



Monthly Newsletter

January 1, 2026
Volume 4 | Issue 1

IB POA BOARD UPDATE



Your IPOA Board welcomes the new year and wishes all residents the very best in health, happiness, and prosperity for the year to come!

We ended 2025 with the annual meeting held on Dec. 8th. We did not achieve quorum again (25% of the 296 households as required in bylaws), which occurred similarly in 2024. While we always hope to have many residents interested in the POA business and want to participate, we were not able to hold Board elections without a quorum. There were no new candidates submitted, so the two board members with expiring terms decided to extend their time of service. With no official election, this is achieved by acclamation.

2026 board members: Alice Angier, Connie Meine, Dirk Gosda, and Gary Beach. Bart Turner has resigned his position after 3 years on the board. We thank Bart for his service to the community. He single-handedly negotiated and rolled out the neighborhood waste management trash rate (a great deal), helped negotiate with the Club to achieve a reduction in the annual dues increase in the RMA, served as Treasurer, and took a leadership role in devising and explaining the proposed transfer fee. While a majority of those who voted were in favor, we failed to get 67% of the owners to vote. Many residents have voiced a desire to revisit and possibly re-vote on this initiative.

The annual meeting resulted in a very pleasant open forum discussion and Q&A about several issues. We hope to see more residents get involved by attending board meetings and volunteering in our community. To effect positive change, it requires people to not just talk/complain/email, but to step up and do the work needed. It requires time and thoughtful consideration, research, listening to others, and sometimes making tough decisions - but it is fulfilling to be productive and to contribute! Please tune in, and maybe consider a board position in the future!

There are changes in our Design Review process. The DRB is evolving to the DRC (Design Review Committee). Operating as a committee instead of an independent "board" results in more accountability with oversight provided by the elected exec board. It allows for a better convergence of ideas and perspectives. The DRC is already working on clarifying the Design

Guidelines and adding guidance for things not currently addressed (i.e., sheds, berms, A/C units, certain colors, etc). The DRC structure will be codified in the revision of the Declarations being drafted and reviewed by attorneys, with desired completion scheduled for this year.

The talented and dedicated DRC members are:

- Steve Smith (chairman)
- Jeffrey Moore
- Richard Dooley
- Leo Carmichael
- Sean deMoraes
- Gary Beach serves as board liaison

We have mentioned the revision of our Declarations in previous messages. This will be a major project in 2026. We need to revise and consolidate this document, which is recorded in the real estate records and reflects all of the ways our community is governed. We must be current with state laws; CCIOA is the set of statutes that pertain to common interest ownership communities (HOAs). Our current declarations date back to when we were "Declarant" (developer) owned, which is certainly no longer applicable. These revisions require a 67% approval of all homeowners in the community. We will be rolling out the proposed language, providing explanations, and encouraging resident feedback.

Monthly Exec Board meetings are held on the third Monday of each month at 5:00 pm or 6:00 pm (depending on the season) and are most often a Zoom call, which is announced via email by KeyStone Management. All members are welcome to attend.

HOA RULES & REGULATIONS

Keep Our Neighborhood Safe Please Arrange Snow Shoveling When You're Away

Winter weather will hopefully bring us lots of snow—it brings a shared responsibility to help our neighborhood look cared for and secure. If you plan to be away from your home for an extended period during the winter months, the HOA kindly asks that you arrange for your driveways and walkways to be shoveled regularly.



- **A lived-in appearance helps deter trouble.** Homes with unshoveled snow for long periods can appear vacant. Clearing the snow helps your home look occupied and cared for.
- **Neighborhood safety benefits everyone.** Consistent maintenance across the community reduces unwanted attention and helps protect all residents' property.

Taking a few minutes to plan for snow removal before you leave helps maintain the welcoming appearance of our neighborhood and contributes to a safer environment for everyone.

Thank you for doing your part to keep our community looking great all winter long.

IB POA BOARD SUBCOMMITTEES UPDATES

RESIDENT ENGAGEMENT COMMITTEE

What GREAT Christmas lights we had this year! Thank you to everyone who voted and made Ironbridge so festive! We had ten homes nominated but one home got a few more votes! This year's winner of the Annual **"Deck the House"** contest is 344 River Bank Lane (The Niemann's).



THANK YOU to everyone who donated money to our local Lift-Up program here in the Valley. It is a great way of giving back and helping those in need. Liftup.org

If you recently moved into Ironbridge (within the last 6 months) and we missed delivering you a Welcome Tote, please reach out to communications@ironbridgepoa.com and let us know.

We are going to do a Euchre “Game Night” this winter on Thursday, January 15th, for Happy Hour from 4:00 to 6:00! Come join us to play or learn the game.

Look forward to our community “Winter Blues” Happy Hour. See the flyer for details for February, Friday the 13th from 4:00 to 6:00!

Also, we will be planning an Ironbridge Kentucky Derby Party. More details to follow in the future. Mark your calendar for May 2nd and plan your “Best Dressed” outfits for a fun contest.

Our next Resident Engagement Committee meeting is on Tuesday, February 3rd, at 5:00 at the Kitchen, and all residents are welcome to attend.

Our next Committee Meeting is on Tuesday, January 6th at 5:00 at the Kitchen. All residents are welcome to attend.



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!

RIVER CONSERVATION COMMITTEE

The IPOA governing documents provide for our membership access to the Roaring Fork River. Before 2022, the IPOA had one common area river access point at the River Bank Lane pumphouse with a rough 200' long primitive dirt trail to the river.

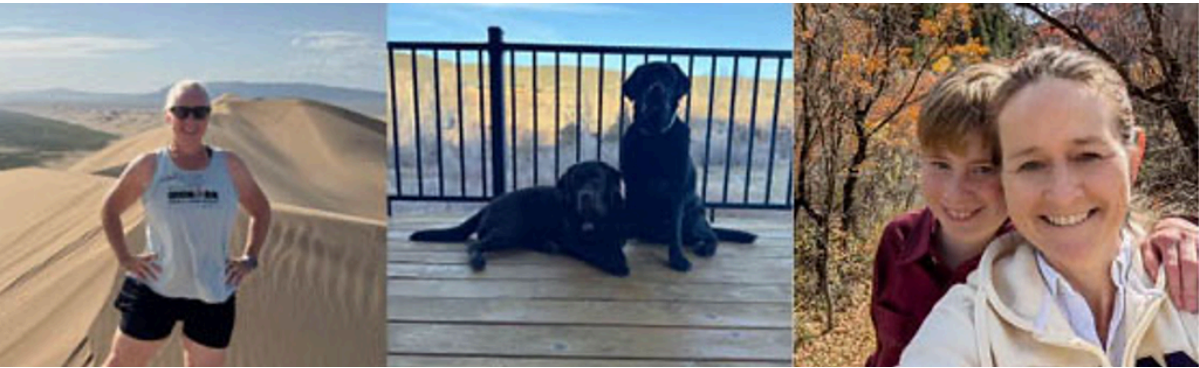
In the Spring of 2022, IPOA members met with and toured the IPOA riverfront with Rick Lefaro, Roaring Fork Conservancy, and Steve Anthony, Garfield County Weed Control Manager. In addition to identifying extensive Russian Olive infestation (subsequently removed), we sketched out two common area trails with three river access points along the IPOA river front and how they would be created in a way to adhere to the state/county required 35' riverfront easement.

Since those tours, we've successfully created those trails to adhere to their guidance. In the fall of **2025**, we added incremental woodchips along the Heron Crossing trail to create an approximately 4' wide and 3-inch-deep soft year-round usable mile-long trail. We also slightly improved an existing primitive trail at the riverside that goes between the River Bank Lane pumphouse and the South IB pumphouse. As this trail is primarily within 35' of the river, we've kept it as natural and inconspicuous as possible. Per Rick's recommendation, we added directional signs on both trails.

For **2026**, we hope that community volunteers will help us further improve this pumphouse-to-pumphouse primitive trail by adding wood chips in certain areas, creating a couple rock hewn stairways, along with a couple of other improvements. We'd also like to add another layer of wood chips on the recently added Heron Crossing trail portion that takes that trail to CR 109. We will also need continued application of herbicide on the Russian Olives removed in 2025. We'd like to do all this work in the fall.

All these projects have been done with IPOA member volunteers. They are fun group projects and extremely rewarding to those of us who have been involved in making these improvements for our community.

MEET YOUR NEW NEIGHBOR



Erica Chapman is thrilled to finally move into the home she built three years ago and looks forward to becoming part of the Ironbridge community. While the home will continue to be her second residence for now, it will be a familiar and happy landing spot for Erica, as well as for her sister, Blythe, and nephew, August (“Auggie”), who will be frequent visitors.

Erica first fell in love with the Roaring Fork Valley through her sister many years ago. After previously owning a condo in Snowmass, she sold it four years ago to build her current home, which has served as a rental until recently. Her long-term plan is to retire in Ironbridge, and she expects to spend more and more time in Colorado in the coming years.

She currently lives in Chicago, where she serves as CFO of Robertshaw. Her sister Blythe is a long-time Roaring Fork Valley resident with a home in Carbondale and leads the River Bridge Regional Center in Glenwood Springs—keeping the family closely connected to the local community.

Erica is a proud dog mom to two Labrador retrievers, Bersi and Osito. She also owns four horses—Esme, Sole, Tota, and Luli—who will remain in Chicago for now.

A passionate traveler, Erica has visited more than 68 countries. This year alone, her adventures took her to Mongolia and Argentina, and she plans to spend Christmas in Australia.

Her main hobby is polo, which she first tried in college. After taking a long break, she returned to the sport three years ago and is now fully committed. She'll be playing in Indio, California this winter before moving her horses to Illinois to continue competing at Las Brisas Polo Club. Eventually, she hopes to bring them to Colorado—especially with Aspen Polo Club just down the road.

An avid athlete, Erica spent 15 years competing in Ironman triathlons and marathons. Although she “retired” after completing the 2023 Kona Ironman, she suspects she may eventually find her way back to the world of swim–bike–run.

Welcome to Ironbridge, Erica!

IRONBRIDGE MARKET UPDATE

December Snapshot

Active Listings: 0

Pending: 3

Recently Sold: 1

The neighborhood inventory drought continues... zero active listings in Ironbridge as we close out 2025. Three properties went under contract this month, and one closed just before Christmas.

Under Contract

354 Blue Heron Drive | \$1,595,000

4 Bed | 4 Bath | 3,425 SF | \$466/SF | Built 2024

The final new build from Sunrise Builders, this one sat on the market longer than expected—originally listed at \$1.825M back in the summer. The \$230K price cut found a buyer. At \$466/SF, it's actually the lowest price-per-foot of our three pending sales, despite being brand new. Three stories, three-car garage, finished basement with walk-out potential. Modern throughout: think clean lines, quartz counters, gas fireplace, floor-to-ceiling windows framing Red Mountain. Virtually staged photos, so the new owners get a blank canvas.

Closing: January 5, 2026

643 River Bend Way | \$1,095,000

3 Bed | 3 Bath | 2,234 SF | \$490/SF | Built 2007

This one has character. Stone-and-wood craftsman exterior, warm hardwood floors throughout, a main-level master for those who've had enough of stairs. The covered back patio with that canopy setup looks like it hosted some good summer evenings. Listed at \$1.199M, it found a buyer at the reduced ask—still representing solid value at under \$500/SF for a well-maintained 2007 build with this much curb appeal.

Closing: December 29, 2025

1 Eagle Claw Circle | \$875,000

3 Bed | 2 Bath | 1,384 SF | \$632/SF | Built 2021

The most affordable path into Ironbridge right now—if you can catch it. This 2021 ranch on a corner lot near the cul-de-sac offers single-level living with Mt. Sopris views from the entry. Bright, modern finishes: white shaker cabinets, granite with dramatic veining, oversized windows pulling in western light. Originally listed at \$945K, now pending at \$875K. At 1,384 SF it's compact, but the \$632/SF reflects that "new construction premium" we're tracking in the market data below.

Closing: January 8, 2026

Just Sold

484 Red Bluff Vista | \$1,050,000

3 Bed | 3 Bath | 1,937 SF | \$542/SF | Built 2007

Closed December 22nd at \$1.05M—\$100K under the \$1.15M ask and \$150K below the original \$1.2M list price. This one had personality: the blue kitchen island, vaulted great room with that stacked-stone fireplace accent wall, and a backyard setup that included a pergola, hot tub, and lawn space that's increasingly rare in the community. The cul-de-sac location at the end of Red Bluff Vista offered privacy. At \$542/SF for a turn-key 2007 home, this buyer got Ironbridge lifestyle without paying for new construction.

Days on Market: 111

2025 Year-to-Date: Ironbridge by the Numbers

Metric	2025 YTD	2024	Change
Sales	16	16	—
Total Volume	\$21.6M	\$19.1M	+13%
Average Price	\$1.35M	\$1.19M	+13%
Median Price	\$1.21M	\$1.03M	+18%
Avg \$/SF	\$545	—	—
Avg Days on Market	153	—	—

Volume and prices both up double digits despite flat transaction count. The median price jump (+18%) tells the story—buyers are paying more for the same product.

December 2025

- 9 Homes Sold
- Average Price \$690,993
- Average Sold Price/SF \$449
- These homes have been on the market for an avg of 102 days
- Original Asking Price Received 95%

December 2024

- 14 Homes Sold
- Average Price \$628,392
- Average Sold Price/SF \$448
- These homes have been on the market for an avg of 101 days
- Original Asking Price Received 93%

**Glenwood Springs
December**

**Local
Market
Update**

Why New Construction Costs So Much More Than It Used To

The Numbers

Year	New Construction (0-5 yrs)	Older Homes (40+ yrs)	Premium
2020	\$279/SF	\$282/SF	-1%
2021	\$370/SF	\$335/SF	+10%
2022	\$434/SF	\$386/SF	+12%
2023	\$560/SF	\$412/SF	+36%
2024	\$574/SF	\$433/SF	+33%
2025	\$633/SF	\$438/SF	+44%

Today? That same comparison shows new builds commanding a **44% premium**.

For a 2,000 square foot home:

- A swing of over **\$417,000** in just five years.

Lot size does play a role—homes on larger acreage tend to command higher prices overall—but the new construction premium holds across all lot categories. Even when comparing only standard lots (half-acre or less), new builds in 2025 command roughly 23% more per square foot than older homes on similar-sized parcels.

If you're looking for value, the data points to one clear winner: homes built in the 1990s.

Homes from the 1990s represent a unique opportunity: modern enough to have open floor plans, updated electrical, and reasonable insulation standards—but old enough to avoid the new

construction premium. On a 2,500 SF home, that's a potential savings of **\$720,000** compared to new construction.

What About Renovations?


Here's an interesting wrinkle: we looked at whether recent renovations help close the gap. The short answer? Not like they used to. In 2020, a renovated older home (remodeled within 5 years of sale) actually *exceeded* new construction pricing—renovation essentially made an old home "new" in buyers' eyes. In 2025, renovated older homes sell for roughly the same as *unrenovated* older homes—around \$420/SF either way. The premium is now specifically for *truly new* construction: fresh systems, modern efficiency, builder warranty, never lived in. This doesn't mean renovations aren't worthwhile—they absolutely help sell homes and can improve quality of life. But they no longer seem to command a measurable price premium over similar unrenovated properties.

Why Is This Happening?

- Several factors are likely at play:
1. **Construction costs have skyrocketed** — Labor, materials, and land costs have all surged, pushing new home prices up faster than existing inventory.
 2. **Limited new supply** — Only 9-12% of annual sales are new construction. Scarcity commands a premium.
 3. **Buyer psychology shift** — Post-COVID, some buyers specifically want "never lived in" homes.
 4. **Efficiency gap** — New builds offer modern HVAC, insulation, wiring, and plumbing that renovations often can't fully replicate.

What This Means for You

- **If you're buying:** Look seriously at 1990s-era homes. The savings are substantial, and the bones are often solid.
- **If you're selling an older home:** Price realistically. The "new construction premium" means buyers have clear alternatives at every price point—and they're doing the math.
- **If you're considering building:** Understand that you're paying for that premium. It may be worth it for exactly what you want, but it's no longer a neutral financial decision.







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Data source: Aspen/Glenwood MLS, single-family residential sales 1/1/2020 – 12/22/2025, Glenwood Springs. Analysis by Rimkus Real Estate Group.

COMMUNITY FEATURE EVENT

ZAC AVERIL – URBANE COYOTE
Singer Sonwriter



ZAC's SCHEDULE FOR JANUARY:

- Thursday, January 8th - MOLLIE Aspen 3 pm-5 pm
- Thursday, January 8th - Heather's Snowmass 6 pm-9 pm
- Friday, January 9th - Viewline Resort (Snowmass) - 4 pm-7 pm
- Thursday, January 15th - St Regis Aspen 3 pm-6 pm
- Thursday, January 22nd - Stranahan's Whisky Bar (Aspen) 4 pm-6 pm
- Friday, January 23rd - Heather's Snowmass 6 pm-9 pm
- Saturday, January 24th - Viewline Resort 4 pm-7 pm
- Thursday, January 29th - St Regis Aspen 3 pm-6 pm
- Saturday, January 31st - Limelight Aspen 4 pm-7 pm



Photo courtesy from Mountain Sledder

January 23rd - 25th: The X Games Aspen 2026; Buttermilk Mountain. The world's best skiers and snowboarders will compete. Free to attend and will be covered on ESPN, ABC, and live-streamed on [XGames.com](https://www.xgames.com). For more information and a schedule of the events, go to [aspenchamber.org](https://www.aspenchamber.org).

ROARING FORK VALLEY EVENTS



January 2nd: First Friday, Starry Night; 5:00 PM - 8:00 PM. 4th and Main Street. The Town of Carbondale hosts a bonfire & winters activities with hot dogs and marshmallows for roasting. For more information, go to www.carbondalearts.com/events.

January 10th: The OXYMORONS (80's Night) - Winter Dance Series; Spring Creeks Ranch, 644 Cowen Drive, 6:00 PM - 10:00 PM. Join us for a fun night of 80's live music and dancing. Enjoy live music, tasty bites from the Rolling Fork Truck, and drink specials all night long inside the Ranch's Event Barn. General admission is \$40. For more information and tickets, go to springcreeksranch.com

January 16th: Pink to Black, Kiltro; Thunder Theatre Company, 67 Promenade. Tickets \$35.00, 8:00 PM - Angie Flores & The Wildflowers. 9:00 PM - Kiltro. Kiltro is a Chilean - American band from Denver blending Latin Folk, psychedelic rock, and ambient soundscapes. For more information and tickets on their events, go to thunderrivertheater.com

January: Wilderness Workshop presents Naturalist Nights Winter Speaker series; January and February, Community Hall, 520 S Third Street. Free series. Go to wildernessworkshop.org events for dates, more information on lecture topics, and registration.

January: True Nature Healing Arts; Our own Ellen Kaplan is a yoga instructor there. Check out some of their classes. For more information on True Nature and all of their various programs and classes, and to register, go to truenaturehealingarts.com.

January: Carbondale Branch Library, 320 Sopris Ave. Check out the branch calendar to find fun monthly events at the library for kids, teens, and adults. Free events. Go to www.gcpld.org calendar or call 970-963-2889 for more information.

January: Music at Steve's Guitars; 8:00 PM. For more information, the full January Artist Lineup, and reservations, go to stevesguitars.net.

January: Events at El Dorado, 358 Main Street, Wednesdays - Saturdays. For more information on their events and live music, go to eldoradostategold.com/events

January: Black Nugget; 403 Main Street. Karaoke Nights and Live music on some nights. For more information, go to postindependent.com calendar – events or Facebook.



January 1st - 4th: Winter on The Mountain, Glenwood Caverns Adventure Park; Tickets required. For more information, ticket prices, food, and drink items, go to glenwoodcaverns.com.

January 1st - January 17th: Vaudville Holiday Show; Glenwood Vaudeville Revue. 6:00 PM. Admission tickets: Adults \$35, Seniors \$30, kids 12 & under \$20. For more information and reservations, go to www.gvrshow.com or call 970-945-9699.

January 9th: Skier Appreciation Day; Sunlight Mountain Resort. Lift tickets are \$25, plus a day of fun activities, giveaways, and live music. For more information, go to sunlightmtn.com/events

January 10th: Teacher Appreciation Day; Sunlight Mountain Resort. Discounted lift tickets for the day. For more information, go to sunlightmtn.com/events

January 15th: Moonlight Race Series – 2nd race; Sunlight Mountain Resort. 6:00 PM. The uphill race is co-sponsored with Sunlight Mountain Resort and Cripple Creek Backcountry. For more information or to sign up go to <https://sunlightmtn.com/component/rseventspro/event/56-moonlight-race-series-2nd-race?Itemid=437>

January 24th: Robert Burns Dinner; Hotel Colorado, 526 Pine Street, Doors open at 5:30 PM, Event starts at 6:00 PM, Cost \$60.00 / person, including dinner and one drink ticket. Robert Burns is Scotland's national poet, known for works like Auld Lang Syne. The evening will include a Traditional Burns Dinner, reading of Robert Burns' work, piping of the Highland pipes, dancing, and Music of Fifth Real and Friends. There is no dress code - Scottish attire is appreciated, if not Colorado casual attire. Reservations are required; please call 970-928-3766. For more information and details, go to hotelcolorado.com/events.

January 31st: Annual Family Ball; Glenwood Springs Community Center, 100 Wulfshon Road. A fantastic evening of dinner and dancing at the Community Center. More details to come! Cost to be announced. For more information and to register, go to glenwoodrec.com/events.

January: Ski Spree, Lesson Clinic Series, 12 Hours of Sunlight Endurance Challenge, and the Special Olympics; Sunlight Mountain Resort. For exact dates and more information on their events, go to sunlightmtn.com/events

January: Frontier Historical Museum, 1001 Colorado Ave., 10 am - 4 pm, Tuesday - Saturday. Take the children and check out our local history museum. For more information, go to glenwoodhistory.org.

January: Glenwood Springs Branch Library; Check out the branch calendar to find fun monthly events at the library for kids, teens, and adults. Free events. For more information, go to www.gcpld.org/calendar or call 970-945-5959

January: Native Son; Karaoke Wednesdays, Latin Dance night, DJ's Dancing & Fun, Line Dancing and more. 813 Grand Ave. 8:00 PM to close. For more information, go to nativesontapasbar.com

January: For more daily events, for all ages, in Glenwood Springs, go to postindependent.com calendar – events.



January 15th: Soap Making Workshop, Workshop Series at Rock Bottom Ranch; 2001 Hooks Spur Road, 5:30 PM - 7:30 PM. Adults. Cost \$15.00. Come explore the magic and science of soap making taught by Amanda Carotenuto. Everyone will create and leave with their own unique soap that is either tallow-based or vegetable-based. You must register in advance. For more information on this and all of ACES's programs and to register, go to aspennature.org.

January: Heather's Savory Pies has live music on Wednesday through Saturday evenings. 6:00 PM - 9:30 PM. Enjoy dinner and live music. For more information and Heather's Savory Pies' full Live Music Schedule, go to heatherssavorypies.com.

January: 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 "January" shows and ticket prices, go to tacaw.org.

January: Roaring Fork Conservancy; 22800 Two Rivers Road. For more information on all of their programs and events, go to roaringfork.org.

January: Woody Creek Distillers, 60 Sunset Drive. Wednesdays through Saturdays, 2:00 PM - 8:00 PM. For more information on their special events, go to woodycreekdistillers.com/tastingroom.

January: Live Music at the Hoffmann; **Thursday** evenings in the Lobby Area, Hoffmann House, 30 Kodiak Drive.

January: For more daily events, for all ages, in Basalt, go to **business.basaltchamber.org** events calendar.



CITY OF **ASPEN**

January 7th - 10th: Toyota U.S. Grand Prix; Buttermilk. Freeskiers and snowboarders across the globe return to the slopes of Aspen/Snowmass for the Toyota U.S. Grand Prix and the Visa Big Air presented by Toyota. For more information on the events, go to **aspenchamber.org**.

January 23rd - 25th: The X Games Aspen 2026; Buttermilk Mountain. The world's best skiers and snowboarders will compete. Free to attend and will be covered on ESPN, ABC, and live-streamed on XGames.com. For more information and a schedule of the events, go to **aspenchamber.org**.

January: Belly Up Aspen; 450 S Galena Street, #202. Renowned yet pint-sized music venue with big-name acts, open seating policy, and two full bars. For more information, a full list of their shows and tickets, go to **bellyupaspen.com**.

January Wheeler Opera House; Wheeler Opera House, 320 E Hyman Avenue. For more information on “all of their January” shows and ticket prices, go to **wheeleroperahouse.com** or call 970-920-5770.

January: Music on the Mall; Snowmass Mall, 105 Daly Lane, 2:30 PM - 4:30 PM. Every **Friday**, this free event features live performances from local Roaring Fork Valley musicians on the Tower Stage. Free Show! For more information and the artist lineup, go to **gosnowmass.com**

January: Aspen Center for Environmental Studies (ACES): A nonprofit environmental science and education organization that provides immersive programs for all ages. They offer tours, programs, speaker series, and more. They have some great speakers and programs scheduled for the winter months. For more information and to register for the events, go to **aspennature.org**.

January: For more daily events, for all ages, in Aspen, go to **aspenchamber.org** events-calendar.

