



Monthly Newsletter

August 1, 2026
Volume 4 | Issue 8

EXECUTIVE BOARD UPDATE



August is upon us and the heat of summer has been turned up to "high". We need those afternoon showers or thunderstorms to cool us off and provide moisture and relief.

Please watch for important notices from Key Stone Management regarding our irrigation systems, as the low river flows can cause the pumps to shut down.

The Board considered spending funds on additional irrigation and plantings in certain common areas as part of our "beautification efforts," but we determined it was not prudent to spend money on irrigation that may not be functional or effective this year.

With summer comes street repairs and paving projects - just about anywhere you go. Ironbridge is no exception; we are entering the next step of repairing cracks and doing sealing on the roads in the Phase II section of the community.

Additionally, we hope to get repairs done on the large cracks along all the walking paths. Please watch for notices about impact to your street, if applicable.

The Board is also working to get bids for work on the "shared drainage lines" that need repairs. If you did not receive an email on June 1st about the Zoom town hall meeting, you are not affected. If you are among those affected, there will be another Zoom town hall scheduled once we know more about potential costs involved. Only 77 of the 296 Ironbridge households are affected.

Email is the most efficient and effective way to promptly inform residents of important neighborhood issues. PLEASE be sure to read all notices from Key Stone. They are being sent for a reason, and our managers take great care in explaining the "what, where, and why" of things that affect you.

As always, if you have questions or comments, please forward all communication to: office@keystoneman.com.

RULES & REGULATIONS

Why Are Ironbridge Speed Limit Signs Placed Beside the Road?

The roads throughout IPOA are public and do not belong to the IBPOA. As part of the establishment agreement with Garfield County, the IPOA is responsible for the maintenance and repair of all roads.

Garfield County requires that speed limit signs must be placed along the roadside, not in the middle of the road. This ensures they are visible and do not obstruct traffic or cause an accident. There are numerous signs throughout the neighborhood indicating the posted speed limit; the purpose of the portable signs is to alert people that children sometimes play in the streets and that drivers should be cautious.



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

Thank You to Everyone Who Joined Our POA Summer Meet & Greet!

It was wonderful to see so many of our new neighbors, along with familiar faces, come together for a fun evening. Thank you to everyone who attended and helped make the event such a success!

We enjoyed delicious food and cocktails from the Club, and a special thank you to Josh Whitaker with Surfside for providing refreshing tastings that everyone enjoyed. We appreciate your support and look forward to seeing everyone at our next community event!



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 in these Totes for new neighbors from your business, contact communications@ironbridgepoa.com.

Our next Resident Engagement Committee meeting is on Tuesday, August 4th at 5:00 at the Kitchen. All residents are welcome to attend.



RIVER CONSERVATION COMMITTEE

River Conservation Committee Report – August 2026

Community members have expressed interest in managing the brush and vegetation in our IPOA common areas along the Roaring Fork River. Building on our successful six-year initiative to remove Russian Olives—a designated noxious weed—On June 29th, several IPOA members met with Sarah LaRose, Garfield County’s Vegetation Manager, to evaluate our current IPOA’s riparian zone health.

Sarah toured a portion of our IPOA riverside trail system to help us identify potential invasive species, ladder fuels, and nuisance weeds, and to provide guidance on how best to manage these areas. Her assessment was largely positive: the area contains a healthy majority of native plants, with some occurrences of Canada thistle, Oxeye daisies, Hounds tongue, and Cheatgrass, images of each area are below:



While Sarah noted that some light removal of dead brush and branches is acceptable to improve access and reduce fuel loads, she recommended that the area should largely remain untouched to preserve vital habitat for riparian wildlife. We would like to remind Ironbridge residents of the following:

- **35’ Riverside Easement: State and county regulations prohibit the cutting, trimming, or removal of any vegetation—dead or alive—within 35 feet of the riverbank. In addition, the federal government’s Clean Water Act requires a setback of 25 feet from any jurisdictional wetlands. This would include the entire river plus adjacent wetlands some of which are on IPOA property.**

Finally, we are happy to report that Sarah identified the three-leaf vine found near the riverside trail as *Clematis* (a native species), not poison ivy. We will continue to monitor these areas to ensure our riverfront remains accessible to residents, safe, and ecologically vibrant. A list of Noxious Weeds (and links to pictures) can be found at:
<https://www.garfieldcountyco.gov/vegetation-management/noxious-weed-list/>

If you have questions about our common area river trails, please reach out to john.chapman03@hotmail.com

NEIGHBOR SPOTLIGHT: CELEBRATING OUR OWN

Kate Schaetzle

Pastry Director

schaetzle.kate@gmail.com



You may have seen our May feature on Amara Kitchen & Wine Bar in Carbondale, and since then, we’ve come to learn that another Ironbridge resident is also involved there as well! Meet Kate Schaetzle, the Pastry Director at Amara!

Kate was friends with Maria and Ricky (owners of Amara and Ironbridge residents) long before the restaurant plans were in motion. After repeated get-togethers where Kate would bring a dessert, and as Amara began to come into focus as a potential reality, Maria started to toy with the idea of asking Kate to do the desserts for the restaurant. One night in an alignment of the stars, as opening Amara started to look more real, Kate brought over a vanilla custard tart, and it sealed the deal - Maria knew she had to ask Kate to get involved. That same vanilla custard tart is now on the menu at Amara, and

the rest is history! Kate worked hard to explore more menu items in line with the restaurant theme, and to adapt them from home recipes to commercial kitchen prep & baking at scale. Now, the Amara kitchen staff makes Kate’s dessert recipes, and Kate & Maria will continue to offer refreshed and special menu items moving forward.

Kate’s passion for baking has quickly grown, and she is getting more involved in supporting our community. Kate & Maria will be donating one of Amara’s most popular desserts - the olive oil

cake - as a raffle item in the 2nd Annual Swing For The Cure at Ironbridge this August. Kate will also be making cakes for a fellow Ironbridge neighbor's wedding in September.

Full desserts & larger dessert orders are available to purchase at Amara for take-away on special request - just call the restaurant at 970-510-5363, and they can collaborate to get you what you need! Or, feel free to reach out to Kate directly if you have other baking requests - schaetzle.kate@gmail.com. Here's to dessert first!

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 by the 20th of each month.

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



- The Last “Nine and Dine” is August 7th (Surf and Turf). Sign up at the Pro Shop.
- Ironbridge Club Championship is August 8th and 9th – Sign up now!
- Ironbridge 2nd Annual “Swinging for a Cure” is August 31st
- The Ladies 9-Hole League “Fall Finale” is September 2nd



2026 CLUB CHAMPIONSHIP

August 8th and 9th

Tee times begin
@8:00 am both days

\$50/player (golf cart fees
not included)
Optional CASH Skins game
(\$20/day)

36 Holes Stroke Play Gross & Net

FLIGHTS & TEES

Ladies' Championship

Play will be from the Green Tees
for Gross and Net

Men's Championship

--> Play will be from the Gold Tees
ONLY for the GROSS Championship.
--> Play will be from the Blue Tees
ONLY for the SENIOR GROSS
Championship
--> Play will be from the CHOICE OF
TEE for the Net and Senior
Championship and players may move
forward only as their age allows:

Players **16-49 years old** will play from
the Silver Tees

Players **50-59 years old** may move
forward to the Silver/Blue Combo Tees

Players **60-69 years old** may move
forward to the Blue Tees

Players **70-74 years old** may move
forward to the Blue/ White Tees

Players **75+ years old** may move forward
to the White Tees



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



(970) 973-1018

**Call the Pro Shop
to register**



The **2nd Annual Swinging for A Cure Women's Charity Golf Tournament** is on **Monday, August 31st.**

We are FULL! 100% of the proceeds go directly to benefit the **Valley View Foundation** and their breast cancer patient services.

If you live on the golf course, please decorate with pink again – that was so incredibly meaningful last year!

PLEASE HELP US—We need sponsors (4 Hole Sponsors), donors, and volunteers to join us to reach our goals. Anything would be great!

To be part of this amazing day check out the opportunities at our website: **2nd Annual Swinging for a Cure Golf Tournament**

Thanks for your consideration and if you have any questions, please reach out to Danette Seward @ 303-588-4401 or danette@mindspring.com



August 15th & 22nd: Music on the Mountain; Glenwood Caverns Adventure Park. Each date of the series will feature a different local band and sponsor a different local nonprofit. Tickets for the gondola after 4:00 PM are discounted to \$5.00, and all proceeds that day go directly to the nonprofit organization. August 15th - The Burroughs; August 22nd - The Petty Nicks Experience. For more information, go to glenwoodcaverns.com

August 20th: The Greenwood Vaudeville Review & Glenwood Springs Historical Society, Movie Night: The Great K & A Train Robbery Anniversary Showings; 6:00 PM, Glenwood Vaudeville Revue, 915 Grand Avenue. Admission \$10.00. Food and beverages optional and à la carte. Additional showing on September 17th. For more information and tickets, go to www.gvrshow.com

August 22nd: Taste of Sunlight; Sunlight Mountain Resort, 3:00 PM - 7:00 PM. Join us for our first annual Taste of Sunlight. There will be 10+ vendors on site from local breweries, wineries, and distilleries. Entry to the event is \$30; this cost includes the commemorative taster, unlimited tastings from vendors, live music, and good vibes! There will be multiple food trucks selling food on site. For more information, go to sunlightmtn.com

August 22nd & 23rd: Terrapin Roadshow at Two Rivers; featuring Grahame Lesh, Bill Nershi, Kyle Hollingsworth, Mark Levy, Ross James, Elliot Peck and more. The music at the roadshows will be firmly rooted in the songbook and style of Grateful Dead. Expect to hear your favorite songs from the 60s through today played by world-class musicians. Saturday 22nd - 5:00 PM, Sunday 23rd - 2:00 PM. Two Rivers Park, 740 Devereaux Rd. Tickets from \$45 - \$151. For more information and tickets, go to terrapincrossroads.net.

August: 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/>

August: Summer of Music; Two Rivers Park, **Wednesday** evenings through August 12th. Opening Act starts at 6:30 PM. Enjoy free concerts in the park. You may bring low-back chairs, blankets, coolers, munchies; no glass allowed. No dogs allowed in the concert area. Food and drinks for purchase are available. For more information and lineup of music, go to <https://www.glenwoodspringssummerofmusic.org>

August: 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



August 7th: First Friday, Recess; 5:00 PM - 9:00 PM, Downtown Main Street, Carbondale. 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.

August 21st: Annual "Cowboy Up Carbondale"; 4th Street Plaza, Chacos Park, 6:00 pm - 10:00 PM. Benefitting C.A.R.E. Colorado Animal Rescue. The fundraiser will feature live music by HWY 82, local cuisine from Slow Grovin' BBQ, western dancing, a live and silent auction, and a cash bar. Tickets: Adult \$10, Children \$5, available at the door. For more information, go to cowboyupcarbondale.com

August 23rd: Carbondale Music in the Park 2026; Sopris Park at 5:00 PM. Music lovers are invited to set up blankets and chairs at Sulphur Park for relaxed nights of community building. An additional show will be on September 13th. For more information and the music lineup, go to <https://soprisun.com/142506-2/>

August: 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

August: Carbondale Wild West Rodeo! Rain or shine every **Thursday** evening, starting at 5:30 PM, through August 20th. Located at the Gus Darien Riding Arena, County Road 100. Tickets required: \$15 each. Parking on site is \$10. See carbondalerodeo.com for more information and the rodeo schedule.

REAL ESTATE MARKET UPDATE

The current market is giving us a useful reminder: homes that share the same neighborhood can still compete in very different markets.

That is especially true in Ironbridge, where a patio home, a traditional single-family residence, a golf-course property, and a custom riverfront home may appeal to entirely different buyers. The entrance, amenities, and community name are shared—but the alternatives a buyer considers may not be.

As of July 24, five homes were actively listed in Ironbridge, compared with four at the same time last year. The average asking price increased from approximately \$1.59 million to \$2.53 million.

That increase does not represent a uniform rise in the value of every Ironbridge home. Two of the five current listings are large, new-construction riverfront properties priced at \$3.295 million and \$3.995 million. Their inclusion changes the average considerably.

The five active homes currently range from \$1.295 million to \$3.995 million:

- 353 Blue Heron Vista — \$1,295,000
- 106 Wild Rose Drive — \$1,695,000
- 1817 River Bend Way — \$2,395,000
- 1700 River Bend Way — \$3,295,000
- 1294 River Bend Way — \$3,995,000

There was also meaningful sales activity during July.

1342 River Bend Way, a five-bedroom riverfront home on approximately three-quarters of an acre, sold for \$2,585,000 in cash, just \$10,000 below its asking price. **1363 River Bend Way** sold for \$1,170,000 in cash, compared with an asking price of \$1,190,000. At the same time, 353 Blue Heron Vista reduced its asking price from \$1.35 million to \$1.295 million. A neighboring home at 375 Blue Heron Vista reduced its price and was later withdrawn from the market.

The lesson is not that one portion of Ironbridge is strong and another is weak. It is that buyers evaluate each property according to its own scarcity, condition, location, and available alternatives.



GLENWOOD SPRINGS

Glenwood Springs had **103 active residential listings** as of July 24, compared with 79 last year—an increase of approximately 30%.

New-construction inventory increased from two homes to 15. Average market time also rose from 79 to 107 days.

The average asking price increased by approximately 16%, from \$1.28 million to \$1.49 million. Asking price per square foot, however, changed very little, increasing from \$619 to \$623.

That contrast is important. The higher average asking price appears to be influenced substantially by the type and size of homes currently available, including more new construction, rather than by an equivalent increase in the asking price of every individual property.

More inventory gives buyers additional choices, but it also means sellers need to understand their direct competition. Presentation, condition, and pricing become more important when buyers can compare several credible alternatives.

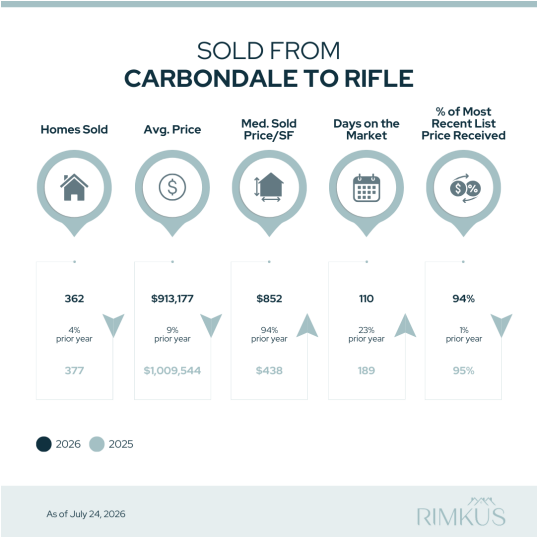
FROM CARBONDALE TO RIFLE

Across the market from Carbondale through Rifle, approximately 362 homes had sold as of July 24, slightly fewer than during the same period last year.

The average sale price declined from approximately \$1.01 million to \$913,000. Average market time fell from 189 days to approximately 110 days, while sellers received about 94% of their most recent asking price.

The original graphic showed a 2026 median sold price of \$852 per square foot. After reviewing the underlying sales, we found that one Rifle teardown had been entered with only one square foot of living area. Its \$150,000 sale was therefore recorded as \$150,000 per square foot and distorted the calculation.

The corrected median sold price per square foot is approximately \$387. This is a good example of why market reports still require human review. A calculation may be mathematically correct while the underlying data point is not meaningful.



IN IRONBRIDGE, THE REAL COMPETITION MAY NOT BE NEXT DOOR

Real estate comparisons are often built geographically. We look at the same subdivision, the same street, or the nearest recent sale. That is an important starting point—but it is not always where the buyer’s comparison ends.

A buyer considering an Ironbridge patio home may compare it with other low-maintenance homes in Glenwood Springs or Carbondale. A buyer considering a custom riverfront property may also be looking at Aspen Glen, Missouri Heights, or other luxury homes elsewhere in the valley. A new 5,000-square-foot riverfront residence may have very little in common with a smaller home located only a few hundred yards away. The key question is therefore not only **What has sold nearby?** It is also, **What other properties could reasonably satisfy the same buyer?**

This is the idea of substitutability. The more easily a buyer can replace one property with another acceptable choice, the more directly those homes compete. The fewer realistic substitutes a property has, the less useful broad neighborhood averages become.

River frontage is a good example. It cannot be added later. Neither can a larger lot, a particular golf-course position, an unobstructed Mt. Sopris view, or certain levels of privacy. Buyers may assign disproportionate value to characteristics that are both desirable and scarce. That does not mean every unique feature produces an unlimited premium. A property is still worth only what a qualified buyer is willing to pay. But distinctive homes often require a wider and more thoughtful comparison than the closest three sales.

For homeowners, the practical takeaway is that valuation begins with the neighborhood—but it should not end there. The strongest analysis considers the property’s direct competition, the alternatives available to its likely buyer, and the features that can or cannot be replicated. Every property is different, and in a neighborhood as varied as Ironbridge, those differences matter.



Tobias Rimkus
Managing Partner/Broker Associate

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





Try email marketing for free today!