT has contracted to have the windows on the north and south ends of the building sealed. Work should be beginning shortly on the building's south face. The north face will be done after that. Adjacent masonry will also be checked for cracks and minor repairs made as necessary. The work should correct leakage during major rainstorms.

POOL TIME WINDING DOWN

The summer swimming season will be drawing to a close in a few weeks. The pool heater will be turned off after Labor Day. The pool will remain open until cooler weather begins to set in.

NO ANDS, IFS OR ... BUTTS

There have again been reports of cigarette butts being thrown off balcony railings. Please remember objects thrown from balconies could injure someone or start a fire. Anyone caught intentionally throwing items off balconies will face severe consequences.

CHECK YOUR BATTERIES

With shorter days and cooler weather coming soon, it's a good time to check smoke detector batteries. Residents who need assistance doing this can contact the front desk for help. Speaking of batteries, replacements for the garage door openers are available at Walgreen's.

H&G Tackling Landscaping Issues

First impressions are very important, and LT's House and Grounds Committee would like to make a better one to visitors and passers by.

At an Aug. 26 meeting, committee members had significant discussion about what direction outside landscaping improvements should take.

Annual contract bids were reviewed for maintaining the grass and plantings around the building. Costs ranged from \$2,000 to \$6,000. A bid was also received for doing maintenance

work on an as needed basis.

Replacing the building's hobbled sprinkler system was also discussed. The cost for that is estimated in the \$5,000 range.

Committee members prepared a recommendation that work should move forward on the sprinkler system this fall. During that period, the as needed maintenance service could be used. Once a new sprinkler system is in and the landscaping restored, an annual contract could be considered.

Board Hears Utility Propositions

Switching natural gas services could save LT significant dollars.

An analysis of utility bills over the last 14 months indicates switching to Tiger Natural Gas could have saved more than \$4,000 over Oklahoma Natural Gas. Board members have requested that a contract be prepared for review at a special meeting.

Tiger markets natural gas at both a standard rate and speculative rate. LT's savings were calculated using the firm's standard rate.

Utility costs this year are up over 10 percent from budget estimates.

In another utility matter, attorney and resident Floyd Walker made a brief presentation concerning a possible class-action lawsuit by LT and its residents against AEP/PSO for damages incurred during the three-day power outage last November.

Walker explained certain systems were available that could have warned the firm of problems at the Cheyenne Avenue substation before the resulting explosion and outage occurred.

No determinations have been made on whether such a lawsuit would be pursued.

Commentary ...

Life in the Fast Lane

We've all heard about cases of road rage and have probably experienced it ourselves. I've had a few middle fingers waved at me over the years. And for my part, it's good that other drivers can't read lips through their rear view mirrors.

If you are like me, the streets and expressways are usually a means to get from Point A to Point B as quickly as possible. As societal productivity has increased, so has the need to stay on schedule. Even modest deviations result in driver outbursts.

So where did we start going insane at intersections. I believe it started nearly three decades ago when most states adopted right turns on red lights.

Think about it, we no longer had moments to sit idly while only the world passed us by. We could literally go places with that time.

Next came actuation. That is the term used for traffic signals that are controlled by the flow of traffic. Again, we no longer had to sit through red lights just because they were red. Those sensors in the road allowed us to seize power from the signal gods.

We've gone both time savers one further. Many people out there liberally employ the "no cop, no stop" theory.

I don't know where all this enhanced freedom of movement will lead us ... except to higher insurance rates. Oh well, that's life in the fast lane.

Andy Templeton