



Monthly Newsletter

November 1, 2023

Volume 1 | Issue 11

UPDATE FROM THE IB POA BOARD

Leaf peeping season is fading, you've picked apples and had numerous pumpkin spice lattes and now it's time to prepare for a cold and exciting holiday season!

As we quickly approach year-end, here is what you can expect:

- Before or after newsletter publication, the new and revised Reserve Studies will be shared and explained
- Before or after newsletter publications, the 2024 POA dues update will be shared
- Learn about the proposed Transfer Fee via email, newsletter, Zoom meetings, and Town Halls. Enactment requires an Amendment to our Declarations and a 67% favorable owner vote.
- **Plan to attend the Annual Meeting of the Members on Monday, December 4th** (location pending). This is an important meeting, and your attendance and participation is encouraged. Topics will include 2024 Budget Ratification, Financial Review, Board Elections, Transfer Fee Education and discussion, Committee Reports, and other new business.
- Look for announcements about snowplow season: new vendor, new guidelines.
- The Board plans to vote on revised Bylaws before the end of the year. Results will be shared with all owners.

Happy Thanksgiving to everyone. May the warm glow of autumn surround you as you celebrate the holiday with family and friends.

We're all equally invested in Ironbridge and its success



UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

COMMUNICATIONS and ENGAGEMENT COMMITTEE

Announcing the Winner of the First Ironbridge POA “Spookiest House Contest”

There were many great houses this year that stepped up their "SPOOKIEST HOUSE" decorations! With the help of the Engagement Committee we picked 1st Place and had to give a 2nd Place for the 2023 Winners! Thank you to every home that participated!

We also wanted to mention some favorite runner ups:

43 Wild Rose
1075 River Bend Way
69 Bent Grass
193 Red Bluff Vista



1st Place
958 River Bend Way!



2nd Place
344 River Bank Lane!

FINANCE COMMITTEE

It's been a busy time for the Finance Committee. Connie Meine left as the Committee Chair to fill the open BOD position and Chris Christopherson came in to take her place. We worked with Key Stone Management on the 2024 Operating Budget and the recently completed Reserve Study, plus we modified the format of the Financial Statements to make them easier to understand. The Reserve Study presented us with a totally unrealistic set of recommendations that required much thought and adjustment. In the end, we believe Key Stone was able to present to the Board with a reasonable 2024 Operating Budget that also addresses the need to build our Reserves.



It's that time of year to be “Thankful and Grateful”

Here in our close-knit, friendly Ironbridge community, we have plenty to celebrate our life living here in this amazing Roaring Fork Valley! Yes, there are the whiners and our absurd cost of living, but we have very little crime and can raise our children in a safe place with good values while playing in the great outdoors. We have this wonderful neighborhood full of like-minded people to share a hike, to throw a line in gold medal waters, to meet at the most beautiful mountain golf course and play a breathtaking round, to go catch a ski run on a powder day, to watch the elk come down in the fall, to float down our river on a hot sunny day, to bike ride along the Rio Grande, to meet at our neighborhood restaurant for a bite to eat or happy

hour, to play some pickleball at our courts, to meet at the pool with other families or chat with along the walking paths.

Not many places in our country offer this and the culture where people still wave to say hi to one another or help shovel each other's driveway (or make a combined Costco run)! Next time you look at Sopris Mountain, don't take it for granted as it still takes our breath away, and how lucky we are to look at this every day! We need to remember that nowhere is perfect, but we have so much here in our little community to be so thankful for. Don't forget to offer a helping hand when needed and welcome our new neighbors. We also need to thank our resident volunteers (Board

Members, Subcommittee Members, and all who pitch in on projects) who put in tireless hours to continue to make our lives here a better place! For these people too, we are so grateful!

Like Neil Diamond says, "Thank the Lord for the nighttime and the kiss of day".

"Happy Thanksgiving" Ironbridge!



'Tis the season to give back! Hotel Colorado and The Salvation Army are teaming up for a holiday toy drive. Donate toys to those in need this holiday season.

Please bring donations to the front desk at Hotel Colorado. We are accepting donations starting November 15th until December 15th.



November 23, 2023

9:00 am – Rio Grand Trail

Carbondale Recreation and Community Center

This race is for all ages and very non-competitive. We encourage costumes, fun, and families. Register for either the 1-mile fun run or the 5K fun run. Prizes. Go to carbondalerec.com/programs/special-events/-2 for more information and registration.

This Glenwood Springs tradition is a memorable celebration including a photo booth, musical entertainment, and visits with Santa Claus. The program wraps up with over half a million Christmas lights turned on simultaneously and a fireworks show from the top of the hotel! It's free to the public and the perfect way to kick off the holiday season!

Join us on Friday, November 24th for Hotel Colorado's 33rd Annual Lighting Ceremony in Partnership with Alpine Bank. Hosted at the historic Hotel Colorado in Glenwood Springs to kick off the start of the holiday season, this FREE event is family-friendly and open to all!



INDOOR/COURTYARD AGENDA:

- 3:00 pm to 5:00 pm: Live Ice Carving Demonstration in the Courtyard
- 3:00 pm to 8:00 pm: The Photo Lab Bar - Free Holiday Photo Booth in the Garden Room/East Veranda near the Courtyard sponsored by Hotel Colorado
- Meet & Greet with Santa in the Devereux Ballroom from 3:15 pm to 5:10 pm, 5:30 pm to 6:45 pm and 7:45 pm to 9 pm
- 3:00 pm to 8:00 pm: Gingerbread Competition in the Roosevelt Banquet Room Hosted by The Glenwood Springs Historical Society
- 5:00 pm to 5:45 pm: Performance by Symphony in the Valley in the Colorado Room
- 5:00 pm to 8:00 pm: Boy Scout Troop #225 sells Hot Cocoa & Cookies on 6th Street
- 6:10 pm to 6:30 pm and 7:15 pm to 8:00 pm: The Denver Dolls caroling in the lobby

- 7:45 pm to 8:30 pm: Performance by Symphony in the Valley in the Colorado Room

MAIN STAGE AGENDA:

- 6:00 pm: Welcome by Melville Family & Hotel Colorado General Manager, Larry MacDonald
- 6:10 pm: Glenwood Springs High School JROTC
- 6:15 pm: Liberty Classical Academy sings Christmas favorites
- 6:25 pm: Live Christmas Music from Rodrigo Arreguin
- 6:35 pm: Legacy Dance Company performs dance routines to various Christmas songs
- 6:45 pm: The Denver Dolls singing various Christmas Songs
- 7:00 pm: Performance by Dance of The Sacred Fire
- 7:10 pm: Lighting Ceremony & Fireworks Show countdown lead by Santa Claus, Melville Family & Larry MacDonald
- 7:15 pm: Lighting and Fireworks Show Begins!

COVENANT ENFORCEMENT (RULES & REGULATIONS)

In the interest of maintaining an enjoyable living environment for all who live in Ironbridge, there are certain rules and regulations governing our property. All the rules carry fines for violations. In the event of a violation, the owner will be notified in writing and held responsible.

Ironbridge employs someone to drive around the neighborhood streets every weekday morning between 2:00 a.m. and 5:00 a.m. This person records violations and provides a daily report to management. This may require him to approach the home and take photographs. In addition, he changes the light bulbs on all exterior street-facing light fixtures.



SNOW REMOVAL

Cold weather is right around the corner, and that means increased chances of snow and ice. Just a slight drop in temperature can change light rain showers into a wintery mess. Being prepared before winter weather arrives can reduce stress and improve safety around the community.

- The HOA will plow, salt and gravel all internal roadways and pathways, main roads, secondary roads and parking areas with walkways once three (3) inches of snow or ice has accumulated. (New Snow Policy is just being reworked)
- Homeowners are responsible for shoveling and salting their own driveway.
- While an unshoveled and icy driveway is unsafe it is

also necessary to keep it clear for preserving it. When the snow melts, the water seeps into the paved surface leading to cracks. The cycle of continuous freezing and melting causes irreversible damage to the driveway.

- Pay it forward. Neighbors should be mindful of one another and work together to help the community bounce back after a snowfall. For instance, offering to shovel for an elderly or disabled neighbor (or someone you know is out of town) can make the situation safer for everyone.

ROARING FORK VALLEY EVENTS



November 3rd: First Friday, Dia De Los Muertos; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. The celebration of the Day of the Dead is a ritual to remember and honor loved ones. The celebration begins with the creation of the community altar on the front patio of the Launchpad. The Pinnacle of the evening is the procession through town with dancing by the Aspen Santa-Fe Ballet Foklorico beginning at 6:00 PM. Plaza hosts live performances, face, painting, Mexican hot chocolate, and other cultural goodies. Food trucks and local restaurants are open. For more information go to www.carbondalearts.com/dia-de-los-muertos

Marble Distillery: For more information and registration/tickets email maggie@marbledistilling.com.

- **November 4th:** New Menu Launch Party; 5:00 PM - 8:00 PM, The Distillery will have live music played by Don from the Sopris Mountain Trio. Free passed appetizers that are new to the menu and \$10 cocktails. Free entry.
- **November 9th:** "Whiskey Summit Class" hosted by the master distiller and Co-Owner, Connie Baker. \$60 per person with pre-sign-up that includes the class, appetizers, and 200 ML of blended whiskey. 5:00 PM - 7:00 PM.

November 11th: The 47th Carbondale Christmas Boutique, 8:00 AM - 3:00 PM, Carbondale Fire Station off Highway 133. Local artisans offer handmade gift items, yummy homemade treats, and more for holiday gifts. A portion of the proceeds benefit the Carbondale Fire District. For more information call [720-224-6507](tel:720-224-6507) or email lizzie.winn@gmail.com

November 16th: Third Thursday Book Club; 2:00 PM - 3:00 PM, Carbondale Branch Library, 320 Sopris Ave. Hey book lovers, join us to explore a mix of fiction and non-fiction, covering a broad range of genres and topics. Third Thursday of each month. Free. Go to www.gcpld.org or call [970-963-2889](tel:970-963-2889) for more information.

November

- “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).
- Music at Steve’s Guitars; 8:00 PM. For more information, artist lineup, and reservations go to stevesguitars.net.



November 1st & 2nd: 2D to 3D Animated Stills; Glenwood Springs Public Library, 5:30 PM - 8:30 PM. For ages 16+. Learn how to use traditional 2-D, drawing, painting, and photography techniques to create a contemporary 3-D movie or fantasy action scene. No prior experience is required. \$85.00. For more information call [970-319-5644](tel:970-319-5644) or email anne.henninger@cogs.us.

November 1st, 2nd & 3rd: Renew and Refresh 2023 Annual ACE Teachers’ Conference; Morgridge Commons Meeting & Conference Center. For more information, schedule and ticket prices go to www.eventbrite.com or all events.com

November 1st - 24th: Gingerbread Contest; Time to register for the Gingerbread Contest by November 10th! Get those creative juices flowing! Hosted by the Glenwood Springs Historical Society, participants are asked to create a design based on past or present historical homes, buildings, landmarks, or local attractions. Entries will be on display at the Hotel Colorado on November 24th. Then finalists will move to ANB Bank for final judging/voting on December 1st. The categories are; Professionals: open to local restaurants and bakers. Amateur: individuals, families, or groups who are 13 years or older. Kids: for our younger school-age children, ages 5 to 12. Entry fee: \$10. For more information and contest details call [970-945-4448](tel:970-945-4448) or go to glenwoodhistory.com.

November 2nd, 3rd, 4th & 5th: 10,000 Villages Fair Trade Market; Good Shepherd Lutheran Church, 1630 Grand Avenue. Thursday 12:00 PM - 6:00 PM, Friday 10:00 AM - 6:00 PM, Saturday 10:00 AM - 5:00 PM, Sunday 12:00 PM - 4:00 PM. Good Shepherd is hosting a 10,000 Villages Fair Trade International Craft Fair. All proceeds from the sale go to the artisans of the handmade goods to provide a stable income and allow disadvantaged people from 35 countries to take control of their lives. Come by and support the artisans and find some gifts that are unique and handmade using local and recycled materials. For more information call [970-456-6272](tel:970-456-6272).

November 3rd: Culinary Arts Festival; Hotel Colorado, 5:30 PM - 8:30 PM, Have some fun and support the arts, come enjoy Local food, wine, and spirits, a silent auction, DJ and dancing, a photo booth, and prizes for Best 70s Attire. Tickets in advance; individuals \$45, couples \$90. Tickets are available at High Country Gems and Minerals or glenwoodarts.com. For more information go to glenwoodarts.com or call [970-379-3559](tel:970-379-3559).

November 6th & 7th: Picture Book Illustration; Glenwood Springs Public Library, 5:30 PM - 8:30 PM. For ages 16+. Have you or your child ever dreamed of becoming an illustrator? Join art instructor Brian Weller to learn how to visually convey your story or concept. No prior experience is necessary. Price \$85.00. For more information call [970-319-5644](tel:970-319-5644) or email anne.henninger@cogs.us

November 10th to January 7th: 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.

November 10th - 22nd: Gondola Giving at Glenwood Caverns Adventure Park; Help our neighbors in need this holiday season and get gondola passes for your generosity! When you bring a \$25 City Market gift card to our ticket window at the Glenwood Caverns base, we’ll give you “4” gondola tickets. The tickets will be redeemable through February 29, 2024. All City Market gift cards will benefit, and lift up our local food bank.

November 11th: Warren Miller Movie Night - Ski Sunlight - Winter Stoke, “ALL TIME”; Glenwood Vaudeville Revue, Doors open at 6:00 PM, Movie at 7:00 PM. Tickets \$20. Headed into its 75th anniversary, Warren Miller Entertainment announces a two-year film celebration starting with its 74th film, “ALL TIME”. Narrated and featuring Johnny Moseley, ALL TIME dives deep into the stuff of which snowy dreams are made. ALL TIME is a celebration of the past seven decades that defined winter sports. For more information and tickets go to www.gvrshow.com or call [970-945-9699](tel:970-945-9699).

November 17th to January 13th: Vaudeville Holiday Show; Glenwood Vaudeville Revue. For more information, show dates and times, and ticket prices go to www.gvrshow.com or call 970-945-9699.

November 18th: 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 festive Turkey Photo Holder. Lowe's provides everything your child needs to create a memorable table decoration that you'll be thankful to have. For more information visit www.lowes.com. Reservations may be required.

November 23rd: Hotel Colorado's Annual Thanksgiving Buffet; The annual buffet includes a huge spread of turkey, prime rib, seafood, and all the traditional sides and desserts. Seating times are available from 11:00 AM to 5:30 PM. The price is \$86 for adults and \$32 for children 10 and under (+21% service charge and 8.6% tax). Reservations are required. For more information and reservations call 970-928-3785.

November 24th: Hotel Colorado's 33rd Annual Lighting Ceremony, 3:00 PM – 8:30 PM (see above). For more information go to hotelcolorado.com.

November 25th: Small Business Saturday; support our small businesses and all they do for our community! Start some of your holiday shopping and support our local stores.

November: "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.

November 11th

Warren Miller Movie Night - See Above for Details



November 1st - 12th: 2023 Roaring Fork Watershed Photo Contest; submission deadline is November 12th! Calling all photographers! The 18th Annual Roaring Fork Watershed Photo Contest is now underway. We are looking for amateur and professional photographers to capture the beauty of the streams, lakes, meadows, peaks, people, and wildlife in the Roaring Fork Watershed. For more information, submission rules, and guidelines go to roaringfork.org.

November 3rd: Sister Hazel w/ Opener: Buckstein; TACAW, 400 Robinson Street. Doors open at 7:30 PM, show at 8:00 PM, Standing Room Show, 21+, Tickets \$40. Genre: Rock & Roll / Country. For more information and tickets go to tacaw.org.

November 4th:

- ZIKR Dance Ensemble; TACAW, 400 Robinson Street. Doors open at 7:00 PM, show at 8:00 PM, Seated Show, All Ages. Tickets \$30. Genre: Contemporary Dance. For more information and tickets go to tacaw.org.
- Taste of Basalt; 6:30 PM, Roaring Fork Club. Food samples, wine tasting, dancing, a silent auction and more make for a great night. Proceeds from this event help to enhance education in Basalt Public Schools. Tickets \$200. For more information and tickets go to www.basaltedu.org.

November 10th: 47th Annual Emma Schoolhouse Bazaar; 8:00 AM - 3:00 PM, Off of Highway 82, between Downtown Basalt and Willits on East Sopris Creek Road, CR7. Support local artists and creators to find memorable holiday gifts for others and essential goodies for yourself as well.

For more information go to www.facebook.com/emmaschoolhousebizarre/

November 17th: Advice For Girls: An All-Women Ski Film; TACAW Theater, 400 Robinson Street. Doors open at 7:30 PM, show at 8:00 PM, Seated Show, All Ages. Tickets \$20. "Advice For Girls" puts a spotlight on the collective experience of women in the ski industry. The film showcases advice from three generations of women in skiing. Presented by the 5Point Film Festival. For more information and tickets go to tacaw.org.

November 29th: GivingTuesday; GivingTuesday was created in 2012 as a single simple idea; a day that encourages people to do good. GivingTuesday is now an independent nonprofit and a global movement that inspires hundreds and millions of people to give, collaborate, and celebrate generosity.

November:

- TACAW 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 shows and tickets go to tacaw.org.
- Music at Heather's Savory Pies; most nights 7:00 PM - 10:00 PM enjoy dinner and live music. For a Live Music Schedule go to heatherssavorypies.com.



November 3rd, 4th & 5th: Once Upon A Mattress presented by: Aspen Community Theatre; Wheeler Opera House, 320 E Hyman Avenue, 7:00 PM, Tickets: \$30 Reserved, \$15 Children 12 & under. For more information go to wheeleroperahouse.com or call [970-920-5770](tel:970-920-5770).

November 23rd: Snowmass Mountain Opening Day; 9:00 AM - 4:00 PM. Get the skis out, tuned up and waxed for opening day at Snowmass! For more information go to aspenchamber.org.





IRONBRIDGE LADIES 9 HOLE GOLF LEAGUE
 (NOTE: WILL BE MOVING TO WEDNESDAYS)

Fall
HAPPY HOUR!
WEDNESDAY
NOVEMBER 15, 2023
 HAVE A COCKTAIL AND HELP PLAN NEXT YEAR!
 WHAT CHANGES DO YOU WANT?
Planning Ugly Christmas Sweater Party
and Look at 2024 Tournaments!

5:00 AT THE KITCHEN



IRONBRIDGE REAL ESTATE MARKET UPDATE

Ironbridge

Local Market Update

October, compared to September

INVENTORY	7 ↓ 22%
NEW CONSTRUCTION HOMES	7 –
DAYS ON MARKET	307 ↑ 23%
AVERAGE LIST PRICE	\$1.1M ↑ 15%
LIST PRICE PER SQUARE FOOT	\$485 ↓ 1%

As of October 20, 2023

RIMKUS

Ironbridge Real Estate Market Update October 2023
 In the Ironbridge area, you've got seven home options to explore, with an average list price of around \$1,148,889 and a value of \$485 per square foot.

One standout property among the current listings is the 3,044 square foot at 1817 River Bend Way. It's on a generous 23,474 sq ft lot and boasts 4 bedrooms, 6 bathrooms (including 4 full baths), and a handy 3-car garage. It's now available for \$1.895 million, and it's advertised to allow you to "customize, personalize, and move in by Christmas!"

In the community, things remain consistent with six homes up for sale, offering a median price of \$1.1 million and a list price per square foot of \$491. These homes offer an average total finished square footage of around 2,020.

Shifting to Glenwood Springs, there have been a total of 15 residential real estate closings in the past 30 days, compared to 24 during the same period last year and 29 sold residential properties

in 2021.

The average price for properties in Glenwood Springs is around \$1,050,606, with a cost of approximately \$461 per square foot. This shows remarkable stability when compared to the previous year, where the average price was about \$946,067 at \$359 per square foot. It's also a significant difference from the numbers in the same 30-day period in 2021 when the average price was roughly \$611,138 at \$356 per square foot.

Sold in Glenwood Springs



Glenwood Springs Local Market Update

October, compared to September

INVENTORY	40	↓ 20%
NEW CONSTRUCTION HOMES	8	↓ 20%
DAYS ON MARKET	100	↑ 1%
AVERAGE SALES PRICE	\$1M	↑ 8%
PRICE PER SQUARE FOOT	\$461	↑ 10%

As of October 20, 2023

What's really impressive is that it took an average of only 56 days for these properties to find new owners. This reflects the consistent number of home sales in Glenwood Springs, which has kept the inventory of homes for sale at a steady level. The Market Action Index indicates balanced market conditions, with a slight advantage for sellers due to the supply-constrained environment.

Overall, real estate prices have remained strong, appreciating at a relatively steady rate since the end of last year.

The "Showings per Listings," a measure of active buyers in the market, has stayed robust since the beginning of the year in Glenwood Springs, currently standing at 9. This reflects the ongoing high level of interest and activity among potential buyers in the area.

IRONBRIDGE LOCAL BUSINESS FEATURE

CP Helmets

Stefan & Stascha Kaelin

910 River Bend Way

Glenwood Springs CO 81601

<https://stefankaelin.com/>



In the charming town of Glenwood Springs, CP Helmets makes a significant impact on the world of winter sports. Since 2010, the company has been a pioneer, introducing innovative visor ski helmets that are practical, comfortable, and offer a broader field of vision than traditional ski goggles. Our Own Stefan Kaelin (a former Swiss alpine skier who competed in the 1964 Winter Olympics and 1968 Winter Olympics) and his wife Stascha run the company here in

Ironbridge!

CP Helmets stands out for its commitment to quality, innovation, comfort, and style. What sets them apart is their meticulous attention to the optical quality of their visors, ensuring a clear and enjoyable skiing experience.

CP Premium Helmets AG, headquartered in Switzerland with production facilities in Italy, has entrusted CP Sports North America LLC, led by Anastasia and Stefan Kaelin, to represent the brand in the USA and Canada. Their range of innovative products, including visors, audio systems, helmet cases, and parts, along with their dedication to customer satisfaction, have earned them a trusted reputation in the industry.

For those in Glenwood Springs and beyond, CP Helmets offers not only protective gear but also a touch of style, a commitment to safety, and a promise of an exceptional skiing adventure.

- sales@stefankaelin.com
- 970-710-9633



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