



Monthly Newsletter

July 1, 2026

Volume 4 | Issue 7



EXECUTIVE BOARD UPDATE

It is officially summer with some already-hot and windy days. We're ready for calmer weather, but we hope you are all enjoying this time of year and look forward to a special July 4th celebration this week!

A very special **thank you** to our River Trail Committee, led by John Chapman, for their work in replenishing wood chips and improving our trail. Several volunteers spent June 20th hauling and spreading mulch in the heat. JOB WELL DONE! Your work is appreciated!

Many of you have made great sacrifices in **conserving water and adhering to the irrigation schedule** that was implemented in late April. Your efforts have made a great impact on the ability to manage the volatile ditch flow level, and we've been able to consistently pump water to all residents. Thank you all for supporting this effort! We know there is more hot weather to come, so we will carefully monitor the ditch and work with the Club to ensure our needs are met.

With hot summer weather comes **greater fire risk**. We appreciate our residents pointing out some things we can all do to minimize those risks in our community. They are:

- Keep your yards free of dry or dead branches and yard waste
- Prune bushes and shrubs to maintain healthy growth and proper spacing
- Use caution with all flammables, and follow county fire restrictions

Being a good neighbor by taking responsibility for your yard maintenance helps the entire community feel safer during these times of elevated fire risk.

Lastly, everyone's favorite POA topic - **covenant enforcement!!**

Please be aware that the rules are intended to help achieve a safe and attractive community. Our property management team routinely tours the neighborhoods, inspecting for compliance. If you receive a friendly reminder, please remedy the situation. There is a process in place to notify and cure these violations, as provided for in state law. If you notice something, please contact Key Stone Management so they can administer the process. The Enforcement of Covenants and Rules Policy is located on our website (www.ironbridgepoa.com) for your review. ALL issues are handled through Key Stone, as it is part of their duties, which we contracted them to manage. www.office@keystoneman.com.

Now go out and have fun, drive slowly to protect our kids and pets, and care for your neighbors! We're in this together.

RULES & REGULATIONS



LIVING SAFELY WITH OUR BLACK BEARS

As food sources become scarce, bears often venture into neighborhoods in search of easy meals. Because bears have an exceptional sense of smell and strong memories, they will return to places where they find food. A few simple precautions can help keep bears wild and our community safe.

How to Bear-Proof Your Home: Most bear conflicts are caused by food attractants:

- **Trash:** Put cans out only on collection day and store them securely the rest of the time.
- **Feeders:** Remove feeders during bear season.
- **Landscaping:** Avoid planting fruit-bearing trees and shrubs.
- **Grills:** Clean thoroughly after each use.
- **Deterrence:** If a bear is near, make loud noises (yell, blow a whistle) to scare it away. Never approach or corner a bear.

Hiking and Running Safety: If you head out on the trails, stay alert and proactive.

- **Be Aware:** Look for tracks, scat, torn logs, and claw trees.
- **Emit Noise:** Talk, sing, or hike in groups to avoid surprising a bear.
- **Accessible Bear Spray:** Always carry protection. Keep bear spray accessible and ensure it is rated for bears (not personal pepper spray) and learn how to use it.
- **Respect Closures:** Trail closures are in place for the public.

The "Leash Rule" for Dogs: The single biggest risk factor for bear-human conflict is an unleashed dog. Even well-trained dogs can provoke a bear and lead it back to you. If you bring your dog on trails or common areas, keep it leashed at all times.

Important Contacts

- **Emergency:** If a bear acts aggressively or threatens people/pets, **dial 911**.
- **Non-Emergency:** For bear nuisance reports, call the Bear Hotline at **970-947-2972**.



Several homeowners have recently expressed concerns about dogs being off leash within the community. While it may seem harmless, keeping your dog on a leash is one of the simplest and most effective ways to protect everyone in Ironbridge—both two-legged and four-legged residents.

This summer there has been a lot of wildlife activity in our community. Sightings of a mother deer with two fawns, a mother fox with two kits and several bears have been seen in Ironbridge. It is important to keep these animals safe too.

Even the friendliest, best-trained dogs can become startled by wildlife, bicycles, other dogs, or unexpected situations. A leash helps prevent accidents, injuries, and unwanted encounters. It also protects your dog from running into roads, approaching wildlife, or interacting with dogs that may not be comfortable around other animals.

Not everyone is at ease around dogs, and some residents may have allergies, fears, or mobility concerns. Keeping your dog leashed shows consideration and respect for your neighbors and helps ensure that everyone can safely enjoy our trails, streets, and common areas.

Please remember that Ironbridge rules require dogs to be leashed in public areas and that pet owners are responsible for maintaining control of their animals at all times.

Thank you for helping keep our community safe, welcoming, and enjoyable for all residents, visitors, and pets.



GARFIELD COUNTY FIREWORKS BAN

As of June 10, 2026, **STAGE 2 FIRE RESTRICTIONS** are in effect for all of Garfield County, which means **ALL PERSONAL FIREWORKS ARE PROHIBITED**.

Key 2026 Fireworks Rules

- **Use of Fireworks** – Any use of fireworks is **NOT** permitted (including fountains and sparklers)
- **Public Lands:** The use of fireworks, flares, or other incendiary devices, including exploding targets, are **ALWAYS PROHIBITED** on federal lands, including Bureau of Land Management (BLM) and US Forest Service land.
- **Burn Permits (General) - NO Burn Permits will be issued.** All previously issued burn permits are cancelled.
- **Penalties:** Violation of these restrictions can lead to fines and possible felonies
- **Recreational Fires - NO** Recreational Fires.
- **Cooking Fires** – Use caution and keep attended.

We encourage residents to respect the fireworks ban and be mindful of their neighbors, the community and the fire danger that this extremely dry summer brings.

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

Summer Happy Hour “Meet and Greet” at the pool! It will be Thursday, July 9th, from 4:30 to 6:30! Come and meet your new neighbors and see all those neighbors whom you have been missing!



Come Meet Your New Neighbors! A "Meet and Greet" at the Pool



A Fun Community "Happy Hour"
All Welcome...

Thursday, July 9th, 2026
From 4:30 to 6:30

There will be appetizers provided!
Alcoholic/Non-alcoholic drinks will be for purchase
from the Club at the pool!

No Outside Alcohol or Food to be Brought in!

IF BAD WEATHER - MEET AT THE KITCHEN BACK ROOM
From the IPOA Resident Engagement Committee

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 in these Totes for new neighbors from your business at communications@ironbridgepoa.com.

RIVER CONSERVATION COMMITTEE



IPOA's Annual Volunteer Day was June 20th.

Project Goal: Improve the Usability of Existing Trails by Spreading More Woodchips

Thank you to everyone who showed up to help with the trail we have along the river and add more wood chips to the paths. It takes a community of volunteers to help make things happen and THANK YOU to John Chapman for organizing this!

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!



- Next "Nine and Dine" is July 3rd – Sign up at the Pro Shop (See Flyer)
- Pool is open and hours are 10:00 am to 8:00 pm – **See Pool Rules**
- Member/Guest is coming up on July 24th/25th, and the teams are full!
- The Ladies 9-Hole League has its "Stars and Stripes" event on July 1st

- The Ladies 18-Hole League has a July 1st Golf Event starting at 8:30 – Call to sign up



NINE, WINE & DINE



5:00 PM SHOTGUN

4 PERSON SCRAMBLE

DINNER: \$25/PLAYER

GOLF GAME: \$20/TEAM (Optional)

Men play from age eligible tees; ladies play from green tees

No handicap required

Teams can be made up of anyone, male or female

June 5th - Mexican Fiesta

July 3rd - American BBQ

August 7th - Surf & Turf



(970) 973-1018

**Call the Pro Shop
to register**



IRONBRIDGE LADIES 9-HOLE LEAGUE

STARS & STRIPES

GOLF TOURNAMENT

JULY 1, 2026 | 5 PM SHOTGUN START



- **NO ENTRY FEE** for Paid 9-Hole Members. 9-Hole Members Only.
- **SCRAMBLE FORMAT** with a few twists.
- **RIBBONS** for 1st, 2nd and 3rd place teams.
- **RIBBONS** for Straightest Drive, Closest to the Pin, and Longest Putt.
- **AFTER GOLF FOOD & DRINKS** (Individual Pay).

Choice of: Ribs, Cole Slaw & Beans \$28; Wedge Salad with Shrimp - \$27;
with Salmon - \$28; with Chicken - \$26

Email Tina Bruaski with your selection by June 24, 5 pm. | cbruaski@gmail.com

CALL THE CLUBHOUSE TO REGISTER



LADY 18-HOLERS
RED, WHITE & BOOM
FUN GOLF EVENT

WEDNESDAY
1ST OF JULY, 2026

ALL
WELCOME

\$10 BUY IN FOR GAME
NET AND GROSS FOR BEST TOTAL SCORE OF
ALL PAR 4 HOLES - MUST HAVE GHIN

COME DRESSED PATRIOTIC

Call Pro Shop to Sign Up By Monday 6/29
Round Still Counts for League Too (Leader Board,
Hole in One and Must be with One Other League Player)

Tee Times are on Hold starting at 8:30am
Pairings will be Made on Tuesday

Stay After for a Cocktail, Food
and Winner Announcement



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 31**, 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!

PLEASE HELP US! We need sponsors, donors, and volunteers to join us to reach our goals. Anything would be great!

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**

GLENWOOD SPRINGS & CARBONDALE EVENTS



July 4th: Fourth of July Celebration, starts at 4:30 PM - 9:00 PM, Two Rivers Park. Join the City of Glenwood Springs to celebrate Independence Day. Festival entry is free, and many of the amenities are complimentary. Celebration begins with bounce houses, ax-throwing, lawn games, Big Bull Entertainment, mechanical bull riding, face painting, and food and beverage vendors. Live music begins at 5:00 PM. No dogs/pets, firearms/weapons, glass containers, soliciting, or fireworks. For more information, go to **cogs.us** or call 970-384-6301.

July: Market on 7th: Downtown Glenwood Springs, Local Farmers & Food, Live Music, Arts & Crafts. 4:00 PM - 8:00 PM, every **Tuesday** through September 1st. On 7th Street between Colorado and Cooper. For more information, go to **<https://www.glenwoodspringsdda.com/market-on-7th/>**

July: Summer of Music; Two Rivers Park, **Wednesday** evenings through August 12th. Opening Act starts at 6:30 PM. Enjoy free concerts in the park. You may bring low-back chairs, blankets, coolers, and munchies; no glass allowed. No dogs allowed in the concert area. Food and drinks for purchase are available. For more information and the lineup of music, go to **<https://www.glenwoodspringssummerofmusic.org>**

July: Bethel Plaza Movie Night; Free Movies Under the Bridge. Bring your lawn chair or picnic blanket each **Thursday** in July for a free movie showing under the bridge in Bethel Plaza on 7th Street. Movies start at 8:00 PM. For information and the full list of the movies, go to **cogs.us**.

July: Music Under the Bridge; 4:30 PM - 7:30 PM, **Fridays** in Bethel Plaza on 7th Street through September 25th. Enjoy this complementary, family-friendly, live Music under the Grand Ave. Bridge. This is an annual summer series that brings some of the best local talent to downtown Glenwood Springs. Some seating is provided. Various restaurants & Food Trucks available for food and drinks. For more information on all of the summer music lineup, go to **cogs.us**



Images from Glenwood Springs Parks & Recreation FB



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

June 19th: Carbondale Music in the Park 2026; Sopris Park at 5:00 PM. Music lovers are invited to bring blankets and chairs to Sulphur Park for relaxed nights of community building.

Additional shows will be on August 23rd and September 13th. For more information and the music lineup, go to <https://soprissun.com/142506-2/>

July 24th - 26th: 55th Mountain Fair. Opens Friday 12:00 PM through Sunday 7:00 PM. Sopris Park and downtown. 120+ unique vendors and artisans, enthusiastic contests and performances, live music, and food and beverages on site. No dogs, glass, or bicycles in the park. No smoking or outside alcohol. Sponsored by Carbondale Arts. For more information, schedule of music and events, or to volunteer, go to carbondalearts.com.

REAL ESTATE MARKET UPDATE

June 2026

Inventory Is Steady, but the Mix Has Changed

There are currently **five homes actively for sale in Ironbridge**, the same number as this time last year. But the number alone does not tell the full story.

Today’s active inventory ranges from \$1.35 million to \$3.995 million. It includes two new-construction homes and three homes priced above \$2.3 million. That high-end mix pushes the average active list price to approximately \$2.54 million, compared with \$1.55 million last June.

That does not mean Ironbridge home values have risen 64% in one year. It means a larger share of today’s available inventory is newer, larger, and more expensive than the homes on the market last June.

One recent change worth noting: 111 Blue Heron Vista was withdrawn on June 15 after 75 days on market. It had originally been offered at \$1.25 million and was later adjusted upward to \$1.30 million. Current inventory is now five active homes, while three additional Ironbridge properties are pending.

There have been no new Ironbridge closings in the past 30 days, but **pending activity** is meaningful. Buyers are still moving forward when a property offers the right combination of location, condition, amenities, and value.



What Last Year’s Sales Still Teach Us

Ironbridge had 17 closed sales during 2025. Twelve of those homes had at least one price reduction before selling. Those homes averaged 181 days on market and sold for about 88% of their original asking price.

The five homes that sold without a reduction averaged 76 days on market and sold for roughly 96.5% of their original asking price.

This does not mean every price reduction represents a mistake. Every property, seller, and timing decision is different. But it does reinforce an important lesson: a thoughtful initial price, strong presentation, and a clear understanding of the competing inventory tend to matter more in a market where buyers have time to compare their options.

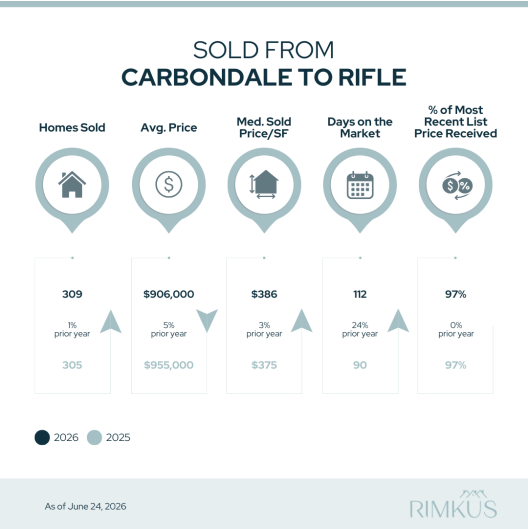
Year to date, **Ironbridge has recorded three closed sales** compared with 11 through the same date last year. However, two of this year’s closings were long-running listings that began in 2025, so closed-sale data alone does not fully describe current buyer activity.

Glenwood Springs: More Choices, More Selectivity

Glenwood Springs currently has **95 active listings**, compared with 79 last June. New construction inventory has also increased, giving buyers more choices across a wider range of price points.

June sales activity remained healthy, with 19 homes sold compared with 13 last year. Average sale prices were essentially unchanged at just over \$1 million, while buyers took somewhat longer to make decisions.

The takeaway is not that buyers have disappeared. They have simply become more selective. Homes that are well prepared, competitively priced, and positioned against today's alternatives are still attracting attention.



From Carbondale to Rifle: More Activity, More Segmentation

Across the broader Carbondale-to-Rifle corridor, 309 homes have sold so far this year, compared with 305 through the same point last year.

Average sale price is down about 5%, from approximately \$955,000 to \$906,000. At the same time, median sold price per square foot increased modestly, from \$375 to \$386.

Days on market increased from roughly 90 days to 112 days. Buyers are still purchasing homes, but they are taking more time, comparing more properties, and negotiating more carefully than they did during the faster-moving market of prior years.

The Takeaway

Ironbridge remains a small and highly individual market. With only five active homes, a few new-construction listings, three pending sales, and a wide range of price points, each property needs to be evaluated against its most relevant competition.



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The opportunity remains strong for sellers. But this market is rewarding precision: realistic pricing, excellent presentation, thoughtful timing, and a clear understanding of where a home fits among the alternatives buyers can choose today.

