



December

morningside
condominiums



Monthly Board of Directors Meeting

Thursday - January 23rd

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, open position:

secretary@morningside.condos

Director at large, open position:

memberatlarge@morningsidecondos.com

Buildings A & H are looking for a building representative. Please contact Cathi in the office

Hey, It's Cold Outside:

How to protect your condo, our buildings, ensure good heat circulation and avoid frozen pipes:

- *Keep the dampers open on the baseboard heating units.
- *It is recommended to set your thermostat at a comfortable temperature and leave it, do not turn it up and down.
- *When outside temperatures are freezing and below, set your thermostat **no lower than 68 degrees.**
- *Keep lanai doors closed- there are water pipes under the floors and these pipes can freeze if lanai doors are left open.
- *Close the air exchange vents on your air conditioners. It can help to cover the units with some plastic.
- *Make sure drapes or furniture are not blocking the radiators, this will ensure the heat circulates into the rooms properly.

Are you doing lots of holiday cooking?

Remember to treat your garbage disposal and kitchen pipes with love: no grease, no meat products, no pasta, no coffee grounds, leafy greens or large amounts of food product.

Interested in composting?

Cherry Creek Recycling Drop-off, accepts food scrapes and plant debris at no cost. 7400 Cherry Creek S. Dr. 2.4 miles from our community. Go to Denvergov.org and enter Cherry Creek Recycling Dropoff for hours and what they accept.



Available Board of Directors Position

The Morningside Board of Directors has an open position. We are looking for someone with banking or accounting experience.

Please apply if you feel your are qualified and available to check email daily, attend a couple meetings a month, and you are able to finish a two-year term.

Contact Cathi in the office for an application

Morningside Office

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

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

Property Management

Property Manager

Cianna Herselius, CAM
Cathi Porter, Assistant CAM

email the office at:
mornside@ciramail.com

Maintenance Department

Maintenance Manager
Bruno Santiago
Sr. Maintenance Technician
Yahir Santiago

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



Management Company:
Real Manage
23 Inverness Way
E#200
Englewood, CO 90122



Regular Monthly Assessments:

Due monthly on the 1st of each month.

Annual Reserve Assessment:

Due once each year on January 1st

These amounts will BOTH be on your statement for funds due to the Association January 1, 2025. You can pay your statement amount using ANY of the methods listed in the attached Ways to Pay document.

Payments received on or after the 16th of each month are considered late, and late fees may be applied to your account if payment is received on or after the 16th of each month. The Collection Policy is attached for your review.

What are ways to make my HOA assessment payment?

- ACH (online via our Owner/Resident Portal or Mobile App)
 - <https://www.realmanage.com/> OR <https://www.ciranet.com/ResidentPortal/user/quickpayment>
- Credit card (online via our Owner/Resident Portal or Mobile App)
 - eCheck (online via our Owner/Resident Portal or Mobile App)
 - PayPal
- Telephone with a credit card or e-check by calling RealManage toll-free at 1-866-4-RealService (866-473-2573)
 - Bill Pay through your bank
- If you choose this option, please be sure to contact your bank whenever regular monthly assessments increase.
- If you choose this option, please be sure to notify your bank that for January 1, 2025, there is also the Annual Reserve Assessment. Your bank can combine January's regular monthly assessment amount with the annual reserve amount in one check/payment
- U.S. Mail - Always FREE to pay via U.S. mail. Please note, we do NOT accept payments of any kind in our on-site offices. Please send your assessment payments along with your coupon or statement tear-off to the following address:
 - Payment Processing Center
 - c/o RealManage
 - PO Box 105007
 - Atlanta, GA. 30348-5007
 - OR
 - Morningside Homeowners Association, Inc.
 - c/o RealManage
 - 700 N. Colorado Blvd., #419
 - Denver, CO. 80206
- If you choose to send your payments in the U.S. mail, please allow time to receive the check and to process it.

Assessment Summary:

Unit Description	2024 Monthly Assessment	2025 Regular Monthly Assessment (highlighted amount starts January 1, 2025)	2025 Annual Reserve Assessment (due January 1, 2025)
Small unit: 1 BR, 1 Bath	\$339.00	\$372.92	\$101.76
Small unit 1 BR, 1 Bath, w/Den	\$394.00	\$433.42	\$118.26
Corner unit, A-D: 2 BR, 1 Bath	\$412.00	\$453.23	\$123.69
Corner unit, E-F: 2 BR, 1 ¼ Bath	\$468.00	\$514.83	\$140.49
Corner unit, G-K: 2 BR, 1 ¼ Bath	\$480.00	\$528.03	\$144.09
Inside unit: 1 BR, 1 Den/BR, 1 ¼ Bath	\$489.00	\$537.93	\$146.79
Inside unit+, A-F: 2 BR, 1 ¼ Bath, w/ Den	\$537.00	\$590.73	\$161.19
Inside unit+, G-K: 2 BR, 1 ¼ Bath, w/ Den	\$543.00	\$597.33	\$162.99
Large unit (08): 2 BR, DR, 1 ¼ Bath	\$638.00	\$701.84	\$191.52
Double Floor unit: 2 BR, 2 ½ Bath	\$677.00	\$744.74	\$203.22



NEIGHBORHOOD WATCH

The days are shorter, and the nights are colder. Please remember to lock your car and remove your garage door opener, even while parked in the parking garage. Never leave any personal items visible in your car, even when locked.

nw.morningside@gmail.com

Classifieds:

The community clubhouse is available to rent for your holiday festivities. Contact Cathi in the office for details and availability.

Community News:

Dan From Building J says a huge thank you to the community for your support and donations to the MCCR food pantry! For your continued support contact Dan at 303-915-7232

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.

Or 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 emailmscondonews@gmail.com).