



# April

**morningside**  
condominiums



## Election

### Monthly Board of Directors Meeting

Thursday - April 24th  
at 6:30pm in the Community Clubhouse  
We look forward to seeing you there!

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  
Director at large, Ted Anderson:  
memberatlarge@morningside.condos



**Please welcome back Ted Anderson to the Morningside Condominium Board of Directors, serving our community as Member at Large. Thank you Ted!**

Fortunately, Cynthia Lane and Kris Fort are willing to serve another 3-year-term on the Board of Directors here at Morningside Condominiums.

No one in the community has stepped forward to serve the Morningside Condominium community on the Board at this time.

As current Board members we would like to continue the great work that we have been a part of for the last 3 years.

You still play a very important part in the Morningside election process. It is necessary for us to have a quorum of the community members (20% or 87 members) either present or their proxy mailed in, given to your building rep or board member, given to Cathi in the office.

Cathi is happy to answer any questions that you may have.

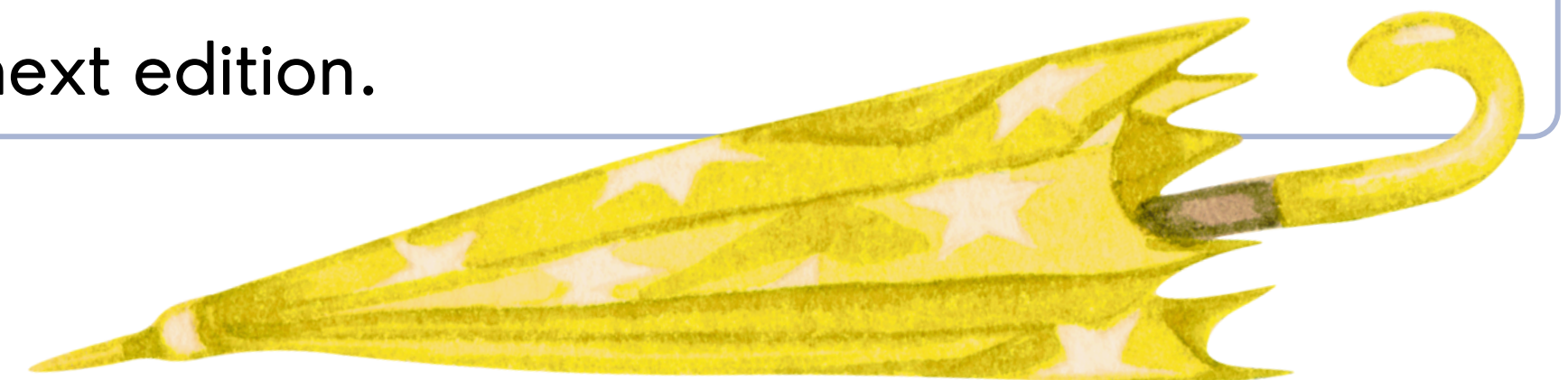
**Please attend the meeting on Thursday 5/22 AT 5:30 pm in the Morningside Clubhouse or give your proxy to Cathi in the office!**

### The Story of Morningside Condominiums - a little History

In May 1973, Building C, located at 6980 E. Girard Ave., opened its doors. Residents were allowed to move in, though the building was not complete. Then in August of that year, Building B, 6940 E. Girard Ave. opened to new residents, again, even before the building was finished. This building was the first to merge two one-bedroom condos into a two-story town house with a spiral staircase connecting the units.

During a blizzard in December 1973, residents started to move in to Building A, 6930 E. Girard Ave. Even before the upper floors were complete and phone service not being available, they were willing take up residency.

This story is too long to relate in one article so watch for it's continuation in the next edition.



#### Morningside Office

7100 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](mailto: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

Happy Earth Month!



Honoring Mother Earth starts with reducing waste and then recycling right. When possible, the best approach is to **Refuse, Reduce, and Reuse** first! Denver has fantastic refill stores to help you cut waste and skip recycling confusion altogether. Check out [litterless.com](http://litterless.com) for more information.

Friendly Reminder from Your Neighbors: Styrofoam does not belong in the recycling bin—it should go in the trash. If you're doing any renovation work, please remind your contractors to dispose of materials like wood, drywall, and old fixtures properly. These items can't be recycled and should never go in the recycling bin. Proper disposal helps keep our community and recycling system safe.

Need help figuring out what goes where? The City of Denver has a great tool! Visit [denvergov.org](http://denvergov.org) and search "Recycle"—it's the same info used for the Purple Bins.

## Are you doing some Spring Cleaning?

**Before you place unwanted, gently used items in the trash or dumpster, please consider this:**

We have a neighbor who volunteers for the Metropolitan Community Church of the Rockies Food Pantry.

Do you have any non-perishable food items (not expired), or gently used clothing items (adult and kids), or gently used backpacks, personal hygiene, household and cleaning items you want to get rid of? Don't throw them away! I volunteer at the MCCR food pantry and we can use these items. We even accept working vacuum cleaners in decent shape. Contact Dan at 303-915-7232 in unit J-104 if you have any questions or to arrange pickup.

Thank you in advance!

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).

## INSURANCE

### Tip of the Month for your HO-6 Policy

#### Endorsements/Riders

Please check to make sure you have Back-Up of Sewer or Drain coverage.

If you are unsure, contact your insurance agent to make sure you have this coverage to protect your condo in the event of a sewer or drain back-up causing damage into your unit.

### ARE YOU A RENTER OR HAVE NO MORTGAGE, AND THINK YOU DON'T NEED CONDO INSURANCE?

What will it cost you to replace your personal belongings?  
What will it cost you to live somewhere else in the event of a major flood or fire?

What will it cost you if you have a leak that damages your neighbor's property?

For very little money per year, you can have the peace of mind in knowing your personal items will be replaced in the event of a catastrophic happening, and you will not be responsible for the expense of your unit damaging another.

## Neighborhood Watch

On March 15 th at 7:00am, a resident was walking her dog when a driver slowed down, stopped his car and rolled down the window.

He asked if she spoke Spanish and she said no. He then showed her a crude prewritten text asking her if their dogs could get together, then recommended that they should too. Please avoid a red Nissan or Chevy SUV with Utah plates.

[nw.morningside@gmail.com](mailto:nw.morningside@gmail.com)



## April 22<sup>nd</sup> - Earth Day

**Let's celebrate with a  
Community Clean Up!**

**Meet in front of the Clubhouse at  
9am. Everyone is welcome.  
Bring a trash bag, gloves and a  
grabber if you have one.**

