

Monthly Newsletter

September 1, 2023 Volume 1 | Issue 9

UPDATE FROM THE IB POA BOARD



Is it too early to say Happy Fall? Too early for anything pumpkin spice? Kids are back in school, and the sun is setting earlier each day. Make the most of the waning summer with outdoor activities and then get ready for winter fun!

All the neighborhood speed bumps have been repainted. Please drive slowly and carefully on our streets even though the kids have gone back to school. Your safety is of the utmost importance. The speed limit is 17 mph.

The first annual community Garage Sale was a big success! More than 30 homes participated, did you? We hope both buyers and sellers were satisfied with the results. Do you want to do it again next summer? Let us know. And thanks to Westbank for purchasing ads in the local newspaper and to resident Alyssa Reindel for posting ten signs around the local valley area.

We wish to thank Elizabeth Lippitt for her service as Vice President on the IBPOA Executive Board. Beth brought a wealth of legal knowledge and all-around common sense (as well as nononsense humor) to our group. She helped us to accomplish many goals and we'll miss her. Please welcome Connie Meine to the Board. Connie was appointed by the Board members to serve the remainder of Beth's term (December).

The next scheduled monthly Board meeting is Monday, <u>September 14th at 6:00 pm at The Kitchen.</u>

We're all equally invested in Ironbridge and its success



UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

COMMUNICATIONS and ENGAGEMENT COMMITTEE

THANK YOU to everyone who participated in **OUR FIRST ANNUAL COMMUNITY GARAGE SALE** in August. We think it was a great success for our first try and we look forward to next year. If you want to help with this event, please reach out and let us know.

If you are a local business and would like to contribute something from your business like a gift card to our WELCOME BASKET/TOTE, let us know. Our new neighbors enjoy this and it helps support you.



See what our Welcome Basket/Totes look like and the great things we gather to include. Our Committee (especially Danielle Howard) delivers these to our new residents to help make them feel welcome and part of our great neighborhood. We got a small budget the Board approved this year to help make this new endeavor a success.

If you are new to the Ironbridge community or have been here for a while and would like to help, our Board and Sub-Committees are always looking for great people to volunteer. Go to a Board meeting or any of the Sub-Committee meetings and introduce

yourself to get involved. You may have talents we are always needing. Just let us know.

OUR SUB-COMMITTEES INCLUDE

- 1. Communication/Engagement Committee (Website, Newsletter, Social, and Welcome)
- 2. Design Review Board Committee
- 3. Finance Committee
- 4. Governing Documents Committee
- 5. Legal Committee
- 6. River Conservation Committee

We are updating the website calendar to have the dates of upcoming Board and Committee meetings, so check this often.

Our next Communication and Engagement Committee meeting is planned for Wednesday, **September 13th at 5:00 at the Club**. All are welcome to come.

FINANCE COMMITTEE

July Financial statements will be available on the <u>ironbridgepoa.com</u> website. The finance committee is working with Key Stone Management to make adjustments to the income statement correcting accrued expenses from 2022 paid in 2023. These corrections will provide a more accurate picture of where we stand and will be used in the

budgeting process which begins in the Fall.

Key Stone Management, at the Board's direction, is seeking bids for a snow removal contract, and will also pursue new bids for next year's landscape and irrigation work. This helps to keep our vendors competitive and our expenses at market levels.

The POA's reserve funds are invested and yielding strong interest rates in accordance with our Reserve Investment Policy. Bart Turner, Board Treasurer, continues to oversee and manage prudently.

Please contact the Finance Committee if you have any questions.





Slow down! Kids are back in school and walking to the bus stop!

IPOA RULES AND REGULATION REMINDERS

The IBPOA Board is working with the Keystone management team to update Association Rules & Regulations and Policy & Procedure Enforcement of Covenants and Rules.

The updates will be ready after the September Board meeting, when they will be emailed to all owners and be available on the website.

In the interim, the current policies will be followed and enforced. Please take time to read and review the current policies to avoid possible fines. They can be found on our website in Governing Documents and Covenants under the POA Resource Center dropdown. By following and adhering to the rules and regulations and governing documents, you are continuing to make Ironbridge a wonderful neighborhood and preferred community to live in.

Information for the Upcoming Flying M Ranch Meeting Postponed to 10-02-23 at 1:00

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

The Board of County Commissioners will be hearing the proposal for the Flying M Ranch development on **Monday, October 2nd at 1:00 pm**. The hearing will be held at 108 8th Street, Room 100. The County planning staff recommended AGAINST approval, but the planning commission voted in favor of moving it on to the BOCC for final approval or denial.

If you can attend the meeting in person, that will most likely have the greatest impact. Some of our interested neighbors are out of town, so if you can go, it will be very beneficial. If you cannot attend in person, or if you wish to express your opinion, you can submit comments to each commissioner by using the "contact" boxes on the county website. The links for each commissioner are as follows:

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

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

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



ROARING FORK VALLEY EVENTS



September 1st: First Friday; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. For more information go to carbondale.com/events/.

September 6th, 13th, 20th & 27th: Carbondale Farmers

Market; Every Wednesday, 10:00 AM - 3:00 PM, through September 27th. 4th

Street Plazza. Fresh produce from the Western Slope, delicious food, and locally crafted artisan goods are available for purchase. The Carbondale Farmers Market also offers live music on the

goods are available for purchase. The Carbondale Farmers Market also offers live music on the second and last Wednesday of each month. For more information and music schedule on this event go to www.carbondale.com/events or carbondale.com/events or <a href="https://carbondale.com/events or <a href="https://carbondale.com/events or <a href="https://carbondal

September 9th & 10th: 13th Annual Roaring Fork Ranch Roping at the Gus Darien Rodeo Arena; the Event starts at 8:45 AM on both days. All entries must be pre-registered by September 3rd at 7:30 PM. Call Jenny at 970–3 18–0076. Go to roaringforkranchroping.com for more information.

September 10th: Summer Park Concert Series; 3:00 PM - 7:30 PM, Sopris Park Gazebo. A monthly concert series through September.

September 23rd: Carbondale Clay Center's Annual Fund Raiser; Settings The Potters Table. 4:00 PM 8:00 PM, 135 Main Street. Food by Pan & Fork, Dessert by Sifted Measures, Music by Shanti Mae Gruber & Friends. Tickets are \$150. For more information go to carbondale.com/events/ or carbondaleclay.org.

September 23rd: HUNKS The Show at the Black Nugget, Main Street Carbondale; Must be 21+, Doors open at 7:00 PM, 8:00 show. A girl's night out, throw on your dancing shoes, grab your girls, and see the HUNK's incredible dance moves and performances. \$30 for two specials, \$21.95 for general admission. Purchase your tickets at eventbrite.com > hunks Carbondale.

September 26th - 31st: USBCHA National Sheep Dog Finals; Strang Ranch, 393 CR 102, competitions begin on Tuesday, September 26th with the final awards on Sunday, October 1st. For more information and a schedule of events go to carbondalesheepdogfinals.com

September: Music at Steve's Guitars; 8:00 PM. For more information and reservations go to stevesguitars.net



September 5th, 12th, 19th: Market on 7th; Downtown Glenwood Springs, Local Farmers & Food, Live Music, Arts & Crafts. 4:00 PM - 8:00 PM, every Tuesday through September 19th. On 7th Street between Colorado and Cooper. Our own neighbor "Eric Gross and Wild Flight" will be performing on September 19th. For more information and music schedule go to www.glenwoodspringsdda.com

September 1st, 8th, 15th, 22nd: Music On 7th; 4:30 PM - 7:30 PM, live music every Friday through September 22nd in Bethel Plaza on 7th Street. This complimentary, annual summer series brings family-friendly live music under the Grand Avenue Bridge. Seating is limited and patrons are encouraged to bring their own lawn chairs. 9/1 - Smokin Joe and Rockin Randall, 9/8 Feeding Giants, 9/15 Hap Harriman & Nelson Oldham, 9/22 Johnson Mendez Bank. Free. For questions or information call 970-384-6311 or go to cogs.us.

September 9th, 16th: Music on the Mountain; Glenwood Caverns Adventure Park. Each date of the series will feature a different local band and sponsor a different local nonprofit. Tickets for the gondola after 4:00 PM are discounted to \$5.00 and all proceeds that day go directly to the nonprofit organization. Saturday 9th, 6:00 PM - 9:00 PM - Cash'd Out (Johnny Cash tribute band), Saturday 16th, 6:00 PM - 9:00 PM - The Missing Link Band. For more information go to glenwoodcaverns.com

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

September: Hotel Colorado's Summer of Live Music; every Wednesday and Thursday through October. 6:00 PM - 8:00 PM, at the Hotel Colorado Outdoor Courtyard. For the full schedule and more information go to hotelcolorado.com our hotel; special events.



September 3rd, 10th, 17th, 24th: Basalt Sunday Market; 10:00 AM - 2:00 PM, every Sunday through the end of September. The market is located along Midland Spur, adjacent to Basalt Town Hall and Lions Park. This market features vendors that sell items that have been personally grown or crafted. Agricultural

products, craft/art products, and prepared food products are in this market. For more information go to basalt.net

September 7th: Ruedi I Reservoir Tour: Storing West Slope Water; Join Roaring Fork Conservancy to learn more about Ruedi Reservoir and its significance in the Roaring Fork Watershed. You will also gain a unique Perspective of the dam and its construction from the Rocky Fork area. Call 970-927-1290 with questions. This is a free event from 5:00 to 7:00 PM, but registration is required. For more information and registration go to roaringfork.org.

September 8th: Natalie Spears & OLLELLA Ft. A Pearl & Wood Reunion; TACAW Willits, 400 Robinson St. Doors open at 7:00 PM, Show at 8:00 PM. Seated Show, for all ages. Tickets in advance; \$25 - \$35, For more information and tickets go to tacaw.org

September 9th: Dressed to the K9s; this is Colorado Animal Rescues' premier fundraising event. Get dressed up and invite your friends to celebrate the lives of shelter pets and raise money to sustain their mission. 5:00 PM - 9:00 PM, TACAW Willits, 400 Robinson St. Tickets in advance; \$125 for Individual Adults, \$100 for Individuals aged 16 and Under. For more information and tickets go to coloradoanimalrescue-bloom.kindful.com

September 22nd: BLKBOK; TACAW Willits, 400 Robinson St. Doors open at 7:30 PM, Show starts at 8:00 PM, seated show, for all ages. Tickets in advance; \$25 - \$35. For more information go to tacaw.org.

September 23rd: Comedian Billy Wayne Davis; TACAW Willits, 400 Robinson St. Doors open at 7:00 PM, the Show starts at 8:00 PM, seated show, is for all ages. Tickets in advance; \$25 - \$35. For more information go to tacaw.org.

September: Music at Heather's Savory Pies; most nights 7:00 PM - 10:00 PM enjoy dinner and live music on the patio, July thru September. For Live Music Schedule go to heatherssavorypies.com

September: Music at Free Range Kitchen; 22864 Two Rivers Road. For more information and a live music calendar go to freerangebasalt.com



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

September 1st, 8th, 15th, 22nd, 29th: Snowmass Music on the Mall; 49 Village Square Snowmass Village. 4:30 PM - 6:30 PM Every **Friday** through September 29. This free event features live performers from local Roaring Fork Valley musicians on the tower stage in the Snowmass Mall. For more information and the full music lineup go to gosnowmass.com.

September 2nd, 9th, 16th, 23rd, 30th: Aspen Saturday Market; 8:30 AM - 2:00 PM, Downtown Aspen, on Hopkins, Hunter and Hyman Streets. Each Saturday through October 7th. A weekly Farmer's Market and Local Artisan's Market all rolled into one. Highlights include amazing fruits, fresh flower arrangements, and baked goods to name a few. For more information go to aspenchamber.org.

September 6th, 13th: International Dinner Series at Ajax Tavern; explore your culinary curiosities at Ajax Tavern every Wednesday night with our International Dinner Series from 6:00 PM to 9:00 PM. Enjoy a three-course menu and welcome refreshments for \$65 per person. Dinner theme: September 6 - German, September 13 - Mexican. For reservations call 970-920-6331 or dine@thelittlenell.com. For more information go to aspenchamber.org/events

September 9th: Mactoberfest; Hopkins Ave on "Restaurant Row" Free with beverages available for

purchase. Go to aspenspecial events.com for more information.

September 15th - 16th: Snowmass Wine Festival; Reception & Washington Winemakers Dinner Friday at 6:00 PM. Grand Tasting Saturday from 1:30 PM to 5:00 PM. Go to snowmasswinefestival.com for more information, the schedule of events and to buy tickets.

September 19th - 24th: Aspen Filmfest, 44th Edition; Films will be screening at The Wheeler Opera House, Aspen Film ISIS Theatre, and The Crystal Theatre in Carbondale. Go to aspenfilm.org for more information, the schedule of film screenings, and tickets.

September 22nd, 23rd, 24th: Snowmass Ballon Festival; Balloons launch into the air from 7:30 AM - 9:00 AM. 2835 Brush Creek Rd Snowmass Village. For more information go to gosnowmass.com

September: Live music at Big Hoss Grill; 45 Village Square, Snowmass Village. Music weekly with live performers 5 nights a week, inside or on the deck. For more information and a music calendar go to bighossgrill.com/live-music or gosnowmass.com.



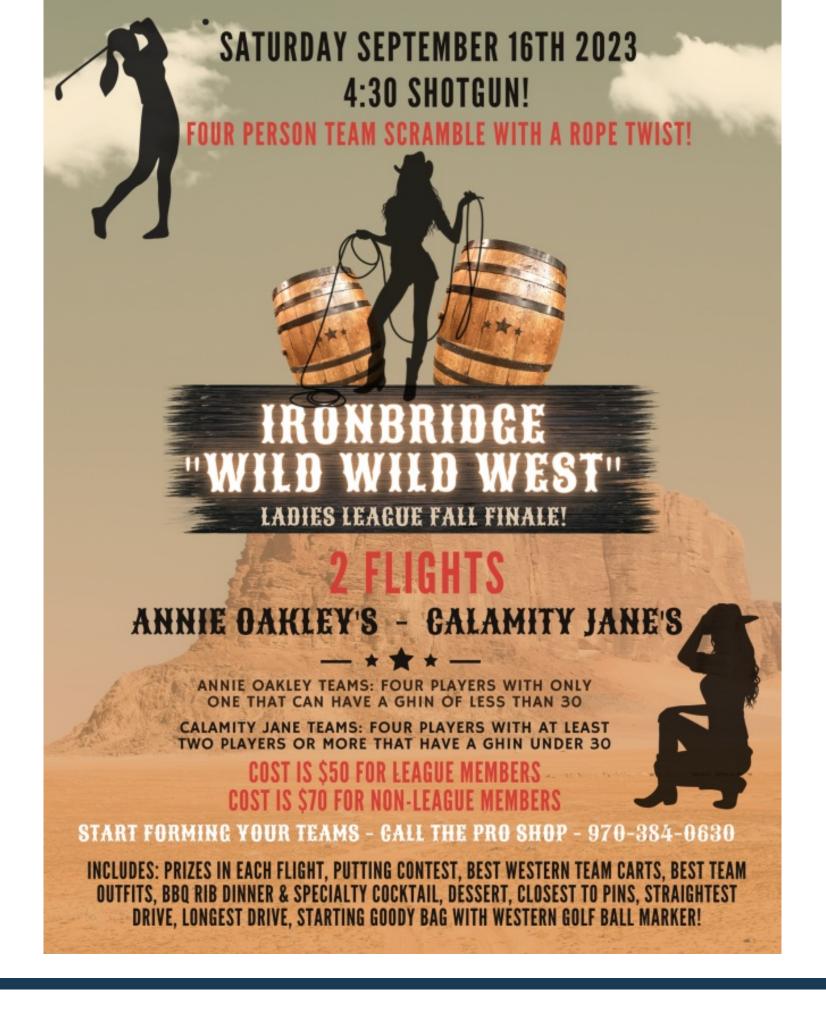
- September 1st Junior League Dinner
- September 5th Ladies League 9-Hole First Day
- September 6th Ladies League 18-Hole First Day
- September 7th Men's League 18-Holes First Day
- September 8th Builders First Source Tournament Course CLOSED
- September 14th Valley View Hospital Banquet
- September 15th "Scratch" Golf Event (Gross Game)
- September 16th "Ironbridge Wild Wild West" Ladies' League Fall Finale
- September 22nd "9 & Dine" 5:00 PM Shotgun
- September 25th "Buddy Program Classic Golf Tournament"

Our Ironbridge Ladies League "WILD, WILD WEST" Fall Finale Golf Event is on Saturday, September 16th at 4:30 shotgun. It is a 9-hole four-person team scramble with a rope twist. There are lots of prizes, a fun ball marker, a bbq rib dinner buffet, cocktails, starting goodie bag, dessert, and a putting contest.

Don't forget to wear your best western wear. Prizes for the best-dressed TEAM and most Wild West TEAM golf carts!

Sign up at the Pro Shop. Look for more information to follow. If you don't have a team or foursome, the pro shop will help form teams. Call 970-384-0630.

This year we will have two flights; The Annie Oakley's and the Calamity Jane's. It is a really fun Annual Ladies Golf League Event. Don't miss it. We are capping it at 48 players. So don't delay.



IRONBRIDGE REAL ESTATE MARKET UPDATE AUGUST 2023



We have five homes under contract at a median list price of \$1,050,00.00 and \$488.00 per square foot. Two of these homes are existing homes which went under contract rather quickly again taking only eight days for the home priced at \$899,000.00 and less than 30 days for one of the two homes that had been offered at \$1.5 million originally. The three new construction homes currently under contract are the ones being built on lot 282, 52 and 54.

Two existing homes have sold since last month at a median price of \$877,500/ \$559.00 per square foot. These homes were on the market for an average of 51 days only achieving 97.01% of asking price.

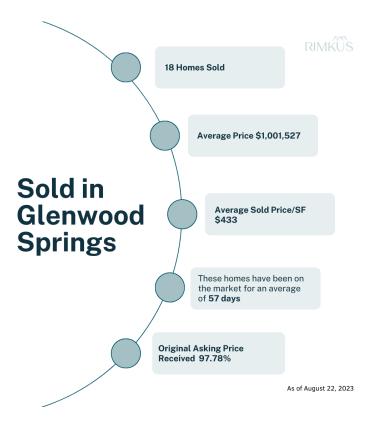
The homes that are currently offered for sale are the 4,064 square foot existing home with a finished basement on 302 Silver Mountain Drive price reduced on August 18 for now \$1.399 million (previously offered for \$1.99 million in January, re-listed at \$1.5 million on June). And a new listing on 196 Silver Mountain Drive - three bedrooms at \$849,000.00, advertised as needing some minor repairs which are reflected in the asking price.

There are now six Sunrise homes offered at a median price of \$1.1 million/ \$488 per square foot.

And as mentioned already in last month's newsletter, the contemporary 3,033 square foot new construction project on 1817 River Bend Way is being advertised for sale again now at \$1.895 million allowing the future owners to "customize, personalize and move into new construction by Christmas!"

Glenwood Springs has seen a total of 18 residential real estate closings over the past 30 days, compared to 27 over the same time period last year, and 33 sold residential properties in 2021.

The average price of \$1,001,527.00 (\$433/sf) is close to the same time period last year which averaged at \$824,597 (\$406/sf), compared to \$722,659.00 (\$344/sf) during the same 30 day time period in 2021.



It took an average of only 57 days for these properties to sell. The number of home sales in Glenwood Springs has shifted once again now to be slightly higher again compared to the new supply that has been added. The Market Action Index remains in the balanced territory with a slight advantage for sellers due to the supply constrained market conditions.



Overall real estate prices have held strong, homes appreciating at a relatively normal rate again since the end of last year.

What is interesting to note is that "Showings per Listings" (a measure for how many buyers are in the market actively looking for a home), has been strong since the beginning of the year in Glenwood Springs.

The measure had dropped to 3.5 last June, and decreased to 2.6 by December 2022 when mortgage rates continued their relatively rapid increase. "Showings per Listings" in Glenwood Springs rose to 7.3 this spring reaching its highest level since years. Currently the measure remains well above the valley's average (5.3 in Glenwood Springs in July versus 2.9 in the entire valley and out west towards New Castle, Silt and Rifle).

IRONBRIDGE LOCAL BUSINESS FEATURE





TRIBAL SOCIETY

· JIU - JITSU ·

SHAWN CRAMPTOM | TRIBAL SOCIETY JIU JITSU

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https://www.instagram.com/tribalsocietybjj

Exploring the World of Brazilian Jiu-Jitsu: An Insightful Interview with Shawn Crampton

In this interview, we delve into the fascinating

world of Brazilian Jiu-Jitsu (BJJ) with Shawn Crampton, the founder of Tribal Society Jiu-Jitsu in Carbondale. Discover Shawn's journey from his initial encounter with BJJ during the early days of Mixed Martial Arts to his motivation for establishing a thriving community of martial artists. Learn about the philosophy that sets Tribal Society Jiu-Jitsu apart and see how BJJ goes beyond being a martial art, forging deep connections among diverse individuals. Shawn's insights offer a unique perspective on the transformative power of BJJ.

Question: How did you first discover Brazilian Jiu-Jitsu, and what inspired you to open Tribal Society Jiu-Jitsu here in Carbondale?

Shawn: I discovered Brazilian Jiu-Jitsu watching

the first Ultimate Fighting Championships in the mid 90's, when Mixed Martial Arts was new. All sorts of people and martial arts competed without rules. The biggest guy usually won, until Royce Gracie introduced Brazilian Jiu-Jitsu. He, a slender guy in an odd uniform, won using chokes and joint locks. I started training and got hooked. After owning a gym in Denver, we moved to the valley in 2018. I trained at a small school with a Gracie family member. I taught there too until he left. His students asked for classes. Initially, I had a small studio at home. We outgrew it and now hold classes at the original location, on The Crystal River. After training, we jump into the river for a cold plunge. I also teach private lessons at home, so if you see sweaty folks leaving my garage, you know why.

Question: Tell us about the philosophy behind Tribal Society Jiu-Jitsu. How does it go beyond being just a martial art?

Shawn: Unlike most instructors, Jiu-Jitsu isn't my

main income. With low overhead, I create a welcoming space for all levels. This lets me be genuine and lets students shape their journey. Some spar intensely; others focus on technique. This is your path. Everyone's equal; we have a unique group of people, including males and females as young as 16 and as seasoned as 71 years young still on the mats.

Question: You hold the position of Managing Director of IT for Aspen Hospitality. How do you balance your demanding job with your passion for Jiu-Jitsu?

Shawn: While having a career in IT reduces the

pressure of needing large numbers of students, it also comes with the stress of managing both. Several times, Tribal Society has been a lot to handle on the side and the thought of not doing it has crossed my mind. But in the end, we have built a deep community of amazing people passionate about Jiu-Jitsu. It serves such a profound purpose for so many people that I don't want to walk away from those that would be affected.

Question: Could you share a memorable experience where you've seen Jiu-Jitsu forge connections between people from diverse backgrounds?

Shawn: Over the years, I have seen IT guys and soldiers, former troublemakers and police, extrover

soldiers, former troublemakers and police, extroverts and introverts, people that speak entirely different languages, and young and older individuals form deep bonds and lifetime connections through sharing time on the mats. There is nothing quite like Jiu-Jitsu, it forges very deep connections with those around you.

Question: For those who might be new to martial

arts, what sets Brazilian Jiu-Jitsu apart as a form of self-defense and mental well-being?

Shawn: First and foremost, Jiu-Jitsu is the best

form of self-defense. Mainly ground-based, it's effective with minimal strength, perfect for women, kids, and smaller people. Once you start sparring, you will be pushed in ways you never expected, and exercise has been proven to improve mental well-being. It also generates a sense of self-confidence that

can change a person's life.

Question: Can you highlight a success story from one of your students who found more than physical fitness through their Jiu-Jitsu journey?

Shawn: This is an easy one. One night, I had a

student walk in. Avoiding eye contact, shoulders hunched, very timid. After spending time with him, I learned that he had escaped from a well-known cult where children were routinely abused and forced out of school and put to work as early as elementary school. This guy had not gone further than sixth grade. He was a laborer for an electrical contractor and worked to build his life. He immediately fell in love with Jiu-Jitsu and dove in head first. After a few months, he started to walk in with his head high, looking people in the eyes and interacting as part of the group. He attended leadership seminars held by Jocko Willink, a practitioner of Jiu-Jitsu. He recently passed his test to become a journeyman electrician, was promoted at work, and just purchased his first home at 25 years old.

Question: Aside from Jiu-Jitsu, what are your favorite aspects of life in Ironbridge and Glenwood Springs? Any local spots or activities you enjoy?

Shawn: Ironbridge's charm fosters connections with

neighbors. It led me back to Jiu-Jitsu through Aaron Shaffer and Daniel Self, who introduced me to Gracie gym. Daniel remains a lifelong student. Beyond Jiu-Jitsu, I enjoy mountain biking with Josh Whitaker, road biking with Rick Sageser, dirt biking, camping, snowboarding, and engaging with the valley's offerings, including friendly golf heckling with Pine Pinearr.

Shawn Crampton's journey showcases the impact of

Brazilian Jiu-Jitsu in transcending boundaries and fostering community. From discovering BJJ's essence in early Mixed Martial Arts to creating a space for diverse martial artists, Shawn's commitment to unity and self-discovery is evident. Through dedication, resilience, and belief in the power of BJJ, Shawn bridges communities and uplifts lives, one technique at a time.



WHERE TO SEE FALL COLORS NEAR IRONBRIDGE



While the late weekends in September are typically the peak pop of the leaves, when the leaves will shine brightest is anyone's guess each year. Here are 5 popular places to see the fall colors in Aspen and in Glenwood. Enjoy the ride!

Five Popular Places to Go See Them in the Glenwood Area!

Five Popular Places to Go See Them in the Aspen Area!

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