



Monthly Newsletter
December 1, 2023
Volume 1 | Issue 12

UPDATE FROM THE IB POA BOARD



Flying M Ranch High-Density Townhomes Along the River Voted Down

By John Loomis

On November 13th, the proposed Flying M Ranch property development of 168 rental townhomes adjacent to the Roaring Fork River and Riverview School was voted down by the County Commissioners 2-1.

Several concerns were raised by residents. Increased traffic: about 1,800 more vehicle trips a day around CR 154 and

Hwy 82 with minimal road improvements; and a level of density incompatible with the surrounding owner-occupied single-family homes.

Westbank residents led the charge, with Ironbridge residents also testifying against the project (Siri Olsen, Cindy Barnes, and several others). Despite a small number of townhomes set aside by the developer for teacher housing and meeting the required number of affordable townhomes, the high rents (\$3,500-\$4,000 a month) on the remaining 144 townhomes and the “urban” like development in an area zoned rural was not acceptable to two of the Commissioners, especially John Martin.

Commissioner Martin closed with the statement “Let’s take care of the people we have here today”, which I took to mean the residents that live here now such as those in Westbank and Ironbridge.



IMPORTANT! ANNUAL IRONBRIDGE PROPERTY OWNER'S MEETING

MONDAY
DECEMBER 4TH AT 6:00 PM
(Arrive by 5:30)

Plan to Attend for Voting or Give Your Proxy
to Someone on Your Behalf by December 1st!
[This Packet has Proxy and All Information](#)

WE MUST HAVE A QUORUM!

**Where: The Orchard Church
110 Snowmass Drive
Carbondale**



KEY TOPICS TO BE COVERED:

- Budget Ratification meeting first
- The Board of Directors will have three seats open to vote on for new Board Members
- State of our Finances - where we are, reserve study, areas of opportunity and concern
- Sub-Committee updates
- RMA completion and discussion of any pertinent new and old business



ALL COME - BE INFORMED AND MAKE PLANS TO ATTEND!

The business of Ironbridge is YOUR business too!



UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

COMMUNICATIONS and ENGAGEMENT COMMITTEE

We are moving our Monthly Meetings to the first Tuesday of every month.

We are so excited to send this 12th issue out to you. Our committee members work hard to write content that is important and interesting every month. We started this just about one year ago out of nothing and because of the amazing and talented committee team members, we achieved our goals and have a wonderful monthly Ironbridge Newsletter for our community. **THANK YOU AGAIN TO THIS TEAM OF VOLUNTEERS!**

Announcing “Deck the House” Holiday Lighting Contest. See the Flyer for more information. The community can vote for their favorite festive house this Christmas. Judging is December 15th to the 20th and the winning home will receive a \$50 White House Pizza Gift Card. Email the committee at communications@ironbridgepoa.com with your favorite address. Watch for the flyer going out as a reminder for this. We will announce the winner in the January Newsletter.

This December we are starting “Ironbridge Giving” and will be collecting gift cards in any amount you are able to give and choosing a needy charity in our valley. With a strong connection to [Advocate Safe House](#), a non-profit organization that provides services and safety to survivors of domestic and sexual violence in Garfield County, our gifts will really help. Please drop off or mail your donation or gift card (Walmart, Target, or City Market) to Key Stone Management. Their mailbox is at 862 River Bend Way for drop off. Donations are needed by December 13th in order to deliver them in time. Look For an email reminder too.

Save the date for our next “MEET AND GREET” on Friday, January 26th for a Happy Hour from 5:30 to 7:30 at The Kitchen. More information to follow.

We want to welcome Ellen Kaplan as our new committee member. Our next committee meeting will be Tuesday, [December 12th at 5:00 at the Kitchen](#).


IRONBRIDGE
Property Owner's Association

JOIN US IN GIVING THIS HOLIDAY SEASON

“IRONBRIDGE GIVING”

THE CHARITY THAT WAS CHOSEN THIS YEAR TO GIVE TO IN GLENWOOD IS
***ADVOCATE SAFE HOUSE**

DONATE BY DECEMBER 13TH

HOW TO DONATE: KEY STONE WILL COLLECT ANY GIFT CARDS OR CASH DONATIONS IN THEIR MAILBOX AT 862 RIVER BEND WAY OR EMAIL [COMMUNICATIONS@IRONBRIDGE POA.COM](mailto:communications@ironbridgepoa.com) IF ELECTRONIC. GIFT CARDS IN ANY AMOUNT TO CITY MARKET, WALMART AND TARGET ARE WONDERFUL!

*THE ADVOCATE SAFE HOUSE PROJECT IS THE ONLY NON-PROFIT ORGANIZATION PROVIDING SERVICES TO SURVIVORS OF DOMESTIC VIOLENCE AND SEXUAL ASSAULT IN GARFIELD COUNTY WHO MAY NOT HAVE ANYTHING THIS HOLIDAY SEASON.

"Deck the House"

Ironbridge Holiday Lights Contest!



Get out and vote between December 15th - 20th and email your favorite festive house address to:

communications@ironbridgepoa.com

The winner will receive a \$50 gift card from the POA to White House Pizza in Carbondale (owners are Kurt and Marla Korn from our community!)

Judging to be Done by December 20th!

Winner will be Announced in our January Newsletter

DESIGN REVIEW BOARD SUB-COMMITTEE

Design Review Board Seeks New Member

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 bradklass@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 in order to maintain a harmonious design quality within the community.

RIVER COMMITTEE

Your IPOA Operational and Club dues pay for the use of three trail systems as follows:

River Primitive Trails: Over the last two years,

- At the River Bank Lane pumphouse river access point, we added stairs and pebbles on that river access trail;
- In the Heron Crossing (Phase 3) we added wood chips, extended, widened, and added rock steps to two river access points along this new river trail; and
- In the Great Blue Heron Buffer area near the south pumphouse, volunteers created a primitive year-round river access trail. A spring 2023 meeting with IPOA representatives and the Roaring Fork Conservancy (beneficiary of that wildlife easement) resulted in an agreement for IPOA members year-round access to this primitive trail.

The combined three river access trails represent over one mile of dirt and woodchip trails. We

will keep you posted on next summer's volunteer river project(s) in future IPOA newsletters.

IPOA Paved Trails: The IPOA owns and maintains slightly over **three miles** of paved trails that are frequently used by all of us. The IPOA paved trails include IPOA maintained doggie stations and the IPOA provides snow removal on these trails during the winter.

Club Golf Cart Paved Trails: In addition, for next golf season we have asked the Club management team to post non-golf operational hours that will allow IPOA members to use approximately **nine miles** of golf cart paths before and after golf hours of operations.

While the majority of us probably don't know this - the recently executed June 2023 Resident Membership Agreement (RMA) provides for IPOA member access to the Club's golf cart trails via an "incorporation by reference" of the current Ironbridge Club Rules and Regulations (under Item 7: General Golf Rules), which includes the following provision:

"Jogging, bicycling, or recreational walking is permitted on the golf course cart paths only during specified times. Check with the golf pro shop as these times will change throughout the year."

Note: the Golden Eagle Protection Zone, which encompasses the Club's holes 15, 16, 17 and 18, prohibits human activity in this area from December 1 to March 31.

You can find our most current RMA and Ironbridge Club Rules and Regulations at www.ironbridgepoa.com/governing-documents-and-covenants.

Please note, that the Club has indicated it may revise its Rules and Regulations, which could possibly eliminate the above-mentioned golf cart trail access. If you believe the IPOA should retain this golf cart trail access, please email john.chapman03@hotmail.com. Your opinion(s) will be passed on to the Club's management.

BIGHORN TOYOTA'S 2023

Angel Tree

SUPPORTING CHILDREN FROM RIFLE TO CARBONDALE

This holiday season, let's remember the true meaning of giving and bring joy to those who need it most. Our Angel Tree is filled with the names and wishes of local children who may not otherwise receive a gift this Christmas.

By choosing an Angel from our tree and returning with an unwrapped gift or gift card by December 3rd, you'll be making a child's Christmas dreams come true. Together, we can spread love, kindness, and the spirit of community during this special time of year.



UPDATES FROM THE CLUB

Mark your calendars! **December 20, 2023, is the Annual Membership Holiday Party** at the Club. This year they are happy to provide food for all members and their guests who attend. Keep in mind this celebration is 21 years and older, as there will also be a cash bar for the evening. **Mr. and Mrs. Clause will be coming** to the club to spend some time with the good boys and girls of our community. Don't miss them from **3p-4p on December 23rd** in the restaurant.

Ironbridge Ladies Golf League will be having an **Annual Ugly Christmas Sweater Party** and \$25 present steal/swap on **Thursday, December 21st at 6:00**. You must RSVP if attending and if eating dinner, choose your dinner selection from the select menu by December 7th. Text your response to Jamie Dooley. See the Flyer for more information.



IRONBRIDGE LADIES GOLF LEAGUE

UGLY CHRISTMAS SWEATER PARTY

THURSDAY | DECEMBER 21, 2023
AT THE KITCHEN | 6:00 | COCKTAILS & DINNER

Bring a Nice \$25.00 Wrapped Present
for the Gift Swap Exchange

Optional: Bring a dozen
or two of Christmas cookies to
share for the dessert table!

TEXT RSVP TO JAMIE AT 615-939-1809 BY 12/07
MUST GET DINNER SELECTION TOO - SEE EMAIL SENT OUT
FILET, SALMON, CHICKEN MARSALA, POT PIE, SHORT RIB
WEDGE SALAD AND CAESAR SALAD

ROARING FORK VALLEY EVENTS



CARBONDALE
COLORADO

December 1st: First Friday, Light Up Carbondale; 5:00 PM - 8:00 PM.

Come Light Up Carbondale, and welcome Santa, enjoy caroling, free sleigh rides, the launch pad will be open for Deck the Walls Holiday Market.

Roaring Fork Youth Orchestra will be performing from 5:30 PM to 7:00 PM, Downtown Main Street, 4th Street Plaza and the Launchpad,

Carbondale. For more information go to www.carbondalearts.com/programs/special-events-2/

December 1st - 23rd: Carbondale Clay Center, Holiday Invitational Annual Cash & Carry; 135 Main Street. Features unique handmade holiday gifts from local and national artists. From mugs to butter dishes to ceramic jewelry and more treat your loved ones to a thoughtful gift while supporting artist. For more information go to carbondaleclay.org

December 1st - 24th: Deck the Walls Holiday Market; 10:00 AM - 4:00 PM, Carbondale Arts Gallery at the Launchpad. The gallery will be transformed into a shop filled with artisan goods created by local and regional artist from all over the Roaring Fork Valley and the state of Colorado. For more information go to www.carbondalearts.com/upcoming-events

December 2nd: Holiday Concert Series, Oran Mor; Performs a rich repertoire of Scottish and Irish music, some of which dates back to the 1700s, along with more contemporary Celtic, Americana, popular, and original compositions tossed into the mix. 2:00 PM - 3:00 PM, Carbondale Branch Library, 320 Sopris Ave. Free. Go to www.gcpld.org or call 970-963-2889 for more information.

December 3rd: Old Thompson Barn Holiday Market; 1:00 PM - 5:00 PM, 333 River Valley Ranch Road. Come for a fun afternoon of shopping locally with 30+ vendors + holiday photos with High Country Photo Bus + fresh wreaths/flowers. Free, all invited.

December 17th: 14th Annual Jingle Bell 5K Run and Ugly Sweater Contest; 11:00 AM, 901 Hwy 133. Race starts at Independence Run and Hike. Strollers and dogs are welcome. The 5K course is a small loop around town ending back at the shop. Awards, snacks and hot chocolate afterwards. Don't forget to wear your ugly sweater. For more information and to register go to <https://www.raceplace.com/events/142350/jingle-bell-5k-run-ugly-sweater-contest>

December: "Storytime" at the Carbondale Branch Library, each Thursday 10:30 AM - 11:30 AM. Children (0 - 5 years old) and their accompanying adults are invited to the library every week for stories, songs, and new friends. 320 Sopris Avenue. For more information call [970-963-2889](tel:970-963-2889).

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



Winter Wonderland Glenwood Springs

Winter Wonderland is a community celebration that takes place throughout the holiday season! The celebration includes dazzling light displays, decorations at homes and businesses, and a series of large and small events throughout the town! "For a full listing of all the wonderful events" go to [Glenwoodchamber](http://Glenwoodchamber.com). There are really a lot of events daily! We will highlight a few but be sure to check out the full list of fun for adults and children.

- Winter on the Mountain — Glenwood Caverns Adventure Park. The park transforms into a winter wonderland! Live music and entertainment, a half-million magical lights, ice sculptures, rides, attractions, delicious food and drink, and visits from Santa are all on tap for the upcoming season. For more information, ticket prices, special food and drink items, and the schedule of Santa and Mrs. Claus's appearance dates go to glenwoodcaverns.com. (Through Jan. 7th)
- Vaudeville Holiday Show; Glenwood Vaudeville Revue. For more information and reservations go to www.gvrshow.com or call [970-945-9699](tel:970-945-9699). (Through Jan. 13th)
- "Get the Wiggles Out!" At the Glenwood Springs Branch Library; each Thursday, 10:30 AM - 11:30 AM. Toddlers and preschoolers bring your grownups to the library. We'll burn some energy with active play and work on large motor skills. 815 Cooper Avenue. For more information call [970-945-5959](tel:970-945-5959).

December 1st & 2nd: Bonnie's 11th Annual Holiday Open House; Friday 6:00 PM - 9:00 PM & Saturday 9:00 AM - 6:00 PM, 0105 County Road 156, Glenwood Springs. Come by and enjoy Christmas cheer, shopping, and supporting local businesses while visiting with friends. She'll have her famous Mountain Man Candy, homemade chocolates by Colorado Candy, gifts, baskets, trail, mixes, and treats. More friends that sell homemade unique gifts will be there too.

December 2nd: 3rd Annual Holiday Bazaar; 10:00 AM - 6:00 PM, Glenwood Springs Community Center, 100 Wulfshon Rd. Experience the magic of the season with over 50 local makers, creators, crafters, and artists. Complementary drop-in Rec Care and creative holiday crafting will be offered for children 1 year, and walking, up to 11 years old in the little elves workshop while parents shop. Free. For more information call [970-384-6321](tel:970-384-6321) or missy.castaneda@cogs.us.

December 5th: Colorado Gives Day; this day features a \$1 million incentive fund. Every nonprofit receiving a donation on Colorado Gives Day receives a portion of the fund, increasing the impact and the value of every dollar donated.

December 6th: Movie Night at the Vaudeville Featuring "Dr. Seuss' The Grinch"; Glenwood Vaudeville Revue, Doors open at 5:30 PM, Movie at 6:30 PM. Movie tickets are Free to the public. Food and beverage are an additional cost. For more information and tickets go to www.gvrshow.com or call [970-945-9699](tel:970-945-9699).

December 7th: Brushes at the Bluebird; 5:30 PM, Bluebird Cafe, 730 Grand Ave. Hosted at the Bluebird with Brett Lee Art, all supplies are included! One coffee is included in the class. Full coffee bar, tea, light snacks, beer, and wine are available to purchase. Reservations required. Cost \$35. Call [970-384-2024](tel:970-384-2024) to reserve your spot as space is limited.

December 7th: The Colorado Avalanche Alumni and Grizzly Hockey Benefit Game; Glenwood Springs Community Center, 100 Wulfshon Rd. 5:00 PM. The event, open and free to the public, kicks off with an open ice session at 5:00 PM allowing attendees the opportunity to skate alongside former NHL stars. The Grizzly Hockey will then host the Colorado Avalanche Alumni Association for an exhibition match at 6:00 PM. The excitement continues with the family after-party "Apres Ice" at the Hotel Colorado from 8:00 PM to 10:00 PM. Guests can interact with their hockey heroes, gather autographs, and partake in the silent auction featuring signed memorabilia. (Advance tickets for the after-party required.) For more information and tickets go to grizzlyhockey.com

December 8th: Holiday Concert Series, Oran Mor; Performs a rich repertoire of Scottish and Irish music, some of which dates back to the 1700s, along with more contemporary Celtic,

American, popular, and original compositions tossed into the mix. 6:00 PM - 7:00 PM, Glenwood Springs Branch Library, 815 Cooper Ave. Free. Go to www.gcpld.org or call 970-945-5959 for more information.

December 8th: Opening Day Sunlight Mountain. (Depending on snow) Opening day will feature live music and more.

December 10th & 17th: Hotel Colorado's Breakfast with Santa; 9:00 AM - 12:00 PM. You'll enjoy a Buffet breakfast with family-style seating while Santa visits with the children in the room! It includes a souvenir photo to take home. The price is \$42 for adults/teens and \$12 for kids 12 and under (prior to tax and service charge). For reservations or more information call 970-928-3785 or go to hotelcolorado.com.

December 15th: Kids Night Out Winter Wonderland; 4:00 PM - 9:00 PM, Community Center, 100 Wulfsohn Road. Parents enjoy a night out while the kids have fun at the Community Center! Supervised fun for kids; Holiday movie showing, pizza, rock climbing, gymnasium, inflatable obstacle course, game room, and holiday crafts! Grades K (5 yrs) through 5th (11yrs). Fee: \$40/\$30 members. Pre-registration is required, space is limited. For more information and to register go to glenwoodrec.com

December 15th or 16th: "Holly Jolly Truck-Mas Trip" by our own Carbondale & Rural Fire Protection District. The Fire Truck drives through Ironbridge in the evening. Get out and line the streets to see the festive truck and support our fire department! The truck will be leaving the Carbondale fire station at 5:00 PM to travel to different locations on those two nights. For more information and full schedule go to carbondalefire.org or call 970-963-2491. You can "track" the truck "live" online on their home page website or on their Facebook page; Carbondale & Rural Fire Protection District.

December 16th: C.A.R.E.'s Sunlight Mountain Snowshoe Shuffle. 9:00 AM - 12:00 PM, Sunlight Mountain Resort. A "family and dog-friendly" event to support shelter pets. A 6-8 K race, on snowshoes, through Babbish Gulch starting and ending at the trailhead at Sunlight Mountain Resort. Tickets required \$15-\$30. For more information and registration go to coloradoanimalrescue.com

December 16th: Kid's DIY-U Workshop; Lowe's Home Improvement, 215 West Meadows Dr. 10:00 AM - 1:00 PM, Free. Kids get to make a Holiday Delivery Truck that's also a gift card holder. Lowe's provides everything your child needs to create a unique toy or gift. For more information visit www.lowes.com or call 970-384-3940. Reservations may be required.

December 23: Swim With Santa; 10:30 AM - 12:30 PM, Aquatic Center, 100 Wulfsohn Road. What better way to get the holy spirit than to swim with Santa! Come see Santa and play in the pool. Register beforehand to ensure your spot. For more information go to glenwoodrec.com or call 970-384-6301.

December 25th: Hotel Colorado's Annual Christmas Buffet; The Christmas buffet includes a huge spread with a port wine-brined steamship of beef carving station, apple cider marinated pork, poach shrimp, and so much more. Seating times are available from 2:00 PM to 8:00 PM. The price is \$86 for adults and \$32 for children 12 and under (prior to tax and service charge). Reservations are required. For more information and reservations call 970-928-3785.

December 31st: NYE Party at the Community Center; 11:00 AM - 2:00 PM with a Kids "Noon" Years Eve countdown. Free community event, with no registration necessary. For more information go to glenwoodrec.com or call 970-384-6301.

December 31st: New Year's Eve with the Glenwood Hot Springs; 9:00 AM - 1:00 AM, Glenwood Hot Springs Pool. The Hot Springs welcomes celebrants of all ages to join in the alcohol-free merriment that includes a schedule of games and activities for all ages, party hats, noisemakers, giveaways, and of course, a countdown to the New Year. For more information, schedule and ticket prices go to hotspringspool.com or call 970-947-2955.



December 1st: Holiday Tree Lighting in Willits; 4:00 PM - 6:00 PM, Triangle Park. Tree lighting, Santa in person, live entertainment, food, beverages, and delectable treats, and horse-drawn carriage rides.

December 7th: Community Menorah Lighting; 5:00 PM, Triangle Park in Willits. Join the Aspen Jewish Congregation to celebrate the first night of Hanukkah, the evening will include holiday songs and the menorah lighting. The Festival of Lights begins at sundown on Thursday, December 7, and ends at sundown on Friday, December 15, 2023.

December 7th: Climbing Film Tour; TACAW, 400 Robinson Street, 7:30 PM. The Climbing Film Tour is back for its 4th season with an awesome selection of short films celebrating the global climbing community. Tickets \$20. For more information and tickets go to tacaw.org

December 8th: Music in the Bandshell in Historic Downtown Basalt; 4:00 PM - 6:00 PM, Basalt River Park. Tree lighting, Santa in person, live entertainment, food, beverages, and delectable treats, and a petting zoo.

December 16th: Urbane Coyote, our own Zach Averill, is performing at Heather's Savory Pies; from 6:30 PM - 9:30 PM. Enjoy dinner and live music. For more information and Live Music Schedule go to heatherssavorypies.com.

December 16th: Holiday Jazz; TACAWE Theater, 400 Robinson Street. Join us for an evening of Holiday Jazz with the Josefina Mendez Quintet as they present whimsical and poignant takes on the well-loved holiday classics. Doors open at 7:00 PM, and Show at 8:00 PM. Tickets \$25, Seated Show, All Ages. For more information and to RSVP your seats go to tacaw.org.

December 16th & 17th: The Nutcracker; presented by the student of the Crystal River Ballet School and Crystal River Youth Ballet Company. Basalt Middle School, 51 School St., Basalt. 12/16 2:00 PM, 12/17 4:00 PM. Cost \$25. For more information and tickets go to crystalriverballet.com/performances

December 17th: Holiday Film Event: ELF; TACAWE Theater, 400 Robinson Street. Free with RSVP. Join us at TACAWE for a free family screening of the holiday classic, Elf. There will be treats for the kids and a cash bar for the adults. 4:00 PM, Free, Seated Show, All Ages. For more information and to RSVP your seats go to tacaw.org.

December: TACAWE 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 "December" shows and ticket prices go to tacaw.org.



December 7th - 15th: Hanukkah, Illuminate the Night with Tradition and Flavor; 4:45 PM, Aspen Meadows Resort. The celebration of light and unity, led by Nathan Kargman. Each evening at 5:00 PM as the sunsets, we gather to light the menorah and savor delectable complimentary Latkes, crafted by the talented Chef Rachel Sexton. For more information and details of the activities go to aspenchamber.org.

December 8th - 10th: Aspen Santa Fe Ballet's: The Nutcracker; Aspen District Theater, 235 High School Road, 12/8 7:30 PM, 12/9 2:00 PM & 7:30 PM, 12/10 1:00 PM. Ticket prices vary. For more information and tickets go to aspenchamber.org

December 9th: Buttermilk and Aspen Highlands Opening Day; 9:00 AM - 4:00 PM. Get the skis out, tuned up, and waxed for opening day! For more information go to aspenchamber.org.

December 16th: Mark O'Connor's "An Appalachian Christmas"; Wheeler Opera House, 320 E Hyman Avenue, 7:30 PM - 9:30 PM, Tickets: \$38, \$51, \$61. For more information go to wheeleroperahouse.com or call 970-920-5770.

December 17th: Allan Harris Sings A Nat King Cole Christmas; Wheeler Opera House, 320 E Hyman Avenue, 7:30 PM - 9:30 PM, Tickets: \$38, \$58, \$68. For more information go to wheeleroperahouse.com or call 970-920-5770.

December 19th - 23rd: Theatre Aspen presents Holiday Cabaret at the Hotel Jerome: "A Christmas Carol Cabaret" and "Once Upon A Time: Whimsical Wintertime Tales". For more information on both productions, times, and ticket pricing go to theatreaspen.org or aspenchamber.org.

December 30th: 2023 Audi Ajax Cup; Aspen Mountain, 9:00 AM. The Audi Ajax Cup is a dual GS race in Aspen in which 16 teams race head-to-head until one team is named the winner and is awarded the famed Gorsuch Cup. For more information go to teamavsc.org or go to aspenchamber.org.

December 31st: New Year's Eve, Torchlight Parade and Fireworks; 120 Carriage Way, Snowmass Village, 5:30 PM - 10:30 PM. Closeout 2023 with a torchlight parade and fireworks on Fanny Hill. The parade begins at 6:00 PM. Fireworks begin at 10:00 PM. For more information go to gosnowmass.com

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

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



December 2: Holiday Market; 11:00 AM - 4:00 PM, European-style outdoor market featuring unique gifts and holiday decorations. Local artists will be partnering with Redstone businesses along the Boulevard and will be located at each business starting at the Redstone Inn and ending at Crystal Dreams B&B. Visit with Santa 12:00 PM - 2:00 PM at Crystal Dreams B&B.



The holiday season is upon us and it's the perfect time to think about donating to and supporting our local non-profits. They play a vital role and have a profound impact on our community by helping so many in so many ways. Below are just a few of the many local options to contribute to:

ADOPT A FAMILY

Provides gifts to a family in need in our valley. ccdenvr.org/adoptafamily/ | Questions? 970-384-2060

ADVOCATE SAFEHOUSE

Promotes healthy relationships free from violence as we strive to overcome imbalances through advocacy, collaboration, education, and shelter. advocatesafehouseproject.org | 970.945.4439

ANGEL TREE

Choose an Angel from their tree and fulfill a holiday wish for a child in need. Located at 130 Center Drive. Accepting through December 3. From 8:00 am to 7:00 pm. www.bighorntoyota.com/ | 970-945-6544

ASCENDIGO AUTISM SERVICES

Ascendigo was founded on the belief that individuals on the autism spectrum should have access to a full and rich life experience, including the activities and experiences that their neurotypical peers enjoy. www.ascendigo.org | 970.925.5858

ASPEN HOPE CENTER

Aspen Hope Center provides an array of mental health services such as crisis intervention, suicide prevention, mobile crisis response, therapy, a confidential 24/7 HopeLine, a robust school-based program, and referrals to appropriate providers. aspenhopecenter.org | 970.925.5858

BRIDGING BIONICS

A neuro-rehabilitation program was created to help individuals who have neurological mobility impairments regain mobility and walk again. The program is fully funded through community support and donations. bridgingbionics.org | 970.925.5858

THE BUDDY PROGRAM

Empowering youth through mentoring experiences to achieve their full potential. buddyprogram.org | 970.920.2130

CASA

Providing well-trained, court-appointed volunteer advocates to abused and neglected children. The goal is safe, permanent, nurturing homes for every child in Colorado's 9th Judicial District. casaoftheninth.org | 970-987-4332

CHALLENGE ASPEN

Dedicated to impacting lives through year-round adaptive experiences for individuals with cognitive and/or physical disabilities. Our programs create life-changing opportunities. challengeaspen.org | 970.923.0578

COLORADO ANIMAL RESCUE

A non-profit animal shelter committed to serving the pets and residents of Garfield County. In addition, we work with shelters throughout Colorado to help improve the lives of animals within our state. coloradoanimalrescue.org | 970.947.9173

HABITAT FOR HUMANITY ReStore

Habitat RFV advocates for affordable housing and the reuse of locally donated items at our ReStore to generate revenue that enables the development of affordable ownership housing for families and individuals. www.harvestforhungerco.org | 970.456.8018

HARVEST FOR HUNGER

Dedicated to reducing food waste in the Roaring Fork Valley and helping those in need. Harvest for Hunger collects from Grocery Stores and Food Retailers at least two times a week encompassing the entire Roaring Fork Valley from Glenwood Springs, Carbondale, and El Jebel,

HERA'S WOMEN'S CANCER CENTER

The mission of the HERA Women's Cancer Foundation is to eliminate ovarian cancer by promoting Health, Empowerment, Research, and Awareness. habitatroaringfork.org or herafoundation.org

HOSPICE OF THE VALLEY

Provides end-of-life care that ensures comfort, physically, emotionally, socially, and spiritually. Hospice care can be provided at home, at an assisted living facility, in a long-term care setting, or even at a hospital. hchotv.org | 970.930.-6008

PATHFINDERS

A Colorado non-profit psychosocial support program for cancer and chronically ill patients, those suffering from grief and loss, caregivers, family members, and the community. pathfindersforyou.org | 970.925.1226

VALLEY MEALS & MORE

Provides older adults in the region access to nutritious daily meals, connection to community members, and access to support services, to allow older residents to age in place, safely, independently, and with dignity. valleymealsandmore.com | 970.404.1193

HOLIDAY TOY DRIVES

#Christmas

TOY DRIVE

For kids in RFV

December
1-16

See below for all the places you can drop off toys between now and December 16th. Thank you to all the sponsors!

Coldwell Banker Mason Morse | 1614 Grand Ave A
Accepting new and unwrapped toys and books.
Collecting until December 8

Cooper Wine & Spirits | 732 Cooper Ave
 Accepting unwrapped new toys.
 10 a.m.-9 p.m.

Edward Jones - Hollis Kelly | 2700 Gilstrap Ct Ste 230
 Accepting unwrapped new toys.
 8:30 a.m.-4:30 p.m.
 Collecting until December 8

Holy Cross Energy | 3799 Hwy 82
 Accepting unwrapped new toys, gifts for teens (journals, hair/makeup products, gaming accessories), and gifts for seniors (toiletry products and books.)
 9 a.m.-5 p.m.
 Collecting until December 7

Hotel Colorado | 526 Pine St
 Accepting unwrapped new toys.
 Collecting November 15-December 16

IRONBRIDGE REAL ESTATE MARKET UPDATE



Real Estate Round-Up: In the past month, the home on 196 Silver Mountain Drive found its new owners selling at \$780,000.00/ \$407.00 per square foot and after being on the market for 87 days. 131 River Vista went under contract only one day after being offered for sale at \$895,000/ \$486.00 per square foot!

Spotlights on Red Bluff Vista & Silver Mountain Drive: The exquisite residence at 145 Red Bluff Vista, with its spacious 2,234 square feet and a beautifully designed outdoor space and patio is offered at \$1,095,000. Meanwhile, the open-concept three-bedroom at 133 Silver Mountain Drive has been just recently listed at \$975,000, waiting for someone to add their personal touch.

New Construction: Our beloved Sunrise homes continue to be a hot spot, maintaining a median price of \$1,080,00/ \$504.00 per square foot. These homes represent not just living spaces but a lifestyle cherished by all of us. And driving up from the bridge you probably noticed the progress on the beautiful new construction project of 1817 River Bend Way which has a targeted completion date of January as of right now! A truly stunning home.

Market Insights: Properties in Glenwood Springs are selling at an average of 108 days, with the bottom 75% of the market selling about four times as quickly (50 days) as the top 25% of homes (median home price above \$2 million currently on the market for an average of more than 200 days).



The **Market Action Index** stands at 43, keeping us squarely in a Seller's Market territory. Additionally, our "Showings per Listings" ratio remains robust at 4.3 compared to 2.9 in October of 2022.

Glenwood Springs: A Community Snapshot: In Glenwood Springs, a total of 18 homes have changed hands over the last 30 days, compared to 13 during the same time last year. These homes sold at an average price of \$965,277 (\$440.00 per square foot), reflecting about a seven percent average price increase. Curious about what is available around us right now? Just follow this link to browse the most recently listed homes for sale in Carbondale and Glenwood Springs.

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