

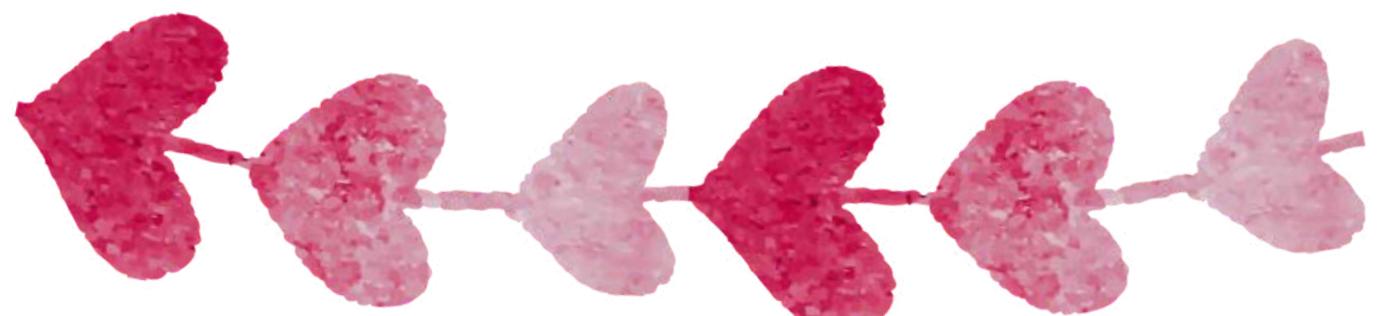


February

morningside
condominiums



HOA Board of Directors Meeting
Thursday - February 26th
at 6:30pm
in the Community Clubhouse
We look forward to seeing you there!



Board of Directors

President, Rose Guilmette:
president@morningside.condos
Vice President, Kris Fort:
vicepresident@morningside.condos
Treasurer, Cynthia Lane:
treasurer@morningside.condos
Secretary, Steve Shuler:
secretary@morningside.condos
Member at large, Ted Anderson:
memberatlarge@morningside.condos

Ready to level up your Morningside living?

We've just launched an exclusive, high-energy online course built specifically for our community!

Think you know all the ins and outs of Morningside? Put your knowledge to the ultimate test! From "Pet Parent" etiquette to master-level moving tips, this fast-paced course breaks down the 10 most common rule violations and shows you exactly how to dodge them like a pro.

Custom-crafted by the experts at eLearningSmarty.com, this totally free experience is packed with "Aha!" moments that will surprise even our most seasoned residents.

Are you a Morningside Mastermind? Dive in and see how you score!
<https://morningside.condos/free-online-rules-course/index.html>



MORNINGSIDE MANAGEMENT MINUTE

More and more lenders and insurance companies are leery of insuring the **Zinsco** or **Federal Pacific** electrical panels as they have a reputation of failing with the load of modern appliances and computers/printers. More and more people are working from home which is taxing on the panels. Both of these electrical panels were recalled in 2002. The panels are obsolete and nearly impossible to find parts for. The problem with these panels is they fail to shut down when overloaded and can catch fire.

If you have either of these old panels, we suggest that you update them as soon as possible. Call the electrician you prefer, and if you do not have a preferred electrician, Ron Huston (303) 589-8010 has replaced the majority of the panels in our community. Remember to contact Cathi in the office for a Work Authorization form for you and your electrician to fill out for board approval 10 days prior to the work beginning.



Thank you, Cathi, for this month's Morningside Management Minute!



Morningside Office
7100 E. Hamilton Place
Office hours Monday-Friday
8am-4:30pm
303-759-0776

After Hours Emergency
1-866-473-2573 option 2

Property Management

Property Manager
Cianna Herselius,
Community Association Manager
Cathi Porter, Assistant Community Association
Manager
email the office at:
mornside@ciramail.com

Please see ciranet.com/ResidentPortal/User/login for community financial information.

Maintenance Department
Maintenance Supervisor
Bruno Santiago
Sr. Maintenance Technician
Yahir Santiago
Maintenance Technician
Rodrigo Santiago


RealManage
POWERED BY CIRACONNECT

Management Company:
Real Manage
23 Inverness Way E #200
Englewood, CO 80122

Trash Talking With Becky

The recycling system doesn't love all plastics—some are just too clingy. If plastic stretches (like bags, bubble wrap, or shrink wrap), keep it out.

These tangle machines and can ruin good recycling. Instead reuse, store-drop (such as King Soopers, Target, etc), or trash them instead.



Classifieds: For Sale &

Community Events

Friendly Neighborhood Tech Help

In-home & remote support for everyday tech issues

Hi, I'm Jules, a local IT professional offering patient, judgment-free tech help right here in the neighborhood. If something is confusing, not working or just annoying—I can help.

For more information, call or text Jules at : (970) 716-1670

Indoor Pool

The boiler/heater for the indoor pool has been replaced!

Yahoo!

The water is back at its proper temperature of 85 degrees! Enjoy your swim and Saturday morning exercises!

Have you checked the Morningside portal to make sure your HOA dues were paid at the 2026 rate as well as your reserve annual assessment?

morningside.condos website

Your place for Morningside Condos community information.

Your source for easy access to the Morningside newsletter, declarations, amendments, bylaws, moving information, rules and regulations, collection policy, and Investigation and Repair of Water Leaks Policy.

OUR NEWSLETTER IS MAKING EVERY EFFORT TO BE AS GREEN AS POSSIBLE AND ACCOMMODATE OUR MEMBERS...

The Morningside Condos Newsletter is no longer printed for lobby distribution. If you wish to receive the newsletter electronically in your inbox every month, please email mscondonews@gmail.com or call the Morningside office. Owners and renters alike may sign up for this service.

For those who do not participate in electronic communications, a hard copy can be placed under your door upon request.

Please call the Morningside office at (303) 759-0776 to request delivery or email mscondonews@gmail.com.

Our Garage Doors

Did you know that in 2025 the total cost of garage door replacement and repair totaled about \$26,000? Some of these expenses are of course routine maintenance and fixing garage door issues caused by normal wear and tear. But some of it is from people running into garage doors, driving through the garage doors, or getting hit by the garage doors coming down on their car. You ask, how can those things happen? By not following simple garage door guidelines.

Simple Garage Door Guidelines

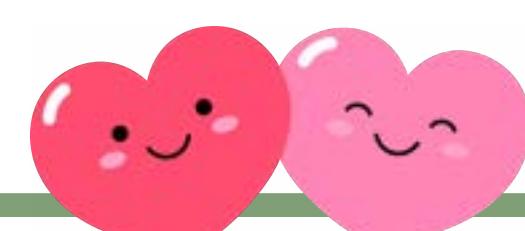
- When leaving the garage, wait until you are at the garage door to activate your remote, instead of while you are still in your parking spot.
- When entering, wait until you are in the driveway to activate your remote, instead of while you are still in the street.
- Do Not "Piggyback" when entering or exiting. This is defined as trying to follow your neighbor in or out without activating your own remote. Always wait and use your remote or key.
- If you are opening the door manually, make sure when leaving your car to use the key or button that your car is in PARK.
- When using your key, make sure you are turning in the correct direction. This protects the key cylinder from being stripped.

Come get your Valentine Vibe On

with the Landscape Committee!

Join us on Saturday, February 14th at 9:00am in front of the clubhouse for about 2 hours. We will be spreading out through the grounds to pick up litter. So, bring your sweetheart, best friend or some family, some gloves and have some Valentine fun.

As usual, weather permitting.



Neighborhood Watch

Fatal fentanyl overdoses in Denver rose by 25% in 2025. The Drug Enforcement Administration (DEA) says Denver is a hot spot and estimates that there will be over 400 overdoses this year. Drug traffickers are using the I-25 corridor to transport from Mexico to the Rocky Mountain areas. Federal agents seized a large amount of fentanyl in Colorado last year which accounted for 14% of the nationwide total of pills seized. The DEA seizures in addition to harm reduction solutions, will hopefully, reduce this trend.

Lisa

nw.morningside@gmail.com

