



Monthly Newsletter

March 1, 2024
Volume 2 | Issue 3

UPDATE FROM THE IB POA BOARD

This month's Executive Board update is devoted to a dues and fees cost analysis comparison of three Roaring Fork communities: Ironbridge, Aspen Glen, and River Valley Ranch. In past Town Halls, Zoom calls and surveys, the Board noted that there is often confusion and misinformation around Ironbridge POA and Club dues vs. other local communities. This table (researched deeply by a Board member) seeks to clarify the facts. We also hope that it helps owners to understand the value of Ironbridge and its amenities.

Amenities, Dues and Fees Comparison for RF Valley Golf Communities Comparison as of 2024

	Ironbridge	River Valley Ranch	Aspen Glen
HOA			
HOA Monthly Dues	\$188	\$394*	\$224*
+ Irrigation Fee	0	\$19-30*	\$4
TOTAL HOA Fees	\$188	\$413 - \$424*	\$228*
Type of Club	Semi-Private	Public	Private
Golf Club Activation Fee			
Full/Unlimited	\$8,000		\$50,000
Limited			\$32,500
Annual Cost-Unlimited Golf (\$562.50/mo.)		\$6,750**	
Annual Cost -Limited Golf		\$2,850**	
Monthly Dues	\$410		\$1,350 - unlimited
			\$900 - limited
Cart Fee per round	\$28		\$30
Range Balls Charge	no	yes	no
Pool, Fitness, Racquet Sports			
Activation Fee			\$2,500
Monthly Cost			\$635
Possible Monthly Max Totals/Couple	\$598	\$986.5***	\$2,213
Includes unlimited golf, pool, HOA & gym <i>Cart fee not included for IB or AG</i>			
Average Home Cost as of Jan. 2024	\$1,110,000	\$2,400,000	\$3,700,000
Real Estate Transfer Fee to HOA			\$100
Other Fees at Closing		1/4 % conservation fund fee	
		Transfer for rentals	

* = varies among sub-neighborhoods but excludes cottages, townhomes, cabins, which have higher fees

** = includes member + spouse

*** = includes cart fee

RULES AND REGULATIONS

All PETS MUST BE KEPT ON LEASHES AT ALL TIMES

Please be courteous to others.

PETS – There has been some concern expressed by our Ironbridge neighbors about rules regarding pets. Some residents are afraid of dogs or have concerns with them off leash! Pet owners must adhere to several regulations to maintain a safe and clean neighborhood.

All pets MUST be kept on leashes while in public areas. Owners **MUST** promptly clean up after their animals. Additionally, households are limited to a maximum of two dogs. Failure to comply with these rules may lead to **daily fines**.



Dogs and other pets, excluding service animals, are generally prohibited from accessing Club Facilities unless explicitly permitted. In areas where dogs are allowed, they **MUST** remain leashed. Members are accountable for any damages caused by their pets while on the premises.



PARKING – Ironbridge prohibits street parking **from 2 am to 5 am**. Violators are subject to booting or towing at the vehicle owner's expense. There will be no exceptions to this rule, so please notify your tenants and guests. Additionally, only three cars are permitted in driveways during the same hours. All other vehicles must be parked in the garage or off-site. There is no on-street parking overnight.

UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

Lucky to Live in Ironbridge!



RESIDENT ENGAGEMENT COMMITTEE

NEW COMMITTEE NAME: The Committee chose a shorter name. Originally, it was comprised of two committees that combined over a year ago and had such a long name. It is now just the Resident Engagement Committee (its old name was the Communications Committee and Engagement (Social Welcome) Committee).

If you have moved in recently to Ironbridge and we did not get a “Welcome Tote” to you, please let us know. Just email communications@ironbridgepoa.com.

REMEMBER! More than one person per household can receive the monthly POA Newsletter! Contact our committee (see above email) to be added or go to the POA website under New Resident and fill out the form to be added.

We would love to feature our residents and tell the community about what you do here in our Valley and can also feature your business in our monthly Newsletter! Just let us know as we try and highlight someone new each month!

Our next committee meeting will be Tuesday, **March 12th, at 5:00 at 1102 River Bend Way**

DESIGN REVIEW BOARD COMMITTEE

The Design Review Board needs a new member to help on their committee. Please reach out and apply.

The Design Review Board (DRB) has an open position and seeks someone with fresh ideas on how to best build and maintain the homes that make up our community. If you are interested in becoming a DRB member or have questions, please contact any of our current DRB members:

- Brad Klaas at bradklaas@gmail.com
- Rick Moore at kiowamoore@gmail.com
- Jeffrey Moore at jeffrey@djuna.com
- John Chapman at john.chapman03@hotmail.com

The Design Review Board was established when the Ironbridge POA was created to ensure that construction and landscaping for new homes, and changes to existing homes, follow the DRB guidelines to maintain a harmonious design quality within the community.

Habitat for Humanity

Roaring Fork Valley on 4-13-24

Ironbridge Volunteers Needed!



I am so grateful to have a home in Ironbridge! We have a thriving community of families at different junctures in their lives from a variety of backgrounds and locals. We are making friends and building relationships as we work and play each day. This is a life that many don't have the opportunity to participate in as we face a crisis of affordable, attainable housing in our valley. Habitat for Humanity – Roaring Fork Valley is at the forefront of providing solutions.

Here is your chance to pour your gratitude forward as our Ironbridge neighbors participate in a Habitat for Humanity build day at the new Wapiti Commons in Rifle on Saturday, April 13th from 8:30 – 3:30. This is a great way to get to know your neighbors here in Ironbridge as you work side by side to build a community for others. No experience required, just a willing spirit and curious mindset. Habitat provides everything needed to help. We will provide a lunch for volunteers. Guaranteed to be a rewarding, fun day!

Please RSVP to Danielle Howard at:

dmh2280@gmail.com or 970-274-2156

We are limited to 12 Volunteers, so sign up soon!

**We look forward to
having you join in!**

If you want to volunteer on your own, here are links:

[Volunteer at Wapiti Build Site Volunteer Campaign for Habitat for Humanity of the Roaring Fork Valley - Giveeffect](#)

[Volunteer at the ReStore Volunteer Campaign for Habitat for Humanity of the Roaring Fork Valley - Giveeffect](#)

FEATURED LOCAL BUSINESS

VERTICAL DESIGN

Jodi Mog (formerly Thimsen)

verticaldesignllc.com

970-930-6124

jodi@verticaldesignllc.com



Building a new home in Ironbridge? Time for an upgrade to your existing Ironbridge home? Look no further than our own Jodi Mog (formerly Thimsen) of Vertical Design! Jodi is the Owner and Design Manager of Vertical Design and has been serving the Roaring Fork Valley since 2018. Vertical Design is a Homebuilders Design Studio coupled with Design Management Services, where builders, new home buyers, and current homeowners find stunning interior finishes and receive experienced, professional design assistance. It's a one-stop shop for flooring, tile, cabinetry, countertops, lighting, plumbing, and so much more! With this convenient approach to home building and remodels, Jodi can tackle anything from a simple bath remodel, to extensive custom home design, commercial spaces, and multi-unit developments. She will guide you through the entire process while keeping you within your budget and aesthetic taste. With the help of Vertical Design, your home will look as magnificent as you envisioned it to be.

Since Jodi cares about the neighborhood she lives in, she is graciously offering a 15% discount on any materials ordered through May 15th! This offer is for Ironbridge residents only who schedule a free consultation at the showroom by March 31st. So don't delay! Now might be the time to finally have the home of your dreams and add value to your property.



Custom home completed in 2023, Carbondale, CO

The IPOA Resident Engagement Committee would like to feature your business! Please email communications@ironbridgepoa.com if you would like to be considered. Limited to businesses located in the Roaring Fork Valley and owned by current Ironbridge residents. Thank you!



March Club News

Ironbridge Ladies Golf League has Wednesday, March 13th planned for a fun Happy Hour to go over everything about having a "GHIN" and the new rules for 2024. It is from 5:00 – 7:00. Come win a sleeve of balls, too. See the flyer for more information.

LADIES HAPPY HOUR

GHIN

COME LEARN ABOUT A GHIN

We will explain everything about having a GHIN and also how to use the App!!



WEDNESDAY

MARCH 13TH
2024

THE KITCHEN
5:00 TO 7:00

REAL ESTATE MARKET UPDATE

	February	January	% Change
Inventory	2	4	↓ 25%
New Construction	2	3	↓ 33%
Days On The Market	488	314	↑ 55%
Average List Price	\$1.36M	\$1.11M	↑ 22%
List Price/SqFt	\$503	\$522	↓ 3%

"Spring Awakening: Dynamic Markets in Ironbridge and Glenwood Springs"

The real estate market in Glenwood Springs and Ironbridge is seeing early activity as we head into the spring. The sales volume is very similar to the same time last year. With a nuanced market in Ironbridge and a strong seller's market in Glenwood Springs, let's examine the current trends shaping our local real estate landscape.

Ironbridge Market Snapshot

Ironbridge remains a beacon of growth with one of the remaining few **new construction homes** going under contract over the past 30 days — a **1,400 square foot**, 3-bedroom house on the 4,008 square foot lot of 378 Blue Heron

Vista, listed at \$885k. This transaction reflects the sustained demand for modern, quality homes in our area.

Our neighborhood market has successfully **closed on three homes** in the last 30 days, comprised of one new construction and two existing homes, with an average sales price of \$996,000 and \$480 per square foot. The consistency across different types of properties signifies a balanced valuation. Furthermore, the homes realized 95.86% of their original list prices, with existing homes selling within an average of 87 days.

Glenwood Springs Market Highlights

Glenwood Springs showcases a more pronounced seller's market with a **Market Action Index (MAI) of 49**, indicating strong demand and quick sales (of reasonably priced homes according to their current condition) compared to the limited inventory. The median list price is \$1,387,500 for single-family homes, which is higher than the county median.

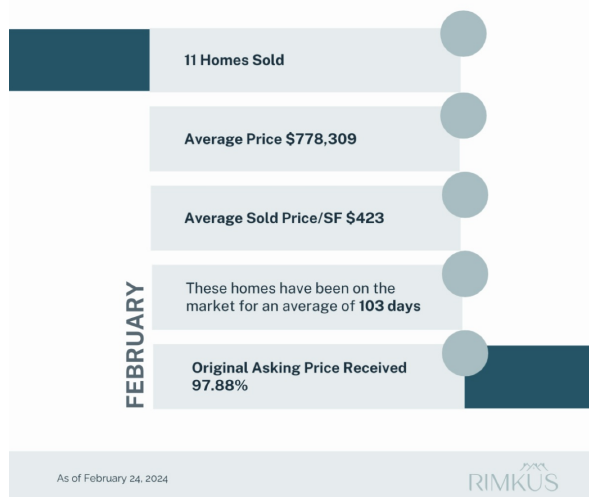
Inventory has tightened, **decreasing to 18 single-family home listings**, which may lead to upward pressure on prices if the demand continues to outpace supply.

The real-time market profile for Glenwood Springs shows a median price of new listings at \$863,000 and an average price per square foot of \$389.

Properties are staying on the market for an average of 131 days, with the median at 77 days. These figures depict a market where high-value homes are selling at a steady pace, with a slight increase in prices (6%) balanced by 17% of all properties that have taken a price decrease since coming to the market - in a balanced market about 35% of all homes offered for sale take a price reduction before sales.

The median rent is reported at \$3,000.

SOLD IN GLENWOOD SPRINGS



	February	January	% Change
Inventory	28	27	↓ 3%
New Construction	3	6	↓ 50%
Days On The Market	114	161	↓ 29%
Average List Price	\$1.05M	\$1.04M	↑ 1%
List Price/SqFt	\$461	\$462	↓ 0.2%

As of February 24, 2024

RIMKUS

Contrasting Glenwood Springs and Garfield County

While Glenwood Springs holds a strong seller's market, the wider **Garfield County** presents a more balanced scenario with an MAI of 35, indicating a slight seller's advantage. The county's median list price stands at \$1,250,000, with new listings coming in at a median of \$887,450.

Forward Outlook

As we step into the promising spring market, the data underscores the dynamic nature of our local real estate sectors. Ironbridge's beautiful offerings and Glenwood Springs' strong market performance paint an advantageous picture for

sellers, while buyers are finding strategic opportunities amidst new listings, particularly in the **Colorado River Valley from New Castle to Rifle**.

ROARING FORK VALLEY EVENTS



March 1st: First Friday "Creative District Focus" 5:00 pm. Downtown Carbondale.

March 1st: Echo Monday at the Black Nugget; 403 Main Street, 9:30 PM. Echo Monday plays rock/alternative from the 90's and beyond for Carbondale's First Friday celebration.

March 6th: Naturalist Nights in Carbondale: The Economics of Public Lands and Protected Areas. 6:00 PM, Third Street Center, Carbondale. Free. For more information and to register go to wilderness-workshop.salsalabs.org

March 7th - 9th: Green is the New Black Fashion Show, Carbondale Arts. An alluring dynamic show featuring both local and regional designers and models, dancers, and performers with multi-media storytelling. 7:00 PM, Carbondale Rec Center, 76 S. 4th St. Tickets required. info@carbondalearts.com (**SOLD OUT**)

March 9th: Growing Empowerment: Free Organic Heirloom Seed Distributions and Planting Workshops; Carbondale Branch Library, 10:00 AM - 12:00 PM. Help sort, repackage, and receive free organic heirloom seeds. Learn about and help plant trays of seeds that will be distributed to clients of Lift-Up. Children are welcome to attend. For more information call [970-704-9535](tel:970-704-9535).

March 11th: The Early History of Carbondale. Carbondale Branch Library, 6:00 PM. Join Sue Gray from the Carbondale Historical Society as she tells the story of the people who first called Carbondale home. Free. For more information call [970-963-2889](tel:970-963-2889).

March 12th: Kevin Daniel and the Bottom Line; Steve's Guitars, 19 North 4th St. 8:00 PM. A big-voiced

crooner with a heart of gold, Kevin strikes accord with “his raw and soulful” Chris Stapleton-esque timbre. Tickets \$25. For more information and tickets go to stevesguitars.net

March 22nd: Sleeping Beauty Ball, Thunder River Theatre Co, 67 Promenade, 5:00 PM. Second annual fundraiser. Food, drinks, dancing, and the dancers of Crystal Youth Ballet Company's performance of Sleeping Beauty. Call [970-987-4880](tel:970-987-4880) for more information.

March 30th: 7th Annual - Where My Peeps At? Scavenger Hunt; 8:30 AM, Carbondale Community Center Gymnasium. Teams of 2 - 6 people, clues written for High School Level. Cost: \$40 per team. This scavenger hunt will have teams racing around town on foot completing tasks and solving clues to find different items. Scooters and bikes are encouraged. Prizes for 1st, 2nd, 3rd place, best costumes, and more. For more information call [970-5101-1290](tel:970-5101-1290).

March: Live music at Steve's Guitars, 19 North 4th St. 8:00 PM. Information on all of the March shows/musicians at stevesguitars.net Tickets are \$20/\$25

March: Hominy Southern Kitchen; 60 El Jebel Rd. Unit 10. Try a Southern Brunch, every Saturday and Sunday from 11:00 AM - 3:00 PM. Offering favorites like chicken and waffles, crabcake Benedict's, pork belly hash, build-your-own mimosas, and much more. For more information call [970-446-6469](tel:970-446-6469).



March 1st: Sunlight Mountain, Defiance Challenge. Skiers tackle 40 of sunlight's most difficult runs in 10 hours or less. Sign up with your skiing partner. For more information go to sunlightmtn.com

March 1st: Silver Prom: A Red Carpet Evening Silver Prom for Older Adults, 6:00 PM - 8:30 PM Glenwood Springs Parks & Recreation, Glenwood Springs Community Center, 100 Wulfsohn Road. An elegant, affordable, super fun dinner and dancing for Older Adults. DJ will keep you dancing all night and a delicious dinner catered by Slow Grooving. For more information call [970-384-6314](tel:970-384-6314). Tickets \$16.00 - \$20.00. Tickets required, webtrac.glenwoodrec.com

March 2nd: Family Ball: A Red Carpet Evening of Dinner & Dancing. 6:00 PM - 8:30 PM Glenwood Springs Parks & Recreation, Glenwood Springs Community Center, 100 Wulfsohn Road. An elegant, affordable, super fun dinner and dancing for the entire Family. DJ will keep you dancing all night and a delicious dinner catered by Slow Grooving. For more information call [970-384-6301](tel:970-384-6301). Tickets \$14.00 - \$22.00. Tickets required, webtrac.glenwoodrec.com

March 9th: Growing Empowerment: Free Organic Heirloom Seed Distributions and Planting Workshops; Glenwood Springs Branch Library, 2:00 PM - 4:00 PM. Help sort, repackage, and receive free organic heirloom seeds. Learn about and help plant trays of seeds that will be distributed to clients of Lift-Up. Children are welcome to attend. For more information call [970-704-9535](tel:970-704-9535).

March 14th: Glen Canyon Rises Tour featuring Zac Podmore and Jackson Emmer. Glenwood Vaudeville Review, 915 Grand Avenue. 6:00 PM doors open, 7:00 PM show - 9:00 PM, The Glen Canyon Rises tour brings together film, discussion, photography, and music to explore the re-emerging landscape of Glen Canyon. Zac Podmore, journalist and author, and Jackson Emmett, renowned singer-songwriter, headline this event about the re-emergence of Glen Canyon. Tickets \$15. For more information and tickets go to www.gvrshow.com

March 17th: Sunlight Mountain, Moonlight Uphill Race. The race starts at 5:45 PM. \$20 entry fee. The fourth and final St. Patrick's Day installment of the moonlight race series weekends in March. For more information go to sunlightmtn.com

March 22nd: Paint n Sip Nights; Enjoy a social evening at the Community Art Center creating a painting on canvas to take home. Each paint night includes quality paint supplies, instruction, and a glass of wine or non-alcoholic beverage. 21+ only. Cost \$37.50. Glenwood Springs Community Arts Center, 601 E. 6th St. For more information or tickets call Annie Henninger, at [970-319-5644](tel:970-319-5644).

March 23rd: Saturday Morning Cartooning, 11:00 AM - 12:30 PM, Glenwood Springs Community Art Center, 601 E 6th Street. Learn how to draw retro cartoons with cartoonist Brian Weller. Fun for everyone and parents are encouraged to join. Ages 5 - 12. \$25.00 per child, \$5.00 per parent if they choose to join. Call [970-384-6319](tel:970-384-6319) for more information and tickets.

March 29th - 30th: Boot Tan Fest. Sunlight Mountain Resort, 8:00 AM. Boot Tan Fest is the world's largest ski and snowboard festival designed for women and femme folks. For more information, schedule, and tickets go to boottanfest.com or sunlightmtn.com

March: Friday & Saturday Nights; Glenwood Vaudeville Review, Vaudeville Spring Show is a surefire way to kick the winter blues. The Vaudeville has brought laughter and quality entertainment to the Roaring Fork Valley for years. The Glenwood Vaudeville Review is a two-hour family-fun dinner theater show with professional talent. Shows 6:00 PM. Tickets; \$30 Adults, \$27 Seniors, \$16 Kids 2 - 12 years old. Food and beverages are available for purchase For more information and tickets go to www.gvrshow.com



March 1st: “Urbane Coyote”, our own Zach Averill, is performing at Heather's Savory Pies; 6:30 PM - 9:30 PM. Enjoy dinner and live music. For more information go to heatherssavorypies.com.

March 14th: Women's Adventure Film Tour 2024. TACAW Willits, 400 Robinson St. Basalt. 7:00 doors open, show starts at 7:30 PM. Seated Show / All Ages, Tickets \$20. The Women's Adventure Film Tour returns for its 8th season, celebrating extraordinary women in the name of adventure. It features an exhilarating selection of eight new short films that showcase the inspiring journeys of remarkable women who have fearlessly pursued adventure in various fields. For more information and tickets go to tacaw.org.

March: TACAW Willits, 400 Robinson St. The Arts Campus at Willits presents exceptional performing arts, cultural events, and thought-provoking programming that sustain a connected engaged, and inspired community. For more information on all of their "March" shows and ticket prices go to tacaw.org.

March: Heather's Savory Pies and Tapas. 166 Midland Ave. Basalt. 6:30 PM - 9:30 PM. Enjoy dinner and live music. Heather's has live music from Wednesday through Saturday evenings. For more information and Heather's Savory Pies's full Live Music Schedule go to heatherssavorypies.com.



March 1st - 3rd: AUDI FIS SKI WORLD CUP. 9:00 am - 3:00 PM on Aspen Mountain's famed America's Downhill Course. Premier alpine racers will suit up, clip in, and compete against each other and the clock in the men's slalom and giant slalom at the Stifel Aspen Winternational. Giant Slalom races on Friday and Saturday. Slalom race on Sunday. For more information go to aspensnowmass.com/visit/events/aspens-world-cup

March 1st – 3rd: Bud Light Hi-Fi ConcertSeries, Downtown Aspen, Wagner Park. 4:00 PM - 10:00 PM. Artist: Shakey Graves, The revivalists, and Jes Grew, in that order. Free concert.

March 7th: Banff Mountain Film Festival World Tour; Wheeler Opera House, 320 E. Hyman Ave. Aspen 7:00 PM. Tickets \$25. Box office [970-920-5770](tel:970-920-5770). For more information and tickets go to wheeleroperahouse.com

March 14th: Aspen Historical Society presents Spider Lives; Wheeler Opera House, 320 E. Hyman Ave. Aspen. 5:30 PM. Spider Lives is a journey into the rich history of professional ski racing through the story of renowned American ski hero, Spider Savage. This award-winning, USSA Hall of Fame tribute film chronicles Spider's career trajectory from racing phenom to Olympian; from World Cup winner to 2-time World Pro Tour champion. Tickets \$15. Box office [970-920-5770](tel:970-920-5770). For more information and tickets go to wheeleroperahouse.com

March 15th & 22nd: ULLR Nights; in Honor of the Norse God of Snow - Ullr, a nighttime winter wonderland with fun activities for all ages. Top of Elk Camp Gondola, Snowmass Village, 5:00 PM - 7:30 PM. Tickets required. Go to www.gosnowmass.com for more information and levels of tickets.

March 16th: Classic Albums Live performs Dire Straits: Brothers in Arms; Wheeler Opera House, 320 E. Hyman Ave. Aspen. 7:30 PM. A mesmerizing journey back to May 1985, a time when music was forever changed by the release of Dire Straits, iconic album, "Brothers in Arms". This legendary masterpiece not only became one of the best-selling albums of all time but also catapulted the band into global superstardom. Tickets \$38, \$48, \$58. Box office [970-920-5770](tel:970-920-5770).

March 17th: St. Paddy's Day with Echo Monday; Venga Venga, 96 Snowmass Village Mall, 1:00 PM. Echo Monday plays rock/alternative from the 90's and beyond for a special St. Patrick's Day celebration. Venga Venga has live music Thursday- Sunday 3:00 PM - 6:00 pm, Happy Hour Daily 3:00 PM - 6:00 PM. For more information call [970-923-7777](tel:970-923-7777).

March 20th: "Into the Canyon, Between the River and Rim"; Wheeler Opera House, 320 E. Hyman Ave, Aspen. 7:30 PM - 10:00 PM. Join photographer/filmmaker Pete McBride, and adventure writer Kevin Fedarko on an epic quest, on foot, through the length of the Grand Canyon. Tickets \$40 adult, \$20 child. Box office [970-920-5770](tel:970-920-5770). For more information and tickets go to wheeleroperahouse.com

March 22nd - 24th: Bud Light Spring Jam; The weeklong spring festival delivering competitions, downtown concerts, and parties across Aspen Snowmass is back for its 24th year. For more information go to aspensnowmass.com/visit/bud-light-spring-jam

March 25th: Cliffhouse Full Moon Dinner at Buttermilk Mountain. Skin or hike up buttermilk's main route to dinner at Cliffhouse under the full moon. 5:00 PM, Dinner is served from 5:30 PM until 8:00 PM. Tickets required. Buttermilk Mountain. For more information go to aspensnowmass.com

March: Each Friday in March: Music on the Mall, 2:30 PM - 4:30 PM, Local Roaring Fork Valley musicians perform on the Tower Stage in the Snowmass Mall. For more information and schedule go to gosnowmass.com



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