



Monthly Newsletter

May 1, 2026

Volume 4 | Issue 5

EXECUTIVE BOARD UPDATE



In the heart of the Spring season, we hope to see flowers blooming, leaves emerging, yards being refreshed, and more people out enjoying biking, golf, fishing, and racquet sports!

Water conservation is a major concern across the state. We appreciate everyone's cooperation with the 3-day-per-week watering schedule. It enables us to fairly distribute irrigation water to all of the lots, with some time allocated to the common areas. It allows the water to penetrate the soil overnight. We will continue monitoring the water flow through the ditch and work to maintain consistent pressure in the pumping system to meet our needs. **Here is a [link to the Ironbridge water schedule developed by the Board](#), and the [map to see if you are on red or blue days](#). **RFWDW has its own schedule, and [here](#) it is [if it applies to you](#).****

Something NEW: Want your voice heard? Want to be included in the discussion? The IPOA Board has reviewed **Wooclap**, an interactive, web-based engagement tool that makes it easy for members to share feedback through quick polls, questions, and idea prompts.

Participation is on your schedule, free to the users, and only takes a moment from your phone or computer. Simply scan a QR code or use a link and event code provided by Key Stone Management. Responses are managed by KSM and kept private; results are shared in a way that supports anonymity, so individual answers aren't tied to specific members. Unlike surveys we've used in the past, you will be able to see your neighbors' votes or opinions as they are submitted. Are you in the majority or "out in left field"??

Wooclap can also be used for open Q&A and occasional brainstorming to help us keep improving our neighborhood and ensure important questions are heard and addressed.

We plan to run a FUN test with the whole community, so watch for an email with instructions and details.

WATER CONSERVATION IS A COMMUNITY EFFORT

A mild winter with record-breaking high temperatures and a record-low snowpack portends a hot and dry summer ahead. Water is a limited and shared resource. Drought conditions will continue throughout the summer. During this time, conservation helps. Start conserving now:

- **Inspect sprinkler systems** regularly.
- **Raise mower blade height** and leave grass clippings to help retain moisture.
- **Use mulch** around trees, shrubs, and garden beds to reduce evaporation.
- **Water trees and shrubs separately from lawns**, as they often need less frequent watering

- **Choose a cover crop** over a vegetable garden to add nutrients, suppress weeds, and limit erosion.

Together we can make a difference!



RULES & REGULATIONS



Street Safety Reminder: Sharing the Road This Season

With warmer weather here, it's great to see more neighbors out enjoying the community—especially kids riding bikes and scooters, and playing together outdoors. This is part of what makes Ironbridge such a vibrant and welcoming place to live. It's also a good time for all of us to be extra mindful of safety on our streets.

Please remember that children at play may not always be aware of approaching vehicles or may move unpredictably. Balls, bikes, and scooters can quickly enter the roadway, and younger residents may not yet have the judgment to look both ways or anticipate traffic.

A few important reminders for all residents and guests:

- Observe the posted speed limit of 17 MPH at all times.
- Slow down and stay alert, especially in areas where children are present.
- Watch for pedestrians, cyclists, and pets, particularly near driveways, intersections, and open spaces.
- Avoid distractions such as mobile phones while driving through the neighborhood.

Taking a few extra seconds to drive cautiously can make a big difference in keeping everyone safe. Let's all do our part to ensure Ironbridge remains a secure and enjoyable place for residents of all ages.

Thank you for your attention and cooperation!

Noncompliance with Ironbridge Rules & Regulations may result in HOA fines. Thank you for doing your part to keep Ironbridge a place we're all proud to call home.

SUBCOMMITTEES UPDATES

Saturday, May 2nd, is the Ironbridge POA Kentucky Derby Party!

Come dressed to impress with your best hats or bow ties as we cheer on the “Run for the Roses” with all our neighbors! Starts at 3:00 for raffle ticket buying (CASH ONLY), voting for best dressed, Mint Juleps, and fun Derby food specials. Race time is scheduled for 4:57 p.m. See Flyer Below for More Information.



The flyer features a diamond-patterned background in shades of yellow, pink, and light blue. At the top left, the year '2026' is written in a bold, black font. In the top right corner is the Ironbridge Property Owners Association logo, which includes a stylized bridge icon above the text 'IRONBRIDGE Property Owners Association'. The center of the flyer is dominated by three circular images: a large one showing a horse race in progress with jockeys on horses, a smaller one below it showing a close-up of a horse, and another to the right showing a man and a woman wearing large, ornate hats. Below these images is the 'KENTUCKY DERBY' logo, featuring a rose icon above the text. The text 'RIDERS UP! Join us for the first annual Ironbridge Kentucky Derby Party' is followed by a list of three items, each preceded by a green checkmark icon: 'Saturday, May 2nd at 3:00 pm', 'The Kitchen Back Room & Patio', and 'Full lunch menu plus specialty food and cocktail items available (did someone say Mint Julep?)'. Below this list, there are three paragraphs of text: 'We're off to the races with raffle drawings for First, Second and Third Place horses - purchase three tickets for only \$5.00! Unlimited ticket purchases allow you to increase your chances. Cash only sales.', 'And the horses aren't the only ones competing - Ironbridge residents can enter the Best Derby Outfit competition with a \$100 Club gift card for the male and female winners.', and 'If you have big dreams and a big hat, you won't want to miss this Run for the Roses.' This is followed by 'All voting and raffle sales end at 4:30 pm. You must be present to win best outfit.' To the right of this text is an illustration of a glass of green Mint Julep with a lime wedge and a sprig of mint, and a ticket stub with the word 'TICKET' and a small rose icon. At the bottom left, a small asterisked note reads: '*Nametags Provided - Best Derby Outfit Prize for Ironbridge POA Members Only Organized by the POA Resident Engagement Committee'.

Welcome Committee: If you moved in within the last 6 months and we missed getting you a “Welcome Tote”, please let us know, as we would love to welcome you!

Also, if you want to include something in these Totes for new neighbors from your business, contact communications@ironbridgepoa.com.

Our next Resident Engagement Committee meeting is on Tuesday, May 12th at 5:00 at the Kitchen, and all residents are welcome to attend.

NEIGHBOR SPOTLIGHT: CELEBRATING OUR OWN

Share Your Proud Moment with Our Community

Do you have an accomplishment worth celebrating? We'd love to feature it! We're looking for residents who would like to share something they're proud of — whether it's your own achievement or someone in your household you'd like to brag about. Maybe a family member recently graduated, earned a promotion, completed a major personal goal, published a book, ran their first marathon, or gave back to the community in a meaningful way — we want to hear

about it! Please submit a brief description of the achievement along with a photo (optional) to communications@ironbridgepoa.com by the 20th of each month.

We can't wait to celebrate the amazing people right here in our neighborhood!

MEET YOUR NEW NEIGHBORS



Sam Cotterall & Taylor Burgart

Please join us in welcoming our new neighbors, Sam Cotterall and Taylor Burgart! The couple is engaged and will be married in Basalt this August.

Sam works for a San Francisco-based tech startup that helps corporations purchase and manage renewable energy. Taylor is a Nurse Practitioner at Valley View Hospital, specializing in oncology. Their family also includes two “doggos,” Dude (4) and Gus (8)—friendly pups who are already enjoying the new smells and river lifestyle in their Ironbridge neighborhood.

Sam and Taylor love skiing and mountain biking—two of the activities that first drew them to the Valley—as well as boating, reading, golf, travel, and scuba diving. They're excited to meet neighbors on the course, courts, and at the pool.

Proximity to Valley View and everything the Valley offers made Ironbridge an easy choice. They're looking forward to building community and connecting with neighbors through an active, outdoor lifestyle.

If you see them out walking, Dude and Gus, be sure to say hello! The dogs have never met a stranger and are happily leading the way as Sam and Taylor explore the neighborhood's many trails.



- Ladies 9-Hole League Started April 15th – Email cbruaski@gmail.com for Information
- Ladies 18-Hole League Starts May 6th – Email danette@mindspring.com for Information or check their website by clicking [here](#)
- May 1st will begin season-long match play for Men and Women – Sign Up!
- Look at their Great Junior Programs for Kids
- Start Planning for Member/Member to be Played on May 23rd

MAH JONGG NIGHT!

INFORMATIONAL LEARNING
SESSION FOR BEGINNERS

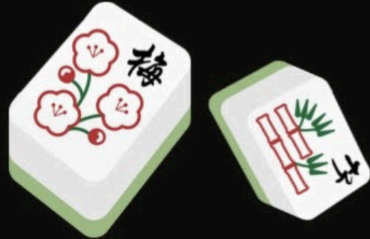


MAY 7TH &
8TH
3:30-5:30 PM

Two Part Series

This two-part event is for beginners only, and players should attend both sessions and bring their own 2026 mah jongg card.

These cards can be purchased online from the National Mah Jongg League. Ellen will only have a couple of extras for those who do not purchase theirs in time.



Reservations are required, there will be limited spots available.

FOR MORE INFORMATION & TO RSVP PLEASE CONTACT:

Ellen Kaplan | ekaplanyogi@gmail.com



PLEASE JOIN US



MOTHER'S DAY

Brunch Buffet

Date : 05.10.2026 **Time :** 10:00 am -
1:00 pm

Price: \$35/Adults | \$18/Kids (12 & Under)

Reservations are required:

Please RSVP to

srichardson@ironbridgeclub.com



IRONBRIDGE LADIES 9 HOLE LEAGUE

SPRING

fling

9 HOLE TEAM SCRAMBLE



MAY 13TH, 2026

5:00 PM SHOTGUN START

NO CASH PRIZES; RIBBON AWARDS FOR TOP 3 TEAMS AND GAMES
NO GHIN OR SCORE INFO NEEDED

AFTER-GOLF GATHERING AT KITCHEN
MAKE DINNER RESERVATIONS WITH SUE FOR YOUR TEAM
(INDIVIDUAL PAY)

CALL PRO SHOP TO SIGN UP - (970) 384-0630

2nd Annual Swinging for A Cure Women's Charity Golf Tournament



Yep! There is going to be a 2nd Annual Swinging for A Cure Women's Charity Golf Tournament here at Ironbridge! It's scheduled for Monday, August 31st, and while that seems like the distant future, we already have 84 women registered to play, and sponsors are signing up! 100% of the proceeds go directly to benefit the Valley View Foundation and its breast cancer patient services.

We'll be asking those who live in sight of the golf course to decorate again – that was so incredibly meaningful last year! We need sponsors,

volunteers, and donors to join us to reach our goals.

To be part of this amazing day, check out the opportunities at our website: **2nd Annual Swinging for a Cure Golf Tournament**

Thanks for your consideration, and if you have any questions, please reach out to Danette Seward @ 303-588-4401 or danette@mindspring.com.

FEATURED LOCAL BUSINESS

AMARA KITCHEN + WINE BAR
Maria Cardenas & Ricardo Leyvas

AMARA

KITCHEN + WINE BAR



Recently, quite a few new restaurants have opened in our area. The IPOA is proud to share that one of them, Amara Kitchen + Wine Bar, is owned by our neighbors Maria Cardenas and Ricardo Leyvas!

Amara is a wine bar and restaurant inspired by the Aegean and the Eastern Mediterranean, with a menu built around vibrant flavors, beautiful ingredients, and a style of dining that feels generous, relaxed, and meant to be shared. Amara stands out because it is a deeply personal endeavor for the husband-and-wife duo. Amara is their passion project, shaped by the way they love

to eat, drink, host, and gather. The food is thoughtful without feeling fussy, the wine program is curated with real intention, and the hospitality is at the center of everything. Maria and Ricardo wanted to create a space that feels elevated but easy, refined but welcoming. Every detail matters, but above all, they want people to feel genuinely cared for from the moment they walk in.

Amara opened in early 2026 after Maria and Ricardo transformed an existing restaurant space and brought their vision to life. While the restaurant itself is new, the experience behind it has been years in the making. Maria studied at the Culinary Institute of America in Hyde Park and has spent the past decade working as a wine director and in restaurant leadership. That background has shaped the way she thinks about hospitality as a whole, from the food and wine to the atmosphere, the details, and the feeling a guest leaves with at the end of the night. Ricardo has also spent his career in restaurant operations, so Amara is really the combination of both of their strengths and passions. As residents of Ironbridge, opening in Carbondale felt especially meaningful. They wanted to create something that adds to the local dining scene while also feeling connected to the community that we are lucky enough to call home.

One of the most rewarding parts of opening Amara has been the response from the community. Many folks have stopped by simply to say thank you for bringing something like Amara to Carbondale, and that has meant a great deal to them. It has made them feel excited about the role Amara plays here, not just as a restaurant, but as a gathering place. They are also looking forward to creating opportunities for connection beyond dinner service, including daytime wine classes and tastings. Given Maria's background in wine, that is something she

is especially excited about, and hopes it becomes another way for people to gather, learn, and enjoy the space differently. They hope that Amara becomes the kind of place neighbors return to often, whether for a casual dinner, a glass of wine at the bar, or something worth celebrating. Amara is meant to be a place that people are proud of having in their community. More broadly, Maria and Ricardo look forward to supporting local events, collaborating with nearby organizations, and finding ways to contribute in a way that feels genuine and lasting.



What makes this chapter even more personal is that just one week after signing the lease, Maria and Ricardo found out that they were expecting! So in many ways, Amara and this new season of their lives have grown side by side. That has made the restaurant feel even more meaningful to the husband and wife team, and even more rooted in the future that they are building here.

GLENWOOD SPRINGS & CARBONDALE EVENTS

May 1st - 29th: Music on the Patio; Hotel Colorado, 526 Pine Street, 7:00 PM. Summer Music on the Patio is starting up on Thursday and Saturday nights! Enjoy music, cocktails, and bites on the beautiful patio. Our own **Zac Averill**, **Urbane Coyote**, is performing on **May 21st!** Go to hotelcolorado.com for the full list of performers.



May 16th: Annual Kids Safety Fair; 10:00 AM - 12:00 PM, Valley View Hospital, Upper Parking Lot, 1906 Blake Av. As a part of Valley Views' efforts and commitment to keep the community safe, families are invited to attend this free event featuring fire safety demonstrations, fire truck tours, helmet fittings, Kiwanis Bike Rodeo, water safety, and more. For more information, visit VVH.org/SafetyFair

May 23rd & 24th: Holiday Music - Memorial Day; Live music at the Glenwood Caverns Adventure Park. 2:00 PM - 6:00 PM, Glenwood Caverns Adventure Park, 51000 Two Rivers Plaza Rd. Saturday: The Aries Approach - a rock duo blends classic rock with original songwriting, delivering a fresh edge to their performances. Sunday: Feeding Giants - a family band from Colorado blending outlaw and classic country, folk rock, Americana, and classic rock. All rides open on May 1st. For more information, go to glenwoodcaverns.com

May 23rd, 24th, & 25th: Glenwood Art Festival; On 7th Street and Bethel Plaza downtown Glenwood Springs. Saturday and Sunday 11:00 AM - 7:00 PM, Monday 11:00 AM - 5:00 PM. A Memorial Day weekend celebration of fine visual arts and handcrafted goods! This free three-day event will be showcasing local and national artists, representing a wide array of mediums and price points. In addition to great shopping, there will also be free live music and family fun. For more information, go to coloradoevents.org



May 1st: First Friday;" Family Block Party". Downtown Carbondale 4:00 PM through 9:00 PM. Stroll Main Street in the heart of Carbondale Creative District and enjoy a wide range of local arts, galleries, shopping, award-winning restaurants & spirits, live music, and entertainment. Family Block Party starts at 4:00 PM at the 4th St. Plaza with live music, family-friendly activities, local eats, and a beer/spirits tent.


May 9th: 25th Annual Carbondale Dandelion Day; 10:00 AM - 5:00 PM Sopris Park. Presented by Carbondale Arts. Dandelion Day is a celebration of spring, sustainability, and community. From its modest roots as a neighborhood event, this annual festival is proudly green, waste-free, bringing Sopris Park and the community buzzing to life. Vendors, food, live music and performances, learning sessions, a slow bike race, and so much more! Fun for all ages. For more information on this event, go to www.carbondale.com/events

May 16th - 17th: Annual Plant Sale; Colorado Rocky Mountain School, 500 Holden Way, 9:00 AM - 3:00 PM. Tomatoes, herbs, veggies, annual flowers, perennials, seed potatoes, onion plants, and more! All garden starts are organically grown and are well-suited to the Roaring Fork Valley climate. Payment via Venmo, cash, check, or credit card. www.crms.org/PLANTSALE

REAL ESTATE MARKET UPDATE

May 2026

	April '26	April '25	% Change
Inventory	5	5	-
New Construction	2	2	-
Days On The Market	30	71	↓ 57%
Average List Price	\$2,20M	\$1,58M	↑ 39%
List Price/SqFt	\$681	\$622	↑ 9%



Spring has clearly arrived in our local real estate market. More inventory is coming online, buyers are actively watching, and homes that are priced thoughtfully continue to attract strong attention.

Within Ironbridge, we saw one recent closing over the past 30 days and currently have five homes available, spanning a notably wide price range — from updated resale opportunities to new riverfront construction.

That broad mix of products gives us a helpful look at where today's market stands.

Ironbridge – What Sold Over the Past 30 Days

316 Red Bluff Vista — Sold for \$925,000

This well-kept ranch-style home closed above its original asking price of \$889,000, a strong result that reflects continued demand for efficient single-level living, attractive condition, and realistic pricing. At 1,389 square feet, it also reinforces something we continue to see locally: buyers often place significant value on manageable, move-in-ready homes that live comfortably day one.

Current Ironbridge Listings

- **111 Blue Heron Vista — \$1,300,000**

A beautifully updated ranch home with remodeled kitchen and laundry areas, fresh finishes, fenced yard, pergola, and inviting outdoor entertaining space.

- **496 Silver Mountain Drive — \$1,595,000**
A recently remodeled home with substantial structural improvements already completed, covered deck, heated garage workspace, and appealing lot position.
- **353 Blue Heron Vista — \$1,350,000**
A newer 2023-built home offering 3 bedrooms plus office, stylish finishes, mountain views, and a polished turnkey presentation.

New Construction

Also worth noting: two active listings are new construction offerings priced at \$2,795,000 and \$3,995,000. On paper, price-per-square-foot ranges from approximately \$537 to \$738, though those figures deserve context. One offering includes substantial lower-level space intended for future finishing potential, while the other presents a more complete luxury product today.

The three resale homes currently range from \$1.30M to \$1.595M, while new construction reaches \$2.795M to \$3.995M — showing the wide pricing spread presently found in Ironbridge depending on age, size, river frontage, lot quality, finish level, and overall product type.

Glenwood Springs Market Update

Across Glenwood Springs, inventory (all home types) has risen modestly as spring sellers enter the market.

- **Inventory: 84 homes** (up from 74 last year)
- **New construction: 9 homes** (up from 5)
- Average list price: \$1.49M (Median list price: \$1.25M)
- Average days on market: 96
- List price per square foot: \$605

At the same time, **23 homes sold** over the last 30 days, compared with 17 in 2025. Perhaps most notable: sellers received 99% of the original asking price on average. Well-priced homes continue to be rewarded.

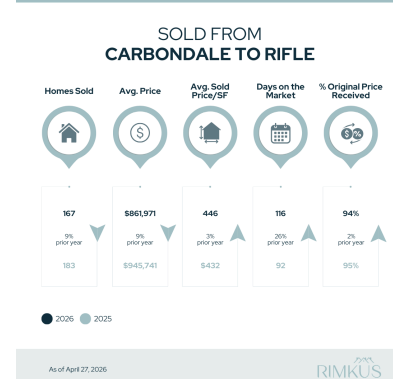


Valley Overview: Carbondale to Rifle

Across the broader corridor:

- 167 homes sold YTD
- Average sold price: \$861,971
- Average sold price per square foot: \$446
- Sellers received 94% of the original asking price
- Average days on market: 116

Sales volume trails last year modestly, but pricing remains durable overall.



Two Interesting Takeaways from Our Deeper Market Study

1. The Market Is Faster Than the Closed Sales Numbers Suggest

If someone only looks at year-to-date sold statistics, they may think the market has slowed considerably. But pending sales tell a different story.

In Glenwood Springs, pending single-family homes went under contract in a median of **48 days**, compared with **127 days** for homes already sold this year. In **New Castle**, it's **30 days** pending vs. 72 days sold.

That means today's well-priced listings are moving substantially faster than older closed-

sale averages imply. Buyers are active now — just more selective than before.

2. **Price Reductions Often Signal Opportunity — Not Weakness**

Across the corridor, roughly **25% of active listings** have taken a price reduction. In Silt, it's 57% of single-family listings. In Glenwood Springs, **39%**.

That does **not** automatically mean the market is weak. More often, it reflects sellers adjusting from aspirational pricing to where real buyers are willing to engage. For prepared buyers, these homes can create negotiation opportunities. For sellers, it is a reminder that pricing correctly from day one often protects both momentum and net proceeds.

A Helpful Altos Research Insight

The latest Altos report places Glenwood Springs' Market Action Index at 29, indicating a slight buyer's advantage. Inventory has increased to 58 single-family homes, though balanced conditions remain for homes that stand out in price, presentation, and location.



Tobias Rimkus
Managing Partner/Broker Associate

linktr.ee/tobiasrimkus

+1 (970) 355-3360

214 8th St Glenwood Springs, CO 81601

www.rimkusrealestatehomes.com



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