

May morningside condominiums



Annual Board of Directors Election Meeting

Thursday - May 28th
checkin 5:00 to 5:30
meeting begins at 5:30pm
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



Annual Homeowner Meeting Thursday May 28 at 5:30pm ELECTION

Check in begins at 5pm.

There are 2 open Board positions and 4 candidates have volunteered, this is a contested election that will require a vote of the owners, quorum is always required at the annual meeting.

MEETING PROXY : QUORUM REMINDER

It is important that a quorum of at least 20% of all the Unit owners (87 units) be obtained for business to be conducted. If you are unable to attend the Meeting, please fill out the proxy you will receive in the mail and give it to the person you are authorizing to represent you for purposes of a quorum and deliver a copy to the on-site management team. You must designate a specific person or Board Member. Please do not use the Management Company's name. The person you designate must be at the meeting for your attendance to be counted.

If you have any questions about this process, feel free to contact the on-site office at 303-759-0776 or morningside@ciramail.com.

The Spirit of Volunteering

Congratulations! Tom Van De Hey a resident of our community since 2014, was honored by the United States Tennis Association, from the Colorado Division as Volunteer of the Year. The Intermountain Tennis Association is part of the United States Tennis Association, and it includes Colorado, Utah, Nevada, Idaho, Montana, and Wyoming. In May at their annual meeting in Moab, Utah, Tom was selected to receive this amazing award. Tom is a retired tennis professional and continues to serve on the Board of Directors for the Colorado District and to volunteer when and where he is needed.

Morningside Management Minute

Dear Morningside Residents,
To help keep our community clean, safe, and enjoyable for all residents, please remember to pick up after your dog at all times. Pet waste left on the grounds not only creates unpleasant conditions but can also pose health risks and attract pests. When walking your dog, always carry waste bags and dispose of them properly in designated trash receptacles. Prompt cleanup helps maintain shared outdoor spaces and shows consideration for your neighbors. Thank you for doing your part to keep our community looking its best.

Thank you Rodrigo, for this Month's Morningside Management Minute!

<p>Morningside Office 7100 E. Hamilton Place Office hours Monday-Friday 8am-4:30pm 303-759-0776</p> <p>After Hours Emergency 1-866-473-2573 option 2</p>	<p>Property Management</p> <p>Property Manager Doug Griffing, Community Association Manager Cathi Porter, Assistant Community Association Manager Email the office at: mornside@ciramail.com</p>	<p>Maintenance Department Maintenance Supervisor Bruno Santiago Sr. Maintenance Technician Yahir Santiago Maintenance Technician Rodrigo Santiago</p>
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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

Spring cleaning? Your household items shouldn't be placed in recycling bins or left outside dumpsters. Many items in good condition can be donated instead. For smaller items, PickUpPlease.org offers free pickup, and for larger items like couches, try The Good Couch or Habitat for Humanity. You can also drop off donations at ARC, Goodwill, or your favorite local thrift store—helping reduce waste, keep the recycling stream clean, and support the local community.



Thanks!

B



Keep Your Dog on a Leash-Please!

You may think that your dog is sweet and friendly but the dog and person it runs up to may not be.

You may think that you have complete voice control of your dog but a sudden loud noise and puppy dog is off and running into the street or who knows where, too scared to hear your voice commands.

If there is an incident between dogs or dogs and people and it is your dog off leash, you are responsible. So, there is a reason for leash laws. It is not only a city ordinance, but it is a Morningside regulation: Section 2.6 (c)Control: Pets are to be restrained by a leash at all times, when outside of a Unit. (d)...Pets may never be off leash on any of the common elements of the property including building hallways. So, be a responsible pet owner and a good neighbor and keep that sweet beautiful dog safe and on a leash.

Earth Day Community Clean-up

Though the snow was a welcome sight, we did have to cancel our Community Clean-up on April 18th. Stay tuned for a rescheduled date. Thank you to the few who did show, ready work.

Memorial Day



Remember and Honor

Classifieds: For Sale & Community Information

Fire Blanket

If a fire extinguisher is intimidating, a fire blanket is something you can just throw at the problem. You don't have anything to worry about. Have it in your kitchen readily available to throw at a fire/electrical that may happen in your kitchen. 40x40 blanket at Ace is \$12.99 10 year, with no need to replace batteries, smoke detectors are available at Ace hardware for your convenience. Always be in compliance with fire code.

The Library Committee does not accept non-fiction books as donations.

Security Reminder:

Do Not Let Unknown Individuals Into the Building

Last month, an unknown individual gained access to Building G after being let in by a resident. The person appeared to be a cable worker, carrying a laptop and backpack. Shortly after entering, the resident became suspicious and began asking questions. The individual became agitated, pulled a knife, and moved quickly down the hall. He may have been looking for a place to charge his laptop.

When confronted, the individual left the building and retrieved an orange bicycle parked outside Building F. It is possible he attempted to access other buildings as well.

Your vigilance helps keep everyone safe.

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.

Neighborhood Watch

Traffic fatalities: 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



Morningside Election Bios from Candidates

listed alphabetically

Marilyn Chambron in Building G



Hello, my name is Marilyn Chambron and I have been a member of this community for nearly 13 years. I have seen it expand and contract over the years but I know it has more future potential. My belief is that a community is a living organism and in order to thrive it must be cared for in the proper manner.

It is our money and our investment that you are entrusting the Board to steward well, so as a homeowner and a board member, I would take my fiduciary responsibility very seriously. My years of exposure to both the legal and financial fields have taught me to expect the unexpected, to pivot when necessary and to work hard to understand situations before they become problems. I do believe in best practices, however, I am also able to see the uniqueness of each circumstance.

If each community member does a small part, then the burdens and successes are shared. That is only one of the reasons I volunteer in my church and mentor other women. Are we not all stronger together?

I ask that you cast your vote for me, Marilyn Chambron, to represent the community's best interests on the Board of Directors.

Rosemary Guilmette in Building J

Dear Neighbors,

I hope you are all doing well.

I am writing to introduce myself to those I haven't yet met. My name is Rosemary Guilmette, and I am currently serving as the President of Morningside Condominiums. I have been a resident here since 2008 and truly love living in our beautiful community.

Professionally, I worked for Raytheon for five years, which is where I met my husband. We eventually moved from Boston to Colorado, and after realizing how much we loved it here, we decided to stay and raise our son. Following our move, I was hired by Amica Insurance, where I spent 33 years working in the underwriting department.

Before stepping into my current role on the Board, I served as a member for six years and spent four years as the Chair of the Building Representatives. Currently, I also serve on the Landscape Committee, where I enjoy helping maintain the beauty of our grounds. Many of you may have seen me around the neighborhood walking my "ferocious" six-pound Maltese, Max. I always enjoy walking him, meeting new people, and spending time at the pool enjoying the flowers.

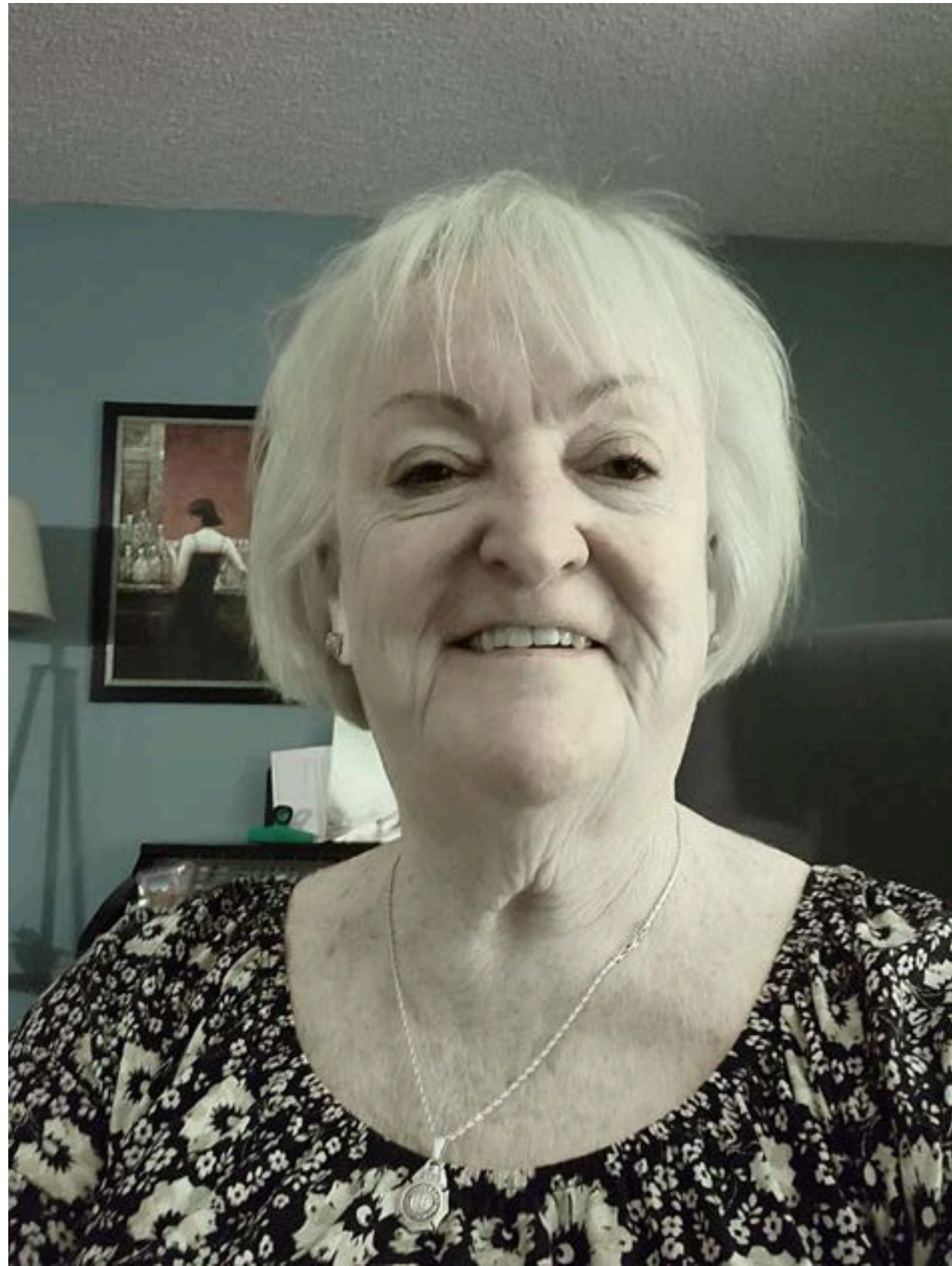
Since losing my husband in July 2024, I have focused on staying busy and connecting with neighbors of all ages. I recently completed a five-week remodel of my unit, and I plan on calling Morningside my home for many years to come.

I look forward to seeing you around the community.

Best regards,

Rosemary Guilmette
President, Morningside Condominiums





Jeannie Polovoy in Building G

Hi, my name is Jeannie Polovoy. I am a resident of Building G where I am also the Building Rep. My husband and I moved here in 2020 to be closer to family. I am originally from New York where I taught elementary school for 20 years. I have had experience as a member of 2 HOA Boards as well as being a member of various committees through both my work, in my community and my parish.

My work experience, as well as my volunteer work has given me the ability to work with and help people of all types and ages. I would like to be able to continue the good work of our current board and perhaps add some ideas. I especially would like to include more transparency between the board and homeowners.

Steve Shuler in Building H

Greetings & Salutations! I am Steve Shuler, a resident here since August 2024. My family thoroughly enjoys living here. I currently serve as your Secretary of Morningside Condominiums and always enjoy saying hello and meeting families and their dogs as I walk around the complex.

I currently work for the Air Force / Space Force as a Technical Advisor for the Enterprise Support Division. This division covers Accounting Policy, Field Support Operations and Special Projects, providing support to Air Force & Space Force financial management locations around the globe. I started my career in the Air Force in 1981, retired from the Air Force in 2001 and continue to work for them (they won't let me go - lol). So I bring some accounting and IT expertise to the table.

Prior experience as an HOA board member involved a much smaller scale of units and budgets but it addressed issues common to all HOA communities. I try to bring the KISS (Keep It Simple Steve) principle to everything I do - whether it's work, home or other committees or projects I volunteer with. I thought it would help keep the gray / white hair away, but as you can tell, it's not working well.

In everything I do, I use a few standard practices. First, listen to all sides. I learned this a long time ago when my 4 adult children (1 is 40 and the other three are 33) were growing up. It still works well today. The second practice is that yelling doesn't get us anywhere. The only time that worked for me was Basic Military Training. Work to get the best outcome and ensure everyone has been communicated with. Communication is key!

Appreciate your time and consideration, and wish you the best! Steve Shuler

