



# WELCOME PACKET

**Important Information for New Residents from  
The Ironbridge Member Engagement Committee**

Welcome to Ironbridge, a majestic golf and mountain community in the heart of the Roaring Fork Valley. Activated Members have access to World-Class amenities including our acclaimed Golf Club boasting an 18-Hole Course designed by Arthur Hills and refined by Tom Lehman; a state-of-the-art Recreation Center and beautiful outdoor pool. You are surrounded by great skiing, Gold-Medal fly fishing access along the Roaring Fork, biking, hiking, rafting and all the outdoor activities that have made the valley beloved by so many. A deep sense of community and history is felt here at Ironbridge. From social events held throughout the year, to the enduring natural beauty of the land and the old Iron Bridge that inspired its namesake "AT IRONBRIDGE...YOU BELONG".

In the interest of saving our "New Residents" the time of looking up answers to some immediate questions, we have put together this WELCOME PACKET. It includes both Club and Ironbridge POA information. For official Rules and Regulations and all the information, please refer to our website to ensure that your transition here at Ironbridge will be as smooth as possible.

*The Resident Engagement Committee*

# Ironbridge Property Owner's Association

## **Bike Paths**

There are approximately four miles of groomed paths that circle Ironbridge and provide access to the Rio Grande Trail. With the improvement of the bike path that now goes across "The Historic Iron Bridge", residents can gain access to the Rio Grande Trail much safer and easier. Please do not litter along this trail and help keep it clean. Remember to pick up after your pet along these paths. A new rule is that no motorized type vehicles are allowed on the bike paths.

## **Construction Hours**

The working hours for each construction site shall be between 7:00am and 7:00 pm daily, Monday through Friday. Saturday hours are 8:00 am to 5:00 pm and Sunday with no noise producing activity pending Design Review Board Approval. Hours may be changed periodically as needed to accommodate residents.

## **Design Review Committee**

We know you get excited to make changes as soon as you move in, but please know that any changes to your property must get approval first by contacting the Design Review Committee. No owner shall construct any structure or improvement or make or suffer any structural or design change (including paint color scheme change) either permanent or temporary and of any type or nature to the exterior of his residence or construct any addition or improvement on his/her lot without FIRST OBTAINING the prior written consent and approval of the Design Review Committee. Forms and all Guidelines can be obtained on the POA Website. Look at the Resource Center tab at the top and on the drop down it will have Design Review Guidelines to click on.

<https://www.ironbridgepoa.com/design-construction-and-landscape>

## **Fencing**

All new fencing and changes must be approved by the Design Review Board. No fence, wall, hedge, or mass planting shall be constructed or permitted without the express written approval of the IBPOA Design Review Board. See the PUD Guidelines for all explanations of the permanent and seasonal animal yard fencing regulations.

## **River Fishing Policies**

Fishing in Ironbridge is such a treat for those who love to fish! As such, it is imperative that all Ironbridge Property Owners, tenants, and guests demonstrate respect of the river and the surrounding areas along with all rules established. Fishing is allowed only for property owners, their guests, tenants, and their guests as well as Golf Club Members and their guests. All those fishing age 16 or older must have a valid Colorado fishing license in their possession while fishing these waters. All fishing within the Ironbridge IBPOA designated waters shall be CATCH AND RELEASE ONLY!

No bait fishing allowed. Only artificial flies and lures may be used. We strongly suggest only flies and lures with barbless hooks be used with a single hook. Violations can be loss of privileges for a 90-day period. Please report any violations to the IBPOA Management Company.

Check in with the Club if you want to take a cart to the area that is for Members near hole #3.

Many guides fish these waters by boat and can if they do not anchor or wade in the private easement of the Ironbridge IBPOA Waters.

Do not cross private property to access the river. No fishing in the Heron Rookery Area between the dates of February 15<sup>th</sup> and July 15<sup>th</sup>. No fishing is allowed at night and only one hour before sunrise and one hour after sunset. Behind lots 63 thru 69 along the river's edge is private property and under Colorado Law is trespassing.

## **House Numbers**

All address house numbers shall be located under an exterior light in contrasting color to the home, on the front of the house facing the street that corresponds with the home's address and be a minimum height of 4 inches.

## **Irrigation and Watering**

Our water rights include non-potable irrigation water at no charge. All irrigation water is metered and monitored. Each Spring and Fall the water is turned on and then turned off for the winter by the POA at the street. You are responsible for blowing out your own lines each year. Any free-flowing or excess use of this irrigation water privilege use can result in fines. Be considerate and careful to protect these water rights and not overuse. New sod installation can use more water in the beginning of planting and is acceptable. Any Updates on irrigation and water usage throughout the summer will come from Key Stone Management.

## **Lease/Rental of Your Home**

All rental leases are subject to the Covenants and Rules and Regulations of the Association. Any failure to comply with the above will be a default under the lease. Owners are responsible for giving tenants a copy of the Rules and Regulations and for notifying the Association with names and phone numbers of new tenants. Occupancy of each dwelling unit on the property shall be limited to no more than two principal adults and the legal dependents of one or both said principal adults and occasional guests. Rental of homes is no less than 6 months and not thru VRBO or Airbnb as per Garfield County PUD guidelines short term rentals.

## **Lighting**

The lighting policy as written in our guidelines states that all light fixtures should be night sky compliant, which is down lit or no clear glass. No flood lighting, security lighting or other type of high intensity lighting shall be permitted. Certain exterior lighting should turn on and off automatically via a timer outside the home. The IPOA will notify you if you have a lightbulb out in the front of the house and leave lightbulbs on your porch. Refer to the guidelines for more details on exterior lighting.

## **Mail Box**

The bank of mailboxes is next to the pool and fitness center building. To get a new key, go to the Glenwood Springs USPS at 113 9th Street to fill out a request for a new key. Bring proof of address. This can take some time so be patient. You should be notified for pick up. Your mailbox will have your address on it. Large parcels will be placed in lockers with an access key left in your box.

## **Maintenance and Landscape Guidelines**

There are landscape guidelines for all lots and their restrictions are based on type and size of lot. You'll find them in the PUD Guidelines. Only certain trees, shrubs and perennial plants can be planted in our neighborhood. Subject to XVI, each owner is solely responsible for the lawn mowing, upkeep and maintenance of their own lot and the interior and exterior of the property.

Do not plant any fruit-bearing shrubs or trees that will attract animals like bears. The Design Review Committee must review all landscape plans and approve of these and any future changes. There are forms that must be submitted to the Design Review Committee and can be found in the PUD Guidelines.

## **Monthly Newsletter**

The Resident Engagement Committee puts out a monthly newsletter that comes out the first of each month. It is full of great information like monthly updates from the Board, Sub-committee updates, community happenings like an annual garage sale, Rules and Regulations updates, meet your new neighbor social events, important reminders to be aware of and fun events happening in our valley! If you are not receiving this, please send a note to [communications@ironbridgepoa.com](mailto:communications@ironbridgepoa.com).

## **Noise/Peaceful Community**

Ironbridge is a wonderful and peaceful community. We have a policy that states all unit owners and tenants shall not allow any noise or disturbances in their respective units/homes which is offensive, disturbing, or detrimental to any other person. Neighbors are encouraged to contact the offending neighbor the first time themselves and file a violation with the Board thereafter for further action.

## **Parking**

There is no parking on the streets during the hours of 2:00 am to 5:00 am. Violator's cars may be booted and/or towed at the vehicle owner's expense. There will be no exceptions to this rule, so please notify your tenants and guests. There are only three cars allowed in the driveway during the hours of 2:00 am to 5:00 am. All other vehicles must be parked in the garage or offsite. If you need to park another vehicle, you can check with the Club for parking passes and for possible long-term parking in their lower lot. There is no long-term trailer or camper parking allowed in your driveway. Refer to the Rules and Regulations page about this.

## **Pet Policy**

Pet owners are required to always keep pets on leashes and to pick up their animal waste, especially along our walking paths. Pet waste stations are provided by our association dues and located throughout the property for your use to help keep our neighborhood clean. These stations are not for regular trash.

There is a maximum of two dogs permitted at each home. Violations of this rule can result in a daily fine. Dogs shall not bark continuously, which is more than 15 minutes, and lots must be kept free of animal waste. No livestock or poultry will be kept or raised on the property.

## **River Access**

The river frontage is private use for all our residents (except for a small private frontage area near the main round-about. That area is posted private along the river's edge and owned by the property owner across the river.) It is such a privilege to have this use to walk and fish along these gold medal fly fishing waters. We ask that extreme care is given to these areas to not leave trash and not disturb the environment. There are a few access points: The main one is by the pump house on River Bend Way. There you will see a path and entry sign. This access and fishing along the river's edge is private for Ironbridge Residents Only!

## **Riverfront Properties**

No vegetation whether dead or alive may be cut, trimmed, or removed from the riparian zone. Please avoid the urge to "clean up" a riparian zone by cutting dead trees or removing woody debris from the river's edge. Trees, shrubs, and grasses, alive or dead, provide natural habitat for wildlife, shade for the fishery, particularly fish eggs and fry, and are good for aquatic species. There are certain restrictions related to riverfront properties within Garfield County, please contact the Association for guidance before doing any yard work in this area.

## **Signs**

There shall be no signs in the windows of your home. No signs (for sale, for rent, garage sale etc.) are permitted on any portion of the lot, unless in conformance with the sign policy. All signs must be approved by the IBPOA management company prior to placement. There are restrictions on size and placement. Only one sign allowed except for an open house sign on the day of the event. Please refer to the Sign Policy for more detail.

## **Speed Limit**

There is much concern about cars speeding in the neighborhood because we are a family community with children riding bikes and people walking their dogs. The speed limit in the neighborhood is **17 miles per hour!** Anyone caught speeding can be subject to fines. Please be careful and do not speed. **We have children here so please be careful!**

## **Storage**

All items must be stored within the home or garage. Storage is not permitted on the outside of the home at any time. Nothing is to be stored on or around the outside of the property such as equipment, snowmobiles, lawn mowers, four-wheelers or any other obstacles.

## **UTILITIES**

### **Cable/Internet Companies**

Several companies in the area offer cable/internet like Century Link and Xfinity. You can find and pick the one you are most interested in. Century Link is 800-244-1111. Comcast is 800-934-6489.

### **Electric and Gas**

For gas service, contact Black Hills Energy in Glenwood Springs at 1-888-890-5554. For electric service, contact Excel Energy at 800-895-4999.

### **Trash and Recycling**

Waste Management is the main trash service provider. You are not mandated to use WM, but they have the most competitive rate, and the community has been happy with them. We hope to consolidate this service to have fewer trucks in the neighborhood. This will be safer for our children and pets, cause less wear and tear to our roads, and help with the environment. You get one large bin for weekly trash pickup and can also get a large recycle bin that is picked up once a week also. Your trash cans must stay inside your garage **except on trash day (Monday for WM)**. *Do not put trash bins out the night before.* Bears and raccoons make a mess! Owners and tenants are responsible for picking up any trash on their lot or that may have spilled onto the street. Contact WM at 1-855-782-6444 and use promo code Think Green or mention Ironbridge.

### **Water and Sanitation**

Contact Roaring Fork Water and Sanitation District at 970-945-2144.

### **Vehicle Registration Policy**

All residents, owners and tenants at Ironbridge must register their vehicles with the IBPOA management company. It is for our community to help monitor parking violations and the use of private property and amenities in Ironbridge.

## **WILDLIFE**

Here in Ironbridge, we have plenty of wildlife! You'll see mountain lions, deer, elk, foxes, and bears. Remember that we live where they like to live too and in their migration areas. Do not feed them! Bears go into hibernation in the fall and will be very hungry. Do not leave out trash or bird feeders. They will destroy your hummingbird and regular bird seed feeders.

### **Winter Seasonal Wildlife Barrier Tree/Shrub Fencing**

Many people in the community put up *seasonal* wildlife barrier fencing to protect trees from elk that come down in a natural migration pattern during the fall/winter/spring. They can do some real damage and kill the trunks and eat the evergreens. Temporary fencing is usually installed around trees and shrubs plus any other plants that they tend to like to eat during the winter. These are for single trees or small groups (2-3) of trees. Not large sections as it can cause harm to wild life and their passage. There are companies that will install and remove the metal mesh type fencing with the stakes. Ask your neighbors for advice and recommendations.

# IRONBRIDGE GOLF CLUB

## Club Membership and Amenities

We want all our Residents to become members and enjoy the great amenities Ironbridge has to offer! Only Club members can enjoy the many amenities detailed below offered by the Ironbridge Golf Club. Contact the Club at 970-384-0630 for membership details and they can provide a tour and even a round of golf to show you how great our golf course is.

## Events

Annual events include several different types of Golf Tournaments, New Year's Celebrations, Pool Parties, Easter Egg Hunts, 4<sup>th</sup> of July BBQ, Mixers for New Residents and much more. Club membership provides access to these fun events.

## Golf Course

Ironbridge boasts an 18-hole alpine golf course designed by Arthur Hills and refined by Tom Lehman with stunning views of Mt. Sopris and a state-of-the-art practice range. Remember, only activated members can have unlimited greens fees (less the cart fee). The Club offers a cart fee for pay as you go or an annual cart fee paid up front for the season. If you have your own cart, the club will still charge a trail fee to play the course. There's a Men's golf league and Women's 9-hole and 18-hole golf leagues and many tournaments, lessons, and social events. It is an amazing course and a great community of members!

## Lakes on Golf Course

The lakes on the Golf Course are private and are stocked with fish. There is fishing allowed in these ponds/lakes and must follow the fishing guidelines for Colorado and **MUST** check in with the Club if using. These are catch and release stocked ponds and care must be given to not interrupt golf play and stay out of way from harm. No swimming or ice skating is allowed on these ponds/lakes.

## Recreation Center

Activated Club members only may access the recreation center with a state-of-the-art fitness center, aquatic center with pool, kid's wading pool, hot tub; tennis and pickleball courts, basketball courts, climbing wall and a playground for kids. You will receive a key fob for access.

Fitness center hours are 5:00 am to 10:00 pm. Please help put things back and keep it clean to be respectful of others.

Pool hours are generally Memorial weekend through Labor Day Weekend. There is a fee for guests. Food and beverage service is provided. There is no lifeguard on duty, so it is use at your own risk. There is no outside alcohol allowed.

Tennis and pickleball courts can be reserved by contacting the Pro Shop or going to the [ironbridgeclub.com](http://ironbridgeclub.com) website. Please help to keep things picked up around and on the courts and honor your time reserved. Only Club members and their guests are allowed access to the courts. Remember to help take care of nets and keep area clean.

## The Kitchen at Ironbridge

Enjoy elevated, yet casual American fare and a full-service bar at the Club restaurant. Features include a fireplace and gas-fired heaters. Many Club events take place at The Kitchen and it can be rented for private events. Hours vary by season. See the Club Weekly Newsletter for all updates with the restaurant, private events and any social happenings.

## **Winter Cross Country Skiing on Golf Course**

The Club cuts a path for cross country skiing when there is enough snow. Do not walk on this path or stay to the far side to not disrupt this for our community. No dogs may run along the cut path. The course superintendent suggests staying off the course in the winter as much as possible as it helps it return nicely in the spring without much damage!

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## **IMPORTANT WEBSITES**

Ironbridge POA (IBPOA)

[www.IronbridgePOA.com](http://www.IronbridgePOA.com)

Ironbridge Club

[www.ironbridgeclub.com](http://www.ironbridgeclub.com)

Ironbridge Club Facebook

<https://www.facebook.com/IronbridgeClub/>

Post Independent

<https://www.postindependent.com/>

Nextdoor

<https://nextdoor.com/neighborhood/ironbridgeco--glenwood-springs--co/>

Visit Glenwood

<https://visitglenwood.com/events/>

# CONTACT INFORMATION

## General Contact Information

**Property Management:**  
PO Box 1315  
Carbondale, CO 81623

**The Pro Shop**  
(970) 384-0630

**The Kitchen**  
(970-945-4300

**Club Management**

**The IBPOA Executive Board**

**The IBPOA Design Review Guidelines**

**Ironbridge POA (IPOA) Community Location:**  
Glenwood Springs, CO 81601  
[www.ironbridgepoa.com](http://www.ironbridgepoa.com)

**IPOA Mailing Address:**  
PO Box 1315  
Carbondale, CO 81623

**Key Stone Management:**  
Courtney and Nadia Nel  
Office: 970-989-2227  
Email: [courtney@keystoneman.com](mailto:courtney@keystoneman.com)  
<https://keystoneman.com>  
[office@keystoneman.com](mailto:office@keystoneman.com)

**Pay Your Dues:**  
<https://keystoneman.com/pay-online/>

<https://foreupsoftware.com/index.php/booking/20595/5045#/teetimes>

<https://ironbridgeclub.com/thekitchen/>

**Wes Cole – The Club General Manager**  
(970) 384-5026  
[wcole@ironbridgeclub.com](mailto:wcole@ironbridgeclub.com)

**Ryan Czarnecki – The Club Account Manager**  
(970) 384-5027  
[billing@ironbridgeclub.com](mailto:billing@ironbridgeclub.com)

For a current list of Executive Board Members, please refer to the POA Website under Executive Board Page.

For a current Design Guidelines, please refer to the POA Website under Resource Center and then under the Design Review Guideline Page.