

The Liberty Letter

Liberty Tower Condominiums

September 2005



Liberty Tower Owners Association

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Policy Committee Busy with Updates

Many of LT's rules, regulations, policies and guidelines have been formed through the years as needs have risen.

They are now being consolidated and updated to avert confusion by residents. The Policy and Procedures Committee has been meeting weekly for several months and has made several recommendations to LT's Board of Directors.

The 6:30 p.m. Thursday meetings in the 7th floor club-room are open to all residents.

Acting on the committee's recommendations, Board members approved updated general rules and regulations, elevator policies and resource conservation measures at their August meeting.

In previous months, policy revisions have been completed and adopted for delinquent dues, club room reservation and usage agreements, smoking restrictions, and swimming pool use.

The committee has prepared recommendations to improve guest entry and identification processes,

and is continuing to work on employee policies. Move-in information packets are also being reviewed.

The general rules and regulations address numerous common issues from balcony restrictions to building alterations to resident and guest conduct to complaint procedures. It also speaks to employee entry into units for maintenance and emergencies, as well as protection of unit keys in LTOA's care.

Copies of updated policies

Resource Conservation Beneficial to All

In a condominium community where common utility costs are shared, conservation is necessary to hold the line on costs.

Water is the most individualized area where conservation can help. LTOA pays for water and sewer expenses as a portion of the common elements.

As a matter of common sense, residents should take care to see that water is not left running in unattended situations.

However, the most significant conservation measure residents can take is assuring that their faucets do not drip and that their toilets do not run continually. Drips or leaks, when spread over the hundreds of plumbing fixtures in the building, can send thousands of gallons and hundreds of dollars down the drain each month.

To that end, LT's Resource Conservation Policy provides free labor for the first half hour to repair a dripping faucet or leaky toilet. Residents will still be billed for repair parts.

Suggestions are always welcome on electricity and natural gas conservation in the building's common ar-

reas. Most lighting is already energy-efficient.

Residents can also help conserve resources in general by recycling their aluminum cans in the basement container. Newspapers can be taken to the recycling bin behind the Tulsa Opera office.

Work Order Guidelines Prepared

Residents should have recently received a memo outlining work order projects in individual units by LT's maintenance staff.

Upon receiving the work order, maintenance will leave two messages to access the unit and make requested repairs. If residents do not respond to either message, the work order will be voided, and a new one will need to be requested.

Repairs billed to residents in-

clude plumbing problems, general appliance repairs, sliding glass door adjustments, cable TV extensions, minor electrical work and door or hardware repairs.

Items not subject to charges include heat and air system work orders, Direct TV system problems, cable installation to living room, balcony repairs, plumbing clogs beyond the unit and hot water problems.

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www.libertytower.us

(Maintained by Bill Johnson)

Happenings ...

FLYNN ON BOARD

Michael Flynn of the Flynn law firm has been named to LTOA's Board of Directors to fill a seat vacated by the resignation of Geoffrey Harris. Flynn has been very active on LTOA committees since making significant investments in the building earlier this year.

SLOW DOWN — LIGHTS ON!

Several residents have reported recent dangerous incidents with vehicles speeding in the garage. The speed limit is 5 mph and must be observed for safety. Residents are frequently walking to and from their vehicles in the garage. Also, many vehicles have to back out of parking spaces into blind spots. Also, always turn headlights on for better visibility.

REMEMBER PET COURTESIES

Many LT residents find small household pets to be good company in their units. The building's urbanized setting is not appropriate for larger pets, and exotic or dangerous pets are not permitted. All pets must be carried while in the lobby, hallways or elevators. Residents are responsible for any damages caused by their pets. Pets that habitually bark, bite or cause nuisances may be removed from the building. Pet messes or accidents in hallways, elevators or outdoor areas should be cleaned up immediately. Disposal bags are encouraged for pet walks. Balconies or individual units may not be used as pet mess areas.

WINDOW WORK A WRAP

Final sealing and testing has been done on the north and south window faces by First Class Glass to stop leaks during heavy rains. Residents who have not notified the front desk of recent rain leaks need to do so immediately. Other projects include repairs to rusted steel elements around the outside of the building.

Freight Elevator Use Policy Revised

Elevators are the lifelines that lift residents from the lobby and parking garage to their units. LT's design of 40 years ago only included two passenger and one freight elevator. Since it is impossible to add a third passenger elevator, good stewardship of the freight elevator is critical.

Front desk staff have been directed to coordinate freight elevator usage with a goal of maintaining maximum availability. During busy passenger periods, the freight elevator will be assigned only to that service. Those hours are weekdays 7-8 am, 12-1 pm and 5-6 pm.

Residents can use passenger elevators to transport groceries and

small packages. Larger items should be transported on the freight elevator.

Please keep the elevator clean when moving items.

The elevator may be reserved and "locked off" on a first-come first-served basis for move-ins and move-outs. Since moving costs are charged by the hour, this use takes priority.

Contractor, maintenance and delivery uses need to be coordinated with the front desk in advance. The elevator shall only be used for transporting equipment and supplies to the appropriate floor and then returned to service for the next user.

Emergency needs take precedence over all other uses.

Commentary ... Here I Go Round the Lilac Tree

After four months of being off the reservation, it's good to be back here at newsletter central. I certainly appreciate the many nice comments I received during my absence. There are plenty of good things going on around our city in the sky, and I look forward to filling you in on them over the many months ahead.

But enough of that. Many of you said you missed this part of the newsletter the most — especially when I offered up humorous tales of my life's adventures. So here goes ...

Every kid has a favorite play area. Back in the days before video games, that usually meant a special place in the basement or attic, back yard, the nearby woods or maybe by a creek.

I had all those places ... not only in my home and back yard but in everyone else's in the neighborhood. But the best spot had to be around the lilac tree in the corner of our back yard. The dirt and rocks made it a play zone for the ages.

The first project was a fort. Dad helped the initial effort by nailing a piece of plywood to the back fence, then anchoring it as a lean-to with two wooden posts. It provided countless hours of entertainment. Eventually,

we expanded the fort to include other wooden edifices attached to the fence that stretched across the back yard.

It was a wonderful experience in basic carpentry and engineering. Unfortunately, we had to tear it down for the winter. In reality, I think my parents wanted the eyesore gone.

The next year, I rounded up my brother and several neighborhood kids to dig a tunnel under the back yard. My parents were amused until the tunnel began reaching notable depths. I learned many years later that my mom would send my dad out at night to fill up the fresh diggings so we wouldn't get in too deep, so to speak.

For several years after that, I switched from tunneling to road building. Many a highway was looped around the lilac tree to transport the neighborhood collection of Matchbox cars and trucks. My hands may have been dirty, but it was truly clean fun.

We moved shortly after I became a teenager. The house was divided up into apartments, and the lilac tree probably faded into obscurity. But it has never faded from my heart. I'm purple with envy for those simpler times. *Andy Templeton*