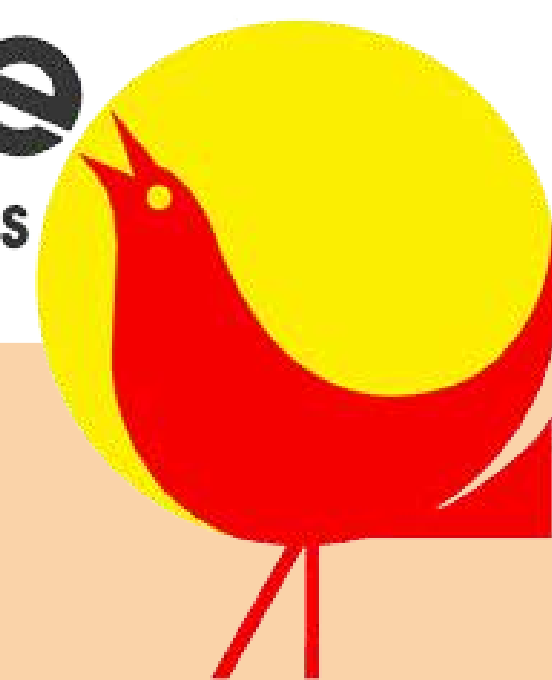




September

morningside
condominiums

2026



HOA Board of Directors Meeting
Thursday - September 24th
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 Community Garage Sale

You asked for it! It's Back!

Saturday, September 26th 8:00am to 1:00pm

The sale will be held in the **parking lot between buildings D & E**.
Our last Community Garage Sale was a great success, with lots of neighbors and visitors stopping by to browse, buy and enjoy the day.

RSVP BY 5:00 PM, SEPTEMBER 9 FOR A SPACE

Email Marlene Pappas at mpappas1@gmail.com

To call her 310-874-0454

Or text Janice Hall 970-759-0818

WE STILL NEED A FEW VOLUNTEERS
Even a little help is be appreciated!
Please contact Marlene or Janice ASAP

Set up time 7:00-8:00am

20 spaces available, spaces can be shared, first come, first served.



Morningside Management Minute

One of the most important things residents can do to help maintain our 10-building property is report leaks as soon as they are noticed. Even a small drip under a sink, water stain on a ceiling, damp wall, or puddle in a common area can indicate a larger problem. Reporting leaks early helps prevent water damage, mold, costly repairs, and damage to neighboring units. If you notice water where it shouldn't be, don't wait to see if it gets worse—contact property management or maintenance right away. A quick report can make a big difference in protecting your home and the entire property.

Thank you Bruno Santiago for this month's Management Minute.

Denver Electronics Recycling Coupon

The city of Denver has a great electronics recycling program that gives residents a **\$25 coupon** to offset the cost of recycling electronics. The "E-cycle Coupon" is for recycling televisions, monitors, and other electronic items at a significantly discounted rate.

Apply for your coupon with **Blue Star Recyclers** at
<https://www.denvergov.org/My-Property/Recycle-Compost-Trash/Recycle/Electronic-Recycling>

Disposing of electronic equipment in the trash is illegal in Colorado as of July 1, 2013, in accordance with Colorado's Electronic Recycling Jobs Act (SB 12-133, 4/20/12).



Property Management

Morningside Office

7100 E. Hamilton Place
Office hours Monday-Friday
8am-4:30pm
303-759-0776

Property Manager

Doug Griffing,
Community Association Manager
Cathi Porter,

Assistant Community Association Manager

After Hours Emergency
1-866-473-2573 option 2

Email the office at:
mornside@ciramail.com

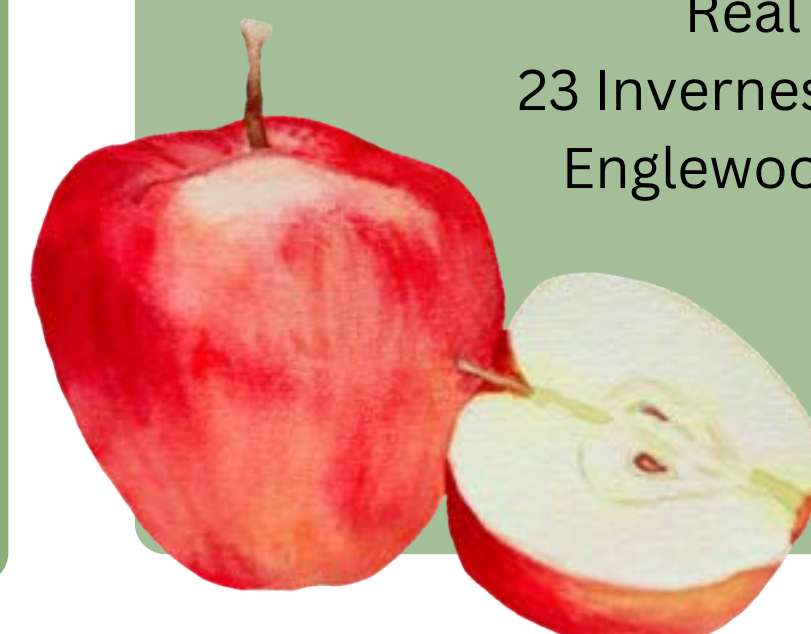
Maintenance Department

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

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



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



Trash Talking With Becky

Sorting your recycling can sometimes feel like you haven't had your first cup of coffee yet. And coffee cups definitely don't make it any easier.

Here's the tea: Paper coffee cups CAN go in our recycling bins at Morningside, but the plastic lids CANNOT. Cardboard sleeves can also be recycled. Just remove the lid and make sure your cup is empty before tossing it in the recycling.

Here's something to percolate on, though: paper cups aren't accepted in every recycling bin. It depends on who services your recycling, so the trick is to always know your hauler and what they accept.

Unfortunately, K-Cups and those little creamer cups? Those go in the trash too.

That's a latte to remember, but you can do it!



Classifieds:

For Sale & Community Information



Knitters

Want to finish a lovely Annie's Craft Kit afghan? I started a subscription craft project, but the afghan squares got too difficult for me to do. About half finished. Grey tones. If you want it, I will deliver it to your unit. Call or text (preferred) Jan 303-669-7609.

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.

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.

Be Kind to Your Condo

Things that you can do to keep your home and investment healthy.

***Garbage disposals** - If you do have a garbage disposal, be aware of what you should not put in it - coffee grounds, cantaloupe seeds, stringy vegetables and fruits like celery and oranges, potato peels, eggshells, meat products, bones, or any large food pieces.

***Shower and tub drains** - Regularly clean out hair from drains, use mesh drain covers to protect your bathroom pipes.

***Drains and garbage disposals** should be regularly cleaned using vinegar and baking soda or using a commercial enzyme formulation. This can be found at any hardware store.

***Toilets** - check for leaks around the base of your toilet, this is an indication that the wax ring is failing and needs to be replaced. Make sure the tank's insides are working properly; this keeps water from continually running.

***Bathroom Vents** - Remember to clean the vents on a regular basis to keep air circulating properly through your unit. These can be taken off and vacuumed or washed.

***Check your Electrical Panel** - If it is a Zinsco or Federal Pacific, please plan to get these replaced. These have been recalled and can be overloaded with our modern appliances and can cause a fire.

These habits help to prevent blocked drains, leaks into adjacent units, and fires due to overloaded electrical panels. They not only maintain the health of your home but will also protect your neighbors and possibly your building.

Please Welcome Eli Lucero

Senior Maintenance Technician

Colorado native and recent graduate of the Emily Griffith Technical College, earning a certificate in HVAC, I also have my EPA 608 certification. I was a building engineer with Denver Public Schools, with hands-on knowledge of building maintenance, HVAC systems, and facility operations. Also I have experience working for a large landscaping company, developing extensive knowledge of irrigation systems, maintenance, and troubleshooting.

Outside of work, I enjoy fishing, following local sports, and playing video games. I'm also really into technology and enjoy building and customizing my own computers.

Neighborhood Watch

In January 2026 the health department reported that fatal fentanyl overdoses rose nearly 25 percent in 2025. Four hundred deaths are projected for 2026 putting Denver on track for a record year.

Proposition 85, Colorado penalties for Fentanyl Sale and Possession initiative is on the ballot for November 2026. Felonies will be upgraded for the manufacturing, dispensing, sale and possession of fentanyl. Court ordered treatment will be mandated for some violations and jail time for others.



Lisa

nw.morningside@gmail.com

