



HOA Board of Directors Meeting
Thursday - June 25th
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

Election Results

Wow! What a turnout! We had 72 Morningside homeowners in attendance as well as 83 proxies. It was well over the 87 total needed for quorum so we could conduct our annual business meeting.

Rose Guilmette and Seve Schuler were elected to serve an additional 3-year term on the Board of Directors. Thank you Rose and Steve for your dedication to Morningside Condos! We are looking forward to completing the many projects that we started to include, but not limited to, roof repairs, building painting project, boiler updates, and beginning the process of exterior stair repairs.

Thank you, Jeannie Polovoy and Marilyn Chambron for your willingness to serve your community. Jeannie, we look forward to continuing to see you at the building rep meetings representing building G. Marilyn, we look forward to seeing you and Jeannie at future BOD meetings. Teamwork makes Morningside the great community that we all know, live in and like to be a part of.

We very much appreciate the many community volunteers, named and un-named, who do their part to make Morningside Condos the best community for all of us!



Earth Day Can be Celebrated Every Day

The Landscape Committee has re-scheduled our Earth Day Community Cleanup. Come join us on Saturday, June 13th from 9:00 to 11:00am. We will meet in the Clubhouse for donuts and introductions. We will then, as teams, go out through the campus to pick up trash. Bring your community spirit, energy, gloves and grabbers, if you have them. Trash bags will be provided.

Morningside Management Minute

Helpful Reminder of When a Form/Application is Required

Work Authorization Packet- Renovations, remodeling, or plumbing work require a completed Work Authorization Packet submitted to the HOA Office for Board approval.

Moving Authorization Form- Moving large boxes, appliances, furniture, mattresses, or household items requires a Moving Authorization form submitted to the HOA Office at least 48 business hours before the move.

Leasing Permit Application- Leasing a unit requires a completed Leasing Permit Application submitted to the HOA Office for approval. Units may not be leased until an approved Leasing Permit is issued. Morningside has a 25% rental cap. Whether you plan to have a family member or another party live in your unit, it is still considered a lease and falls under the 25% rental cap. Once approved, the unit must be leased within 90 days.



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

Maintenance Department

Maintenance Supervisor
Bruno Santiago
Sr. Maintenance Technician
position available
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

The recycling symbol doesn't mean an item is recyclable. It only tells the recycling facility the materials used to make the item. Instead, when recycling plastic, sort by shape: bottles, tubs, jugs, jars and (some) cups. These are usually more rigid materials (not breakable) and labeled as #1, 2 and 5. If an item has a lid, recycle them together, provided they are made of the same material. (i.e. plastic lid on a plastic bottle.) Be sure to empty all contents from the container and lightly rinse it before placing it in the bin. (Note: Solo cups are NOT recyclable.)



Classifieds: **For Sale &** **Community Information**

Dave Kloosterman in building J has started a new Morningside Community Facebook page
<https://www.facebook.com/groups/1272329711677317>
all are encouraged to join the group meet your neighbors, make new friends

Contactor's Wardrobe Mirrored Sliding Closet Doors -
White
Dimensions: 71in x 80 1/2
Fits standard Morningside closets
Like-new; less than 1 year old
\$100
Contact: brittany.jadin@gmail.com

Need experienced person who can come to my condo (G Bldg) monthly to trim nails on my 2 cats. Fee negotiable.
Contact -Susan 303-720-4838.

Ask a Recycling Expert

In celebration of Earth Month, Becky Mingis, our Morningside resident recycling expert, hosted an event in the clubhouse on April 21st. This event was to help all of us to have a better awareness of what is and is not recyclable as well as information regarding the new composting ordinances going into effect on September 1, 2026.

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

Welcome Doug Griffing! **New Morningside Community Manager**



I'm excited to begin working with your community! I've been involved in HOA management for several years and truly enjoy helping communities thrive. My goal is to support and enhance the beauty and curb appeal of the neighborhood while also helping property values grow alongside the market. I take pride in tackling both the day-to-day needs of a community and guiding more complex projects through to successful completion.

Outside of work, I enjoy spending time with my family, including my four wonderful children. We love exploring and taking in all the natural beauty that Colorado has to offer.

I look forward to working with all of you!

Thank you,
Doug Griffing

May Snowstorm - Better late Than Never

As we all watched the beautiful snow fall that came on May 5th and continued into the morning of May 6th, it was both a relief and a worry. Relief that we finally did get some measurable snow and worry for how it would affect us all. Travel was very dubious, with slushy roads turning into ice at sunset and traveling into the mountains was not recommended. Around the community the concern was walking on sidewalks and falling tree branches. Luckily, no major falls and though there was some limb breakage there were no trees lost. The crew was good at picking up most branches, but if you see any that were missed, let the office know. Some interesting facts: The latest snow storm recorded since 1882 was June 2, 1951



Neighborhood Watch

Traffic fatalities from 2026 Sources: Denver Police Traffic Division and the Denver Gazette

According to the Denver Police Traffic Division, the deadliest year for traffic in Denver was 2025 with 93 fatalities surpassing 2021 at 84 deaths. The top dangerous Denver locations are Yale and I-25, I-70 and North Peoria St, and South Federal Blvd and West Alameda Avenue. In the first few months of 2026, DPD issued 14,401 traffic citations, more than double the 6,712 issued during the same period in 2025.

Lisa
nw.morningside@gmail.com

