

# Normandy Estates

## August 2025

Normandy Estates Improvement Association

P.O. Box 620142

Littleton, CO 80162

### NEIGHBORHOOD EVENTS

**8/5**

Food Trucks  
5-7:30 p.m.  
The Turkish Chef  
Hip POPs

**8/11**

Monthly NEIA  
Board Meeting  
7:00 p.m.

**8/13**

Monthly NEMRD  
Meeting  
6:45 p.m.

### NEIA UPDATES

#### FOOD TRUCKS

Food trucks are coming to the pool on August 5th. Enjoy good eats from The Turkish Chef and dessert from Hip POPs. **Normandy residents have FREE pool admission after 5pm.** So grab some food and enjoy dinner at the pool!

### NEMRD UPDATES

#### POOL HOURS UPDATED

With summer, sadly, coming to a close, **beginning Augst 11th pool hours will change to WEEKEND HOURS ONLY.** This will continue through September 1st, the last pool day of the 2025 season. See you at the pool for some last few summer swim days!

#### BOARD OPENING

We need YOU! If you own a home in Normandy Estates and are interested in serving on its special district board (responsible for the pool, front entrance at Coal Mine, tennis courts, and clubhouse), **contact the board to express your interest at [questions@normandypool.com](mailto:questions@normandypool.com)**  
**Board members receive a FREE pool membership each year!**

### CLUBHOUSE RENTALS

The Normandy Estates clubhouse is available for rent year round, on a first come, first serve basis.

For rates or to make a reservation go to:  
[www.Normandypool.com](http://www.Normandypool.com) or email:  
[Normandypoolrentals@gmail.com](mailto:Normandypoolrentals@gmail.com)

### COMMUNITY UPDATES

#### 12th ANNUAL LITTLETON CRITERIUM

Head to downtown Littleton for the annual criterium bike race on Saturday, August 2nd. There will be adult and kid races as well as a NEW art festival. Races begin at 1pm and continue into the late night.



### SCHOOLS IN SESSION. SLOW DOWN!



The kids are back in school and the warm weather has everyone on the streets to play. Please drive slowly through our neighborhood to keep everyone safe! Getting to work or school an extra minute early isn't worth the dangers of speeding down our streets.  
Thank you.

# Neighborhood Contacts & Committees

## NEIA Board of Directors

Katy Korman, President, Term Expires 2027  
(503) 780-1957 neia.president@gmail.com  
Donny Gwinner, Vice President, Term Expires 2028  
Michelle Meyer, Secretary, Term Expires 2026  
NEIA.Secretary@gmail.com  
Brett Grooms, Treasurer, Term Expires 2026  
NEIA.Treasurer01@gmail.com  
Samantha Knipp, At-Large, Term Expires 2026  
Kate Fleckenstein, At-Large, Term Expires 2026  
Gary Patrick, At-Large, Term Expires 2027  
JoAnne Patrick, At-Large, Term Expires 2028  
Julie Crawl, At-Large, Term Expires 2028

### Committees

Architectural Control:

Gary Patrick

Covenant Enforcement: unfilled

Communications: Julia Holman

NeNewsletter@msn.com

Activities: Kate Fleckenstein and Sam Knipp

Welcome Committee: Sue Rossi

719-439-3823 and/or suebrossi@hotmail.com

### NEIA Monthly Board Meeting

Second Monday of every month

7 p.m. at the Normandy Estates Clubhouse

Open to all residents. Please, come!

Yearly Dues (April-March) \$100.00

Mailing Address

NEIA P.O. Box 620142 Littleton, CO 80162

## NEMRD Board of Directors

Preston Faiks, President, Term Expires 2025. Term limited.

Kristine Faiks, Secretary, Term Expires 2025

Kevin Bierbach, Treasurer, Term Expires 2025

Donna Wirkus, Board Member, Term Expires 2025

Hadley Ismert, Board Member, Term Expires May 2025

Board@normandypool.com

### NEMRD Monthly Meeting

Second Wednesday of every month

6:45 p.m.

Open to all residents, Please come!

Facilities Manager/Rentals:

Email: Normandypoolrentals@gmail.com

## ACC Requests and Approvals



So nice to see so many homes and property improvements happening in the Neighborhood. Please remember that any modifications to your home need approval through the Architectural Control Committee BEFORE the work can begin.

The Architectural Control Committee thanks residents for their submissions of outdoor improvement projects via the NEIA webpage.

<http://www.normandyestates.info/>

You may also submit your request via mail to:

NEIA  
P.O. Box 620142  
Littleton, CO 80162



Facebook is a great way to connect with friends, family AND your neighbors!

Please request to join:

\* Normandy-Estates Group-Littleton

## COUNTY CONTACTS

### Jefferson County Info

Sheriff Non-Emergency  
303-277-0211  
Jeffco Zoning Violations  
303-271-8725  
Jeffco Animal Control  
303-271-5070  
Website  
<http://jeffco.us/>

### Arapahoe County Info

Sheriff Non-Emergency  
303-795-4711  
Animal Control  
720-874-6750  
Website  
[www.arapahoegov.com](http://www.arapahoegov.com)

Platte Canyon Water District  
303-979-2333  
Xcel Gas Leak Line  
1-800-895-2999

There's important prep involved in getting your home SOLD-let's chat!

**CONSIDERING A FALL MOVE?**

SAM KNIPP  
BROKER ASSOCIATE  
REALTOR®  
303-598-7778  
SAM@EMBERANDSTONE.COM

MY AVERAGE DAYS ON MARKET IN 2025 IS LESS THAN 45.  
IF YOUR HOME IS CURRENTLY LISTED WITH ANOTHER BROKER, THIS IS NOT INTENDED AS A SOLICITATION.

## SPIRE FINANCIAL

### CASH BUYER PROGRAM

With current market challenges that include low inventory, buyer fatigue and continued competition, an assignable contract transaction is an ideal solution for non-contingent buyers to get under contract on the home they love!

**BENEFITS INCLUDE THE ABILITY TO:**

- WAIVE LOAN & APPRAISAL DEADLINES
- STRENGTHEN OFFERS
- COMPETE WITH INVESTORS
- SPEND LESS TIME SEARCHING FOR PROPERTIES

**Brian Fennell**  
Production Partner  
NMLS 189788  
720-495-9341  
bfennell@spirefinancial.com  
spirefinancial.com/bfennell  
1123 Aurora Pkwy, Ste. 300 & 400  
Denver, CO 80204

Scan to apply for financing


**SPIRE FINANCIAL**  
A Division of VJR Mortgage, Inc.

VJR Mortgage, Inc. (VJR) is a Equal Housing Lender. NMLS ID 146202. CO Mortgage Company Registration 100602. Regulated by the CO Division of Real Estate. VJR Mortgage, Inc. is not a bank and does not take deposits. This program is available to qualified buyers only and is subject to credit review. VJR Mortgage, Inc. is approved by participating FHA programs and the program is not available in all areas. VJR Mortgage, Inc. does not discriminate on the basis of race, color, sex, national origin, religion, or marital status. All products are subject to credit review and approval. Not all products are available in all states. Other restrictions may apply. This is not an offer to enter into an agreement. Not all customers will qualify.



## RESIDENTIAL INTERIOR DESIGN

renovations | new construction | furniture + fixtures



Creatives who are passionate about design, exceptional service, and seamless project management, **we're delighted to help you create your dream abode.**

Stacy Kosis - Owner  
stacy@nookdc.com  
nookdesigncollective.com

**nook**  
DESIGN COLLECTIVE

# GRANITE DIRECT

303-282-8317



**OWNED  
AND OPERATED  
BY NORMANDY RESIDENTS**

**OFFERING THE FINEST COLLECTION OF NATURAL STONE AND QUARTZ FROM  
AROUND THE WORLD. DIRECT PRICING TO THE CONSUMER WITH FABRICATION  
AND INSTALLATION OCCURRING WITHIN 7-10 BUSINESS DAYS.**

# CLASSIFIEDS

## Article, Classifieds and Letters to the Editor:

Normandy News will publish articles about residents and their achievements and life events. We will also publish In Memoriam requests and as space allows we will publish business listings that your Normandy Neighbors can offer.

There is no charge for articles. Letters to the Editor are encouraged from any Normandy Estate resident.

The preferred method for submitting any request is to email the communications chair @ NENewsletter@msn.com

MISC. SERVICES	YOUTH SERVICES:
<p><b>Tennis Racquet Restringing and Grip Replacement</b> Tennis anyone? Let me restring your racquet and replace your grip so you'll be ready for competition. Performed by a professional in 24 hours or less. Price: Restringing-\$40, this includes material. Replacing grip \$15-includes material. <b>Contact: Tony Hiram 720-560-3656-cell, 303-730-6306-home, or hiram4@gmail.com</b></p>	<p><b>Pet Sitting</b> Brecken loves animals. He would be happy to take care of any and all pet chores needed while you are away. Any day availability. Early morning and evening hours. (Some extra visits if requested) 303-638-8411</p>
<p><b>Duct Cleaning Business</b> Normandy residents, mention this ad and receive 10% off all scheduled services on your first visit. <a href="http://Elevatedductcleaning.com">http://Elevatedductcleaning.com</a> 720-404-9322</p>	<p><b>Baby Sitting</b> My name is Grace Rossi and I'd love to hangout with your kids or dogs. If you need a sitter, I would love to help out! Please reach out at 719-439-3823.</p>
<p>Normandy resident, <b>Attorney, Jay Pickard</b>, specializes in business and estate planning and the firm also specializes in family law, personal injury and criminal law. <b>Call 303-989-6655</b> or visit our office at; 12712 W. Ken Caryl Ave, Littleton, CO 80128</p>	<p><b>Pet Sitting</b> My name is Lauren Tolar and I would love to pet sit or walk your furry friends. I have 4 pets and am comfortable working with both large and small pets. I charge \$5/visit or 30-minute walk. My Parents will go with me on all pet visits. To schedule a visit or walk please call my mom (Angela) at (303) 981-3130.</p>
<p><b>Real Estate Agent &amp; Normandy Resident</b> <b>Angela Tolar</b> Get a free Home Valuation Report Evaluate your homeremodeling project Buy and sell real estate (303) 981-3130 AngelaTolar.com</p>	<p><b>Baby Sitting</b> My name is Sammie, I'm 13, completed the sitter certification course including CPR training! I'm super fun, love kids, and a straight A student. Let me know I can help . Call me for availability. 720-388-9071</p>
<p><b>Granite, Quartz and Marble slabs at wholesale prices</b> directly to the public. Fabrication and install also available. Company owned and operated by Normandy resident. <b>Michael Bullock at Granite Direct</b> (303) 282-8317 or visit us at our warehouse, 730 S. Jason Street, Unit 30, Denver, CO 80223</p>	<p><b>Pet Sitting</b> Hi, my name is Owen Wells and I am 11 years old. I love animals and I am responsible for taking care of my 2 dogs and 2 cats at home. Under my supervision, I will take care of your animals needs. Please contact my mom, Melissa Wells, at 720-841-1883.</p>
<p><b>Baby Sitting and Yard Work</b> Hi, I'm Davis Truax and I'm 15 years old. If you're looking for a hard worker for outside jobs, mowing, yard work, etc., call me!  If you're looking for a great babysitter, I'm your sitter. I'm creative, entertaining, and really responsible and can cook. I have my babysitting certification, am a Boy Scout with my first aid certificate, and have great references.  <b>Call me. Davis (720) 717-0890.</b></p>	<p><b>Funeral Advanced Planning Advisor at Horan and McConaty and Normandy Resident Paula Howard</b>  Please call me at 303-669-7878 to receive a <b>Free Final Wishes Organizer</b>. Let me ensure that your family is cared for with the upmost dignity and respect and that your services honor your life and legacy.</p>

# Normandy Estates Metropolitan Recreation District (NEMRD)

## NEMRD MONTHLY Meeting Minutes July 9, 2025

CALL TO ORDER: Wednesday, July 9, 2025 at 6:45 pm

ROLL CALL: Preston Faiks, Donna Wirkus, Al Frowis, Dan Snyder

GUESTS: Krystle Nichani, Stacy Kosis, Carrie Billings

### A. Oaths and Appointments

- i. Re-sign documents and send to Paralegal

### B. Playground Presentation

- i. Presented short lead time options (2)
- ii. Full replacement
- iii. All inclusive freight, demolition, and installation
- iv. ~ \$50,000
- v. Deferred Decision on playground replacement until future meeting
- vi. Put this on future agenda

### C. Tennis Courts

- i. Court need maintenance badly
- ii. Nets okay
- iii. Need to renew Matt Rotter Contract
- iv. Need to renew Tennis Court Maintenance contract (Al will do this)

### D. Snack Bar

- i. Dan went July 5th
- ii. Preston to re-fill July 21
- iii. Dan on Aug 4th maybe

### E. Reading AND APPROVAL OF June MINUTES:

- i. Approved

### F. Treasurer's Report:

- i. Our Bookkeeper will be retiring January, 2026.
- ii. Filled in Operating Budget Spreadsheet

# Normandy Estates Metropolitan Recreation District (NEMRD)

iii. Discuss accounting practices

## G. Pool and Clubhouse

- i. Invoice swim team (done)
- ii. Dumpster- reschedule pick-up to every other week, effective Sept 1 (AI will do this)
- iii. Backflow inspections
  1. Need to follow up (Preston will do this)

## H. Membership

- i. Advertise changes in hours via email (school hrs). (AI will do this)

## I. Tennis

- i. Resurface courts or patch holes on Court 2
- ii. Revisit Next Meeting

## J. Miscellaneous

- i. PO Box change
- ii. Paid through End of year, decided not to change po box location.

ADJOURNMENT at 9:05pm

**Next Meeting: August 13, 2025 at 6:45 pm**

## VOLUNTEER IN YOUR BACKYARD

### WITH THE RIGHT STEP, INC.

We are an adaptive riding and equine assisted activities for children and adults with physical, cognitive, emotional, behavioral and learning disabilities. We're located in the Denver Equestrian Riding School off of Coal Mine Avenue and are looking for new volunteers!



### SEEKING NEW VOLUNTEERS!

- FLEXIBLE HOURS
- ASSIST IN CARE OF HORSES
- HELP IN CLIENT LESSONS

*Join Our  
Cause Today!*

LEARN MORE AT: [BIT.LY/TRSVOLUNTEER](https://bit.ly/TRSVOLUNTEER)



## **Normandy Estates Improvement Association**

P.O. Box 620142

Littleton, CO 80162

This newsletter is the primary vehicle for public notification to Normandy Estates homeowners, and the information it contains serves as constructive notice.

Normandy Estates homeowners have a responsibility for the information within.

**As a reminder, ACC approval is required for all Exterior improvements**

Including but not limited to: garage additions, house painting, roofing, new or replacement fence, new or replacement sheds, new or replacement doors & windows, shutters, & siding.

