



## Monthly Newsletter

April 1, 2023

Volume 1 | Issue 4

### UPDATE FROM THE IB POA BOARD

Spring is the time for renewal. Daylight Saving Time means longer days and looking forward to being outdoors in our beautiful neighborhood. Golf season is starting, tennis and pickleball courts will get busy and winter sports gear will go into storage. So, what can we all do to help bring Spring renewal to our community?

- Earth day is Saturday, April 22<sup>nd</sup> and the POA is planning a cleanup day. Look for more information sent to your email and posted at the mailboxes.
- Home maintenance may be on your Spring renewal to do list; check with the Design Review Board before planning anything for your home exterior and property.
- Rules & Regulations enforcement became lax during Covid but it's important to adhere to the R&R for the benefit of our neighborhood. Each month the newsletter highlights a part of the R&R so pay attention to avoid possible fines and keep our neighborhood beautiful.
- Renew your respect for your neighbors by keeping your dog on a leash and picking up and properly disposing of the waste. The Club maintains the many waste stations on the walking trail.

On another note, you've received updates from the Board regarding the following:

- The AUP financial report
- Biannual member meeting dates
- Property management company change
- Pending litigation on water rights and Blue Heron

Other updates are on the way.

As always, we invite you to keep us on task throughout the year. Attend our Board meetings (second Wednesdays of the month), contact the property management company with questions and concerns (new contact info on the way), volunteer for a committee, attend a member meeting on **May 8<sup>th</sup> and December 4<sup>th</sup>**, read the monthly newsletter, and check out the new website at [ironbridgepoa.com](http://ironbridgepoa.com).

The next scheduled monthly board meeting is **Wednesday, April 12<sup>th</sup> at 6:00 pm** at a location TBD and hopefully with simultaneous Zoom.

We're all equally invested in Ironbridge and its success.

### STAY ON TOP OF IRONBRIDGE COMMUNITY RULES & REGULATIONS

#### PET OWNERS

Concern has been expressed by some of our Ironbridge neighbors about the number of dogs off-leash throughout the community and the risks involved. There are worries about out-of-control dogs and that at some point a severe injury/event is going to occur because someone chooses to

ignore keeping their dog on a leash. [The Ironbridge Rules and Regulations](#) (revised June 14, 2019), #5 a & b:

**a. Pet owners are required to keep pets on leashes at all times. Pet owners are required to pick up their animal waste at all times.**

**b. There is a maximum of two dogs permitted at each home. Violations of this rule may result in a daily fine.**

Let's keep our community, our neighbors, and our dogs safe. Please keep your dog on a leash when walking throughout your Ironbridge neighborhood.



## Meet your New Neighbors

Alan and Ellen Kaplan moved into their Ironbridge home in March of 2022. They were both born and raised in New Jersey, but living in Colorado was a shared dream. They love outdoor activities, especially hiking and skiing, and spent years visiting various parts of the state searching for their new home. On their first visit to Glenwood Springs in 2019 they fell in love and the search was over!

Alan is originally from Scotch Plains, NJ, and attended college in Pennsylvania, and dental school in Washington D.C. After 35 years of dentistry in New Jersey, Alan sold his practice and now enjoys his

“encore career” of bartending at Maroon Creek Club in Aspen. Ellen is from Cherry Hill, NJ and was a former Certified Public Accountant and Certified Financial Planner. She left that career ten years ago to teach yoga full time and is now a Certified Iyengar Yoga Teacher and a Certified Yoga Therapist. Ellen currently teaches at River Valley Ranch, Roaring Fork Club, and Maroon Creek Club, as well as in her home studio where she offers yoga sessions for those that prefer individualized attention or therapeutic needs. If you are interested email Ellen at [ekaplanyogi@gmail.com](mailto:ekaplanyogi@gmail.com).

Alan has twin daughters who live in Los Angeles. They are entrepreneurs and social media influencers, busy running their company, “Gemzeez”, and their almost two million followers! Ellen has two daughters, both living in Millburn, NJ. Her oldest is in graduate school for special education and substitute teaches full time. Ellen’s younger daughter is graduating from college in Virginia and will be attending graduate school in New Jersey for clinical psychology.

They were drawn to the Ironbridge community for just that, the community. Being transplants, not knowing anyone in the Valley, they immediately felt welcomed and were set at ease that they could easily make friends and a new life here. “Our Ironbridge community is so valuable and we are honored to be a part of it! We are so grateful to be finally living our dream here in the Valley!”



## UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

### **COMMUNICATIONS and ENGAGEMENT COMMITTEE**

- We are updating the website with new information. Make sure to fill out the [signup form](#) to receive the monthly Newsletter.
- We are planning a neighborhood **Earth Day Event** on **April 22nd**. Grab a trash bag and help clean up Ironbridge. Teach your kids ways to protect our environment. Flyer to go out.
- We are planning our next **“Meet and Greet”** on **Friday, June 16th**, so mark your Calendars.

**PROTECTING OUR PLANET STARTS WITH YOU**

- BIKE MORE DRIVE LESS**: Icon of a bicycle.
- reduce REUSE recycle**: Icon of a recycling symbol. Text: "Cut down on what you throw away. Follow the three 'R's' to conserve natural resources and landfill space."
- choose sustainable seafood**: Icon of a fish. Text: "Learn how to make smart seafood choices at [www.FishWatch.gov](http://www.FishWatch.gov)."
- PLANT A TREE**: Icon of a small tree. Text: "Trees provide food and oxygen. They help save energy, clean the air, and help combat climate change."
- EDUCATE**: Icon of books. Text: "When you further your own education, you can help others understand the importance and value of our natural resources."
- CONSERVE WATER**: Icon of a water faucet. Text: "The less water you use, the less runoff and wastewater that eventually end up in the ocean."
- SHOP-WISELY**: Icon of a reusable shopping bag. Text: "Buy less plastic and bring a reusable shopping bag."
- Don't send chemicals into our waterways.**: Icon of a spray bottle. Text: "Choose nontoxic chemicals in the home and office."
- Volunteer!**: Icon of hands. Text: "Volunteer for cleanups in your community. You can get involved in protecting your watershed too!"
- Long-lasting light bulbs - ARE A - BRIGHT IDEA**: Icon of an energy-efficient light bulb. Text: "Energy efficient light bulbs reduce greenhouse gas emissions. Also flip the light switch off when you leave the room!"

[oceanservice.noaa.gov](http://oceanservice.noaa.gov)

We appreciate the feedback and ideas for the POA Newsletter. Thank you! We have a great TEAM but, If you have free time and like to help write, come to our meetings. The next meeting is scheduled for **April 5, 2023, at 5:00 at 1102 River Bend Way**. Members are welcome.

### **FINANCE COMMITTEE**

The Finance Committee continues to work on improving and clarifying our financial statements and policies:

1. The updated [Policy and Procedures for Investment of Reserve Funds](#) is now posted on the **Ironbridge POA website**. Please review it to know how the Board will be guided to use and protect reserve funds.
2. The “AUP” financial audit was forwarded to residents on 3/20/2023 via email. Based on the findings by an independent CPA firm, the Finance Committee concluded there are material

weaknesses in the procedures conducted by IMM on behalf of the association. These fall in the areas of financial statements and use of reserve funds. A plan will be initiated to improve the quality of statements, and provide more clarity regarding how reserve funds are used.

3. A draft version of the 2022 Financial Statements has been provided by IMM. The finance committee is reviewing the results and hope to have a final version to the Board.
4. **Collection policies** are updated and in force. Please be mindful to pay dues on time, as this affects our ability to pay POA expenses and manage our operations more effectively.

A snow removal policy is in the works and will be shared with the community for your input.

The next Finance Committee meeting is scheduled for **April 5th, 2023**.

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## RIVER COMMITTEE



Our **Roaring Fork River** is one of 11 rivers within Colorado that has been designated as a "Gold Medal" water. What this means is that the Colorado Parks and Wildlife have designated it as such due to its consistency in producing trout standing stock of at least 60 pounds per acre and produces an average of at least 12 "quality trout" (14+ inches) per acre. Gold Medal water designation can only be applied to waters that are accessible for fishing by the general angling public. River segments must be at least 2 miles in length and lakes must be a minimum of 50 acres. Currently, 11 different rivers and three lakes account for nearly 325 miles of Colorado's Gold Medal waters.

The portion of the Roaring Fork River that is considered a Gold Medal Water begins at the confluence with the Fryingpan River and Roaring Fork River and continues for 22 miles until the Roaring Fork joins the Colorado River in Glenwood Springs. Typically, swift currents make float fishing preferable for many anglers, but there is wade fishing access surrounding boat ramps at the **Bob Terrell State Wildlife Area** near Carbondale and the **Sam Caudill/West Bank SWA** upstream of Glenwood Springs, and small pockets within the town itself. Many hardy brown and rainbow trout can be found in this stretch, along with mountain whitefish.

Colorado Gold Medal Waters provide great spots to catch healthy and large trout. The Roaring Fork River has some special fishing regulations and rules for different sections of the river including regulations on catch and release areas, use of flies and lures, fish size, and other rules/guidelines that can be found on the Colorado Park & Wildlife website

Most anglers agree that the months of March and July offer up the best fishing of the year. The low, clear flows of late winter and early spring combined with the first mayfly hatches of the year give float fishermen a chance to catch the giants that hide out on the bottom of the river throughout most of the year. Once the high flows subside and the water regains its clarity, bugs begin to hatch, and fly fishermen return to the river's edge. Late June and early July usually mark the beginning of the Fork's fly-fishing season and this is when the epic Green Drake hatch starts. Both float fishermen and wade fishermen can participate in the Green Drake hatch, but because much of the Roaring Fork flows over private property, fishing access is limited for walk-in anglers. As summer progresses, flows drop significantly, and water temperatures on the lower stretches of the river rise. August and even early September can bring difficult fishing down low, forcing anglers to share the limited access on the upper and middle sections of the river. It is always a good idea to carry a thermometer while you fish and to keep your boat, feet, and flies out of water warmer than about 68 degrees Fahrenheit.

If you are interested in being involved with our Ironbridge river volunteers or learning more about our 2023 project(s), please contact [john.chapman03@hotmail.com](mailto:john.chapman03@hotmail.com)

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## **RESIDENT MEMBER AGREEMENT COMMITTEE (RMA)**

The RMA Committee is waiting to hear back from the Club and their lawyers on the counter proposal that was sent to them recently. We are hopeful to hear something soon and keep moving forward. Come to any of our meetings we have to learn more.

### **IB COMMUNITY SAFETY AWARENESS** How to Help Make Our Neighborhood Safe



We are very fortunate to live in this beautiful valley, but as the area grows, we must learn to adapt. Some of our neighbors have reported being concerned about suspicious activities and unfamiliar faces in our neighborhood. By taking a few precautions, we can all work together to establish a safe and secure community.

Here are [7 Simple Neighborhood Safety Tips](#) to help our community stay safe year-round.

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#### **(1) Get to Know Your Neighbors and Communicate Often**

Always get to know your neighbors. Don't just meet them but really try to get to know them and exchange phone numbers. Have a way to reach your neighbors if they're gone and something is amiss in the neighborhood.

It is also helpful if you know who is at home during the day and if any neighbors work during the night. Are their kids around? What ages? These tidbits provide information that will alert you if something seems amiss. Communication is a big factor in safety.

#### **(2) Enhance Your Home's Security**

Always keep your doors locked and keep spare keys with a trusted neighbor or family member instead of under the doormat or near your home. Set timers on lights when you're away from home, so it appears to be occupied.

Invest in a home security system, a doorbell camera like RING, or a combination video/alarm system. Doors and windows with alarms are a crime deterrent and cameras allow you to capture any mischief in real-time. Not only can you see who is on your property, but you can also typically watch for anything that doesn't seem right within a couple of hundred feet of your home.

#### **(3) Keep Your Neighborhood and Property Clean**

Keep your home clean and orderly and encourage your neighbors to do the same. A neighborhood with mowed lawns, nice landscaping, and nicely painted homes looks like someone is home and it's cared for, which can help deter crime. If you're away, make sure someone mows your yard, shovels the driveway, and brings in any newspapers, packages, or mail.

#### (4) Make it Less Appealing to Steal

Keep your blinds closed at night so people can't see your belongings, such as a big-screen TV, appliances, or other technology. Also, keep your windows closed when you're out during the day and at night. DO NOT leave valuables in plain sight in vehicles. Keep vehicles locked and when you can, in your garage.

#### (5) Don't Announce When You're Away on Social Media

In a Safewise study, 60% of the burglary victims said they were active on social media about when they were away. Posting night-out plans with location tags or live beach shots from vacation is a very bad idea. You're telling criminals just what they need to know to get in and out while you're not home. This also puts your neighbors at risk.

#### (6) Get to Know the Local Police Department

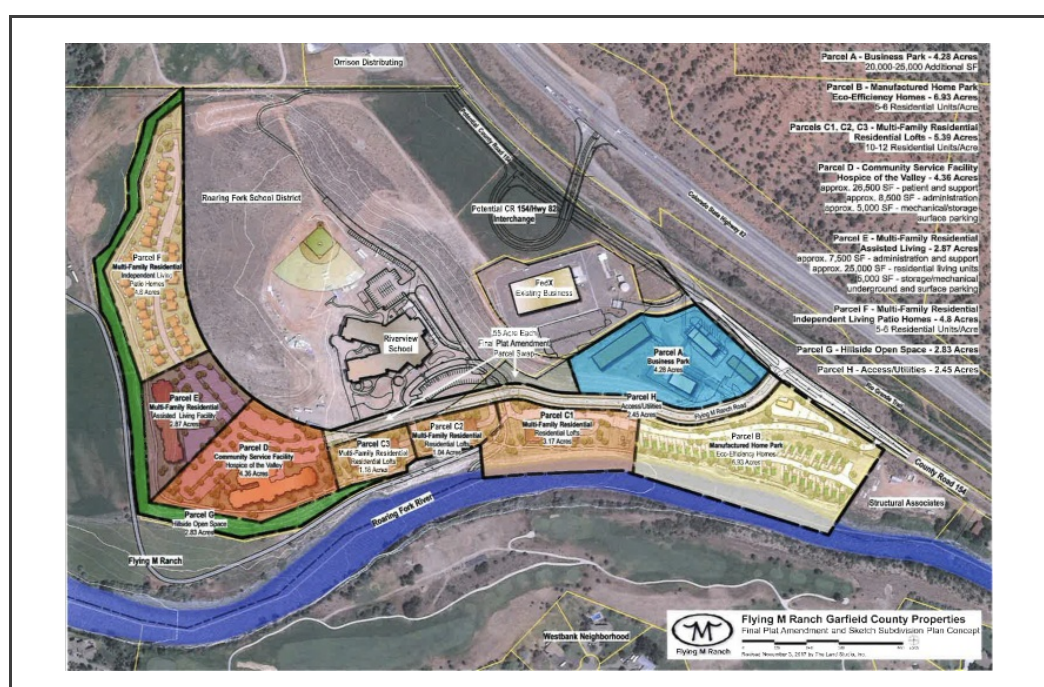
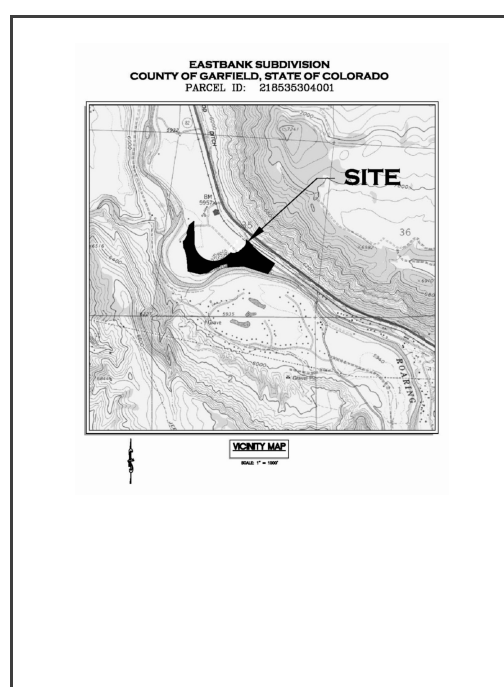
Get to know the local police department and express to them your desire to make your neighborhood safe. For example, if cars are often speeding through or someone walking up to houses you do not know, ask them to patrol the streets.

If you leave on vacation, many police departments have a vacation service where they will keep an eye on your property while you're away, at no charge. Just contact your local police department's office to ask about the program.

#### (7) Keep Your Things in Your Garage

Do not leave anything out in the yard or in your driveway. This can be anything from toys, yard tools or even leaving your car out. In past years, this might have been fine, but it only invites people to possibly try and take your things.

### POSSIBLE DEVELOPMENT AT FLYING M RANCH



A link to the 2017 sketch plan application is attached above that will provide more information including the proposed concept with 3D renderings.

Caleb, our Fishing Guide at the IB Club, was able to attend a recent "West Bank" neighborhood meeting about the proposal and passed on some good information to the POA. He said about 50 people attended and mainly were opposed to the development.

According to Caleb's understanding, the developers plan to erect a 130-unit townhouse complex to meet the demand for middle-class homes in the RFV. He added that a hospice facility is also being considered, but as you can see on the 2017 link above patio homes and manufactured "tiny homes" were originally being proposed in addition to the townhomes.

Many people expressed concern about the lack of a plan to expand the intersection or the roads leading in, which could result in severe traffic congestion if 300–400 more people moved to this area. Additionally, Caleb worries that the overall quality of the development might be subpar and a blight on the surrounding neighborhoods. Sewage lines and their ability to handle the increased capacity were other concerns for those attending the meeting.

When more information is available on when it goes to the city, we will pass it along.

## ROARING FORK VALLEY EVENTS



April 6th: Storytime, children 0 - 5 years old and their accompanying adults are invited to the library every week for stories, songs, and new friends. Thursdays 10:30 AM, Carbondale Branch Library, 320 Sopris Ave. Free.

April 7th: First Friday; Smiling Goat Ranch 6th Annual "Healing Hoof It" Autism and PTSD Awareness 5K run, 1-mile walk. 5:00 pm. Downtown Carbondale. The start of the run will be at the Carbondale Recreation Center. Animal parade to follow the race, 4th Street Plaza for post-walk celebration. For more information and register online at [www.smilinggoatranch.com](http://www.smilinggoatranch.com)

April 8th: A Dream of Flying, The Story of Lookout-Mountain Flight Park. Local filmmaker Jim Moore has just released a featured documentary about hang gliding, paragliding, and the freedom of flight. 7:00 PM Crystal Theater, tickets \$15. Q & A to follow the screening.

April 8th: 7th Annual - Where My Peeps At? Scavenger Hunt. 9:00 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.

Also, Little Peeps Hunt for children 7 years and younger. Cost \$25. Kids hunt for an Easter basket and then use photo clues to find one of each item on the list to fill their basket. For more information [carbondalerec.com](http://carbondalerec.com)

April 19th - 23rd: 16th Annual 5 Point Adventure Film Festival. Enjoy signature adventure film programming, as well as a 5K race, live music, comedy, panel discussions, podcast, and late night parties. Carbondale Rec Center. For more information and tickets go to [5pointfilm.org](http://5pointfilm.org)

April 21st: 20th Annual Sip. Savor. Support. 6:00 PM - 10:00 PM, Gathering Center at the Orchard, 110 Snowmass Drive. Adults only. Tickets from \$30 to \$35 include drinks, dancing, food, games, a silent auction, and raffle prizes. Supports Blue Lake and Little Blue Preschools.

April 23rd: "Morgan James" Live music at Steve's Guitars, 19 North 4th St. 8:00 PM. Tickets are \$30. Morgan is a singer, songwriter, and actress. She has appeared in numerous Broadway shows. Info on shows/musicians at [stevesguitars.net](http://stevesguitars.net)



April 1st & 2nd: Sunlight Mountain, Yard Sale Music Series. Music starts around 2:00 PM, Blowout deals on skis, snowboards, apparel, and more. [sunlightmtn.com](http://sunlightmtn.com)

April, Every Saturday Night: Open Mic Nights at Ball Brewing Tap Room, 6:00 PM - 9:00 PM, 7025 Highway 82. Bring your talent, music, dance, poetry, magic, and the list goes on. Open mic for all. Free

April 1st & 15th: Open Mic Night, 7:00 PM - 10:00 PM, The Bluebird Cafe, 730 Grand Ave.

APRIL 4th: Storytime, children 0 - 5 years old and their accompanying adults are invited to the library every week for stories, songs, and new friends. Tuesdays 10:30 AM, Glenwood Springs Branch Library.

April 6th: Brushes at the Bird, 5:30 PM - 7:30 PM. Cost: \$30 All supplies are included. Beverages and light snacks are available to purchase. The Bluebird Cafe, 730 Grand Ave.

April 6th, 13th, 20th, & 27th: "Spring Lecture Series". 5:30 PM - 7:00 PM, Glenwood Springs Branch Library. Topics include Western Slope Veterans Local History, Finding Colorado Part 1 and Part 2, and Lost Lodges of the Rocky Mountain National Park. For more info [www.gcpld.org](http://www.gcpld.org)

April 8th: Breakfast with the Easter Bunny at the Hotel Colorado. Includes a delicious breakfast,

photos with the Easter Bunny, Easter eggs, prizes, and more. 9:00 AM - 12:00 PM, Hotel Colorado, 526 Pine St. Price \$12 - \$38, Reservation required 970-928-3785

April 13th: Botanical Perfumery: Blending with Essential Oils. 6:30 PM - 8:00 PM, Homsted, 713 Cooper Ave, STE 100. The price is \$45.00. Learn how many essential oils can be blended into natural plant-based perfumes without the toxicity of synthetic fragrances. You will leave with a custom perfume blend, as well as a solid perfume. Sign up 970-928-3440, [info@homsted.com](mailto:info@homsted.com)

April 14th: Fairy Garden Workshop. 4:00 PM - 6:00 PM. Create enchanted fairy gardens with Brenda using your imagination to re-purpose everyday trinkets. All supplies included. Fee (includes child and adult) \$20 per garden. Glenwood Springs Parks & Recreation, Glenwood Springs Community Center. Tickets [webtrac.glenwoodrec.com](http://webtrac.glenwoodrec.com)

April 22nd: Earth Day Celebration & Hazardous Waste Drop-off, 9:00 AM - 3:00 PM, Community Center, 100 Wulfsohn Road. For more information 970-384-6441

April 26th: A Wild Afternoon with the PSS Wildlife. 2:30 PM, Glenwood Springs Branch Library. Enjoy an educational presentation, featuring some of the critters housed at our local wildlife sanctuary. Free event. For more information go to [gcpld.org](http://gcpld.org)



April 14th: The Motet. Genre: Funk / Jazz / Jam. 8:00 PM, TACAW Willits, 400 Robinson St. Tickets \$35 / \$45, Standing room only/ 21 + For more information and tickets go to [tacaw.org](http://tacaw.org)

April 15th: Imagine! A Fundraiser Gala for River Bridge Regional Center. 6:00 PM - 9:00 PM, TACAW Willits, 400 Robinson St. Basalt. Music by "A Band Called Alexis", enjoy food and drink, bid on items in the silent and live auctions. Benefits victims of child abuse and sexual assault. Tickets \$100 - \$125 [imagine-8.eventbrite.com](http://imagine-8.eventbrite.com) For more information [tacaw.org](http://tacaw.org).

April 21st: Supper Club and Show; The Complete History of Comedy (Abridged), 6:00 PM supper by Epicure Catering, 8:00 PM show. TACAW Willits, 400 Robinson St. Dinner & Show Tickets \$125, Show Tickets \$60. Information and tickets [tacaw.org](http://tacaw.org).

April 13th: Our own "Wild Flight" at Heather's Savory Pies and Tapas. 166 Midland Ave. Basalt. 6:30 PM - 9:30 PM.



April 1st, 7th, 8th, 14th & 15th: Historic Downtown Walking Tour. 1:30 PM - 3:00 PM, Meet in front of the Wheeler Opera House, 320 E. Hyman Ave. Tour ends at the historic Hotel Jerome. Tours are limited to 12 people. Reservations required [aspenhistory.org](http://aspenhistory.org)

April 2nd - 8th: NASTAR National Championship in Snowmass. All day events, more information at [gosnowmass.com](http://gosnowmass.com), or [www.nastar.com](http://www.nastar.com). NASTAR offers recreational racing at resorts across the country and participants can compete and compare their scores to friends and family, regardless of when and where they race.

April 5th: Wheeler Winter History Tour, 1:30 PM, Wheeler Opera House. Enjoy a guided tour inside the center of Aspen's art and cultural scene since it was built in 1889. This free tour offers an insider's look at the iconic building including its recent renovations and storied past. Meet in the lobby. Maximum 20 guests. Arrive early to secure your spot. More information at [wheeleroperahouse.com](http://wheeleroperahouse.com)

April 7th: Music on the Mall; True Story Band. 3:00 PM - 5:00 PM, Tower Stage in the Snowmass Mall. Free.

April 10th - 16th: Aspen Film Shortsfest. 12:00 PM - 8:00 PM, Various locations. Aspen Shortsfest is an Oscar-qualifying film festival recognized as one of the premier, short film, festivals in North America. For more information and tickets go to [aspenfilm.org](http://aspenfilm.org)

April 14th: Last "Music on the Mall" this season! Wild Flight. 3:00 PM - 5:00 PM, Tower Stage in the Snowmass Mall. Free

April 15th: Snowmass Base Village Closing Party! 4:00 pm - 7:00 pm, Base Camp Bar & Grill. Mickey Avalon, an American rapper, will highlight the end-of-season bash in Snowmass. Avalon will be joined by DJ Tenza and Romy Ancona. Must be 21 years and older to enter. Free parking in Snowmass Base Village after 3:00 PM.





### YOGA AT THE CLUB

Perfect opportunity for you. Join our resident Yogi, Ellen Kaplan, from 5:30-6:30 PM on **Monday, April 10th**.

To RSVP for Yoga: call **973-722-6579** or email: **ekaplanyogi@gmail.com**



### ELK & VOLE DIVOT DAY

**Friday, April 28th**  
**10:30AM - 5:00PM**

Come see your neighbors and work together to get the course looking good! Look for more in the Club's Newsletter!



### IRONBRIDGE LADIES GOLF LEAGUE BEGINS:

**May 2nd - Sept 26th (9 Hole)**  
**May 3rd - Sept 27th (18 Hole)**

The First Ladies Golf Event is the Ironbridge **"Spring Fling"** a 9-hole 4 person Team Scramble on May 9th open to all lady golfers and guests with a 5:00 shotgun start. Sign up at the Pro Shop!

## IRONBRIDGE REAL ESTATE MARKET UPDATE MARCH 2023

Ironbridge currently offers 14 homes for sale (compared to 11 last month), three homes are under contract, and one home sold over the past 30 days again! □

The quaint 2 bedroom/ 2 bathroom 1,497 sf home on 282 Blue Heron Vista has been listed for \$815,000 and went under contract quickly within just 11 days. The additional home listed for sale this month is 91 River Bend Way, a spacious 4 bedroom/ 3 bathroom 2,744 sf home with terrific views of Mount Sopris, off of the 12th Fairway, offered at \$1,295,000.

Two of the new construction homes on Blue Heron Drive that had been under contract come back to the market again.

Very soon we will be able to welcome our newest neighbors at 303 Blue Heron Vista (scheduled to be completed July 2023) who closed on their home on March 20 - **CONGRATULATIONS!!**

**Ironbridge**  
**Local Market Update**

March, compared to February 2023

INVENTORY	<b>14</b> ↑ 27%
NEW CONSTRUCTION HOMES	<b>12</b> ↑ 33%
DAYS ON MARKET UNTIL SALE	<b>111</b> ↑ 5%
AVERAGE SALES PRICE	<b>\$1,09M</b> ↓ 7%
PRICE PER SQUARE FOOT	<b>\$452</b> ↓ 2%

As of March 23, 2023

RIMKUS

**Sold in Glenwood Springs**

- 17 Homes Sold
- Average Price \$761,294
- Average Sold Price/SF \$413
- These homes have been on the market for an average of 120 days
- Original Asking Price Received 90.49%

As of March 23, 2023

RIMKUS

Glenwood Springs has seen a total of 17 residential real estate closings over the past 30 days, compared to 27 over the same time period last year. The average price of \$761,294.00 included transactions ranging from \$195,000 for a 400 sf Brettelberg Condo up at Sunlight to a beautiful home up on No Name Creek which sold for \$1,800,000.00. Last year's average price per square foot was \$379. The total sales volume for the 30 day period is down approximately 36% this year compared to the same time period last year.

Most of the inventory currently available in Glenwood Springs is comprised of Single Family Homes. There are seven Condominiums and one Townhome offered for sale.

The Single Family Home inventory is approaching levels seen end of March 2020 and at the beginning of the pandemic, now equalling about two months of supply (as a reference, 5-6 months of inventory is often referenced when talking about a balanced real estate market).

And how about Carbondale including River Valley Ranch and Aspen Glen you might

wonder?

There are currently 43 homes offered for sale, at an average price of \$2,446,135 (\$761 per square foot), having been on the market for an average of 159 days.

Only four of these homes (including one mobile home) are available for under \$1 million.

17 of the 43 homes are new construction homes which are offered at an average price of \$2,972,146, having been on the market for an average of 218 days.

As mentioned above, Glenwood Springs carries two months of supply, Carbondale is a little higher, now steadily holding five months of supply since November 2022.



## LOCAL BUSINESS FEATURE



### When did you start White House Pizza and how were the early days?

Kurt and Marla Korn moved to Carbondale to open White House in 1997 and are currently celebrating their 25th anniversary! The early days were challenging. The building was in need of repairs and we still had our original restaurant that was in Longmont. We spent the first couple of months fixing up the building and hiring staff. It was a

family affair and most of our immediate family pitched in helping to get us ready to open...including our mailman (Mel Paxton) from our Longmont location. We also got pregnant with our first child the month we opened...December 1997. The first two years were tough financially. Luckily we made just enough to keep the doors open until our reputation for good pizza started to turn things around.

### How have the pizza-making techniques changed since you began?

Not much. We still use basically the same recipes except we have continually had to update our systems to accommodate the growth of the business without sacrificing quality

### What message would you like to share with current customers and prospective customers alike about how to best enjoy the restaurant - do you take reservations, the best way to order for takeout, etc?

We always recommend dining in. We believe our menu items especially pizza are best eaten fresh from the oven. We also think that dining in allows our guests to enjoy the fun and vibrant atmosphere that our team provides. Customers also love to eat on our patio in the warmer months. It's a good place to hang out, enjoy the day and take in live music. We don't



take reservations unless booking our private party room which is a great space for business meetings or family gatherings. We also offer take-out including "front-row, take-out" parking spaces. Take-out orders can be placed by phone at (970)-704-9400 or via online ordering at [whitehousepizza.com](http://whitehousepizza.com). Our full catering menu can also be viewed on our website.

**Do you have a rotating selection of craft beers on tap? What makes the Colorado beer offerings unique compared to other areas?**

We do have a rotating beer selection and we focus mainly on Colorado beers but do venture into other out-of-state offerings to fill our list with something we think is special. Colorado has always been at or near the forefront of the craft brewing movement which always keeps things interesting.



**You have a great staff which seems to be made up of a mix of younger and more experienced members - how does everyone stay so motivated and focused on delivering this excellent customer service?**

We have been blessed with many long-term employees that always focus on the minutia. We are always evaluating how our systems work with the goal of making things as efficient and enjoyable for our guests as possible. We also meet regularly with our staff and management to find out if there's "a better way" of doing business that either helps our team or our guests enjoy their experience more.

**What are a few things you both love about Carbondale and about our Ironbridge neighborhood?**

People who live in Carbondale and specifically Ironbridge love to be outdoors and so do we. Carbondale and Ironbridge offer so many ways to enjoy the outdoors from trails and bike paths to river activities, golf, and some great patio sessions. We love seeing our neighbors and friends out and about in the community, enjoying these fun outdoor recreation activities.

IBPOA Newsletter | Ironbridge, Glenwood Springs, CO 81601

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