

October

2026

morningside
condominiums

HOA Board of Directors Meeting
Thursday - October 22nd
at 6:30pm
change of location
Mt Olive Church
11453 E Wesley Ave
Aurora, CO 80014
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

NOVEMBER 3rd ELECTION

Two million Coloradans use natural gas to heat their homes. In her Denver Post column, Krista Kafer explains that natural gas is an important backup during storms and a clean way to supply Colorado's electric grid. Amendment 83 will allow every Colorado resident to choose natural gas--a less expensive, more reliable, and cleaner option. It will also lower energy costs. Vote YES on Amendment 83! Read Krista's full column here: http://www.denverpost.com/2026/08/18/natural-gas-ballot-measue-colorad-vote/

in the event that this measure does pass we are looking at converting our building air handlers to electric. With 10 buildings in our community with the cost of each air handler being $100,000 to replace, without additional parts and labor, each building will, most likely, need an electrical update and we do not even know if the Denver grid has the ability to support the necessary electrical upgrade.

Morningside Management Minute

Important Reminder: Moving and Unit Work Hours

Please be reminded that moving and work within individual units is permitted Monday through Saturday, from 8:00 a.m. to 5:30 p.m. This is clearly outlined on both the Moving Authorization Form and the Work Authorization Packet, which all owners and tenants are required to complete, sign, and submit to the HOA office prior to moving or beginning work within a unit.

Moving or performing work outside of the permitted days and hours is a violation of the Association's governing documents and may result in a fine. More importantly, activities outside of the permitted hours can disturb your neighbors' peaceful enjoyment of their homes.

Thank you for your cooperation and consideration of your neighbors.

Thank you Cathi 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

Maintenance Department
Maintenance Supervisor
Bruno Santiago
Sr. Maintenance Technician
Eli Lucero
Maintenance Technician
Rodrigo Santiago

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

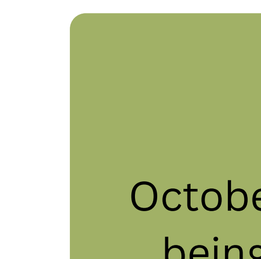
RealManage
POWERED BY CIRACONNECT

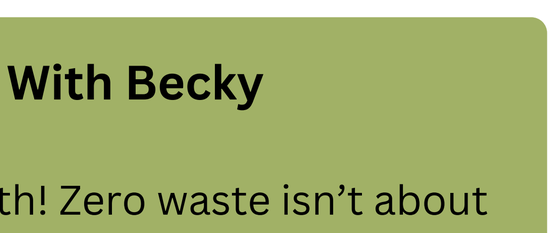
Management Company:
Real Manage
23 Inverness Way E #200
Englewood, CO 80122

Trash Talking With Becky

October is Zero Waste Month! Zero waste isn't about being perfect. It's about making small, thoughtful choices to reduce, reuse, repair and properly recycle more of what we already have in our lives. Learn more at racetozerowaste.org.

Don't Trash That Tech! Old electronics contain valuable materials that can be recovered and reused. Batteries and other components can cause fires or release harmful substances when placed in the trash or curbside recycling. Many electronics are also banned from Colorado landfills, including computers, TVs, smartphones, tablets, earbuds, smartwatches and more. Give your gadgets a better next chapter by donating working items or taking unwanted electronics to a certified e-cycler such as Blue Star Recyclers.







Community Night Out



The Community gathering on August 26th was an immense success. Our Community Resource Officers were in attendance, Manny Fuentes and Aaron Escalente, who talked with many of the residents and are getting to know our community.

Recognitions for some of our community volunteers were handed out: Jack Berry and Rita Dubovik for their amazing flower beds as well as Cynthia Lane and Ann Cany for weeding and maintaining flower areas around the community. All Building Reps were thanked for their continued work in their respective buildings. Raffle tickets were drawn and prizes passed out.

The food was a delicious. Homemade cookies from Maurice Washington in addition to two beautiful cakes celebrating our Morningside Community 53rd Birthday.

Thank you to the Building Reps, Doug Doyle for Music, and the Community Night OutCommittee and to everyone who came out to enjoy the evening.

It took everyone to make this gathering a success.







Classifieds:
For Sale & Community Information

Building F Remodelled 1 Bedroom 1st Level For Rent

Recently remodelled gorgeous 1 bedroom on desirable 1st floor for easy access and no elevator required with a private lanai looking directly on densely tree'd park. New white shaker cabinets throughout, carpet, laminate flooring and remodelled bathroom. Newly tiled enclosed lanai accessed through french doors and includes private enclosed parking . Available October 15th and $1700 per month and includes HOA fees. If interested, call or text Michael 303 551-4222



I have a daybed. If someone can take it apart to take it out, they can have it . please contact mscondonews@gmail.com

We have a new restaurant in our neighborhood!

Becker's Neighborhood Kitchen

3563 S Monaco St Parkway

in the King Supers parking lot where Piccalo's was.

Take the time to support a local business and leave a review.

The 15th 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.

First Plymouth's Repair and Recycling!

Don't pitch it. Let's fix it! Bring your broken household items to First Plymouth's Helping Hands Repair Café on Saturday, October 10, from 12 to 3:30 p.m. Repairs are free, but registration is required.

Clear out that drawer of old electronics! Bring computers, TVs, phones, cords and more to First Plymouth's E-Waste Collection Event on Saturday, October 17, from 9 a.m. to 3 p.m. Some recycling fees apply.

Neighborhood Watch

Gunshot detection mics, the ShotSpotter network, has produced 25,200 alerts, 655 arrests, and has recovered 721 guns since 2020 through June 2026. These specific notifications enable police to find evidence such as shell casings which can be linked to homicides and shootings. Denver will keep using ShotSpotter through the end of 2026 then a city-wide review will take place to determine whether to renew, replace or end the program.

Lisa

nw.morningside@gmail.com



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