



## HOA Board of Directors Meeting

No meeting in December.

Thursday - January 22nd  
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 neighbors, let's connect! This private Facebook group is a space to meet new friends, share resources, join activities, and build a supportive, positive community together.

<https://www.facebook.com/groups/morningsidecondos>

Thank you Becky!

## 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

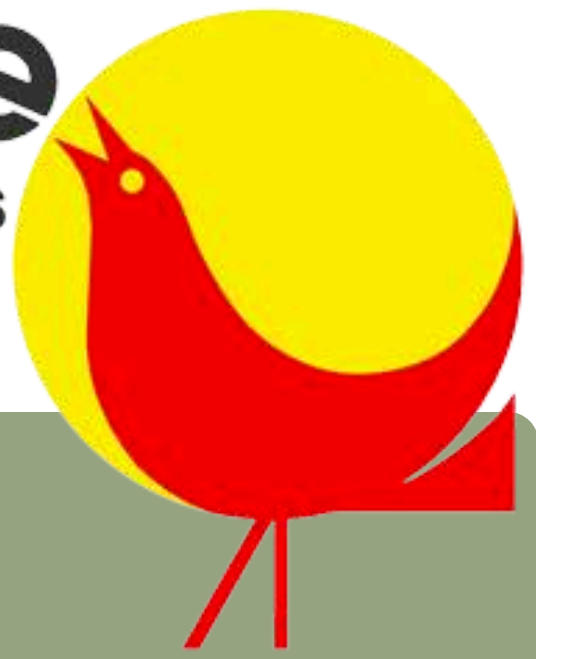
**Property Manager**  
Cianna Herselius,  
Community Association Manager  
Cathi Porter, Assistant Community Association  
Manager  
email the office at:  
mornside@ciramail.com

**Maintenance Department**  
Maintenance Supervisor  
Bruno Santiago  
Sr. Maintenance Technician  
Yahir Santiago  
Maintenance Technician  
Rodrigo Santiago

Please see [ciranet.com/ResidentPortal/User/login](http://ciranet.com/ResidentPortal/User/login) for community financial information.

# December

morningside  
condominiums



## History of Holiday Lights in Denver and why do they stay on so long?

The tradition of hanging outdoor, holiday lights started in 1914 with a local electrician. His son was sick and bedridden. To lift his spirits, he dipped lights in red and green paint and strung them on an electric wire around the pine tree outside of his son's bedroom window.

The practice spread through the neighborhood, and then throughout the entire city. The Denver City and County Buildings began decorating the outside of their buildings in 1922. At this time, it was also decided to keep the lights on until the end of the annual rodeo and livestock show. The rodeo had been coming to Denver since 1906 and brought thousands of visitors to the city. Many of the participants had to travel during the holidays just to get here by the January 11<sup>th</sup> start. The holiday lights are meant to be a welcoming face to all the visitors and to help those participants celebrate the holidays away from home.

In the 1940's the city encouraged all residents to leave their holiday lights on until the last day of the rodeo, which is January 26<sup>th</sup>. So, if you like to decorate your lanai for whatever holiday you celebrate this season, feel free to decorate and then leave lights on to be part of the Denver's tradition.

## Kudos to the Landscape Committee

Thank you to all the members of this committee and to those who were not on the committee but showed up for our volunteer days. We did several volunteer days during which we were trimming the dead out of bushes and cleaning up in the community.

Projects included planting the pool flowers, plants in front of the junipers at the clubhouse, and the planning and contracting of the plants in the clubhouse parking lot circle. Everyone contributed both knowledge, inspiration and sweat.

Looking forward to working with everyone in 2026.

Landscape Committee Chair  
Cynthia Lane



  
POWERED BY CIRA CONNECT

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



## Trash Talking With Becky

Happy Holidays! Many of our favorite holiday items are not recyclable including (most) wrapping paper, cards with glitter, decorations, string lights or plastic trees. Keep these items out of the recycling bin. However, the Cherry Creek Recycling Center down the street will recycle broken lights from Dec 5 - Jan 2. Don't forget to compost real trees through the City's Treecycle program. Need more help recycling right? Denver Recycles is a great resource for proper waste diversion! Visit their site for more info: <https://bit.ly/denverrecycles>.



### Classifieds, For Sale & Community Bulletin Board:

#### CONDO FOR RENT

2 bedroom, 1 bathroom 6980 E. Girard Ave. Apt 410  
\$1,650 per month

Contact Rose at [Rwins30010@outlook.com](mailto:Rwins30010@outlook.com) or 303-759-3156.

#### **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!

Please submit your ideas for articles early and classifieds by to the 20th of the month.

#### **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](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).

## ASSESSMENTS

### Regular Monthly Dues:

Due on the 1st of each month.

### Annual Reserve Assessment:

Due once each year on January 1st.

BOTH charges will appear on your January 1, 2026 statement in the Owner Portal (CiraNet). If you want, you can pay your full monthly amount selecting the “**open balance**” option in the payment portal for ACH payments. Payments received on or after the 16th of each month are late, and will incur late fees. Please note that payments are not accepted in the Morningside Office. If you need a copy of the “Ways To Pay Your HOA Dues” document, please stop by the office or email [mornside@ciramail.com](mailto:mornside@ciramail.com).

### Assessment Summary

Unit Description	2026 Monthly Assessment	2026 Reserve Assessment (Due January 1st)
Small unit: 1 BR, 1 Bath	\$384.11	\$33.56
Small unit 1 BR, 1 Bath, w/Den	\$446.42	\$39.01
Corner unit, A-D: 2 BR, 1 Bath	\$466.83	\$40.79
Corner unit, E-F: 2 BR, 1 ¾ Bath	\$530.27	\$46.33
Corner unit, G-K: 2 BR, 1 ¾ Bath	\$543.87	\$47.52
Inside unit: 1 BR, 1 Den/BR, 1 ¾ Bath	\$554.07	\$48.41
Inside unit+, A-F: 2 BR, 1 ¾ Bath, w/Den	\$608.45	\$53.17
Inside unit+, G-K: 2 BR, 1 ¾ Bath, w/Den	\$615.25	\$53.76
Large unit (08): 2 BR, DR, 1 ¾ Bath	\$722.90	\$63.17
Double Floor unit: 2 BR, 2 ½ Bath	\$767.08	\$67.03

## Neighborhood Watch

On November 11 th, the largest amount of fentanyl in Colorado history and the sixth largest in US history was seized from a storage unit in Highlands Ranch. According to the US DEA, fentanyl is the leading cause of death for Americans ages 18 to 45. In Denver fentanyl overdoses are trending up from 2024, and the US DEA says that this latest confiscation will save a lot of lives.

Sources: KDVR Denver, Denver Department of Public Health & Environment (DDPHE), Overdose Data Dashboard, and the US Drug Enforcement Administration.

Lisa

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

