

# March

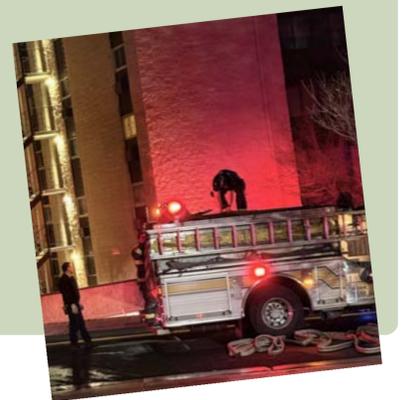
**morningside**  
condominiums



## Building H Makes Neighborhood Headlines

On February 3rd at about 6pm a car caught fire in Building H's garage. 911 was called and Poplar Street quickly filled with many rescue trucks and fire trucks, including a couple of ladder trucks. As the building filled with smoke, Steve, the building rep, and residents started knocking on doors and helping each other evacuate. As residents in neighboring buildings realized what was happening, many came out to help residents and pets into J's lobby and the clubhouse for warmth and support. The fire was contained in the garage, and no fire reached any of the units or common areas. Thankfully, there were no injuries. The damage included four cars, garage windows, the garage door operator and the ceiling above the fire. After the fire was out and the building declared safe by the fire captain, all residents were able to return home by 8pm.

Good stuff we learned: The fire-retardant ceiling in the garage did what it was supposed to do. Our community has some great residents that will step up to help their neighbors in time of need. Building H has an awesome building rep, Steve, who directed people to gather across the street for safety and kept in contact with the fire captain for updates. We have dedicated staff members: Cianna, our CM, was on site most of the time, and Yahir and Cathi stayed to the end and made sure everyone was okay and informed about all issues. Other stuff we learned: Know where your building's fire extinguishers are located. Have cat crates and dog leashes easy to grab. Have a pair of shoes readily available.



HOA Board of Directors Meeting  
Thursday - March 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

## Morningside Management Minute

With the continued dry weather conditions, the risk of fire has increased significantly. Even a small spark can ignite dry grass, brush, or debris and spread rapidly, especially when combined with wind and low humidity. We ask all residents and visitors to remain vigilant and take proactive steps to help protect our community.

Ensure that cigarettes and other smoking materials are fully extinguished and disposed of properly. Refrain from parking or driving vehicles on dry grass, as hot exhaust systems can easily ignite vegetation. Additionally, report any signs of smoke or fire immediately to local authorities so that emergency responders can act quickly.

By exercising caution and responsibility today, we can greatly reduce the risk of a serious fire emergency tomorrow. Thank you for your cooperation and for doing your part to keep our community safe

Thank you, Bruno, 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

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

### Property Management

**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



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

## Trash Talking With Becky

No need to shred - keep it whole instead! Your recycling bin and local recycling facility prefer paper in its full form. Shredded paper can escape bags, litter the environment, and is harder for recyclers to process. If you've got sensitive documents, save them for a local shred event. Banks and community centers host them all the time. Don't want people to know where you live? Just grab a Sharpie and cross out your name and address before placing it in the bin.

Easy, secure, and recycling-friendly.



## Classified: For Sale & Community Information

### Recycling 101

Recycling and compost don't have to be a guessing game. Join our resident Pro Trash Talker, Becky, for an interactive talk to simplify what goes where and help you recycle with confidence as Denver updates its requirements.

Join us in the Morningside Clubhouse  
at 6:30pm on Tuesday April 21, 2026

### Morningside neighbors, let's connect!

This private Facebook group is a space to meet new friends, share resources, join activities, and build a supportive, positive community together. <https://www.facebook.com/groups/morningsidecondos>

### Cleaning up your dog's waste is more than a friendly gesture to your neighbors.

It protects the environment and human health, too. When left on the ground, rain washes it into storm drains and straight into our waterways, carrying harmful bacteria, parasites, and excess nutrients that harm our water, plant life, and other animals. It's also a sneaky health risk. Dog poop can contain bacteria like E. coli and Salmonella, which can easily get tracked into your home on shoes and paws. Unlike cow manure, dog waste isn't a helpful fertilizer. It's classified as a pollutant. Did you know that? Here's the good news. Picking it up is one of the simplest ways to protect our environment and our health. It's also a simple way to show your neighbors you care. So the next time you're walking your furry friend, remember that one quick scoop creates a PAWsitive ripple effect for everyone.

### February Newsletter Correction:

Thank you, Marianne, in building J for fact checking our February article about the Zinsco and Federal Pacific panels that are/ were in most of our buildings. So, they were not recalled in 2002 as stated in the article. In fact, the Zinsco panels were recalled in 1977, and the Federal Pacific were recalled in the early 1980 as stated.

Thank you again Marianne in building J

### 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

## The life of a Board Member

- 3 year commitment** (some have said sentence...)
- Planning meeting, 2<sup>nd</sup> Monday** 2.5 - 3.5 hours
- Monthly BOD meetings 4<sup>th</sup> Thursday** 2.5 - 3.5 hours
- Daily emails - 12 to 24 sometimes 30**, usually 30 minutes daily
- Text messages - up to 30, 2 + different text chains**
- Pending transactions - remodels 2-6 daily** (verify insurance)
- Vendor invoice approval 2-8 daily** - even on the weekends, so vendors get paid, the board approves ALL invoices prior to payment
- Special projects require additional meetings** usually 1+hours
- Emergency meetings** - example building H fire. 90 minute meeting the very next morning
- Rental cap monitoring**
- Treasurer - learning and monitoring the ledger, managing CD's**
- Secretary - responsible for meeting minutes when management is not present**
- Learning to read contracts**

It is definitely not just a monthly commitment of a couple meetings, but a daily commitment like a part time job. We appreciate the commitment of all out Board members.

## Valentine's Day Cleanup

### Brought to you by the Landscape Committee

To everyone who volunteered for our community cleanup, THANK YOU! We had about 15 residents show up. We started with some morning chit chat to get to know each other, enjoying oranges and donuts. We then geared up and spread throughout the grounds to pick up trash and rake pine needles.

We filled about 10 small trash bags and filled a few wagons with pine needles. Everyone agreed that this was a great way to support our community and to get to know people you might never have met. Stay tuned for another chance to volunteer to support our community.



## Neighborhood Watch

Senate Bill 20-217!

Senate Bill 20-217 signed by Jared Polis on June 19, 2020 allows individuals to sue police officers in state court for violating constitutional rights. Officers can be held personally liable for \$25,000 or 5% of their annual salary. Intentions are good behind this bill however a lot of Denver officers have moved on or retired.

Lisa

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