



Monthly Newsletter

August 1, 2023
Volume 1 | Issue 8

UPDATE FROM THE IB POA BOARD

Happy Summer everyone! Is it hot enough for you? Luckily, we're not experiencing as much of the national heat wave as the rest of the country. Stay cool and hydrated as you enjoy outdoor activities.

Effective this month, scheduled monthly Board meetings will move to the third Monday of the month. The next scheduled monthly Board meeting is Monday, August 21st at 6:00 pm at The Kitchen. You can always find this information and other important community event dates on the Calendar page at ironbridgepoa.com.

Ironbridge has a limited number of parcel boxes but no shortage of packages being delivered! It's important to promptly pick up your packages to empty the boxes for the next delivery. Want to know if a package is coming? Sign up for Informed Delivery by USPS at <https://www.usps.com/manage/informed-delivery.htm>.

All Board members will have new email addresses soon. They will be posted on our website.

Neighborhood speed bumps are scheduled to be painted yellow soon. We hope the newly painted speed bumps will help slow traffic on our streets and make everyone safer.

The first annual community Garage Sale is Saturday, August 12th from 8:00 am to 1:00 pm. Ironbridge is coordinating with Westbank to help boost advertising and participation. Signs will be posted outside our neighborhood and Westbank is placing an ad in the Glenwood Post. If you participate, put signs in your yard to let shoppers know you have items for sale. Shoppers get out there and support your neighbors! Please note this is a sale by individual homeowners coordinated to occur on the same day. No proceeds go to the POA.

Have a safe and fun rest of the summer.

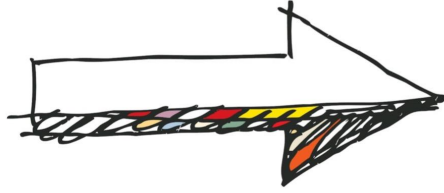
We're all equally invested in Ironbridge and its success

IRONBRIDGE'S FIRST ANNUAL COMMUNITY GARAGE SALE:

Ironbridge Community Announcement

The First Annual

GARAGE SALE



Saturday, August 12th

8:00 a.m. to 1:00 p.m.

Coordinating with the Same Day as Westbank

Please Help Spread the Word:

If you want to participate, put out a sign or balloons. Spread the word and put it on social media. We are looking for someone in the community who can help oversee this annual event! We will try and keep it the same weekend as Westbank each year.

MEET YOUR NEW NEIGHBORS



Dan Falliaux and Berkeley Smith were drawn to Ironbridge by family (thanks Pat and Abby!) that live in the neighborhood and they had heard that Ironbridge is a great community with great amenities.

Dan owns Colorado's Appraisal Source, an independent residential real estate appraiser and Berkeley owns Tulips Waxing Studio on West Main Street in Aspen.

Dan is fully addicted to pickleball (let Dan know if you need an extra for pickleball – dfalliaux@gmail.com) and Berkeley practices So Bahk Do which is a Korean Martial Art. She's working towards her third-degree black belt. They are avid skiers and up-hillers and enjoy boating on the Dillon Reservoir while at their condo in Dillon.

They have an English Bulldog named Whiskey Bubbles who loves going to work with either



Berks or Dan and hanging out on the pickleball courts.

Welcome to Ironbridge Dan and Berkeley!



UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

COMMUNICATIONS and ENGAGEMENT COMMITTEE

Our Committee usually meets on the first Wednesday of each month. If you would like to help participate or have any suggestions for the Newsletter and Social Events let us know.

We are always trying to Welcome our “New Neighbors.” If we did not get to someone, please let us know! We send out a Welcome Letter and Welcome Packet plus we have a committee and someone to deliver a Welcome reusable tote with some goodies.

Remember to sign up on the POA website to be a site member to see ALL the pages as a few are for Ironbridge residents only.

We also have chat groups that can get started so that people in our community can reach out to meet one another and find the right people like dog watchers, book club, babysitters, hiking groups, pickleball players, etc. Let us know what you want created to start a group.

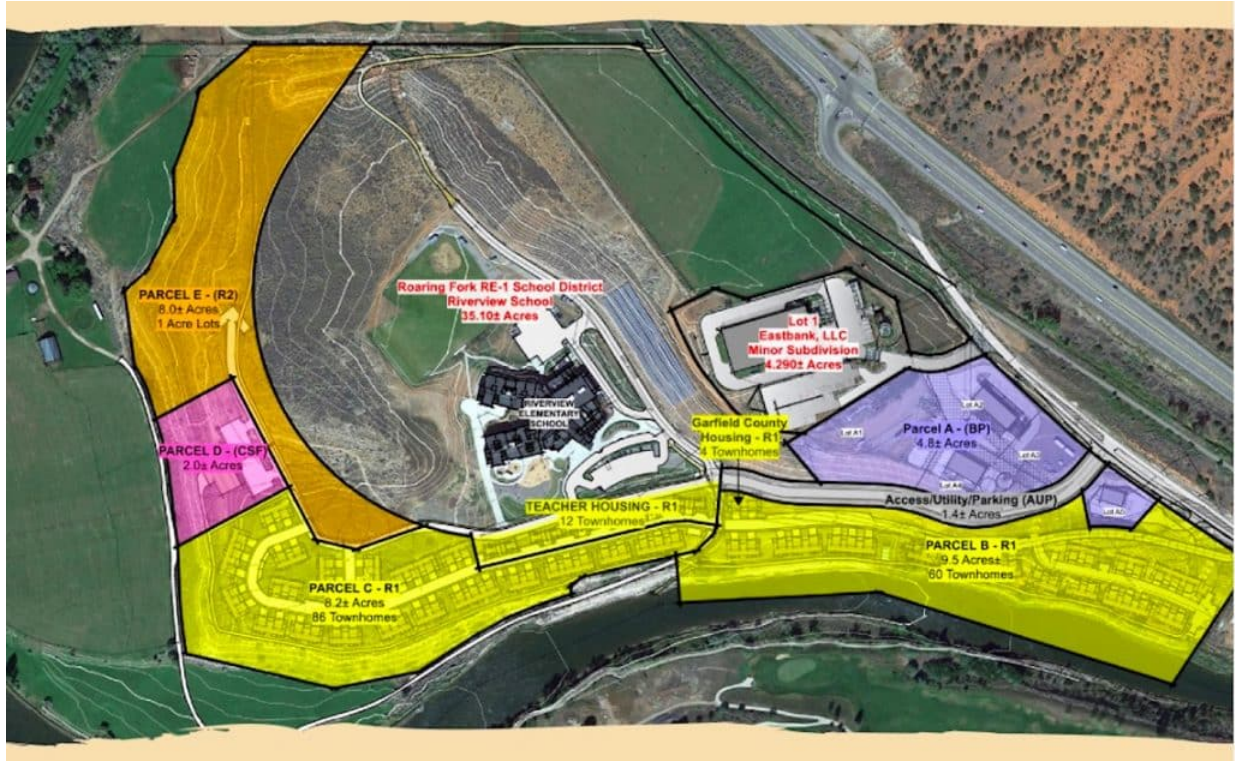
FINANCE COMMITTEE

Monthly financial statements are posted to the Ironbridge POA website and can be viewed by residents who have established a log-in. Keystone Management has again provided timely statements for the Board and community to review.

Statements as of 6/30/23 are available. As you view them, please note the following:

1. Dues are being paid more promptly – thank you for your efforts to pay on time which enables the POA to pay its bills and function efficiently!
2. Legal expenses have been reduced and stabilized.
3. Statements don't include expenses for landscaping and maintenance, for which invoices have not been received.
4. The POA is working with the Club to separate landscaping work (no more “shared expense agreements”); agreeing to allow for areas of native grass with weed control.
5. More cost-effective approaches are being considered for road repairs. A new reserve study has been engaged to provide a realistic assessment of future road needs.

If you have any questions on the financial statements please contact KSM or the Finance Committee.



DON'T FORGET...Information for the Upcoming Flying M Ranch Meeting on 9-5-23 at 1:00

For those in the Ironbridge community that are concerned about this development, here are things you can do:

The Board of County Commissioners will be hearing the proposal for the Flying M Ranch development on Tuesday September 5, at 1:00 pm. The hearing will be held at 108 8th Street, Room 100. The County planning staff recommended AGAINST approval, but the planning commission voted in favor of moving it on to the BOCC for final approval or denial.

If you can attend the meeting in person that will most likely have the greatest impact. If you cannot attend in person, or if you wish to express your opinion and also attend in person, **you can submit comments to each commissioner** by using the "contact" boxes on the county website. The links for each commissioner are as follows:

<https://www.garfield-county.com/board-commissioners/contact-jankovsky/>

<https://www.garfield-county.com/board-commissioners/contact-martin/>

<https://www.garfield-county.com/board-commissioners/contact-samson/>



We are just trying to help keep everyone informed about this development across the river near the elementary school and keep our community involved with what is going on near Ironbridge!

ROARING FORK VALLEY EVENTS



August 2nd, 9th, 16th, 23rd, 30th: Carbondale Farmers Market; Every Wednesday, 10:00 AM - 3:00 PM, through September 27th. 4th Street Plaza. Fresh produce from the Western Slope, delicious food, and locally crafted artisan goods are available for purchase. The Carbondale Farmers Market also offers live music on the second and last Wednesday of each month. For more information and music schedule on this event go to www.carbondale.com/events or carbondalefarmersmarket.com

August 3rd, 10th, 17th: Carbondale Wild West Rodeo! Rain or shine every Thursday evening, starting at 5:30 PM, through August 17th.

- August 3rd - Rita Ranch Cowboy Girls;
- August 10th - Hawaiian Night;
- August 17th - Last Rodeo of the Season.

Located at the Gus Darien Riding Arena, County Road 100. Tickets are required for \$15 each. Parking on-site is \$10. Additional parking at the Orchard with a free shuttle service to the Rodeo grounds. See carbondalerodeo.com for more information and the rodeo schedule.

August 4th: First Friday; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. For more information go to carbondale.com/events/.

August 4th: Carbondale Clay Center, Doug Casebeer, Sense of Place - Reception; 6:00 PM - 8:00 PM. Free. Doug Casebeer was the Associate Director and Artistic Director for Ceramics at the Anderson Ranch Arts Center in Snowmass Village for 34 years. For more information go to carbondale.com/events/ or carbondaleclay.org.

August 5th, 12th, 26th: "Peace Garden Community Yoga" at True Nature Healing Arts; 100 N 3rd Street, 10:30 AM - 11:20 AM. Free or by donation. First Come - First Serve, bring your own mats and props. Connect with yourself, connect with nature, and connect with your community through these incredible outdoor yoga classes in the Peace Garden. For all ages and bodies. For more information go to allevants.in/carbondale.

August 13th: Summer Park Concert Series; 3:00 PM - 7:30 PM, Sopris Park Gazebo. A monthly concert series through September.

August 20th: Our Town One Table; Downtown Carbondale, Main to Euclid, 5:00 PM - 8:00 PM. This is a community gathering where you bring your own food. Make your reservations. See carbondale.com/events/ or call [970-510-1214](tel:970-510-1214) for more information and to RSVP a table spot.

August 25th: 12th Annual "Cowboy Up Carbondale"; 4th Street Plaza, 6:00 pm - 10:00 PM. Benefitting WindWalkers. The fundraiser will feature live music, local cuisine, western dancing, a live and silent auction, mechanical bull, and wagon rides. For more information go to cowboyupcarbndale.com or windwalkers.org

August: Music at Steve's Guitars; 8:00 PM.

- August 4th - LVDY;
- August 5th - Tony Kamel;
- August 6th - Sofia Talvik;
- August 12th Pennies on the Track;
- August 18th - Golden Oak;
- August 20th Rupert Wates;
- August 21st - The Dirty Grass Players.

For more information and reservations go to stevesguitars.net



August 1st, 8th, 15th, 22nd, 29th: Market on 7th; Downtown Glenwood Springs, Local Farmers & Food, Live Music, Arts & Crafts. 4:00 PM - 8:00 PM, every Tuesday through September 19th. On 7th Street between Colorado and Cooper.

Music for August:

- August 1st - Rummours;
- August 8th - Tim Fox Quartet;
- August 15th - Pam & Dan;
- August 22nd - Oran Mor;
- August 29th - Rodrigo Arreguin.

For more information go to www.glenwoodspringsdda.com

August 2nd: Glenwood Springs Summer Music at Two Rivers Park; Free summer concerts every Wednesday 6/28/2023 - 8/2/2023. 6:30 PM - 9:00 PM. Join the Kaleta & Super Yamba Band for this last summer concert; bring your blankets, low-profile chairs, and picnic baskets. Food vendors will be available. No Pets, no glass, no smoking. For more information go to cogs.us

August 4th, 11th, 18th, 25th: Music On 7th; 4:30 PM - 7:30 PM, live music every Friday through September 22nd in Bethel Plaza on 7th Street. This complimentary, annual summer series brings family-friendly live music under the Grand Avenue Bridge. Seating is limited and patrons are encouraged to bring their own lawn chairs.

- August 4th - Buffalo Joe Bluegrass Band;
- August 11 - Mitt Spicy & the Blues Bandits;
- August 18 - Zinzin;
- August 25 - Missing Link Band. Free.

For questions or information call [970-384-6311](tel:970-384-6311) or go to cogs.us

August 5th: RiverFEST 2023; annual cleanup along the Colorado and Roaring Fork rivers. Two Rivers Park, 9:00 AM - 3:00 PM. RiverFEST is an annual float/walk river clean-up along the Colorado and Roaring Fork River Corridor. This is a free event and depends on volunteers, and tickets to the celebration are not available for sale. 9:00 AM - 12:00 PM It begins along the Colorado and Roaring Fork River's corridor in Glenwood Springs with a combination float and bank-walking trash pick-up event. 12:00 PM - 3:00 PM It ends in Two Rivers Park with a

celebration for participants who will be treated to a catered picnic by El Taco Express, where they can listen to music by Whisky Stomp, dance, sample local microbrewery beers from Glenwood Canyon Brew Pub and Ball Brewing, relax and celebrate a wonderful community accomplishment. Pre-registration is required through [everbrite.com.us](https://www.evbrite.com) > RiverFEST or [cogs.us](https://www.cogs.us). For more information go to [postindependent.com/calendar](https://www.postindependent.com/calendar) or call 970-384-6427

August 5th, 12th, 19th, 20th, 26th: Music on the Mountain; Glenwood Caverns Adventure Park. Each date of the series will feature a different local band and sponsor a different local nonprofit. Tickets for the gondola after 4:00 PM are discounted to \$5.00 and all proceeds that day go directly to the nonprofit organization.

- August 5th, 6:00 PM - 9:00 PM - Cass Clayton;
- August 12th, 6:00 PM - 9:00 PM - Louie and The Lizards;
- August 19th, 6:00 PM - 9:00 PM - After Midnight Jazz;
- August 20th, 4:00 PM - 7:00 PM - Zinzin;
- August 26th, 6:00 PM - 9:00 PM - Session Americana.

For more information go to [glenwoodcaverns.com](https://www.glenwoodcaverns.com)

August 6th: Valley Bluegrass Jam; every Sunday under the big white tent at 216 E. 6th St. An open Bluegrass/Folk/Americana jam celebrating acoustic music. Presented by the Glenwood Springs art council. For more information go to [glenwoodchamber.com](https://www.glenwoodchamber.com)

August: Tai Chi in the Park; every Tuesday and Thursday morning, 9:00 AM - 10:00 AM in SayerbPark, 1702 Grand Avenue. Free. Qi Gong/ Tai Chi with John Norton. All levels are welcome. No registration is required.

August: Hotel Colorado's Summer of Live Music; every Wednesday and Thursday through October. 6:00 PM - 8:00 PM, at the Hotel Colorado Outdoor Courtyard. Our own Ironbridge neighbor, Jamie Dooley, will be performing on August 10th and 30th. For the full schedule and more information go to [hotelcolorado.com](https://www.hotelcolorado.com) our hotel; special events.



August 2nd, 9th, 16th, 23rd, 30th: Basalt Summer Concert Series; concerts through August 30th on Wednesday evenings in Basalt River Park. Two bands at each concert, music starts at 5:30 PM with Headliner at 7:00 PM.

- August 2nd - Taylor Shae and A Band Called Alexis,
- August 9th - Angie Flores and The Cave Singers,
- August 16th - Gabrielle Louise with Ryan Dilts and JW-Jones,
- August 23rd - Know Bodies Band and Kiltro,
- August 30th - Natalie Spears and Cruz Contreras.

Free, drinks and light snacks are available for purchase. No outside alcohol is permitted inside of the concert venue. No dogs, bring a blanket or low chairs. Parking is limited. Go to [basaltchamber.org](https://www.basaltchamber.org) or [basalt.net](https://www.basalt.net) for more information and the schedule of the music line-up.

August 5th: SUSTO and Ester Rose; TACAW Willits, 400 Robinson St. Doors open at 7:00 PM, Show at 8:00 PM. Tickets in advance; \$25 - \$35, Standing room 18+. For more information and tickets go to [tacaw.org](https://www.tacaw.org)

August 6th: The Band of Heathens; TACAW Willits, 400 Robinson St. Doors open at 7:00 PM, Show at 8:00 PM. Tickets in advance; \$30 - \$40, Standing room 21+. Originally from Austin, Texas, this band plays good mid-tempo rock and roll, rootsy, guitar bass rock with lyrics to speak to appreciate your friends and family, and our limited time on this planet. For more information and tickets go to [tacaw.org](https://www.tacaw.org)

August 6th, 13th, 20th, 27th: Basalt Sunday Market; 10:00 AM - 2:00 PM, every Sunday through the end of September. The market is located along Midland Spur, adjacent to Basalt Town Hall and Lions Park. This market features vendors that sell items that have been personally grown or crafted. Agricultural products, craft/art products, and prepared food products are in this market. For more information go to [basalt.net](https://www.basalt.net)

August 8th: Family Exploration at Filoha Meadows; 9:30 AM, Filoha Meadows Nature Preserve - Open Space near Redstone on Highway 133. Join Roaring Fork Conservancy, and Pitkin County Open Space & Trails for an adventure at Filoha Meadows. We'll explore areas typically closed to the public to learn more about the wildlife that call this home through games and fun activities. This program is appropriate for families with children 4 years and older and their parents. This is a free event but registration is required. For more information and registration go to [roaringfork.org](https://www.roaringfork.org).

August 23rd: The Green Electronic Showcase; A Core Climate Action Series Event; join Core for its third Climate Action Series event and immerse yourself in the latest advancements in sustainable technology. TACAW Willits, 400 Robinson St. Free event. Doors open at 5:00 PM, Show starts at 5:30 PM, seated and standing/all ages. For more information go to [tacaw.org](https://www.tacaw.org).

August: Music at Heather's Savory Pies; most nights 7:00 PM - 10:00 PM enjoy dinner and live music on the patio, July thru September. Our own Ironbridge neighbor, Zac Averill (Urban Coyote), will be performing on August 9th. For Live Music Schedule go to [heatherssavorypies.com](https://www.heatherssavorypies.com)

August: Music at Free Range Kitchen; Our own Ironbridge neighbor, Zac Averill (Urban Coyote), will be performing on August 12th and 24th. 6:30 PM - 8:30 PM, 22864 Two Rivers Road. For more information and a live music calendar go to freerangebasalt.com



August 2nd, 9th, 16th: Snowmass Rodeo; 5:00 PM - 9:00 PM, 2835 Brush Creek Road Snowmass. Gates open at 5:00 PM for BBQ and family-friendly fun, the main Rodeo event starts at 7:00 PM. Every Wednesday night through August 16th. The Snowmass rodeo celebrates 49 years of operation this summer! For more information and parking instructions go to [gosnowmass](https://gosnowmass.com) or snowmassrodeo.org

August 2nd: International Dinner Series at Ajax Tavern; explore your culinary curiosities at Ajax Tavern every Wednesday night with our International Dinner Series from 6:00 PM to 9:00 PM. Enjoy a three-course menu and welcome refreshments for \$65 per person.

Dinner theme:

- August 2nd - Spanish,
- August 9th - Creole Seafood Boil,
- August 16th - Caribbean,
- August 23rd - Moroccan,
- August 30th - Southeast Asian.

For reservations call [970-920- 6331](tel:970-920-6331) or dine@thelittlenell.com. For more information go to aspenchamber.org/events

August 3rd, 10th, 17th, 24th: Snowmass Free Concert Series; 5:30 PM - 8:30 PM, every Thursday evening through August 24th. Fanny Hill Concert Stage Snowmass Village. The music starts at 6:30 PM. Grab dinner before or pack a picnic to enjoy inside the venue. For more information, parking, and the 2023 Summer Music Lineup go to gosnowmass.com

August 4th, 11th, 18th, 25th: Snowmass Music on the Mall; 49 Village Square Snowmass Village. 4:30 PM - 6:30 PM Every Friday through September 29. This free event features live performers from local Roaring Fork Valley musicians on the tower stage in the Snowmass Mall. Our own Ironbridge neighbor, Zac Averill (Urban Coyote), will be performing on August 4th. For more information and the full music lineup go to gosnowmass.com.

August 5th, 12th, 19th, 26th: Aspen Saturday Market; 8:30 AM - 2:00 PM, Downtown Aspen, on Hopkins, Hunter and Hyman Streets. Each Saturday through September 7th. A weekly Farmer's Market and Local Artisan's Market all rolled into one. Highlights include amazing fruits, fresh flower arrangements, and baked goods to name a few. For more information go to aspenchamber.org.

August 5th & 6th: Plein Air Art Festival; 20 renowned Plein Air artists will paint in the Roaring Fork Valley from July 31st to August 4th before showcasing and selling their art at the Snowmass Base Village Rink. Free. The artist's work will be available for viewing and purchase on Saturday, August 5th from 12:00 PM - 6:00 PM and Sunday, August 6th from 10:00 AM - 4:00 PM. & 6th. For more information go to gosnowmass.com

August 6th & 13th: Theater Aspen Summer Cabaret Series; hosted exclusively at the Hotel Jerome enjoy a preshow three-course dinner or two-course brunch. These are not to be missed events of ensemble and solo performances of the Theater Aspen Summer Season.

- August 6th - "The Broadway, Rocks Songbook" The Music of Elton John, Billy Joel, Sarah Bareilles, and more, dinner show.
- August 13th - "1983 It was a Very Good Year", Pop, Rock, and Broadway from the year of Theater Aspen's Birth, brunch at 11:00 AM and dinner at 6:00 PM shows.

Individual dinner tickets are \$225, and individual brunch tickets are \$125. For more information and tickets aspenchamber.org or theateraspen.org.

August 10th: Live music at Big Hoss Grill; 45 Village Square, Snowmass Village. Music weekly with live performers 5 nights a week, inside or on the deck. Our own Ironbridge neighbor, Eric Gross (Wild Flight), will be performing on August 19th at 5:00 PM. For more information and a music calendar go to bighossgrill.com/live-music or gosnowmass.com.

August 15th: Music With a View; Rooftop at the Aspen Art Museum, 637 Hyman Avenue, 6:00 PM. This free chamber concert series is presented in collaboration with the Aspen Music Festival and School (AMFS). This series features one-hour performances by the most advanced AMFS students and visiting musicians in Aspen. This event is free but pre-registration is preferred. Come early and enjoy light snacks, and drinks for purchase. For more information go to aspenartmuseum.org

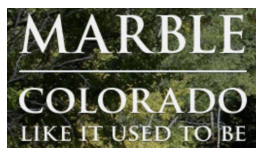
August 16th: A Recital Robert McDuffie Plays Tchaikovsky, Enescu; Harris Concert Hall, 960 N 3rd Street, 7:30 PM - 8:30 PM. Tickets are \$75. Known for his athletic playing, charismatic stage presence, and adventurous repertoire, beloved Aspen alumnus and Grammy nominee Robert McDuffie returns to Harris Concert Hall. For more information and tickets go to aspenchamber.org or aspenmusicfestival.com

August 19th: Cidermass; Snowmass Mall at Snowmass Village, 1:00 PM - 4:00 PM. Enjoy live music and libations from over 30 different distilleries and cideries from all over the country.

Tickets are \$30 - \$50. For more information and tickets go to gosnowmass.com

August 25th - 26th: DanceAspen Presents: Solstice; Wheeler Opera House, 7:30 PM. Tickets range from \$38 to \$68. DanceAspens' first summer presentation at the Wheeler Opera House and the peak of dance excellence. For the program, DanceAspen welcomes nationally claimed award-winning choreographer Mathew Neenan. For more information and tickets go to danceaspen.org or aspenchamber.org.

August: Get your tickets for the upcoming "JAS Aspen Labor Day Experience"; September 1st - 3rd. Three days of world-class music at the beautiful Snowmass Town Park. Headliners are the Foo Fighters, Lumineers, Old Dominion, Billy Idol, Brothers Osborne, Grace Potter, James Bay, Jade Jackson, and more. For more information, a calendar of music lineup, and tickets go to jazzaspensnowmass.org.



August 6th & 7th: Marblefest; an outdoor music festival, including food trucks, a kids carnival, and art vendors. Marble Mill Site Park, Saturday, August 6th, 12:00 PM - 10:00 PM; Sunday, August 7th, 12:00 PM - 8:00 PM. Leashed well behaved dogs welcome. Bring a chair or blanket. Outside food and beverage of your choice are allowed. For more information and music schedule call [970-274-7513](tel:970-274-7513) or marblefestmusic@gmail.com.



August 12th: Peter Karl; The Magical Moments Summer Concert Series 2023. Located at Avalanche Outfitters field, (behind the coke ovens) 17843 Highway 133, Redstone, 6:00 PM - 8:00 PM. Insightful songwriter, slide guitarist, and American Blues. Free event, Coolers, chairs, and kids allowed. No dogs allowed. For more information contact Lisa Wagner at [970-963-8240](tel:970-963-8240) or redstonecolorado.com

August 25th - 27th: 27th Annual Redstone Art Show; Redstone Inn, Friday, August 25th, 6:00 PM - 8:00 PM Opening Reception, Saturday & Sunday 10:00 AM - 5:00 PM. Live Paint Out Auction and Wine Tasting on Sunday at 3:00 PM. For more information go to redstoneartfoundation.org

August 26th: Blue River Grass; The Magical Moments Summer Concert Series 2023. Located at Avalanche Outfitters field, (behind the coke ovens) 17843 Highway 133, Redstone, 6:00 PM - 8:00 PM. Mind blasting, energetic, rocking Jazz Bluegrass. Free event, Coolers, chairs, and kids allowed. No dogs allowed. For more information contact Lisa Wagner at [970-963-8240](tel:970-963-8240) or redstonecolorado.com



IRONBRIDGE NINE & DINE IS BACK

The next Nine & Dine is Friday, August 4th

Come play some golf with other members and have a little competition, then meet up after. It is a 4-person team scramble. Should have two men and two women. Start making your teams and sign up. Let the Club know if you want there to be a buy-in for a little prize money.



IRONBRIDGE REAL ESTATE MARKET UPDATE AUGUST 2023

Our local Ironbridge real estate market has continued to be active once again over the past 30 days.

We have three homes under contract at a

Ironbridge
Local Market Update

July, compared to June

INVENTORY	10	↑ 11%
NEW CONSTRUCTION HOMES	10	↑ 25%
DAYS ON MARKET	220	↑ 4%
AVERAGE SALES PRICE	\$1,12M	↓ 2%
PRICE PER SQUARE FOOT	\$447	↓ 3%

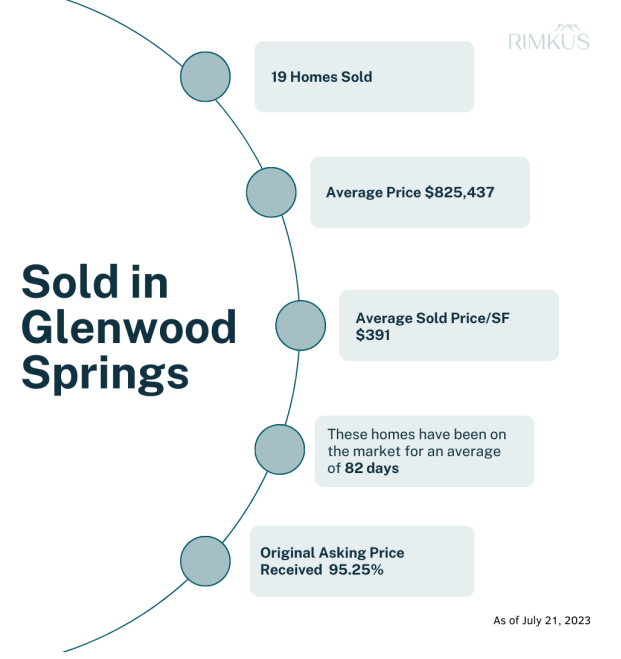
As of July 21, 2023

median list price of \$995,00.00 and \$540.00 per square foot. Two of these homes are existing homes that went under contract in less than 14 days once again. The new construction home currently under contract is the one being built on lot 52.

Three existing homes have sold since our last newsletter at a median price of \$1,150,000/ \$419.00 per square foot. These homes were on the market for an average of 75 days achieving 93.91% of the asking price. The beautiful custom home on 272 River Bank Lane found its new owners as well. The parties closed on the transaction on July 27 at \$2,495,000.00 or \$575.48 per square foot for the home situated on the 34,120 square foot lot.

The homes that are currently offered for sale are a 4,064 square foot existing home with a finished basement on 302 Silver Mountain Drive for \$1.449 million (previously offered for \$1.99 million in January, re-listed at \$1.5 million in June), a very similar configured and sized home on 126 White Peaks Lane priced at \$1.5 million and a new listing on 144 Bentgrass Drive - three bedrooms at \$899,000.00. There are still eight Sunrise homes offered at a median price of \$1.05 million/ \$461 per square foot.

Some of you have probably noted as well that the contemporary 3,033-square-foot new construction project on 1817 River Bend Way for \$1.725 million (to be completed by the end of 2023) has been temporarily taken off the market. We should see it back again in just a few days as the developer is simply reevaluating the project scope while making some additional tweaks to finishes, etc.



Glenwood Springs
Local Market Update

July, compared to June

INVENTORY	53	↑ 18%
NEW CONSTRUCTION HOMES	15	↓ 11%
DAYS ON MARKET	98	↓ 6%
AVERAGE SALES PRICE	\$1,27M	↑ 10%
PRICE PER SQUARE FOOT	\$481	↑ 1%

As of July 21, 2023

Glenwood Springs has seen a total of 19 residential real estate closings over the past 30 days, compared to 28 over the same time period last year, and 35 sold residential properties in 2021.

The average price of \$825,437.00 (\$391/sf) is close to the same time period last year which averaged \$789,645.00 (\$403/sf), compared to \$663,412.00 (\$294/sf) during the same 30 day time period in 2021.

It took an average of 82 days for these properties to sell. The number of home sales in Glenwood Springs was again slightly lower than the new supply that has been added. The Market Action Index is inching towards a very balanced market. For now, we continue to see a slight advantage for sellers while the

increases in inventory certainly provide a few more options for buyers.

Glenwood Springs currently carries about 2.7 “Months of Supply”, versus 2.5 last month (as a reference point - inventory levels of 5-6 “Months of Supply” is one of the indicators of a balanced real estate market)

How does the inventory measure “Months of Supply” in Glenwood compare to our other local towns? Aspen increased slightly from 9 last month to 11 having seen its highest level of 18 back in May of 2020. Basalt carries about 4.5 “Months of Supply”, Carbondale decreased back to 4.5 as well, and all towns West of Glenwood Springs have moved up as well but still not carrying more than 3.1 “Months of Supply” having seen small increases again as expected this time of year.



Adventure Paragliding

Pine and Shannon Pienaar
apw.adventureparagliding.com

Can you share with us what first sparked your interest in paragliding and how it eventually led to the establishment of Adventure Paragliding?

I first became interested in paragliding when I was young and watched them fly over my parent's house in Aspen. After many years and becoming a young adult, I decided to take a tandem to combat my fear of heights. I was immediately hooked, although did nothing for squelching my fear. I began lessons to learn to fly on my own shortly thereafter. My now husband, Pine, turned out to be my instructor. Pine is part bird, I swear, making any other vocation impossible for him. Adventure Paragliding was born out of a love for flight and a greater desire to share it with others.

For someone who has never experienced paragliding before, how would you describe the thrill of a tandem flight over the stunning Roaring Fork Valley?

Paragliding is like no other sensory experience. Most people believe it will be some sort of adrenaline-pumping activity that only a few people can handle. It is quite the opposite. I best describe paragliding as the "armchair adventure sport". Paragliding is very quiet. You only hear the gentle sound of the wind moving through the lines as you glide above the ground. The view are unsurpassed as you can take in the sights without the limitations of ground being in the way. However, if you are a thrill seeker, we can do various tricks that will get the most adventurous screaming.

Could you elaborate on the level of safety precautions and measures taken at Adventure Paragliding, especially for those who are first-timers?

All of our guides are certified tandem instructors. In order to do commercial tandem instruction, one has to go through intensive training, hours in the air, and first aid/CPR. It takes several years from the first time you leave the ground to performing tandems. USHPA certifies all our instructors. This in essence makes the tandem experience extremely safe. Not only are you flying with someone who has years of experience, we as a company never attempt to fly when conditions are suspect.

You've been ranked as one of the top tours in Glenwood Springs on TripAdvisor. How does it feel to be recognized in this way, and what feedback from customers has been most meaningful to you?

We are very honored to be recognized as one of the best experiences in Glenwood. We have been operating safely for 20 years. It has taken a while to get known and recognized. My favorite feedback is when clients are so overcome by the experience that they cannot express their joy in words, but are rather overcome with emotion. I love spreading joy to all that fly with us.



Basic Hiking Tips from Locals

25 Amazing Hikes in the Roaring Fork Valley

- Plan ahead and prepare.
- If there has been heavy rain, and the trail is wet, please let it completely dry before heading out. Muddy footprints damage trails, most of which are maintained by hand.
- Keep the cell phone in your backpack, and refrain from taking calls on a trail or playing music on the speaker without a headset.
- Who gets the right of way? Uphill hikers have the right of way over other hikers. Hikers have the right of way over bikers, and equestrians have the right of way past both hikers and cyclists. Be sure to yield when traveling downhill and to people on horseback.
- Pack out your trash.
- Park only in designated parking areas.
- Stay on the trail to avoid damaging vegetation.
- Stay out of wildlife closure areas and other areas closed to the public.
- Follow the [Leave No Trace Seven Principals](#)
- Plan ahead and prepare
- Dispose of waste properly
- Leave what you find
- Minimize campfire impacts
- Respect wildlife
- Be considerate of other visitors

Before You Go:

- Know where you're going. There are millions of acres surrounding our valley and it's easy to take a wrong turn towards the middle of nowhere.
- Always bring a map (a physical map is best – phone batteries die!).
- Leave a note in your car with details of your destination and the date of your return

Water:

- Water is the key ingredient to acclimating and keeping you powered for the adventure ahead.
- Fill your water bottles to the brim even for short trips, and if you'll be on the trail for a while, bring iodine pills or a water filter to replenish your supply.
- Along with water, bring enough food for the duration of your hike, and then some. If you find you've made a wrong turn, you'll be hydrated and fed.

What to Bring:

- Dress for the worst-case scenario. Starting out for a hike on a bluebird Colorado day can quickly shift to rain, lightning, and yes, even snow at higher elevations.
- Stick extra layers and socks in your daypack and be ready to shelter overnight if needed.
- Pack a day pack with sunscreen, bandages, a cell phone, and, for longer distances, a satellite phone that can alert [Mountain Rescue Aspen](#) to any trouble.

[From Aspen Defy Ordinary](#)



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