

January

morningside
condominiums



Morningside New Years Resolutions

The word resolution is defined as a firm decision to do or not to do something. Are you a resolution maker? If so, here are some suggestions:

- Prevent late fees by allowing your ACH to pay current balance due, and if you did not, contact the office with direction for a one time payment of your assessment.
- Have you updated your monthly assessment with your financial institution?
- Check those bathroom vents for dirt & gunk, and give them a good cleaning. It helps airflow, make it a regular task
- Do not give your personal door code for the outside security door to delivery drivers.
- If your windows are double hung, check that your windows are completely closed by pushing both sides of the window in opposite directions to make sure they click/lock.
- Seal your air-conditioner so that it does not let in cold air and freeze the heat/water lines that run under the window.
- If you own a dog, always pick up their waste and deposit it in the trash
- Take time to say "Thank you" to our staff members when you see them
- Get educated on the proper way to recycle
- Clean out a junk drawer
- Say hello to your neighbor when you meet them in the hall

Whether you make resolutions or not, have a great New Year!



HOA Board of Directors Meeting

Thursday - January 22nd
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

MORNINGSIDE MANAGEMENT MINUTE

Reserve Study and Funding Policy

In accordance with newly amended Adoption and Amended Policy, please see a copy of the Reserve Study and Funding Policy at Morningside.condos website as well as the Real Manage Morningside Portal (CiraNet) in the "Documents-->Policies" section.

Property Management

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

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

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



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

Trash Talking With Becky

New Year - New Eco-friendly you!
Start the year with good recycling habits.

Recycling labels are changing to make it easier for consumers—like you—to recycle correctly. The symbol no longer guarantees that an item is recyclable. Instead, look for the How2Recycle label, which provides guidance on how to properly dispose of each part of your packaging.

Still confused? No problem!

Visit recyclecheck.org, where Bertie the AI Bin Assistant can help you figure out what goes where.

You'll be a recycling superstar before you know it!



CONDO FOR SALE \$218,000 (Negotiable)

3460 S. Poplar St., #104
1 BR, 1 Den/BR, 1 ¾ Bath
Contact Sam at (303) 912-7374

Help! We need food!

I volunteer at the MCCR food pantry and we need your help! We are experiencing cutbacks from the agencies; that we rely on for food. The impacts on SNAP are having a major impact on us and our clients. The number of clients we serve has more than doubled in just the past couple months. We are running out of food and having to turn people away. We accept just about any kind of non-perishable food items (please, not expired), personal hygiene, and household items.

Contact Dan at 303-915-7232, unit J-104 if you have any questions or to arrange for pickup.

Thank you in advance!

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.

Morningside Newsletter brought to you by Kris Fort and Cynthia Lane
Copy Editor - Mecia Wetherford

Morningside Condominium Projects in 2025

This has been a very busy year!

- Completed replacement of all building main electrical panels
- Exterior painting of Building H and Clubhouse
- New shingles and carpentry work for Buildings C,D,E,F,G & K
- New outdoor pool fence
- Clubhouse maintenance area bathroom remodeled.
- Building B underground drain jetted and repaired
- Building K elevator operator replaced
- Engineer review of the exterior fire escape stairs and landings
- Boiler preventative maintenance set to be done every six months
- Sewer line drain cleaning for each building set as a regular scheduled maintenance

What to do if someone attempts to camp on Morningside Condominiums property

If they appear to be experiencing a medical emergency or drug overdose, call 911.

When you see something, say something. The more of us that call when there is something out of the ordinary, the sooner we will see a response.

Denver Police (Non-Emergency) Dial 311

For the safety of our staff, they are not allowed to approach trespassers.

Bathroom Vent

How to tell if the bathroom vent in your stack is functioning. Simply hold a piece of paper to the vent and if the airflow is working, it will pull the paper to the vent.

Neighborhood Watch

News from the CAB Meeting on December 3rd, 2025.

Shoplifting and public disorder crimes have gone up in District 3. The good news is that in our area, property and personal crimes are going down, and homicides have decreased by 50 percent. This year to date there have been seven homicides and six arrests. In 2024 at this time there were fourteen homicides in our district. The common factors are family related arguments, or it is a part of another felony such as bad drug deals.

Lisa

nw.morningside@gmail.com

