IRONBRIDGE
Property Owners Association

Monthly Newsletter

September 1, 2026
Volume 4 | Issue 9

EXECUTIVE BOARD UPDATE

We find ourselves in September already! There's still nice weather with golf to be played, cycling, hiking and other summer activities to be enjoyed. As you are aware, the kids are back in school so watch for those early morning bus stops and afternoon pickups. PLEASE watch your driving speeds through our neighborhood, and inform your guests and contractors.

The Board welcomes new member Mark Bruaski who has volunteered his service! Mark's appointment comes with the vacancy of Dirk Gosda, who has served a number of years through various committees and board terms, providing finance, construction and road repair expertise. We thank Dirk for his contributions and wish the Gosdas luck as they possibly leave Ironbridge for other adventures.

We currently have five board members, which is a good number. But Alice Angier's tenure will end Dec. 31 due to the term-limit clause in the bylaws. Her slot will be open for 2027 if you are considering getting involved.

What have we been working on?
1) Finishing the road repairs and sealing in Phase II (the roads look great!) with the potential to seal the walkways, depending on the schedule of our contractor.

2) The Declaration revisions - final versions (we're down to the formatting and grammatical revisions) will be sent out via email. There will be a month for review and time to read (if you struggle to sleep at night), with townhall zoom meetings to be scheduled prior to the voting period.
PLEASE NOTE: By request of many community members, the **Transfer Fee** will be offered again in a separate amendment. It will be re-introduced with the clarification that it does not involve club membership. Please read the materials once they are provided via email and regular mail.

3) Consideration of future options with the RMA (Resident Member Agreement). Please locate this document on our website **www.ironbridgepoa.com**, and familiarize yourself if you have not already! It affects everyone.

4) The "shared drainage" issue affecting only 77 owners. Utility locates have been done (the little flags and spray paint) for the bids being obtained. Those affected will be contacted for the next townhall zoom call. This has been a slow process as contractors are very busy in the summer.

5) Investigating dead tree removal and tree trimming along common areas.

Please finish up your home projects, keep your yards tidy and consider your neighbors around you. This is a common topic of discussion and the bulk of complaints. We routinely provide courtesy reminders and eventually notices with fines assessed. Please don't be "THAT NEIGHBOR"! Remember that all changes to the exterior, major landscaping and small projects require approval from the Design Review Committee (DRC) BEFORE you begin the project! If you're not sure, please ask.

We have an incredible community with great people - let's keep good vibes going into the fall. For any issues, contact **www.office@keystoneman.com**.

RULES & REGULATIONS



Everyone enjoys spending time at home, but it's important to be mindful of how ***noise*** may affect those around us. Ironbridge addresses rules about different versions of noise in several of our governing documents:

- Ironbridge prohibits exterior horns, whistles, bells, or other sound devices, except security devices used exclusively to protect a property or its improvements.
- Homeowners and tenants are expected to avoid noise or disturbances that are offensive, disruptive, or detrimental to others.
- Dogs shall not be allowed to bark continuously, which shall be defined as barking for a continuous fifteen (15) minute period, including successive barks or a series of barks which repeat or resume following a brief or temporary cessation.
- Working hours for a Construction Site shall be between 7:00 a.m. and 7:00 p.m. daily, Monday through Friday; 8:00 a.m. to 5:00 p.m., Saturday. Sunday with no noise-producing activity pending DRB approval. Hours may be changed periodically as needed to accommodate residents.
- Every effort shall be made by the Contractor to control dust, noise and odor emitted from a Construction Site. The Contractor will be responsible for watering or screening dust problem areas as well as controlling noise and offensive odors from the Lot.

If a noise issue arises, neighbors are encouraged to speak directly with the offending neighbor first. If the problem continues, a violation may be filed with the Board of Directors via Key Stone Property Management for further action.

Links to Sources:

1. **Restated Declarations**
2. **Rules and Regulations**
3. **Design Guidelines & Review Procedures**

Noncompliance with Ironbridge Rules & Regulations may result in HOA fines. Thank you for doing your part to keep Ironbridge a place we're all proud to call home.

SUBCOMMITTEES UPDATES

RESIDENT ENGAGEMENT COMMITTEE

For Your Information: Garage Sales will always be on the first Saturday in June to keep it simple. This is coordinated with Westbank Ranch on the same day.

Reminder: "The Spookiest House Contest" is coming up in October.
Each year our community votes on their favorite house decorated for Halloween and a fun restaurant gift card is awarded to the winner.

From the Welcome Committee: If you moved in within the last 6 months and we missed getting you a "Welcome Tote", please let us know as we would love to welcome you!

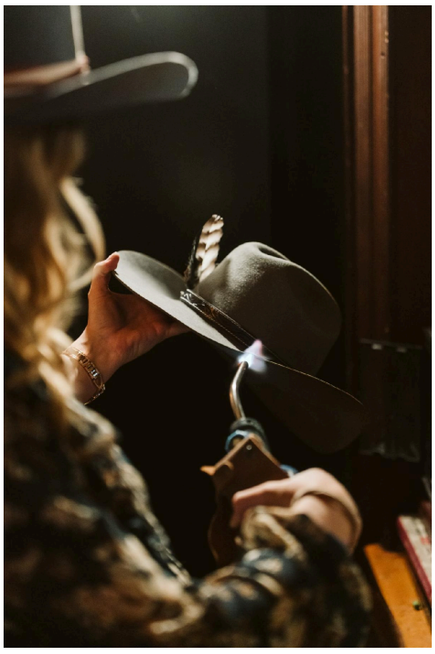
Also, if you want to include something for new neighbors from your business to advertise, contact **communications@ironbridgepoa.com**.

Our next Resident Engagement Committee meeting is on Tuesday, September 1st at 5:00 at the Kitchen, and all residents are welcome.

FEATURED BUSINESS

SUMMIT BRIMS

Custom Hats & Hat Concierge Experiences
Kelsi Minett
Hello@SummitBrims.com



Have you seen all of the decorated hats folks are wearing throughout the Valley? If you ever wondered where to get one, look no further than our neighbor Kelsi Minett's business, Summit Brims. Summit Brims is a Roaring Fork Valley–based custom hat company offering handcrafted custom hats, curated Summit Brims collections, and elevated hat bar experiences for private events, weddings, corporate gatherings, and fundraisers.

Each hat is thoughtfully customized with details such as hand-burned artwork, branding, stitching, bands, feathers, and other personal touches. The focus is on creating beautiful, wearable hats that feel personal and connected to the Colorado mountain lifestyle—not simply an event favor or accessory.

Summit Brims grew naturally from Kelsi's background in fashion, luxury events, and Western style. She studied apparel manufacturing at FIDM in Los Angeles, worked in fashion production, and has spent more than a decade in the Aspen and Roaring Fork Valley event industry through K.Shannon Events. Kelsi also worked at Kemo Sabe in Aspen. Kelsi's love of hats, craftsmanship, and personalization eventually evolved into Summit Brims.

Community involvement has always been important to Kelsi. She has worked with Bridging Bionics Foundation on its annual Aspen fundraising gala for several years, and Summit Brims is participating in Colorado Animal Rescue's Cowboy Up fundraiser in Carbondale this summer. Summit Brims has also participated in local markets and events throughout the valley, including the Basalt Sunday Market and the Bourbon & Branding event that was held right here in Ironbridge.

One of Kelsi's favorite parts of Summit Brims is creating hats that tell a story. Custom designs have included local mountain ranges, ranch brands, initials, meaningful numbers, pets, and other personal details. In addition to individual custom hats and Summit Brims collections, Kelsi also offers private Hat Bar experiences for weddings, birthdays, corporate events, fundraisers, and other gatherings.



Share Your Proud Moment with Our Community

Do you have an accomplishment worth celebrating? We'd love to feature it! We're looking for residents who would like to share something they're proud of — whether it's your own achievement or someone in your household you'd like to brag about. Maybe a family member recently graduated, earned a promotion, completed a major personal goal, published a book, ran their first marathon, or gave back to the community in a meaningful way — we want to hear about it! Please submit a brief description of the achievement along with a photo (optional) to **communications@ironbridgepoa.com**.

We can't wait to celebrate the amazing people right here in our neighborhood!



- The Ladies 9-Hole League final event, "Viva Las Vegas," will be on Sept 2nd
- The 2nd Annual **"Swinging for a Cure,"** ran by our own **Danette Seward,** was on August 31st. We will feature a recap in our next Newsletter and a special "Thank You" to everyone

who donated, volunteered and decorated their back yard pink!

Congratulations to the 2026 Ironbridge Club Champions







Ladies
- 1st Place Gross: Lori West - 156
- 2nd Place Gross: Gianna Furrie - 157
- 3rd Place Gross: Rhonda Sageser - 177
- 1st Place Net winning the Crystal: Gina Gerbaz - 142
- 2nd Place Net: Kirsten Michel - 149
- 3rd Place Net: Erin Tozer - 154

Men’s Senior
- 1st Place Gross: Bob Bennett - 162
- 2nd Place Gross: Rob Parks - 163
- 3rd Place Gross: Davey Wilson - 168
- 1st Place Net winning the Crystal: Scott Fenske - 151
- 2nd Place Net: Bryan Whiting - 151
- 3rd Place Net: Kirk Cheney - 155

Men's
- 1st Place Gross: Mike Pilkington - 156
- 2nd Place Gross: Dan Angeloro - 159
- 3rd Place Gross: Clem Michel - 161
- 1st Place Net winning the Crystal: Josh Whittaker - 144
- 2nd Place Net: Kris Kemp - 145
- 3rd Place Net: Sean de Moraes - 146

IRONBRIDGE

NINE, WINE & DINE

5:00 PM SHOTGUN

4 PERSON SCRAMBLE
DINNER: $25/PLAYER
GOLF GAME: $20/TEAM (Optional)

Men play from age eligible tees; ladies play from green tees

No handicap required
Teams can be made up of anyone, male or female

June 5th - Mexican Fiesta
July 3rd - American BBQ
August 7th - Surf & Turf
September 4th - Italian Buffet

(970) 973-1018

Call the Pro Shop to register

WHERE TO SEE FALL COLORS



Photo from Glenwood Springs Chamber Association

September is one of the best times to see Colorado's aspens and surroundings turn brilliant shades of gold, amber, and red. Peak color typically lasts only about a week in each area and varies by elevation and weather. **For the best experience, choose your travel dates but stay flexible with your destination—then head wherever the colors are peaking.**

Tip: Fall weekends can be very busy. Visit on weekdays when possible, and always pull into designated parking areas before stopping for photos.

NORTHWEST COLORADO

Maroon Bells: One of Colorado's most iconic fall destinations and most photographed mountains in North America. These peaks are an ideal spot to capture the glory of fall color on film. Fall access can be busy, so **advance reservations are recommended.**

Glenwood Springs: Surrounded by mountains and colorful aspen groves, Glenwood Springs makes an excellent base for fall drives and scenic outings throughout the Roaring Fork Valley. **Here are favorite ways to catch Fall at its finest**.

Grand Junction to Grand Mesa: A beautiful and varied fall drive. Travel east from Grand Junction through **Palisade** and along the Colorado River before taking Highway 65 up Grand Mesa. As you climb, cottonwoods give way to expansive groves and brilliant golden aspens.

OTHER FAVORITE ROUTES:

- Colorado 125 over Willow Creek Pass between **Granby** and **Walden**
- US 40 south from **Steamboat Springs** to Colorado 131 to **Yampa**; from Yampa, take County Road 7 southwest to Stillwater Reservoir
- **Flat Tops Trail scenic and historic byway** (**Meeker** to Yampa via County Road 17 and Forest Road 16 over Ripple Creek Pass)
- US 160 between **Pagosa Springs** and **Cortez**
- **Crested Butte** is a sight to behold for fall colors
- Colorado 135 between Crested Butte and **Gunnison**
- US 50 west from Gunnison to Colorado 149 south to **Lake City** and Slumgullion Pass
- Colorado 550 from Ridgway south through **Ouray** and **Silverton** to **Durango**

Click here for more places to see Fall Colors

GLENWOOD SPRINGS & CARBONDALE EVENTS

September 5th & 6th: Summer Music – Labor Day at Glenwood Caverns: 3:00 PM - 6:00 PM, Glenwood Caverns Adventure Park, 5000 Two Rivers Park. Rodrigo on September 5th. Pam & Dan on September 6th.

September 14th: Fourth Annual Buddy Classic Golf Tournament presented by Gould Construction; Ironbridge Golf Course, 9:30 AM - 6:00 PM. By participating in the Annual Buddy Classic Golf Tournament at Ironbridge, you're making a real difference in the lives of our community's youth. Your support and enables us to empower youth from Aspen to Glenwood and Rifle through mentoring experiences to reach their full potential. The tournament is a four-person scramble with a shotgun start. Purchase tickets as a team of four or two; all teams of two will be paired with a partner team. Price ranges from $500-$1,000. For more information and to purchase tickets, go to **postindependent.com/calendar**, email **judith@buddyprogram.org** or call 970-920-2130.

September 17th: Movie Night: The Great K & A Train Robbery Anniversary Show; Glenwood Vaudeville Review, 101 Colorado Ave. 6:00 PM, $10 admission helps support Glenwood Springs Historical Society. Support local history with this showing of the silent film classic with Tom Mix actually filmed in Glenwood Springs. Food and beverages optional and à la carte. For more information and tickets, go to **www.gvrshow.com**

September 19th, 26th, October 3rd & 10th: Oktoberfest at Glenwood Caverns Adventure Park; the Alpine Echo Band, mouthwatering German-inspired food, and seasonal craft beers, all set against the stunning backdrop of fall colors in the Rockies. There's fun for all ages with ax throwing, caricature artist, face painting, games, and more. 10:00 AM - 6:00 PM. For more information, go to **glenwoodcaverns.com**

September: Market on 7th: Downtown Glenwood Springs, Local Farmers & Food, Live Music, Arts & Crafts. 4:00 PM - 8:00 PM, every **Tuesday** through September 8th. On 7th Street between Colorado and Cooper. For more information, go to **https://www.glenwoodspringsdda.com/market-on-7th/**

September: Music Under the Bridge; 4:30 PM - 7:30 PM, **Fridays** in Bethel Plaza on 7th Street through September 25th. Enjoy this complimentary, family-friendly live Music under the Grand Ave. Bridge. This is an annual summer series that brings some of the best local talent to downtown Glenwood Springs. Some seating is provided. Various restaurants & Food Trucks available for food and drinks. For more information on all of the summer music lineup, go to **cogs.us**

September: Hotel Colorado Summer of Live Music; Friday and Saturday nights through September 27th. 6:00 PM - 8:00 PM, at the Hotel Colorado Outdoor Courtyard. Our own Zac Averill, Urbane Coyote on September 4th. And our own Jamie Dooley on September 25th. Reservations for patio tables are recommended. For the full music schedule and more information go to **hotelcolorado.com** or call 970-945-6511.

September 7th: First Friday, Bonedale Flea; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. Find vintage, used, up-cycled, and or homemade items by 21 different vendors. In addition to Bondale Flea, there will be all sorts of fun happening around the town. Enjoy a wide range of local arts, galleries, shopping, award-winning restaurants and spirits, and live music and entertainment. For more information, go to **carbondalearts.com**.

September 13th: Carbondale Music in the Park 2026; Sopris Park at 5:00 PM - 8:00 PM. Featuring Aggie Flores - Tommy The Animal. Music lovers are invited to set up blankets and chairs at Sopris Park for relaxed nights of community building. For more information and the music lineup, go to **https://soprissun.com/142506-2/**

September: Carbondale Farmers Market; Every **Wednesday**, 10:00 AM - 3:00 PM, June through September 30th at the 4th Street Plaza. Fresh produce from the Western Slope, delicious food, and locally crafted artisan goods available for purchase. The Carbondale Farmers Market also offers live music on the second and last Wednesday of each month. For more information on this event, go to **www.carbondale.com/events** or **carbondalefarmersmarket.com**

ROARING FORK VALLEY

For special events in **Aspen** go to **aspenchamber.org/events**

For special events in **Basalt** go to basalt **chamber.org** Community Calendar of Events.

For special events in **Snowmass** go to **gosnowmass.com** events.

REAL ESTATE MARKET UPDATE

As summer begins to wind down, buyers have more homes to consider than they did a year ago, both in Ironbridge and across Glenwood Springs. The more important question is whether that additional inventory is translating into sales, and so far the answer varies considerably by community.

IRONBRIDGE

There were no closed sales in Ironbridge during the past 30 days, and no homes were pending as of August 25. **Active inventory** increased from five homes in July to eight today, compared with only two at this time last year.



The percentage increase looks dramatic at 300%, although the actual difference is six homes. Two properties entered the market during August: **1566 River Bend Way**, a 2023-built river-adjacent home offered at $3.5 million, and **302 Silver Mountain Drive**, a 4,064-square-foot home offered at $1.85 million. A third property, **196 Silver Mountain Drive**, returned to active status after previously going under contract.

The current selection ranges from $1.295 million to $3.995 million. Four established homes are offered below $2 million, **1817 River Bend Way** occupies the middle of the market at $2.395 million, and three properties are priced above $3 million. Two of those upper-tier homes are new-construction riverfront offerings, while 1566 River Bend Way is a completed 2023 residence.

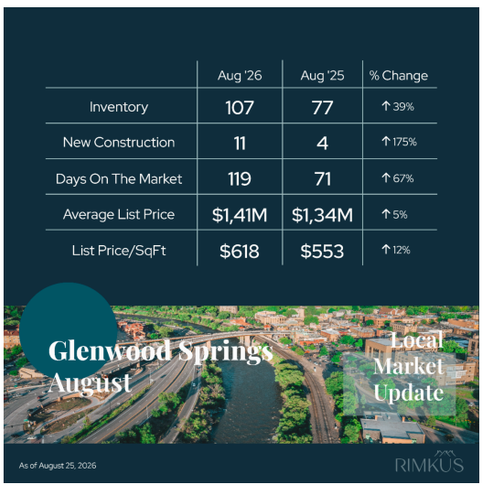
Those three homes above $3 million account for approximately 55% of the total asking value of all eight listings. That helps explain why the average asking price has risen so substantially without implying that every Ironbridge home has appreciated by a similar amount.

The active homes have been on the market for an average of approximately 102 days, compared with 193 days last year. That does not necessarily mean homes are selling faster. Several current listings are relatively new, which lowers the average age of the inventory, while the absence of pending properties tells us that the next group of closings has not yet formed.

GLENWOOD SPRINGS

Glenwood Springs had 107 active residential listings as of August 25, compared with 77 last year, an increase of approximately 39%. New-construction inventory increased from four homes to 11, while the average market time for active listings rose from 71 to 119 days.

The average asking price increased more modestly, from approximately $1.34 million to $1.41 million. Asking price per square foot rose from $553 to $618. Taken together, the figures describe a market with more choice and higher asking prices, but also one in which sellers are generally waiting longer for buyers.





The graphic compares the most recent 30-day period, July 26 through August 25.

During the most recent 30-day period, **22 Glenwood Springs homes closed**, compared with 25 during the same period last year. The average sale price increased from approximately $860,000 to $1.055 million, while the average sold price per square foot remained close to $490.

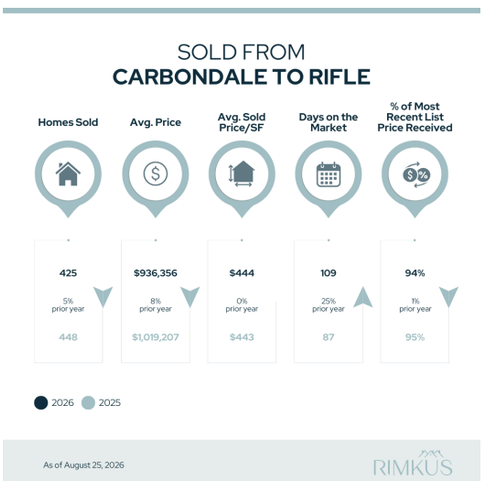
That combination suggests that the higher average sale price was influenced largely by the mix and size of homes sold rather than a comparable increase in the value of every property. The sold homes took considerably longer to sell—an average of 111 days compared with 63 days last year—yet sellers received approximately 96% of their original asking price in both periods.

Buyers therefore appear to be taking more time, but completed transactions are not showing a dramatic increase in negotiated discounts.

FROM CARBONDALE TO RIFLE

Across the broader market from Carbondale through Rifle, 425 homes had sold as of August 25, compared with 448 during the same period last year. That represents a decline of approximately 5% in sales volume.

The average sale price declined from approximately $1.019 million to $936,000, while average sold price per square foot remained essentially unchanged at approximately $444. Average market time increased from 87 to 109 days, and sellers received approximately 94% of their most recent asking price, compared with 95% last year.



These are not the numbers of a market that has stopped functioning. They do, however, describe a market with fewer transactions, longer marketing periods, and slightly more negotiation than a year ago.

HOW IRONBRIDGE COMPARES

The year-to-date comparison makes Ironbridge's slower pace stand out. Five Ironbridge homes have sold through August 25, compared with 14 during the same period last year, and none are currently pending. **Aspen Glen has recorded 10 sales** and has six homes pending, while **River Valley Ranch has recorded 11 sales** and also has six pending. **The Ranch at Roaring Fork has recorded seven sales** with none pending, while **Pinyon Mesa has recorded three sales** and also has none pending.

Aspen Glen and River Valley Ranch are different markets, but the comparison is becoming more relevant at the upper end. Four Ironbridge homes are currently offered between $2 million and approximately $4 million. Several contain between roughly 3,200 and 5,400 square feet, placing them in many of the same buyer searches as similarly sized and priced homes in Aspen Glen and River Valley Ranch.

That creates more direct competition for Ironbridge than price alone might suggest. Buyers may weigh Ironbridge's newer construction, riverfront settings and, in some cases, greater square footage against the more upvalley locations and established identities of Aspen Glen and River Valley Ranch. The comparison can work in Ironbridge's favor, but it also makes thoughtful pricing and clear positioning increasingly important.

For buyers, the current market offers the broadest Ironbridge selection we have seen in some time. For sellers, patience, presentation and a clear understanding of the homes competing for the same buyer have become increasingly important.



Tobias Rimkus
Managing Partner/Broker Associate
linktr.ee/tobiasrimkus
+1 (970) 355-3360
214 8th St Glenwood Springs, CO 81601
www.rimkusrealestatehomes.com

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