



## Monthly Newsletter

June 1, 2023

Volume 1 | Issue 6

### UPDATE FROM THE IB POA BOARD

The Executive Board hopes this newsletter finds you well and eagerly anticipating the delightful summer season ahead! As the temperatures rise and the days grow longer, it's time to embrace the joys of living in our beautiful mountain community.

The Board is finalizing the RMA (Resident Member Agreement) amendment, continues to clean up the finances, and is preparing to update our Declarations. An amendment to our Declarations requires a 67% vote by owners so your participation is vital and important. Stay tuned for much more information on this topic in the coming months.

In other news, Ironbridge streets were recently swept for summer, ongoing road repairs continue as necessary and a **new resident mixer** is planned for **June 9th** at the pool.

Make the most of our sparkling pool, golf course, tennis/pickleball courts, and walking paths during the sunny days ahead!

The next scheduled monthly **Board meeting** is **Monday, June 12th at 6:00 pm** at The Kitchen.

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

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



#### RENTAL LEASES

Some homeowners have inquired about the rules surrounding rentals in Ironbridge. The Ironbridge IPOA Rules and Regulations state:

a. 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.

b. 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 of said principal adults, and occasional guests.

c. Leases must be in writing and for a term of no less than 6 months. Rental use as a VRBO or Air BNB are not permitted. (Per Garfield County, short term rentals are not permitted in a PUD).

## **SPEEDING**

Spring has sprung, summer is right around the corner and the kids will be out of school soon. That means there will be much more activity on our streets...children, dogs, bicycles, scooters, walkers, runners, etc. It is very important for every driver to obey the speed limit and to be aware of who is sharing the road.

The Ironbridge IPOA Rules and Regulations state: "The speed limit throughout the neighborhood is 17 miles per hour. Anyone caught speeding will be subject to fines."

As a reminder, there are several speed bumps and signage throughout the community. Let's keep Ironbridge safe. Please obey the rules of the road!



## **Meet Your New Neighbors**



### **Hal and Kathleen Harper on River Bend Way**

Kathleen Harper is a retired Kindergarten teacher and a true Colorado native, born in Denver and received her teaching degree from University of Northern Colorado. Although retired, she watches after her three grandchildren quite a bit on the front range of Colorado. Hal Harper wants to be retired but is still busy as a

Geophysical Consultant working in the Oil and Gas industry. Hal's career took them and their two children overseas to reside in Norway for 4 years and in the countryside of England just outside of London for 3 years.

Hal and Kathleen have a son and daughter, both of which are now married and raising their 3 grandchildren. Kathleen utilizes her Montessori educational approaches with the grandchildren, having the enjoyment of being with them so much, and seeing them develop. She enjoys baking all sorts of goodies for them in spite of what their parents say. Hal enjoys fly fishing and rafting, both separately and combined together.

They have spent a lot of time traveling all over the globe but are now content with the mountain life in Colorado. As a result of their travels they are huge fans of Italian food, Italian wine, and the slower-paced lifestyle.

They were attracted to Ironbridge by another resident couple, Jim and Connie Meine. Hal had worked with Jim and discovered they were both avid fly fisherman. It took Jim about 8 years to convince Hal how amazing Ironbridge is. The rest is history and they are so happy to have found such a wonderful spot right on the Roaring Fork.



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## UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

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### ***COMMUNICATIONS and ENGAGEMENT COMMITTEE***

**JUNE 9th is our next IPOA  
“MEET AND GREET”  
at the pool for Happy Hour  
from 5:00 to 7:00 pm.**



Meet many of our new neighbors in Ironbridge and enjoy seeing others we know. Bring some yard games to play around the pool like cornhole, ladder ball, or ring toss. Fun music will be playing and we are working with the Club to come up with some nice appetizer food options and a selection of drinks to be offered for purchase. There will be name tags so we can try and remember all the new names. If the weather is terrible, Plan B is to meet at The Kitchen in the back room.

If you want your local business highlighted in our monthly newsletter, we would like to feature you. Just reach out and let us know at [communications@ironbridgepoa.com](mailto:communications@ironbridgepoa.com). If you have a Gift Card/Certificate or something to put into our Welcome Totes for new owners, our committee would appreciate it.

We are starting an annual Ironbridge Community Garage Sale Day. It will be Saturday, June 24<sup>th</sup>. If you would like to help run this, please let us know. Also, please help spread the word on social media like IB Nextdoor and any other sites. We are thinking to keep it the last Saturday in June.

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### ***FINANCE COMMITTEE***

The Finance Committee did not meet in May but provided the 2022 financial statements to the Board for approval. The statements will be posted on the IPOA website. Please forward any

questions you have to the Finance Committee (Connie Meine, at [comeine@gmail.com](mailto:comeine@gmail.com))

The Board provided a presentation at the Member Informational Meeting held on May 8th regarding our reserve and operating accounts, and a discussion of issues surrounding the POA's overall financial position.

The next Finance Committee meeting will be held on June 14th and will include Nadia and Courtney from Keystone Management. Topics will include May financial statements and the status of dues collections.

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## **RIVER COMMITTEE**

### **River Access Trail #3 - Update**

**April 27, 2023 IPOA and Roaring Fork Conservancy (RFC) Meeting.** Participants: Rick Lofaro, RFC Executive Director, and Jeff Kelley, Rick Moore and John Chapman, IPOA Members

**IPOA River Access Trail #3:** We agreed that Ironbridge POA (IPOA) can create a primitive year-round trail that enters the Great Blue Heron Reserve buffer zone, which is not encumbered by the RFC conservation easement that was designated by Rose Ranch/Ironbridge. This trail will start just south of the IPOA's irrigation pump house.

The trail would not exceed a width of 48" with minimal intrusion to the soil. The IPOA will align the trail to minimize the removal of existing vegetation. The IPOA will use wood chips as a surface material, preferably from dead native trees (e.g., aspens, cottonwoods, pine). The trail will go approximately 100' in a southern direction before turning back north along an escarpment well above the 100-year flood plain and well outside of the 35' setback within the riparian protection zone. This proposed primitive trail will then end at two existing river access points (existing game trails that lead to the river). Some fallen timbers at one of these two access points, that we believe are a safety issue, will be removed.

The trail alignment and pathway will be subject to Rick Lofaro's on-site inspection and approval. In advance of the RFC trail assessment, we have marked our proposed primitive trail pathway with blue survey flags. We hope to accomplish this inspection in late May/early June 2023. NOTE: We walked the area near this proposed trail with Lofaro in March 2022, and were able to show Lofaro our proposed path on our IPOA Plat Map at our April 27th meeting.

**Next Steps:** We will update IPOA Members that the final trail has been marked with blue survey flags. You are more than welcome to see what we currently have marked.

Our ability to create this trail is subject to your involvement, if you'd like to help build this trail please contact John Chapman at [john.chapman03@hotmail.com](mailto:john.chapman03@hotmail.com). Future details on our target build date and construction details will be included in future IPOA newsletters.

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**February 15 to July 15 Access Restrictions** No Longer Apply: We agreed that the Great Blue Heron Reserve buffer zone access restrictions no longer apply and such signage can be removed. The 2003 IPOA PUD filing Section 18 regarding such access restrictions were deleted via a subsequent PUD amendment. Per Lofaro, the Great Blue Heron Reserve buffer zone has no other access restrictions since the heron colony has migrated upstream.

**Next Step:** The current sign that restricts access between February 15 to July 15th will be replaced with a "River Access Trail for IPOA Members Only" sign when we build River Access Trail #3.



## River Committee Vision Statement:

With the consent of our IPOA Board, The Club, Garfield County, and the Roaring Fork Conservancy, our IPOA River Committee has been enhancing and building new river access trails for your use and enjoyment.

- Created River Access Trail #1 in the Heron Crossing (Phase 3), in the northern (downriver) Ironbridge area, which we hope to eventually extend to CR 109;
- Improved River Access Trail #2 at the River Bank Lane pump house, in the central Ironbridge area; and
- Planned for River Access Trail #3 at the South pump house, in the southern Ironbridge area with access to allow IPOA Member access to what is described as “the beach” and existing primitive animal trails by the river.

In addition, our volunteers continue to perform much-needed riverside maintenance including (i) removing a large number of invasive plants (e.g., Russian olives, tamarisk, and Canada thistle) along the river, and (ii) adding “No Trespassing” signs along the river (i.e., applicable to non-IPOA members).

By providing our IPOA members with these established trails and continuing with river maintenance we hope to:

- Create a safe and environmentally appropriate IPOA members’ access to the Roaring Fork River; and
- Eliminate “bandit” river access trails across private property and within the riparian and wetlands zones.

## FLYING M RANCH UPDATE



Help stop 2,000 more car and truck trips per day from Flying M Ranch Development near Riverview Elementary School by attending June 28<sup>th</sup> 6pm meeting with Garfield County Planning Commission. This development of 154 townhomes and several businesses adjacent to Riverview School will further add 2,000 more vehicle trips per day to the intersection by the school as well as County Road 154 and Highway 82 intersection. By either attending this meeting to voice your concerns about this during the public comment period and/or writing your comments by June 16<sup>th</sup> to the County Planner John Leybourne ([jleybourne@garfield-county.com](mailto:jleybourne@garfield-county.com)) they will be included in the package that goes to each and every member of the Planning Commission before they vote on this project. If built this project will likely have big impacts on the quality of life of each and every household here in Ironbridge so this is an opportunity to let your voice be heard. If you have any questions contact me @ [John.Loomis@colostate.edu](mailto:John.Loomis@colostate.edu) on this project.

Thanks,  
John Loomis  
10 Wild Rose Drive

# GLENWOOD SPRINGS, COLORADO



Strawberry Days is the oldest, continuously held civic celebration west of the Mississippi. Held annually in mid-June since 1898, Strawberry Days has grown into a week-long celebration culminating each year with a packed weekend of entertainment, artisans, a parade, and of course free strawberries and ice cream for one and all.

The festival started as a marketing effort to promote the fruit growers in the Roaring Fork and Grand River Valleys. Juicy, delicious, and prolific during the month of June, the strawberry was selected as the festival's featured crop. Local newspapers helped spread the word far and wide, even inviting Governor Alva Adams to attend. The railroads also promoted the festival, offering special rates to local miners and their families. The highlight of the event was the serving of generous portions of homemade cake topped with strawberries and fresh cream. The tradition lives on as the **Glenwood Springs Chamber Resort Association** and the local **Kiwanis Club** dish strawberries and ice cream to thousands of festival goers each year after the parade.

This year's event is from **Friday, June 16th thru Sunday, the 18<sup>th</sup>**. Grab your neighbors and go hang out.

**Glenwood Chamber Arts & Crafts Village**  
**Glenwood Chamber Drinks & Food Vendors**



## The Strawberry Days Parade

will be **Saturday, June 17** starting at **10 a.m.**

This year's parade will be on Pitkin Ave heading north. Please see the map to your left for the parade route. Many kids and families love to go to this each year and a real favorite memory. Also, they do come home with a bag full of candy that is thrown as the floats go by.

Don't forget to head to Two Rivers Park after the parade for **FREE Strawberries and Ice Cream** served up by Kiwanis.

This year's theme is "Home Sweet Home." Which is really a great theme as that is what it feels like here in Ironbridge.



### Strawberry Days Music Main Stage Lineup

Grab a blanket and chairs and come to hear **our own Zac Averil** who plays with **Echo Monday** (he also helps on the Communications Committee and it's an honor to feature him).

6:30 - 7:30p **Echo Monday** Saturday, June 17th



**Echo Monday:** Winners of the 2013 Strawberry Days Battle of the Bands hail from the Roaring Fork Valley. This high-energy trio cover band draws most of its inspiration from the 90s to the modern rock/alternative scene, but occasionally dips into the 80s and beyond to keep listeners on their toes. Made up of Zac Averil (guitar/vocals), Jason Hartmann (drums), and Knate Biro (bass/vocals), the band's diverse and unique set list guarantees to entertain and enthrall audiences with infectious harmonies and fist-pumping anthems.

*We would like to get a group of Ironbridge neighbors to go and sit together to listen to music at 2-Rivers Park and especially to go support Zac Averil with Echo Monday!*

## Trash Service Update

Bart Turner worked very hard trying to consolidate Ironbridge into one trash service for many benefits.

With the tiered system he negotiated, it gets all of those originally signed up using Waste Management to get \$17 per month for weekly trash and recycling collection in 96-gallon carts (plus energy surcharge). It will go up to \$18 per month on your year anniversary sign-up date. All new customers will be at \$18 per month.



*There are many benefits of using one service: safety, noise, cost savings, and especially protecting our roads with fewer big trucks to name a few.*

Be sure to use **PROMO CODE "THINK GREEN"**

Call WM at **855-782-6444** to start service today. Don't delay. Offer good for new customers May 1 – July 31, 2023. A one-time \$25.00 delivery charge applies to new accounts. Base charges are firm for the first 12 months of service. Administrative charges will be invoiced unless the account holder signs up for paperless and autopay.



### Ironbridge's First Annual Community Garage Sale

will be **Saturday, June, 24th**. It will be planned on the last Saturday in June each year. **Spread the word. Put it on social media.**

We are hoping that someone in the community will help manage this. The time will be between the hours of **9:00 am to 2:00 pm**. Maybe put up a sign and even include balloons in front of your home if you are participating.



(Shows start at 6:30 p.m. in Two Rivers Park, 740 Devereux Road)

- June 29 — The Gasoline Lollipops, with opener Missing Link Band
- July 5 — Shamarr Allen, with opener Whiskey Stomp
- July 12 — Brothers Keeper, with opener The Confluents
- July 19 — Ryan Shupe and the Rubber Band, with opener Hell Roaring String Band
- July 26 — Niceness, with opener The Knowbodies Band
- Aug. 2 — Kaleta & Super Yamba Band, with opener Emotional Rescue

### Glenwood Springs Summer of Music

The free Wednesday night summer concert series is slated to return to Two Rivers Park on June 28th for the first in the six-concert series, featuring Gasoline Lollipops (alternate country rock band from Boulder). Opening the show will be the Missing Link Band, a local favorite.

Concerts begin at 6:30 p.m. on six consecutive Wednesdays. And, in case you'd forgotten the routine, bring a blanket and chairs, a picnic basket (or buy from an on-site vendor) and settle in for some music and socializing. No glass or pets.

It is free but they do ask for donations to support running this and they pass a bucket around.





## ROARING FORK VALLEY EVENTS



**June 1st:** Annual Art Walk; 5:30 PM, Carbondale Town Hall. Carbondale Public Arts Commission, contact Laurie Lindbergh for more information at [lindberg@carbondalecto.net](mailto:lindberg@carbondalecto.net)

**June 1st:** Carbondale Wild West Rodeo! Rain or shine every Thursday evening, starting at 5:30 PM, through August 17th. Located at the Gus Darien Riding Arena, County Road 100. Tickets are required for \$15 each. Parking on-site is \$10. Additional parking at the Orchard with a free shuttle service to the Rodeo grounds. See [carbondalecto.com](http://carbondalecto.com) for more information.

**June 2nd:** Annual Pairings –Exhibition and Beverage Makers Event; Carbondale Clay Center. 5:00 PM - 8:00 PM, Outside the CCC, 135 Main Street. For more info go to [www.carbondalecto.org](http://www.carbondalecto.org)

**June 2nd:** First Friday; “Art Around Town” 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale.

**June 2nd:** Wilderness Workshop’s 2023 Community Party; 5:30 PM - 8:30 PM Sopris Park, corner of Main St. and Wewant Blvd. Free and open to the public! Live music by the Pink Hawks & The Confluents, Food, and drinks for purchase. Activities for all ages. Registration is appreciated but not required. Contact [Grant@wildernessworkshop.org](mailto:Grant@wildernessworkshop.org) or [carbondalecto.com/events](http://carbondalecto.com/events) for more information.

**June 7th:** Carbondale Farmers Market; Every Wednesday, 10:00 AM - 3:00 PM, through September 27th. 4th Street Piazza. 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 second and last Wednesday of each month. For more information on this event go to [www.carbondalecto.com/events](http://www.carbondalecto.com/events) or [carbondalectofarmersmarket.com](http://carbondalectofarmersmarket.com)

**June 10th:** Third Annual “Tri For The Sun!”; Swim, Bike, Run! 7:00 AM - 12:00 PM Race. This triathlon is put on by the Town of Carbondale Parks and Rec Department and Sunlight Mountain Resort. This sprint triathlon will start at the John M. Fleet Carbondale Pool with a half-mile swim, road/gravel bike 16 miles to Sunlight over Dry Park Road, and end with a 5K trail run up Sunlight Mountain Resort. After Party at Sunlight starts at Noon. For more information and to register go to [www.trisingup.com/Race/CO/Carbondale/TrifortheSun](http://www.trisingup.com/Race/CO/Carbondale/TrifortheSun)

**June 11th:** Old Thompson Barn Summer Market; 3:00 PM - 6:00 PM Enjoy a fun afternoon of shopping locally, supporting local artisans and small businesses, sip on a cocktail and enjoy live music. Old Thompson Barn River Valley Ranch, 333 River Valley Ranch Road. Hosted by Karen Pierson & Brian Leasure. Contact [kinderegg1974@yahoo.com](mailto:kinderegg1974@yahoo.com) for more information.

**June 11th:** Summer Park Concert Series; 3:30 PM - 7:30 PM, Sopris Park Gazebo. A monthly concert series through September.

**June 16th - 18th:** Pickleball Members Tournament at YCAB & Darien Courts. Roaring Fork Pickleball Association. For more information and registration [rfpickleball@gmail.com](mailto:rfpickleball@gmail.com)

**June 25th:** Garden Concert Series; 6 PM Sopris Park. From classical with a twist to Delta punk, blues, to rockabilly and Latin, the concerts will be dishing it up in true Carbondale fashion. Sponsored by Carbondale Arts. For more information go to [info@carbondalectoarts.com](mailto:info@carbondalectoarts.com)

**June:** Music at Steve’s Guitars; 8:00 PM. June 2nd - Hecate Spring; June 3rd - Jeff Plankenhorn; June 11th - Jen Howard; June 14th - River Spell; June 16th - Los Mocochetes; June 17th - Mugsy Fay and Average Joey; June 20th - Julie & John Parnell with Martin Gilmore; June 23rd - Jeremy Facknitz; June 24th - Dominick Antonelli; June 30th - Yes Ma’am. For more information and reservations go to [stevesguitars.net](http://stevesguitars.net)



**June 1st:** Roaring Fork Kayak Clubs Whitewater Film Fest; 6:00 PM doors open, 7:00 PM movie starts, The Vaudeville Review, 915 Grand Ave. View four award-winning, adrenaline-rushing kayaking films on the big screen. Tickets are \$10 for adults and \$5 for kids. For more information and tickets go to [www.gvrshow.com](http://www.gvrshow.com)

**June 1st, 8th, 15th, 22nd, and 29th:** Get the Wiggles Out! 10:30 AM - 11:30 AM, Toddlers and preschoolers; bring your grown-up to the library! We'll burn some energy with active play and work on large motor skills. Glenwood Springs Branch Library, 815 Cooper Ave. Free event. For more information go to [www.gcpld.org](http://www.gcpld.org) or call 970-945-5958.

**June 4th:** Experience Electric Roadshow 2023; 1:00 PM - 5:00 PM, Glenwood Springs Recreation Center, 100 Wulfsohn Rd. hosted by Garfield Clean Energy. Come kick some tires and learn about EVs. There will be new and used cars to drive. It's all free including music and child care. Go to [garfieldcleanenergy.org](http://garfieldcleanenergy.org) for more information and details.

**June 11th:** Hanging Lake and Grizzly Creek Fire Impact Tour; 8:00 AM - 1:00 PM, Glenwood Springs, Community Center, 100 Wulfsohn Rd. A guided walking tour, roughly 2 to 3 miles, to the incomparable Hanging Lake and see the impact from the Grizzly Creek Fire and post-fire debris flows. Multiple experts will talk about the impacts of the fire and debris flow on the watershed and Hanging Lake Trail. You will need to bring plenty of water. The shuttle ride from GSCC to Hanging Lake parking area is included. Permit for Hanging Lake hike included when you confirm your spot through Eventbrite. Tickets are \$25. The tour is limited to 25 people so reserve your spot now. Tickets must be reserved by June 9. For more information and details go to [www.midcowatershed.org](http://www.midcowatershed.org)

**June 16th - 18th:** The 126th Annual Strawberry Days Festival! At Two Rivers Park. The free community festival features live music and entertainment, family activities, an arts and crafts fair, a food court, and an old fashion parade. One of the longest standing traditions is the serving of free strawberries and ice cream! Special events include The Glenwood Springs Rotary Club Pie Day, Free Strawberries and Ice Cream, Strawberry Shortcut (10K, 5K, and 1-mile races), The Glenwood Springs Rotary Club Pancake Breakfast, 19th Annual Kiwanis Ball Race, and many great music groups. Go to [glenwoodchamber.com](http://glenwoodchamber.com) for more information, details, and festival schedules.

**June 20th:** 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. For more information to come; go to [www.glenwoodspringsdda.com](http://www.glenwoodspringsdda.com)

**June 23rd:** A Band Called Alexis Album Release Concert @ The Vaudeville Review; 6:00 PM doors open for food and drinks, 7:00 PM Concert. 915 Grand. A Band Called Alexis is a country rock band from the western slopes of Colorado. Admission is \$10.00, food and beverages optional, and à la carte. For more information and tickets go to [www.gvrshow.com](http://www.gvrshow.com)

**June 30th:** Line Dancing at Native Son; 7:00 PM, Native Son, 813 Grand Ave. Pull on your boots and learn to line dance from 7-8 PM and then dance the night away to your country favorites. Come for the dancing and stay for the food and drinks. Free - \$5 suggested donation. For more information [rachael.c.deg@gmail.com](mailto:rachael.c.deg@gmail.com) or 970-930-6100.

**June:** Register for Art Academy summer classes at the Glenwood Community Art Center, 601 E 6th Street. Call for information at 970-319-5644 or [Anne.Henning@cogs.us](mailto:Anne.Henning@cogs.us). Various classes are available; Clay All Day, Clay Really Wheely Workshop, A World of Your Own, Paper Mache Pets, Monster Makeup for Middle Schoolers, and Fiber Frenzy.

**June:** Summer of Live Music; Wednesdays and Thursdays, 6:00 PM - 8:00 PM, at the Hotel Colorado indoor bar/lounge. Our own Jamie Dooley will play there in August. For the schedule and more information go to [hotelcolorado.com](http://hotelcolorado.com)



tickets [tacaw.org](http://tacaw.org).

**June 1st:** Tab Benoit, with support Matt Anderson, 8:00 PM, TACAW Willits, 400 Robinson St. Tab Benoit is a Grammy-nominated, singer, songwriter, and guitarist who has built a remarkable 30+ year career on the foundation of his gritty and soulful Delta swamp blues. Tickets are \$40 - \$45. Information and

**June 7th:** Basalt Summer Concert Series; 10 concerts from June through August, Wednesday evenings in either Triangle Park or Basalt River Park. Go to [basaltchamber.org](http://basaltchamber.org) for more information.

**June 10th:** Movies in the Meadow; Basalt Regional Library Front Lawn, 14 Midland Ave. 8:30 PM - 11:00 PM. The season for outdoor movies is back! Bring chairs or blankets and enjoy a movie, popcorn, and snow cones. Check online to find out which movie is playing, [basaltlibrary.org](http://basaltlibrary.org). For

more information go to [basaltchamber.org](https://basaltchamber.org)

**June 8th:** Parker Millsap; 8:00 PM, TACAW Willits, 400 Robinson St. 7:00 PM doors open, 8:00 PM show. Tickets are \$25 in advance, standing room only. Age 18+. Parker Millsap is an American singer-songwriter and multi-instrumentalist from Oklahoma, playing a blend of blues, country, rock, Americana, and folk music. For more information and reservations go to [tacaw.org](https://tacaw.org)

**June 10th:** River Float and Festival sponsored by the Roaring Fork Conservancy. 8:00 AM at the Coryell Ranch, Carbondale, CO. Spend the morning with the Roaring Fork Conservancy staff and river ambassadors as we float the Lower Roaring Fork River. After the float join us at Coryell Ranch for barbecue, music, and fly fishing. NOTE: *The event is SOLD OUT but you can join the waitlist.* Registration closes **June 1st.** (Watch for this and plan ahead for next year)

**June 10th:** Comedian Shane Torres; 7:00 PM doors open, 8:00 PM show, TACAW Willits, 400 Robinson St. Basalt. Come enjoy drink specials and laugh. Tickets are \$35 in advance, Seated show / 18+. Shane Torres is a standup comedian, writer, actor, and Podcaster. For more information and reservations go to [tacaw.org](https://tacaw.org)

**June 13th, 15th and 21st:** North Star Roaring Fork River Float sponsored by the Roaring Fork Conservancy. 4:00 PM - 8:00 PM. Take a gentle float through important wildlife habitat in North Star Open Space. (Roaring Fork River above Aspen) This float is appropriate for ages 14 and up. An inflatable kayak, paddle, and PFD are provided for each participant. Cost is \$10. For more information and registration call [970-927-1290](tel:970-927-1290) or go to [roaringfork.org](https://roaringfork.org)

**June 17th:** Let's Go To The Island of Tahiti! / Workshop; 11:00 AM - 12:00 PM, Ages 6 - 12, 15 spots available. Bring your kiddos to have fun and learn the dance from the island of Tahiti. This fun introductory class will teach a progression of basic Polynesian dance movements and culminate in a short choreographed sequence. Price \$10. TACAW Willits, 400 Robinson St. For more information and reservations go to [tacaw.org](https://tacaw.org)

**June 17th:** One Day in Tahiti! / Workshop; 1:00 PM - 2:00 PM, Ages 13 - 50, 15 spots available. Parents, children, and community members of all ages are invited to learn the dance from the island of Tahiti. You will move your hips and have lots of fun by learning some basic movements and a short choreography. The price is \$10 for individuals and \$15 per parent & child. TACAW Willits, 400 Robinson St. For more information and reservations go to [tacaw.org](https://tacaw.org)

**June 18th:** 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](https://basalt.net)



**June 10th:** "Snowmass Rendezvous" Craft Beer Mountain Festival. 2:00 PM - 6:00 PM, Snowmass Village - Mall, Base Lawn, and Turf Rink. Tickets \$45, ticket grants you 4 hours of bottomless, adult beverages, fun, shopping from various local vendors, and gear demos at Snowmass Rendezvous. For more information go to [gosnowmass.com](https://gosnowmass.com) and for tickets go to [events.twoparts.com/e/snowmass-rendezvous-2023/tickets](https://events.twoparts.com/e/snowmass-rendezvous-2023/tickets).

**June 11th:** Aspen Saturday Market; 8:30 AM - 2:00 PM, Downtown Aspen, on Hopkins, Hunter, and Hyman streets. Each Saturday through September 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.

**June 15th:** Snowmass Free Concert Series; 5:30 PM - 8:30 PM, every **Thursday evening through August 24th.** Fanny Hill Concert Stage Snowmass Village. The music starts at 6:30 PM. Grab dinner before or pack a picnic to enjoy inside the venue. For more information about parking and the 2023 Summer Lineup go to [gosnowmass.com](https://gosnowmass.com)

**June 16th - 18th:** The 2023 Food & Wine Classic in Aspen; *This year is SOLD OUT.* For more information or to join the waitlist visit <https://classic.foodandwine.com/>. (Plan ahead for next year)

**June 21st:** Snowmass Rodeo; 5:00 PM - 9:00 PM, 2835 Brush Creek Road Snowmass. Gates open at 5:00 PM for BBQ and family-friendly fun, the main Rodeo event starts at 7:00 PM. Every Wednesday night through August 16th. The Snowmass rodeo celebrates 49 years of operation this summer! For more information and parking instructions go to [gosnowmass.com](https://gosnowmass.com) or [snowmassrodeo.org](https://snowmassrodeo.org)

**June 24th - 25th:** Snowmass Art Festival; 11:09 AM - 7:00 PM, 49 Village Square Snowmass Village. This free two-day will event is a juried art show featuring original handcrafted artwork. The Festival showcases local Colorado and national artists, representing a wide array of mediums including painting, sculpture, photography, ceramics, glass, wood, and more. Go to [gosnowmass.com](https://gosnowmass.com) for more information and parking instructions.

**June:** Take the kids and check out some of the area's history:

- Holden / Marilyn Mining and Ranching Museum is open Tuesday- Saturday June 13th - September 30th.
- Ashcroft Ghost Town open daily June 16th - September 4th.
- Red Butte Cemetery Tour open weekly on Fridays 1:30 PM - 2:30 PM, reservation required through [aspenhistory.org](http://aspenhistory.org).
- Independence Ghost Town June 17th - September 4th.

For locations and more information on all of these go to [aspenchamber.org](http://aspenchamber.org)



**June 24th:** The Queen Bees; at the Magical Moments Summer Concert Series 2023. Located at Avalanche Outfitters field, (behind the coke ovens) 17843 Highway 133, Redstone. Come hear female, fueled music for the heart and soul: weaving, Americana Country, Folk, and Bluegrass in a beautiful setting. Free event, Coolers, chairs, and kids allowed. No dogs allowed. For more information contact Lisa Wagner at [970-963-8240](tel:970-963-8240) or [redstonecolorado.com](http://redstonecolorado.com)



**June 9th - 11th:** Marble Gem and Mineral Show. 10:00 AM - 5:00 PM, The Marble Campground, The Marble Mill Site Park. 15 vendors and more, Free entertainment on June 9th & 10th in the Marble Mill Site. Free, donations are encouraged. For more information go to [eventbrite.com](http://eventbrite.com) or <https://marblegemshow.com>

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## GOLF CLUB NEWS

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### Ironbridge Nine & Dine is back

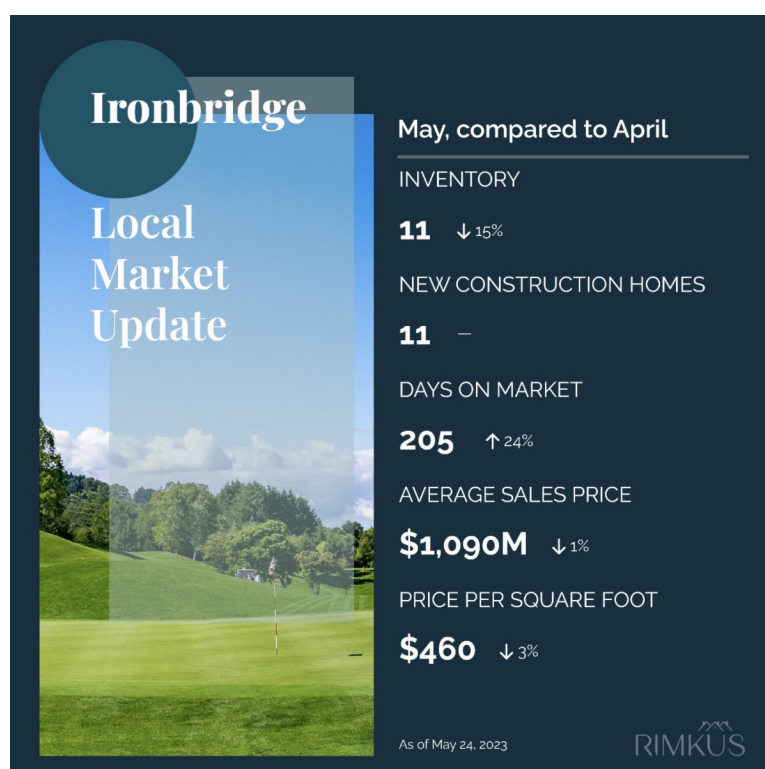
This used to be such a fun event. The first of three Nine and Dines is on Friday, June 16th. Come play some golf and meet up after. It is a scramble. Must have two men and two women. Start making your team and sign up.



### JUNE EVENTS at IRONBRIDGE GOLF CLUB

- Men's League Every Thursday
- Ladies League 9 Hole Every Tuesday Night (5:00 PM)
- Ladies League 18 Hole Every Wednesday Morning (Check for a time at Pro Shop)
- June 3rd - Member- Member
- June 9th - IPOA Member Mixer at the Pool ( 5:00 PM)
- June 16th - Nine and Dine (5:00 PM)
- June 15th - 17th US Open Member-Pro Event
- June 20th - 22nd - Junior Golf Camp ( Call Pro Shop for details)
- June 21st - TaylorMade Demo Day
- June 22nd - Fly Tying Night ( 5:30 PM)
- June 25th - Callaway Demo Day

## IRONBRIDGE REAL ESTATE MARKET UPDATE JUNE 2023



Ironbridge has seen some good real estate activity over the past 30 days.

Three existing homes at an average list price of \$1,053,000/ \$383.00 per square foot are currently under contract having been on the market for less than 30 days. You are right if you are wondering about the slightly lower per-square footage price. 69 Bentgrass Drive has been advertised as a 4,064 square foot home, while 2,002 square feet of the home are comprised of an unfinished basement, listed at \$1.195 million.

Three additional homes including one new construction home have sold since our last newsletter at a very similar average price of \$1,083,609/ \$454.00 per square foot. These homes were on the market for an average of

107 days achieving 105% of the asking price.

How do these activities compare to last year? We saw only one transaction here in Ironbridge

between the end of April and the end of May in 2022.

Our newest neighbors closed on their homes located at 282 Blue Heron Vista and 595 River Bend Way. The third home that has been closed on is the new construction project on 162 Blue Heron Drive — CONGRATULATIONS & WELCOME!

"Not accounted for in the Ironbridge Inventory graphic is the latest home for sale - a beautiful 2020 custom build 4,518 square foot residence on River Bank Lane featuring anything you can ask for, including a backyard gently sloping down to the river, offered at \$2,600,000 as of May 26."

Glenwood Springs has seen a total of 22 residential real estate closings over the past 30 days, compared to 25 over the same time period last year, and 36 sold residential properties in 2021.

The average price of \$883,217.00 (\$416/sf) is up from the same time period last year which averaged at \$783,237.00 (\$373/sf) and from 2021 at \$800,712.00 (\$387/sf).

It took an average of 84 days last year for these properties to sell and 78 days in 2021. What's probably not surprising is that lower priced properties last month sold within only 26 days while the highest priced homes (new construction in Ironbridge, home at 4-Mile Road, etc.) took an average of 221 days to sell.



Home sales in Glenwood Springs continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This continues to be a Seller's market so watch for upward pricing pressure in the near future if the trend continues.

Glenwood Springs currently carries about 2.2 "Months of Supply", versus 3.4 in March of 2020, and when inventory reached another brief "high" in August of 2022 at 3.1 (as a reference point - inventory levels of 5-6 "Months of Supply" is one of the indicators of a balanced real estate market)

How does the inventory measure "Months of Supply" in Glenwood compare to our other local towns? Aspen is hovering between 7-8 since September of last year, with its highest level of

18 in May of 2020. Basalt carries about 3 "Months of Supply", Carbondale 5, and none of the towns West of Glenwood Springs carry more than 2 "Months of Supply" with Battlement Mesa at the lowest level at only 1.

## LOCAL BUSINESS FEATURE



Shawn & Katie Hunsberger  
Elevation Fitness  
<https://www.efcolorado.com>

Can you share with us the story behind



## Elevation Fitness and how it has evolved over the years?

I was born with a heart murmur that led to a double heart valve replacement at the age of 20. The Elevation Fitness story began then. I drew a circle around myself. Then worked on everyone inside the circle. In other words, I took personal responsibility for my health. People could see the results I was getting and began asking me to help them too.

Today is no different. I'm still leading by example. I'm not perfect and don't expect others to be either. I know this is the secret ingredient to over 20 years of holistic fitness coaching in the Roaring Fork Valley.

## How did you develop a specialization in training golfers, and what unique approaches do you take to cater to their specific needs?

After many fellow gym members asked for help to improve their golf game through fitness, I completed several golf fitness training programs including Titleist's. I realized the skills learned here were also applicable to other rotational sports; pickleball, tennis, hockey, skiing, and swimming.

## Are there any success stories of golfers who have seen significant improvements in their game through training with Elevation Fitness?

Providing a quote from one of his clients: "After 3 months of training with Shawn I improved my drive by 20 yards." ~ Doug

## How do you assess and understand your clients' bucket lists and general goals to create personalized fitness plans for them?

I ask questions to learn about those I'm working with and help them discover solutions to better health. As a holistic fitness coach, I remind myself and others "health is more than a workout". The other pillars are sleep, diet, and stress management. If one suffers they all suffer. When folks get real, they get results.

And here is another quote from another client of mine: "Amazing coach, teacher, and motivator! I've lost 15 lbs and completely transformed my habits. The best thing about Shawn is that he always keeps the focus on your personal goals and it makes your workout about more than just burning calories. Love Elevation Fitness!" ~ Regan

## In the age of online fitness platforms, what advantages do you believe personal training at Elevation Fitness offers to clients?

Accountability. We all can search online for the latest and greatest fitness routine and in fact, many of us know exactly what to do. We simply don't do it.

## As a business owner and resident of Ironbridge, what do you appreciate most about living in this neighborhood?

I appreciate my neighbors the most! They are peaceful, joyful, and kind and I trust them. And of course the pool. We have made so many great family memories there.

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