IRONBRIDGE
Property Owners Association

Monthly Newsletter

October 1, 2026
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EXECUTIVE BOARD UPDATE

Fall is a beautiful time in Colorado - with cooler temperatures and changing colors. For some, this is the best season of the year. We are thankful for the moisture we received in September and hope to recover from our drought-related conditions.

It is also time to consider important changes to our governing documents. You've had the proposed declarations emailed to you for your review and consideration. We want to hear from you and ask that you participate in the review and discussion, or become educated if you are not familiar with these documents. Please remember two important points:

- State law requires a **67% approval vote** to enact these changes.
  By law, we must amend or replace the declarations to comply with changing laws.
- The transfer fee in section 11.13 will be a **separate vote** as an amendment, also **requiring 67% to approve.**

Two major changes are proposed:

1. Change the Design Review Board to Design Review Committee.

   Why? The DRB was an autonomous board created while still under developer control. It should not be making its own rules, and most HOA's have Design Review as a committee with accountability back to the elected Board. The Exec Board is where appeals should be handled, and it has the means to address legal issues if appropriate.

2. The Transfer Fee proposal - presented in the document but voted on separately:

   Why?
   - The language was drafted and attorney-reviewed (money already spent)
   - Many residents admitted they didn't vote, or didn't understand it.
   - We have to hold a vote for revision of the Declarations; since the time and expense are committed, why not consider it again?
   - Many residents requested a re-vote since nearly passing it two years ago. Some realized they made incorrect assumptions about its terms. 61% of the votes cast were in favor of the transfer fee in 2024, just 17 votes short of the number required for approval.

Town hall discussions will be held via Zoom call. Watch for the notices and plan to participate. Hear your neighbors' opinions. Understand the financial considerations. Yes, we'll clarify information about the Club (it always comes up). The Board has no stake in this; only the motivation to try and improve how we do things and to have the Association financially prepared for our current and future needs.

ONE OTHER ITEM

Club Facility Concerns: The IPOA Board understands that residents may have concerns regarding the condition, maintenance, safety, or quality of Club-owned facilities, including the playground, fitness center, and racquet facilities, among others. However, under the current Resident Membership Agreement (RMA), these facilities remain under the Club's ownership and control, and neither the IPOA nor membership has the authority to direct how the Club operates, maintains, modifies, or manages them. As a result, the Association is limited in its ability to resolve concerns involving these amenities. Residents who have identified safety issues, suggestions, concerns, or requests regarding Club facilities are encouraged to contact the Club's management directly.

We appreciate everyone's interest, and we encourage your participation in the town halls and declarations vote. As always, please address any questions to the Board through Keystone at **office@keystoneman.com**.

RULES & REGULATIONS





WHEN TO TURN OFF YOUR SPRINKLERS

Keystone Management will provide information on when the main irrigation water shut-off will occur for the fall. Homeowners may choose to shut off their own sprinkler systems at any time before this date.

If you choose to shut off your irrigation system early, please remember to **close the main valve supplying water to your property before any winterization blowout.**

WINTER LANDSCAPE PROTECTION BARRIERS (i.e. Elk Fencing)

Ironbridge is an important winter habitat and migration route for deer and elk, which forage on landscaping throughout the community. While homeowners are encouraged to protect their landscaping investments, landscape protection barriers must be installed with wildlife movement in mind. Please follow these guidelines:

1. Protect individual plantings. Barriers should be used only to surround trees, shrubs, and other plantings. Enclosing an entire property perimeter or an open yard area is prohibited.
2. Maintain wildlife corridors. Barriers intended solely to keep pets in or deer and elk out are prohibited. Barriers may divert wildlife but must not block established wildlife corridors.
3. Group plantings when appropriate. Closely planted trees and shrubs may be grouped together within a single landscape protection barrier.

Thank you for helping protect your landscaping while also allowing deer and elk to safely move through their natural habitat during the winter months.

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

RESIDENT ENGAGEMENT COMMITTEE

"The Spookiest House Contest": Each year, our community votes for its favorite house decorated for Halloween, and the winner receives a White House Pizza gift card. Vote only once by October 29th to **communications@ironbridgepoa.com**. Email with your favorite address.

Reminder: In December, we will have our Ironbridge POA "Most Festive" House Contest.

From the 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 for new neighbors from your business to advertise, contact **communications@ironbridgepoa.com**.

Our next Resident Engagement Committee meeting is on Thursday, October 15th at 5:00 at the Kitchen and all residents are welcome.



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**.

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

Habitat for Humanity®
Roaring Fork Valley

Home Starts Here

We have so much to be grateful for living here in Ironbridge—and one of those gifts is being part of a community that cares deeply about the place we call home.

You may know Habitat for Humanity because of the ReStore across the river, but Habitat for Humanity of the Roaring Fork Valley is so much more. As more of the families who make up the

fabric of our communities struggle to find attainable housing, Habitat is expanding its work—and they would love to have our community alongside them.

Here is the story of one Habitat homeowner:

> "My name is Jessica, and I am the proud mom of my daughter, Sierra—and a Habitat for Humanity homeowner!
>
> Sierra is such a happy, outgoing little girl who has faced many struggles due to health concerns. As a mother, it was incredibly difficult for me to continue living in an old apartment complex where the problems seemed to grow every day. I worried constantly about Sierra's health and about our safety.
>
> When I applied for a Habitat home in Wapiti Commons, I hoped and prayed that we would be blessed—and we were!
>
> Thanks to you and your generosity, I am now a proud homeowner of a new, safe home where my daughter and I can grow together, alongside an amazing new community of friends. I can proudly tell her that we are home and surrounded by safe people.
>
> I get to see the smile on her face as she grows up happy and healthy, with new friends close by. Our lives have been changed for the better, thanks to you!"

Many of our Ironbridge neighbors are already part of this work. Kevin Seward, Shannon Francis, and Danielle Howard serve on the Habitat board of directors, and many other Ironbridge residents have volunteered on builds and served on committees.

A Chance to Build More Homes

Right now, Habitat has launched its **Build Home Campaign**, with a goal of raising **$1.2 million to help complete 114 homes in partnership with local workforce families.**

There are many ways to be part of the effort.

You may know someone who would love to own a home but simply can't make the numbers work. You may own a business and have employees who are struggling to find housing in the valley. You may be looking for a meaningful volunteer opportunity. Or perhaps you would like to financially support an organization working to create more attainable homeownership opportunities right here in our community.

And there are creative ways to give, too—including through a **Donor-Advised Fund (DAF), Qualified Charitable Distribution (QCD), or appreciated stock.**

If you'd like to learn more, **Jason Shraub, Chief External Relations Officer for Habitat for Humanity of the Roaring Fork Valley, would love to connect with you.**

Jason Shraub
970-279-1865
JasonS@HabitatRoaringFork.org

Or, if you're ready to help build a little more *home* in our valley:
Make a Gift to Habitat for Humanity of the Roaring Fork Valley

Home is more than four walls. It is safety, stability, community—and the opportunity to build a future.

Thanks - Danielle Howard



The Ladies 9-Hole League final event was "Viva Las Vegas" on Sept 2nd and a great time was had by all with fabulous costumes!



The 2nd Annual "Swinging for a Cure," run by our own Danette Seward, was on August 31st, and what a turnout there was, plus an AMAZING Charity golf event here at Ironbridge! THANK YOU, Danette, for all you did to make this so successful and keep ALL the funds raised right here at Valley View to help serve ladies with breast cancer.



A Note from Danette Seward:



The Ironbridge neighborhood showed incredible heart and energy at this year's 2nd Annual Swinging for a Cure Charity Golf Tournament benefiting the Valley View Foundation's breast cancer patient services. With **100 women** golfing, a huge crew of dedicated volunteers, great food, and nonstop laughter and love, the day felt truly special. Even a little rain couldn't slow us down or dampen our spirits — if anything, it made the fun even more memorable. Thank you to everyone in our community who played, supported, sponsored, decorated their yards, and helped make this event such a meaningful success. Your kindness and generosity were truly appreciated.











GLENWOOD SPRINGS & CARBONDALE EVENTS

October 2nd, 3rd, 9th, 10th: Glenwood Springs Historical Society's Annual Ghost Walk. The Ghost Walk will take attendees on a spooky tour through the Linwood Cemetery, visiting the grave sites of real-life individuals who made an impact in our community. Sponsored by Alpine Bank, tour times: 6:30 PM, 7:00 PM, 7:30 PM, and 8:00 PM. Ticket price: $25 per person. No children under 12. For more information/details and tickets, call 970-945-4448 or go to **glenwoodhistory.com**.

October 3rd & 10th: Octoberfest! Glenwood Caverns Adventure Park; from 11:00 AM to 5:00 PM. Ready for an oompah-dancin' and keg-bowlin' good time? Ride the gondola up to the Glenwood caverns and experience the valley's Oktoberfest celebration! Savor the flavor of authentic German cuisine, swayed to the rhythm of the oompah band, and participate in the traditional contests, like the stein-holding contest and keg-bowling. Enjoy the thrilling rides and cavern tours too. For more information and tickets, go to **glenwoodcaverns.com**.

October 8th: Annual Ghost Walk at the Glenwood Vaudeville Review; 915 Grand Avenue, 6:00 PM. We are offering an indoor performance of our Ghost Walk tours. Come see our ghosts tell their stories with some food and drink at the Vaudeville Review. Get in the mood for Halloween. No children under 12 years old. Tickets $26.03. For more information or tickets, go to **glenwoodhistory.com** or go to **gvrshow.com**.

October 10th: Sunlight's Skier & Riders' Picnic; Sunlight Mountain Resort, 11:00 AM - 3:00 PM. The second annual Skier Picnic will include live music, face painting, a bounce house, pumpkin carving, and a cornhole tournament. Buffet tickets will be available the day of for purchase. Todd's Tavern will also be serving adult beverages during the picnic. For more information, go to **sunlightmtn.com**

October 17th: Glenwood Springs Oktoberfest: Downtown Glenwood Springs from 3:00 PM - 8:00 PM on 7th Street. Raise a stein and celebrate! Enjoy local beer from 4 Colorado breweries, live music from Neue Polka and the Polkanauts, festive food, and plenty of German-inspired fun for an afternoon of fall festivities. Admission is free. For more information, go to **glenwoodspringsdda.com**

October 24th: Halloween Ball, Hotel Colorado; 7:00 PM to 11:00 PM, 21 and over.
Get ready to show off your spookiest and most creative costumes at Hotel Colorado's Halloween costume ball – it's going to be a night to remember! Boo! Dancing, Costume Contest, and Ghost Tours. Prizes for 1st, 2nd, and 3rd place for best costumes! Cash bars. Tickets: $45. For more information and tickets, go to **hotelcolorado.com** or call **970-945-6511**.

October 31st: Halloween Spooktacular & Spooky Skate; 12:00 PM to 4:00 PM. Glenwood Springs Parks & Recreation, 116 Wulfshon Rd. Have a screaming good time at Glenwood Springs Park and Rec's annual Halloween Spooktacular event! Enjoy Halloween festivities, a haunted maze, carnival games, a bounce house, entertainment, spooky skate, and more. Spooky Skate is great for all ages – kids, teens, and adults. Spooktacular: 12:00 PM - 2:30 PM. Spooky Skate: 2:30 PM - 4:00 PM. Tickets: $10 - $12. For more information, call **970-384-6321** or go to **gwsco.info** or **glenwoodrec.com**.

October 2nd: First Friday Harvest Party; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. For more information, go to **carbondale.com/events/**.

October 3rd: Potato Day; Several fun events starting with the Pancake Breakfast; 8:00 AM - 10:30 AM, Chacos Park, 4th & Main Street. Cost: $10 - $15. Rotary will be firing up the grill for pancakes and potato pancakes. Bonfire Coffee is also available. Potato Day Ross Montessori School Tater Trot Fun Run; 9:00 AM - 10:00 AM, 4th Street Park. Potato Day Parade & BBQ; 10:00 AM - 5:00 PM, Main Street & Sopris Park. Parade, Farmers & Artisans Market, BBQ Lunch & Baked Potatoes, Live Music, traditional Potato Day Games and Awards. BBQ Lunch and Baked Potatoes cost $20 for adults, $15 for kids 12 and under. Go to **carbondale.com** special events for more information and the schedule of full Potato Day events.

October 3rd: Pink to Black Presents Western Medicine ft. Roma Ransom; Thunder River Theatre Company, 67 Promenade, 8:00 PM – 11:30 PM. LA-based six-piece Western Medicine brings heartfelt, harmony-rich folk rock with opener Roma Ransom. This six-piece outfit will put on a heartfelt show you'll never forget. Tickets $40 - $45. For more information, go to **thundertheatre.com**

October 17th: Oktoberfest: enjoy German-inspired food, beverages, live music, and community fun from 4:00 PM - 10:00 PM in Chacos Park. For more information, go to **carbondale.com** special events.

October 24th: Bonedale Flashmob - Thrill the World; watch dancers perform the iconic Thriller routine as part of the worldwide Thrill the World event. 4:00 PM in the 4th St. Plaza. For more information, go to **carbondale.com** special events.

October 24th: Zombie Pub Crawl; dress as your favorite zombie and explore downtown Carbondale while enjoying themed stops and entertainment. 7:00 PM - 10:00 PM at participating downtown locations. For more information, go to **carbondale.com** special events.

REAL ESTATE MARKET UPDATE

At a real estate conference in Denver last week, one theme that stayed with me was just how difficult this market can be to interpret — even for people who spend every day working in it. There are more moving parts, more conflicting signals, and more statistics that seem to point in different directions than there were a few years ago. That makes local context more important, not less. Rather than adding another prediction, I think the useful job is to take the numbers apart and explain what they actually mean for a particular neighborhood. Ironbridge is a good example of why that matters. Depending on which number you look at, you could tell several very different stories about our neighborhood right now.



Ironbridge: Far Fewer Sales, But a More Nuanced Pricing Story

Through late September, **only five Ironbridge homes have closed this year, compared with 15 during the same period last year**. That is a 67% decline in transactions and is much more pronounced than what we are seeing in Glenwood Springs overall. In fact, no Ironbridge home has closed since July 6.

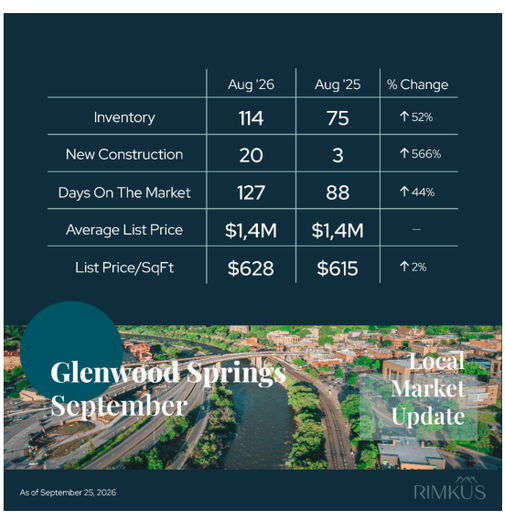
What is interesting, though, is what has happened with pricing. The five homes that did sell averaged about **$1.40 million**, slightly higher than last year's $1.37 million average. The median sale price is lower — about **$1.17 million versus $1.275 million** — but with only five transactions, one or two properties can move either number substantially.

The pricing story is therefore much less dramatic than the decline in transaction activity. A better description is that **far fewer owners and buyers have actually met in the middle this year**.

There are some signs of activity now. **196 Silver Mountain Drive is pending at an asking price of $1.545 million, and 106 Wild Rose Drive went pending at $1.695 million.** Their final sale prices will not be known until they close, but two pending homes after several quiet months are worth watching.

At the same time, **today's active inventory** has narrowed to **five homes**. All five are priced at $1.85 million or higher, ranging up to just under $4 million. That current mix pushes the average active asking price to about **$3.0 million**, but that number requires context. It does not mean the typical Ironbridge property is suddenly worth $3 million. It means the homes currently available are heavily concentrated at the upper end of the neighborhood.

That is exactly why broad averages can sometimes create more confusion than clarity.



Glenwood Springs Tells a Steadier Story

When we zoom out from Ironbridge, Glenwood Springs looks considerably more stable. There have been **152 closed sales this year versus 159 during the same period last year**, a decline of only about 4%. Total sales volume is down more — about 9% — but much of that difference appears to come from the mix of homes that have sold rather than from a uniform change across the market.

This year, **101 properties below $1 million have sold compared with 93 last year**, while sales at $1 million and above declined from 66 to 51. The difference becomes even clearer above $1.5 million, where sales declined from **30 last year to 21 this year**.

That helps explain why Glenwood's average sold price is down about 5% and its median about 3%. Looking only at the average could lead someone to conclude that Glenwood property values generally fell by roughly 5%. The underlying numbers tell a more nuanced story: **fewer upper-end properties have changed hands**, which pulls the overall average down.

Homes are also taking longer to sell. Average days on market has increased from **96 days to 116**, while the median increased from 68 to 74 days. The average sale-to-list-price ratio has changed only slightly, from 97.1% last year to 96.6% this year.

So buyers are taking more time and have more choices, but transactions are still happening at a pace fairly close to last year.

More Inventory — But Not Necessarily More of Everything

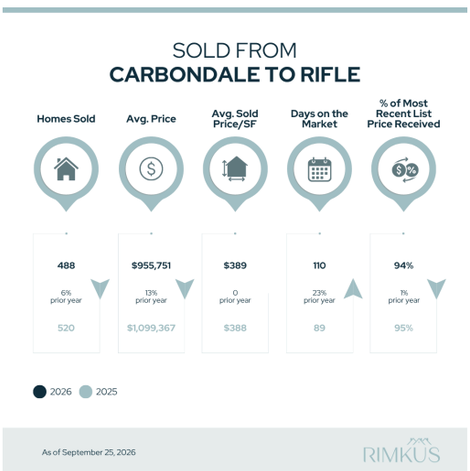


There are currently **116 active residential listings in Glenwood Springs**, along with 20 properties under contract. That sounds like considerable inventory, and in many respects it is. More than half of the active listings have already been on the market for more than 90 days, and roughly one in five has exceeded 180 days. But the choice is not evenly distributed.

There are **38 active listings below $750,000**, yet only **three are detached single-family homes**. Most of the inventory at those lower prices consists of condominiums, townhomes, manufactured housing or other property types. Among active detached single-family homes, the median asking price is approximately **$1.57 million**.

At the upper end, the situation is very different. **The 26 current listings** priced at $2 million or more have been on the market for a median of roughly **179 days**.

So the statement that “buyers have more inventory” is true, but it means very different things depending on what someone is actually looking for. A buyer searching for an attached home around $600,000 is experiencing one market. A family looking for a detached home under $750,000 is experiencing another. And someone shopping above $2 million is seeing considerably more selection and much longer marketing times.



A Slower Market Is Not Necessarily a Falling Market

That may be the most useful distinction in the numbers right now.

The market is clearly slower. Buyers are more selective, listings are taking longer to sell, and sellers at the upper end generally face more competition than during the market's tightest years.

But transaction activity, inventory, and property values are three different measurements, and they do not always move together. Ironbridge illustrates that particularly well. Transactions are down dramatically, while the limited number of sales tells a much more mixed pricing story. Glenwood Springs, meanwhile, remains reasonably close to last year's transaction pace, but the mix has shifted toward more sales below $1 million and fewer at the upper end.

That is why the most useful question for a homeowner today may not be simply, **“What is the market doing?”** A better question is: **“What is the market doing for a home like mine?”**

Price range, condition, age, lot, views, location within the neighborhood, and the competition available at that particular moment all matter. In a market with more choices and fewer transactions, those differences matter more.



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And with two Ironbridge homes now pending, we should have a little more evidence soon about where buyers and sellers are finding that middle ground.

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