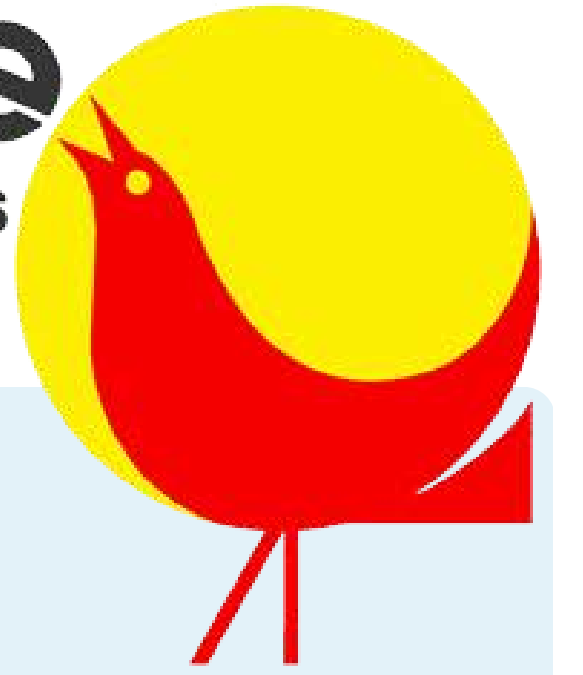


# July

## morningside

condominiums



### No Cost Water Conservation Ideas

- Turn off the water when brushing your teeth or shaving
- Place sand in the bottom of a 1 liter or ½ gallon bottle, fill with water, place in an unobstructed corner of the toilet tank to minimize water usage
- Only run the washing machine when you have a full load
  - Wear your clothes more than once
  - Run the dishwasher only when full
- Turn the water off while hand washing dishes, then rinse all at the same time, to not keep the water running. Perhaps a couple of smaller containers in the sink: 1 for washing and 1 for rinsing.
- Wash fruits and vegetables in a bowl of water instead of running water

### Low-Cost Big Savings

- Use a low flow shower head and faucet aerators
- Invest in a dual flush toilet



FYI the Morningside annual water cost is \$165,000

Saving a little water can make a big difference for the community and the planet!

### Board of Directors

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

### From the Clubhouse Committee

- Just a reminder that the “6 guests in the pool areas” includes the unit residents.
- Please scrape food particles off grill grates and close the grills when you're done grilling. Please wipe tongs or spatulas that you've used with a wet paper towel.
- Thanks to everyone who has been closing the umbrellas in the evening. Closing the umbrellas will help keep them in good shape.

### Morningside Management Minute

**Water is essential to our daily lives, but even a small leak can cause significant damage if ignored.**

One of the most important ways residents can help protect our condominium community is by reporting water leaks and moisture issues as soon as they are discovered. A slow drip under a sink or a small water stain on a ceiling may seem minor, but these issues can quickly lead to:

- \*Costly property damage
- \*Mold and mildew growth
- \*Damage to neighboring units
- \*Structural deterioration
- \*Increased repair costs

The sooner management is notified, the faster the issue can be investigated and repaired, helping to minimize damage and inconvenience.

Thank you Bruno for this month's Morningside Management Minute!.

### 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**  
 Doug Griffing,  
 Community Association Manager  
 Cathi Porter,  
 Assistant Community Association Manager  
 Email the office at:  
[mornside@ciramail.com](mailto:mornside@ciramail.com)

**Maintenance Department**  
 Maintenance Supervisor  
 Bruno Santiago  
 Sr. Maintenance Technician  
 position available  
 Maintenance Technician  
 Rodrigo Santiago

Please see [ciranet.com/ResidentPortal/User/login](http://ciranet.com/ResidentPortal/User/login) for community financial information.

**RealManage**  
POWERED BY CIRA CONNECT

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



## Trash Talking With Becky

Summer is in full swing, but we're not dropping the ball on recycling! Americans produce up to 30% more waste during the summer months, making it a great time to ensure items are properly diverted through recycling and composting. **Because most recycling facilities are automated, small items must be kept out of the system.** The rule of the recycling game? If it's smaller than a baseball or tennis ball (about 2 inches in diameter), it'll slip right through the cracks. When in doubt, throw it out—lids, foil, sauce cups, and anything similar should go in the trash. As we celebrate Freedom 250, let's step up to the plate and protect the beautiful lands we enjoy as Americans every day. Happy 4th!



## Classifieds: For Sale & Community Information

### **WHO KNEW?** **Carol Ungar, Building E**

I recently discovered a service offered by the Denver Public Library, which might be really helpful to some of the residents of Morningside while several of our closest libraries (Hampden, Ross—University Hills, Eugene Field and Ross—Broadway) are all closed for remodeling. I was unaware that the library offers both a Bookmobile which makes scheduled stops at a variety of locations and a Home Delivery Service. I will be volunteering with the Home Delivery Service which will provide delivery of books for anyone unable to get to the library. The participant's requested books will be put on hold and picked up by a volunteer who will take them to the participant's home. When the books are due, the volunteer will pick them up and return them to the library. In order to sign up for the service you can either send an email to [home\\_delivery@denverlibrary.org](mailto:home_delivery@denverlibrary.org) or call 720-865-1351. This service is available to all Denver residents who have a library card.

### **Dietrich Henderson from unit C401 at** **[dietrichrhenderson@gmail.com](mailto:dietrichrhenderson@gmail.com)**

I have 8 handmade smart birdhouses that I designed and built which are now for sale. They are solar powered with cameras that connect to an app with AI bird recognition and each one has a fan cooling system if the temperature becomes unsafe for eggs and hatchlings. Contact me for more information and pricing.  
(916) 300-7312



The 15<sup>th</sup> of the month is the final date to submit an article for publication in the next month's newsletter, providing space is available. First come, first served. Thank you for your contributions.

### **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](mailto: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](mailto:mscondonews@gmail.com).

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



## **Celebrating Earth Day in June**

Thank you to everyone who showed up on June 13th to be part of our Earth Day Clean-up. The Landscape Committee had to reschedule due to the May snowstorm, and we had twelve residents show up to enjoy some donuts and quick introductions with a photo op. We split up into teams and walked the entire campus picking up trash, small limbs, and assorted stuff. What we did discover, though we did find some trash, the onsite Morningside crew does an excellent job at keeping stuff picked up. Again, thank you to the participants for their spirit of community!



Cynthia Lane, Landscape Committee Chair



## **Neighborhood Watch**

The most dangerous stretch in District 3 for illegal car racing is the 2000 block of South Santa Fe Drive, with other corridors in the Englewood and Hampden area.

DPD is patrolling Eastbound 1-25 near Hampden, another problem area in addition to Bible Park in our sector.

To report illegal racing go to [ReportStreetRacing.com](http://ReportStreetRacing.com), and witnesses should call (720) 913-2000 or 911 for emergencies.



Lisa  
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