



Monthly Newsletter

May 1, 2023

Volume 1 | Issue 5

UPDATE FROM THE IB POA BOARD



The next scheduled monthly board meeting is Monday, May 1st at 6:00 by Zoom.

Enjoy reading the “Top 10 benefits of living in an HOA community” below.

May is for Membership

May is for *Membership*. Membership means either individually or collectively belonging to a group. We’re all members of the Ironbridge POA. Membership provides amenities, reduces your responsibilities, and helps keep up appearances. These benefits require us to make monthly dues payments and one of the main responsibilities of the Board is to spend your dues responsibly and effectively. We work on this task continuously and strive to be as transparent as possible. That is our membership duty to you. What can you do to be a better member? Enjoy reading the “Top 10 benefits of living in an HOA community” below.

We’re all equally invested in Ironbridge and its success.

LIVING IN AN HOA COMMUNITY

Living in a Homeowners Association (HOA) community has become increasingly popular in recent years. HOAs are typically composed of a group of homeowners who manage and maintain the common areas, amenities, and the overall appearance of the neighborhood. While there may be some drawbacks, such as having to pay dues and follow strict rules, many people find that the benefits outweigh the costs and make for a more enjoyable and fulfilling living experience. Here are 10 compelling benefits of living in an HOA community:

1. **Enhanced Property Values:** One of the primary benefits of living in an HOA community is the enhanced property values. The HOA maintains the common areas and enforces rules and regulations to ensure the neighborhood is well-kept and attractive to prospective homebuyers.
2. **Community Amenities:** Many HOA communities offer amenities such as swimming pools, tennis courts, playgrounds, and parks. These amenities can provide a convenient and enjoyable way to stay active and socialize with neighbors.
3. **Maintenance and Repairs:** The HOA is responsible for maintaining and repairing common areas, such as streets, sidewalks, and landscaping. This takes the burden off individual homeowners and ensures that the community remains well-maintained.
4. **Safety and Security:** HOA communities often have security measures in place, such as gated entrances and security patrols. This can provide residents with peace of mind and a sense of safety.
5. **Consistent Rules and Regulations:** The HOA has a set of rules and regulations that all residents must follow. This ensures that everyone in the community is held to the same standards and maintains a cohesive appearance.
6. **Dispute Resolution:** The HOA provides a way to resolve disputes among neighbors, such as noise complaints or boundary disputes. This can prevent conflicts from escalating and preserve a harmonious community.

7. **Financial Management:** The HOA manages the finances of the community, including collecting dues and allocating funds for maintenance and repairs. This ensures that the community's financial affairs are handled efficiently and responsibly.
8. **Sense of Community:** Living in an HOA community can provide a sense of community and belonging. Residents often have opportunities to get involved in community events and activities and may feel a greater sense of pride and investment in their neighborhood.
9. **Environmental Responsibility:** The HOA can take measures to promote environmental responsibility, such as implementing recycling programs or landscaping with drought-resistant plants. This can benefit both the community and the environment.
10. **Professional Management:** HOAs often employ professional management companies to handle day-to-day operations and ensure that the community is running smoothly. This can provide a level of expertise and efficiency that may be lacking in self-managed communities.

IMPORTANT MEMBERSHIP INFORMATION SESSION! MONDAY, MAY 8TH AT 6:00

This is an information meeting to learn about the following:



TOPICS TO BE COVERED:

- The Board of Directors votes on the proposed RMA Amendment on May 1st - results and details about what it means for you!
- Possible Transfer Fee to be discussed and how it could help us
- State of our Finances - Where we are, timeline, areas of opportunity and concern
- Waste Management trash program - how it's going; special offer for new joiners
- Litigation updates - if anything to share
- South ditch and road repairs updates
- New property Management Company - any updates from Key Stone Management

Be informed and make plans to attend!
The business of Ironbridge is YOUR business too!

It will be on **Monday, May 8th at 6:00 at the Kitchen!** The Club is allowing us to use this space!

STAY ON TOP OF IRONBRIDGE COMMUNITY RULES & REGULATIONS



NO TRASH CANS ARE TO BE LEFT OUT THE NIGHT BEFORE TRASH PICKUP!

It has come to our attention that some homeowners are putting their trash bins out the day or night before collection. Ironbridge Rules and Regulations Revised June 14, 2019: 9. a. states,

“All trash cans are to be placed inside the garage except for on trash day. On trash day they are to be put out in the morning and put back into the garage in the evening. If owners are found to be in violation they may be subject to fines and penalties.”

It is even more important now that our neighborhood bears will soon begin to wake up and we don't want to tempt them to rummage through our trash in search of food.

Garbage Kills Bears

Allowing bears to use trash and garbage as a food source creates serious problems for both people and bears. Because the food reward is so great, bears are willing to work hard to get at trash and garbage and will return often in hopes of finding more. These food-conditioned bears sometimes enter homes, garages, or even



vehicles in search of an easy meal. Bears in pursuit of such a good source of calories can do a lot of property damage, and even become aggressive. Allowing bears to get into the garbage is one of the leading causes of human-bear conflicts. Being smart about how you handle and store your trash can protect your home and property, and help keep bears alive and wild.

Be Bear Aware.

PLEASE DO YOUR PART TO KEEP BEARS WILD. Visit www.wildlife.state.co.us/bears for more information or call your local Colorado Parks and Wildlife office.

MAILBOXES

It is important to check your mailboxes daily if you are expecting any package deliveries, especially from Amazon. Ironbridge only has a small number of larger boxes for packages. When they remain full, Holly, our mail lady, takes those packages back to the post office and you will receive a pink slip in your box saying, “No Secure Place for Delivery.” Consequently, you will need to go to the Post Office to pick up your package. The Post office will only hold packages for seven days and then they will return them to the sender. Amazon will only deliver once. Please check your mail daily so there is room for everyone’s orders.



Meet your New Neighbors

Mark & Tina Bruaski moved into Ironbridge in December of 2022. Mark is happily retired after 35 years in the insurance industry. Tina is a retired teacher and small business owner. The Buraskis love to run, hike, bike, and golf in the summer and cross country and downhill ski in the winter. They have 3 children, all living in California. Lauren is a Doctor of Psychology, Brendan followed Mark into insurance and Forrest is

studying nursing. When asked what drew them to the Ironbridge community, Tina responded “We were “camping” in our Airstream and ran by. We went back home, sold everything and bought a lot in Ironbridge.” They are very excited to be here and look forward to meeting their Ironbridge neighbors.



UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

COMMUNICATIONS and ENGAGEMENT COMMITTEE

Thank you to everyone who participated in the IPOA “Earth Day” community clean-up! Waking up

to snow was going to throw a wrench into the day, but the sun came out and helped us out! Whenever we see trash anytime, please help pick it up! Also, "thank you" to The Club who helped with picking up the many trash bags that were collected!

A [Pickle Ball Groups Page](#) was developed on the IBPOA Website. You can join others in a group chat and meet your neighbors who love Pickle Ball.

Each month we are featuring a Business Owner from Ironbridge. If you would like to be featured, please contact the email below as we would love to add you to our list!

Are we interested in having a Community Garage Sale? Let us know your thoughts.

DATE CHANGE for the next **"Meet and Greet"**! The Club has a **"9 and Dine"** on Friday, June 16th! So we will be choosing another date and confirm this with the Club for a Happy Hour at the Pool. Look for an announcement in the June Newsletter and a Flyer will be coming!

Happy Hour at the pool (weather permitting) from 5:00 to 7:00. If rain is probable, we will have it at the Kitchen! Come meet your neighbors!

Our next meeting is **May 3, 2023**, at the **Kitchen at 5:00**. All residents are welcome.

*I want to do a **"SHOUT OUT"** to everyone on this Committee for all their help every month and for making this Newsletter come to fruition. Also for our new POA Website! If you see them, please say **THANK YOU!***

Our Committee members: Alice Angier, Rhonda Sageser, Tobias Rimkus, Zac Averill, Roz Birkelo, Danielle Howard, Lynne Turner, Barbara New, Jamie Dooley and Stascha Kaelin

FINANCE COMMITTEE

The Finance Committee has been active in the following areas:

1. Working to review and reconcile the year-end 2022 financial statements prepared by a former property manager
2. Assisting the new property manager (Keystone) in transition, catching up on the input of all financial data year-to-date 2023, including contractor and other bills paid, DRB deposits, and other financial activity.
3. Treasurer Bart Turner and the finance committee are reviewing methods for timely dues payment through the Keystone website.
4. Preparation for the **Informational Member Meeting** (Monday, May 8th), with reports on our past and current year financial performance. Attendance is recommended for homeowners to be informed on financial issues that affect everyone – it's your money and your community.

Finance Committee Seeks Community Input on Snow Removal Policies and Practices

The goal of our IPOA's executive board is to balance providing a quality snow removal service in the most cost effective manner. Therefore, our board asked the Finance Committee to submit a proposed snow removal policy, which defines our community's expected level of service, for its approval. After reviewing snow removal policies for other homeowners' associations, and discussions with our current snow removal vendor, we have drafted the following snow removal policy. If you have recommended edits, questions, or other concerns regarding snow removal, please email John Chapman at john.chapman03@hotmail.com by **June 1, 2023**. Subject to community support, we plan to implement this new snow removal policy and post it to our [IPOA website](#) before next fall.

Proposed IPOA Snow Removal Policy:

The goal of the IPOA board is to balance providing a quality level of service in the most cost effective manner.

Generally, during the winter months of December, January, and February, Gopher (our current snow removal vendor) will begin plowing at the Ironbridge

Community streets and walking paths as soon as the snow is forecasted to reach a cumulative depth of 2 inches or more based on the 24-hour cumulative snow total provided by <https://www.weather.gov/crh/snowfall> for our geographic area.

Consideration of real-time snow accumulation will also be considered via a street camera located near 1027 River Bend Way and Garfield County snow plowing operations. Snow will also be cleared if accumulation is less than two inches if: 1) it appears that leaving the snow will lead to ice build-up due to extended forecasted temperatures of below 30 degrees without sunshine or 2) another snow event is forecasted in the next 48 hours.

Snow plowing will typically occur in the morning before 8 a.m. unless there is a concentrated morning snowstorm, which may require plowing to best begin after that morning event. Plowing priority will be given to the Ironbridge entryways, roundabouts and main streets, secondary streets, and then to the walking paths including the walkways along CR 109 toward the river.

Snow plowing in non-winter months (March through November) will occur if over 2" of snow has accumulated and there are extended forecasted temperatures of below 30 degrees without sunshine. Salt, sand, and other snow de-icing chemicals will be used as Gopher considers necessary to prevent ice build-up. Specifically, such procedures will be done as deemed necessary in areas shaded by homes and trees, the roundabouts, and steep and/or north-facing (e.g., both Ironbridge entryways) along with street drainage areas.

The responsibility of snow berms created by snow plowing operations in driveways is that of the individual resident. Snow from such berms must be piled up on the resident's property and not pushed back onto the street. Consistent with our IPOA governing documents, vehicles should not be parked on the streets overnight as these vehicles will prevent efficient snow removal.

DESIGN REVIEW BOARD COMMITTEE

Question to the DRB: Does our HOA needlessly enforce requirements that homeowners maintain water-dependent landscaping? For example, are homeowners restricted from using xeriscaping as opposed to traditional water-dependent plants and grasses?

DRB Response: The DRB encourages the use of landscaping, plant materials of a variety of heights and sizes, walkways and paths, and berms and swales to enhance the appearance of a residence and the surrounding neighborhood. The Ironbridge Property Owners Association maintains a separate irrigation water system that services each Lot in the community to encourage landscaping and reduce the cost of its water consumption. For newly constructed homes, it is the responsibility of the homeowner to hook up to the main irrigation system and to ensure that proper consideration and funds are allocated to the landscaping process. For newly constructed homes, the DRB requires that a comprehensive landscaping plan is submitted (with the house plans and construction documents) for its approval before landscaping is installed. If a homeowner has a landscaping project that will materially alter the appearance of their home's landscaping, the homeowner is required to submit such landscaping plans to the DRB for its preapproval.

Our DRB guidelines do allow for "Xeriscape," but not "Zeroscape." The definition of xeriscape means the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water-savings practices. The degree of recommended landscaping and quantity of irrigation water required for such will vary depending upon the location of the Lot. The Declarant's soils consultants and Garfield County require that landscaping installed on Lots located on the historically un-irrigated alluvial fan areas above the Robertson Ditch comply with the fundamental concepts of Xeriscaping.

The DRB Guidelines were written in consideration of water conservation, are flexible, and allow for appropriate and tasteful diversity in landscaping choices.

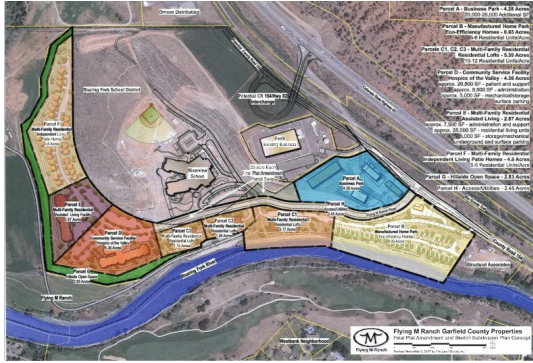
If you have questions about your home's landscaping, or what is considered acceptable, please

review section 3.7 of the DRB guidelines which is posted on our IPOA website, or reach out to the DRB.

RESIDENT MEMBER AGREEMENT COMMITTEE (RMA)

We are expecting a clean draft of the RMA amendment back from Blue Heron any day now for the Board to review.

Update: The Flying M Ranch Development



The next meeting is on May 10th at 6:00. It will be held in the Board of County Commissioners Meeting Room. The address is **108 8th Street, Glenwood Springs**.

Please try to attend and help be informed about this proposed development!

5 Ways to Conserve Water in Ironbridge



As we start to use our sprinklers for the season, we need to be mindful that freshwater is arguably the most precious resource we have on Earth. Being careful of your water usage and taking steps to be as efficient as possible in your lawn maintenance can make a huge impact on the environment.

Use a smart controller on your irrigation system

Installing smart controllers in your sprinkler system can improve your watering efficiency by up to 40%. Unlike simple timer systems, smart controllers analyze weather forecasts to determine how much water your lawn needs that day. Although these devices are a large investment upfront, they can save you thousands of dollars on your water bill.

Choose drought-tolerant plants

Selecting plants and grass that require little moisture is a great way to conserve water in your lawn maintenance routine. Plants like yarrow and some others listed on our DRB approved list of plants naturally thrive in low water conditions.

Invest in an automatic rain-shut-off device

Automatic rain-shut-off devices are an affordable and convenient way to conserve water on your lawn. When installed in your irrigation system, the rain-shut-off device will turn off your sprinklers when a certain amount of rain has fallen. These devices only cost a few hundred dollars and will often pay off within the first season of use.

Fix leaks

This is one of the easiest and most effective ways to conserve water on your lawn. According to the EPA, a 1/32" diameter leak in a hose or sprinkler system can waste over 6,000 gallons of water per year. Inspecting weekly for leaks in your irrigation system can save gallons of water annually.

Don't overwater

Overwatering is the number one culprit for water waste in homes. Speaking with a landscaping professional to determine how much water your lawn and plants need can preserve your lawn, avoid over-watering fines, and help the planet.



PICKLEBALL

TICKLED ABOUT PICKLEBALL

By Danielle Howard

I started playing Pickleball a couple of summers ago, and my time on the court finds me with an ear-to-ear grin. Fortunately, I had patient friends who got me settled into the basics of the game. Although I didn't think I would have the hand-eye coordination needed, I was pleasantly surprised. I didn't play *those types* of sports — tennis, softball, volleyball — and was a bit afraid of making a fool of myself. All good...I am at a point in life where I say "Bring on the fool!"

Gear

Pickleball gear looks like it was designed by a kindergarten class – pretty darn simple. While the game was not designed by kindergarteners, the **history** is pure genius and was created by some parents in 1965 who wanted to get their bored kids engaged in physical activity. I would have had them clean out the garage or pull weeds!

Ready-Set-Go

Get a paddle and some balls and you are ready to go. I do encourage you to shop for a good paddle. I upgraded and it really improved my game. Between the participants, paddles, neon-colored balls, and the scorekeeping – it all fits together for a really good time.

No playing in the Kitchen

Being in the kitchen is one of my favorite pastimes. I love to cook! What a surprise that Pickleball has a kitchen, but the goal is to stay OUT of it. I am still refining the dink, the third shot drop, the lob, and the non-volley zone amidst ALL the other nuances of the game. No doubt, I have years of practice ahead of me.

What to Wear

I don't have to go out and buy the latest fashions and as long as whatever I wear has space to stuff an extra ball (on my hip, in a pocket, a third boob), I am good to go! I have found that layering is beneficial as the temperature changes – externally and internally as you get a workout.

Socially Accepted

It is addictive and highly social. This sport attracts fun people. Always willing to help a newbie out and share skill sets. Traveling somewhere? Pack your paddle and you have a great way to meet the locals. I am able to pick up a couple of games a week when I visit my grandkids on Oahu. There is etiquette to be adhered to, just ask around and do some research online.

So there you have it

Why I am tickled about Pickleball. What other sport is both ridiculous and ridiculously fun at the same time, appealing to a growing, wide array of ages and abilities? Ironbridge has two courts lined out and nets available on Court 2 down by the pool. As a member of Ironbridge, you can sign up for court times **HERE**. Keep an eye on the [Ironbridge Property Owners Association Website](#) and visit the newly created [Pickleball Group](#) section.

From the Club: Booking Courts and More

We are excited for another wonderful season of Tennis & Pickleball at Ironbridge! The Tennis & Pickleball Courts are now OPEN. Booking a Tennis or Pickleball Court is simple & easy. Please feel free to call the **Pro Shop at 970-384-0630** to reserve either Courts 1 or 2. *Please be aware that Pickleball is ONLY on Court 2.



If you would like to book online, please access the Club website at ironbridgeclub.com. Once on the Club Website, please access the "Member Portal" under the Membership Tab. You will need to log in with your Member Credentials. If you haven't set up your online access, please contact Cal Kendrick at 970-384-3987.

In addition to booking Tennis & Pickleball Courts, or booking Tee Times, the Member Portal is a helpful tool for managing your reservations, monitoring your Member House Account, updating your billing information, and much more.

When you have successfully reserved either Courts 1 or 2, please head to Pro Shop before your scheduled court reservation and pick up a Key. After you are finished playing, please return the Key to the Pro Shop. If you would prefer to play either Tennis or Pickleball late in the evening, and the Pro Shop is closed when you are finished, please feel free to leave the Key in the Club Mailbox (located just outside the Pro Shop). ****If you do not return the Key, you will not be able to book tennis reservations and you may face suspension.*** The Keys for Courts 1 & 2 will be in the Club's sole possession unless otherwise provided for those giving Lessons, running Clinics, etc.

Tennis & Pickleball is a private amenity for Club Members ONLY. However, guests accompanied by a Member are more than welcome to use the facilities at no charge. In addition to the Tennis & Pickleball private court reservations, we will be hosting multiple lessons, clinics, events, and more throughout the Spring & Summer season. The Club will provide further information about its exciting programs via the Ironbridge Club Member Newsletter (sent every Monday). If you do not receive Club communications, please also contact [Cal Kendrick at 970-384-3987](tel:970-384-3987).

Here's to a great 2023 Tennis & Pickleball Season at Ironbridge!



- National Ride A Bike Day for 2023 will be on May 7, 2023
- Bike to Work Week 2023 will take place May 15-21, 2023, and
- Bike to Work Day is going to be on Friday, May 19, 2023

MAY IS NATIONAL BIKE MONTH

May is National Bike Month, promoted by the League of American Bicyclists and celebrated in communities from coast to coast. How do you celebrate? Simply ride your bike – short distance, long-distance, solo, or with a friend. Take the paved path from our community to the renovated Iron Bridge, admire the beautiful Roaring Fork River, and then connect to the Rio Grande Trail for a beautiful, family-friendly ride.



Biking & Walking Improve Lives and Health Colorado

THE MISSION:

Getting 27 Million People More Physically Active

Biking and walking are two of the most common forms of physical activity

This fact sheet provides a snapshot of biking and walking for physical activity. Increasing the safety of biking and walking can contribute to increasing physical activity through biking and walking. This fact sheet identifies proven strategies to increase the safety of people biking and walking and can help decision makers and community partners identify ways to help more people be physically active.

Fast Facts

- Inadequate levels of physical activity are associated with \$117 billion in annual healthcare costs¹
- Physical activity can reduce the risk of at least 20 chronic diseases and conditions and provide effective treatment for many of these conditions²
- Only 1 in 4 adults fully meet physical activity guidelines for aerobic and muscle-strengthening activities

2020 5-YEAR AVERAGE
COMMUTE TO WORK RATE ESTIMATES

- RATE OF BIKING TO WORK: 1.1%**
- RATE OF WALKING TO WORK: 2.8%**
- RATE OF TAKING PUBLIC TRANSIT TO WORK: 2.8%**

DID YOU KNOW? More than 45% of motor vehicle trips are 3 miles or less, the average bicycle trip distance is 2.4 miles according to the 2017 National Household Travel Survey.³

https://data.bikeleague.org/show-your-data/state-data/states-rates-of-active-commuting

PEDESTRIAN FATALITIES

13.5%

PEDESTRIAN FATALITIES AS A % OF ALL TRAFFIC FATALITIES (AVG. 2016-20)

BICYCLIST FATALITIES

2.9%

BICYCLIST FATALITIES AS A % OF ALL TRAFFIC FATALITIES (AVG. 2016-20)

PHYSICAL ACTIVITY PREVALENCE

83.4%

ADULT POPULATION PARTICIPATING IN PHYSICAL ACTIVITIES (AS OF 2020)

DID YOU KNOW? A single session of moderate-to-vigorous physical activity provides immediate health benefits such as improved sleep, reduced anxiety, and reduced blood pressure.⁶

If the annual combined pedestrian and bicycle fatalities in the State exceed 15 percent of the total annual crash fatalities then Federal Law makes the state eligible for additional safety funding.⁴

DID YOU KNOW? Road changes to provide more bicycle and pedestrian infrastructure can reduce total crashes 19% in urban areas and 47% in suburban areas.⁵

ROARING FORK VALLEY EVENTS



May 4th: Calligraphy Class; 1:30 PM - 2:30 PM Carbondale Branch Library, 320 Sopris Ave. Free. Robin will be teaching a calligraphy class and demonstration where you will be making a simple frame sign for you to bring home. Registration is required and space is limited to 15 adults. For info call 970-963-2889, or jlanson@gcpld.org

May 5th: Fireball Drop; benefiting the Roarty Club of Carbondale. 5:00 PM Sopris Park. Watch live as up to 1,000 ping pong balls drop from the Carbondale & Rural fire ladder truck down onto a field of targets in Sopris Park at Carbondale's First Friday. The ball closest to the center target wins the grand prize of \$5,000 cash! Four other targets offer prize packages including \$500 cash each! Need not be present to win. Adopt your ball for \$20 each or three for \$50. Purchase your ping pong balls from the Carbondale Rotary Club by clicking [here](#).

May 5th: First Friday; 11th Annual Family Block Party and Pride Parade. 4:00 PM - 8:00 PM, Downtown Carbondale, 4th Street Plaza. Enjoy KidZone Activities along with adoptable from Colorado Animal Rescue. Local food for purchase from Slow Groovin' BBQ and Sunday, as well as a Block Party Beer and Spirit Garden featuring local beers and cocktails. Admission is free with a suggested donation of \$10 per person at the door and all event vendors will have activities and/or crafts for the kids.

May 6th: WindWalkers & RFVHC Kentucky Derby Party; 2:00 PM - 6:00 PM, Spring Creek Ranch, 644 Cowan Dr. Carbondale, 81624. Enjoy a fun afternoon with some delicious bites,

refreshing drinks, and a wonderful social atmosphere as we experience the Kentucky Derby live at Spring Creek Ranch! We encourage everyone to dress up and participate in our fun contests; Ladies Best in Hat, Gentleman's Best in Bow-Tie, Hat or Jacket, and Couples Best Dressed for a chance to win some amazing prizes! All proceeds benefit WindWalkers and the RFV Horse Console. For more information and tickets go to windwalkers.org Individual tickets are \$100; include signature cocktails, a southern-style buffet, and decadent desserts.

May 13th: 25th Annual Carbondale Dandelion Day; 10:00 AM - 5:00 PM Sopris Park. Presented by Carbondale Arts. The dandelion day is a celebration of spring, sustainability, and community. From its modest roots as a neighborhood event, this annual festival is proudly green, and waste-free, bringing Sopris Park and the community buzzing to life. For more information on this event go to www.carbondale.com/events

May 13th: Pottery Throwdown Relay; Carbondale Clay Center. 3:00 PM - 6:00 PM, Outside the CCC, Teams of 4 people, \$100 per team entry fee. Food and libations will be included. Fun event during Dandelion Days! For more info and registration go to www.carbondaleclay.org/throwdown

May 15th: Kid's Bike Rodeo; 4:00 PM - 6:00 PM, Carbondale Recreation Center. Bring your bike and helmet and give our bike obstacle course a try. The bike rodeo is a fun way for kids to learn basic bike safety and the rules of the road while navigating a fun obstacle course. Free for kids 6 and under. All participants must wear a helmet and have a waiver signed by a parent. For more information and registration go to carbondalerec.com

May 15th - 21st: Bonedale Bike Week; various locations. Contact Tracy Wilson for more information at [970-510-1083](tel:970-510-1083), bonedalebikeweek@gmail.com

May 18th: Kid's Pump Track Time; 4:00 PM - 5:30 PM, Carbondale North Face Bike Park, sponsored by CPRC. From striders to pedal bikers we will have pump track time trials for different age groups for Free. All participants must wear a helmet and bring their own bikes. For more information and registration go to carbondalerec.com

May 20th - 21st: Annual Plant Sale; Colorado Rocky Mountain School, 500 Holden Way, 9:00 AM - 3:00 PM. Tomatoes, herbs, veggies, annual flowers, perennials, seed potatoes, onion plants, and more! All garden starts are organically grown and are well-suited to the roaring Fork Valley climate. Payment via Venmo, cash, check, or credit card. For more information go to www.crms.org/plantsale/

May 20th: AVLT Springfest Celebration; 11:00 AM - 2:00 PM, Strang Ranch, 393 County Rd 102, Carbondale. This favorite community picnic will feature live music by Bubbly Water Band, local eats from Taqueria el Yaqui, live sheepdog herding and horseback riding demos, sensory work with Smiling Goat Ranch, kids, activities, and more. Coolers, chairs, and blankets are welcome but please leave glass and your furry friends at home. Vehicles with dogs will not be permitted. For more information and tickets contact [Carly Bolliger at carly@avlt.org](mailto:carly@avlt.org) or [970-963-8440](tel:970-963-8440). Tickets are \$25 For adults, \$10 for kids 3 - 12, and free for kids 2 & under.

Music at Steve's Guitars; 8:00 PM. **May 19th** - Beyond Beyond. **May 24th** - Sturtz. **May 26th** - Rachel Batman. For more information and reservations go to stevesguitars.net

Take the kids to visit the **Alpacas; at Cedar Ridge Ranch**, 3059 County Road 103, Carbondale. Call to schedule a visit at [970-963-3507](tel:970-963-3507) or info@cedarridgeranch.com

Also, down the valley, you can visit the **Sopris Alpaca Farm** for their "Springtime on the Alpaca Farm"; located in Slit, 35795 U.S. 6. Open Dailey from 10:00 AM - 4:00 PM. Admission is free and you can buy bags of grain to hand feed the Alpacas for \$5 each. For more information contact [Kim Wesson at.970-274-0853](tel:970-274-0853) or kimmywesson1@gmail.com



May 6th: Annual Comics Festival at the Garfield County Libraries; 11:00 AM - 6:00 PM, Glenwood Springs Branch Library, 815 Cooper Av. Come take part in the different activities celebrating fandoms of all kinds. Games, crafts, artist presentations, a cosplay contest, and more! For more information and a schedule of events go to www.gcpld.org

May 6th: Annual Kids Safety Fair; 10:00 AM - 1:00 PM, Valley View Hospital, Upper Parking Lot, 1906 Blake Av. As a part of Valley Views' efforts and commitment to keep the community safe, families are invited to attend this free event featuring fire safety demonstrations, fire truck tours, helmet fittings, Kiwanis Bike Rodeo, water safety, giveaways, and more. For more information visit VVH.org/SafetyFair

May 12th: Roaring Forks, Corks & Kegs; 6:00 PM - 9:00 PM, Hotel Colorado, 526 Pine St. Come enjoy a social night out sampling the best restaurants in Glenwood Springs. Our local restaurants, breweries, and wineries have rolled up their sleeve to support our community by donating sample bites, beer, and wine. All proceeds raised will go back to our schools' classrooms to provide funds used for projects that enrich learning while supporting the classroom curriculum. Enjoy over 12 of the best restaurants Glenwood has to offer for one amazing, fun-filled night. Dance the night away

with a live DJ and check out some amazing trips and goodies at the silent auction. Tickets: General Admission - \$75, Teacher Admission - \$55. Sponsored by Bay Equity Home Loans & Bank of Colorado. For tickets and more information go to glenwoodedu.org.

May 13th: Symphony Swing, Roaring 20's Champagne Gala Fundraiser; 6:30 PM, Hotel Colorado, 526 Pine St. Enjoy a fun evening with Big Band Music, dinner, and dancing. Period dress is encouraged. Sponsored by and fundraising for Symphony in The Valley. Tickets start at \$100, with premium seating also available. Purchase tickets at www.SITV.org

May 14th: Karaoke with Sandman @ The Vaudeville Review; 6:00 PM - 9:30 PM, 915 Grand Av. Have you ever wanted to perform on the Vaudeville Review stage? Well, here's your chance! Bring your friends and family for a fun night of karaoke. Admission is \$5.00, food and beverages optional, and à la carte.

May 18th: Chess Club; 4:00 PM - 5:00 PM, Glenwood Springs Branch Library, 815 Cooper Av. Calling all chess players, and those interested in learning. Come to learn, practice, and challenge each other in this timeless game of strategy. Several chess sets will be provided, but feel free to bring your own. Open to all ages. Free event. For more information go to www.gcpld.org

May 27th, 28th, & 29th: Glenwood Art Festival; On 7th Street and Bethel Plaza in Downtown Glenwood Springs. Saturday and Sunday 11:00 AM - 7:00 PM, Monday 10:00 AM - 4:00 PM. A Memorial Day Weekend Celebration of Fine Visual Arts and Handcrafted Goods! This free 3-day event will be showcasing local and national artists, representing a wide array of mediums and price points. In addition to great shopping, there will also be free live music and family fun. For more information go to coloradoevents.org



May 4th: High Country Sinfonia; 7:00 PM TACAW Willits, 400 Robinson St. Free with RSVP, Donation of up to \$20 suggested. High Country Sinfonia's spring concert series, "Chopin!" Is full of drama, adventure, and romance with works by Frederick Chopin, C.P.E. Bach, and Piotr Ilyich Tchaikovsky. For more information go to tacaw.org.

May 6th: John McCutcheon; Folksinger, instrumentalist, and songwriter. Supper Club and Show. Show @ 8:00 PM, Epicure Catering supper club dinner @ 6:00 PM. TACAW Willits, 400 Robinson St. Tickets Show \$20 / \$35, Dinner & Show Tickets \$85, Seated show, all ages. For more information and tickets go to tacaw.org.

May 13th: Local Comedy Showcase; 8:00 PM, TACAW Willits, 400 Robinson St. Basalt. Spend the evening with the best of the Roaring Fork Valleys' burgeoning stand-up comedy scene. Hosted by Ryan Honey, the evening features quick hit sets from Lewis Beck, Beth Brandon, Don Chaney, Miller Ford, Julie Gillespie, Jordan Lowe, Michael Robinson, and Sarah Sanders. Come celebrate the valley's funny people enjoy drink specials and laugh. Tickets are \$15 - \$20 For more information tacaw.org.

A reminder to get your tickets for Tab Benoit, with the support of Matt Anderson, for his June 1st show. 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 \$40 - \$45. Information and tickets tacaw.org.



May 20th: Ride for the Pass; 10:30 AM - 2:30 PM. The Annual Ride for the Pass start is at the Winter Gate 5 miles east of Aspen Highway 82. There will be two finish lines: the first at Weller Lake turnout and the second at the traditional Independence Ghost Town site 10 miles from the start. Join this "car-free" ride to support Independence Pass Foundation and ride this iconic Colorado Road before it opens to vehicle traffic for the season. Fees: various \$25 - \$45. For more information contact Dina Belmont at 970-379-1222 or the website www.independencepass.org

May 25th: The Texas Gentlemen with Red Hill Rollers; Belly Up Aspen, 450 S Galena St. Doors open at 7:00 PM, show starts at 8:00 PM. Tickets are \$18 - \$40. For more information and tickets go to bellyupaspen.com

May 27th - 28th: Aspen Shining Mountains POW WOW 2023; Aspen High School, 235 High School Road, Aspen. Saturday 1:00 PM - 8:00 PM, Sunday 1:00 PM - 5:00 PM. The POW WOW is a specific type of event for Native American people to meet, dance, sing, socialize, and honor their cultures. This event includes a prize competition in various dance and drum categories. Join us for contest dancing and drumming in full regalias, raffle drawings, Native vendor booths (jewelry, arts, and crafts), Fry Bread and Indian Taco stand, and presentation booths. Admission is \$10, Seniors, Students, and Veterans \$5, and Children under 12 Free.

May 31st: MRE; Belly Up Aspen, 450 S Galena St. Doors open at 8:00 PM, Show starts at 9:00 PM. MRE is an Aspen-based cover band comprising Roaring Fork Valley locals Steve Cook, Allie

GOLF CLUB NEWS

- May 1st - Season Long Match Play Begins
- May 2nd - Ladies League 9-Hole First Day
- May 3rd - Ladies League 18-Hole First Day
- May 4th - Men's League 18-Holes First Day
- May 9th - Ladies' Spring Fling Tournament
- May 17th - Callaway Demo Day
- May 18th - 19th - PGA Member-Pro Tournament
- May 20th - American Legion Tournament
- May 21st - Titleist Demo Day
- May 24th - PXG Demo Day
- May 25th - Taylormade Demo Day
- May 29th - Pool Season Opening Day

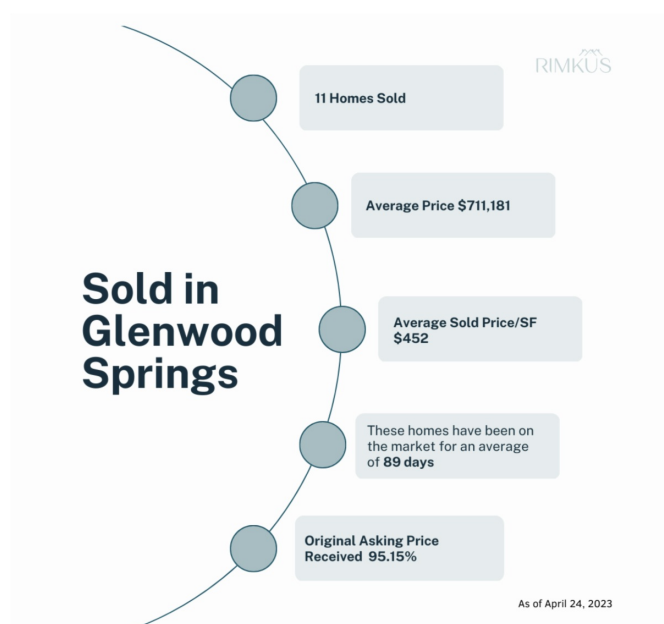


IRONBRIDGE REAL ESTATE MARKET UPDATE MAY 2023



Ironbridge currently offers 13 homes for sale (compared to 14 last month), two homes are under contract, and two homes (built-in 2005 & 2007) sold over the past 30 days again!

The quaint 2 bedroom/ 2 bathroom 1,497 sf home on 282 Blue Heron Vista offered for \$815,000 fell out of contract but found a new prospective buyer within only days, and is back under contract. The second home that went under contract is a new construction home on Lot 37 - 3 bedrooms, 3 baths, 2,090 square feet, listed at \$1.195 million.



Our newest neighbors closed on their homes located on 622 River Bend Way and 47 White Peaks Lane at the end of March. CONGRATULATIONS & WELCOME!!!

Glenwood Springs has seen a total of 11 residential real estate closings over the past 30 days, compared to 25 over the same time period last year. The average price of \$711,181.00 included transactions ranging from \$195,000 for a mobile home in River Meadows to a home with stunning views up in Elks Springs which sold for \$1,454,000.00. Last year's average sales price per square foot during the same time period was \$336.

Most of the inventory currently available in Glenwood Springs continues to be comprised of Single Family Homes. There are still seven Condominiums offered for sale.

Contributing to the latest increase in average sales price are four townhomes that have just been listed for sale as part of the seventeen 3-bedroom homes being developed on the old Rivers Restaurant site on 2525 S Grand Avenue. Current prices range from \$1.5 million for a 1,956 square-foot home on Sopris Lot 9 to \$2.495 million for a 2,627 square-foot home on Riverside Lot 6. Check out www.RiverGrandResidences.com for more information on Glenwood Springs' latest residential development.

LOCAL BUSINESS FEATURE



Sopris Liquor & Wine (including an amazing selection of non-alcoholic deliciousness)

Q&A with our Ironbridge Neighbors and Owners of Sopris Liquor & Wine in Carbondale: Kiko & Graciela Peña

What inspired you to start your liquor and wine store, and how long have you been in business?

Kiko Peña: We had owned our restaurant Mi Casita on Main Street in Carbondale since 2004. Our constant aim at upgrading and innovating our offerings at the restaurant included purchasing tequila barrels and sourcing new products in Mexico. These were the early experiences that sparked my interest in the liquor and wine business. And it was also on one of these trips that we met Terry Kirk who eventually sold us the Carbondale store on April 1st, 2014. We eventually sold Mi Casita in 2019.

What types of products do you offer, which ones are the most popular, and what sets Sopris Liquor & Wine apart from others?

At Sopris Liquor & Wine, we offer more than just the traditional wine and beer. Expanding twice over the years into the adjacent spaces of the original store's footprint provided the foundation for growth. We are a large enough store to have a huge selection of liquors from around the world that you wouldn't find at your corner store. Recently, we have been growing our non-alcoholic selection which we will be consolidating into one physical area soon. The non-alcoholic offerings not only include Stouts, Lager, and IPA beers, but also liquor substitutes to mix any and all non-alcoholic cocktails, and of course non-alcoholic wines and champagne. Our traditional offerings now feature over 2,500 wines to choose from around the world, including local wines from Paonia and Palisades in CO. We carry over 200 varieties of beer. What sets us apart is the size of our store, the diverse selection of products from around the world, and last but certainly not least our knowledgeable staff. Our wine director, Johnny Ivansco, and our managers, Brandon McDuffy for spirits and Carlos Pena for beer, are always happy to answer any questions and share their expertise. □

Do you have any advice for customers who are looking to expand their knowledge of wine or spirits?

□ My advice for customers looking to expand their knowledge of wine or spirits is to come into the store and speak with our department managers. Johnny is especially great at remembering what you have bought and can recommend similar options. We love talking about our products and are always happy to share our knowledge.

How do you ensure such great service at the store, find the right staff members and keep everyone engaged?

We ensure great service at Sopris Liquor & Wine through our hiring process. It's essential to find

staff members who are interested in the business, not just the paycheck. We consider our team members family. We take trips together to places like Denver, Kentucky, and Mexico and learn together, which helps us stay engaged and motivated.

When did you move to Ironbridge and what do you enjoy most about living in our neighborhood? □ □

My wife Graciela and I moved to Ironbridge in 2007 and we love the community spirit of the neighborhood. Ironbridge has certainly grown over time, but we still love the get-togethers of our “Col De Sac Crew” just as much as hanging out at The Grill. Our kids Kiko Jr. and Alexa have enjoyed playing with the neighborhood kids.

Anything else we should know about Sopris Liquor & Wine?

At **Sopris Liquor & Wine**, we are excited to offer a special promotion for the Ironbridge community. We provide delivery service six days a week, except on Sundays. **Use coupon code IRONBRIDGE10** when you order by 3 pm, and we will deliver between 4-7 pm on the same day (the next day for orders received after 3 pm). We deliver to Glenwood Springs, Carbondale, and all the way to Aspen. You can order online through our website or via the free app available in the App Store. When you sign up by creating an account, you can find wines and other products easily as 90% of all products also show pictures. You can just search for the wine you might be enjoying at the local restaurant, add it to your shopping cart, order online, and enjoy it at home over the days ahead - just as simple as ordering from Amazon!! At checkout, the coupon code includes free delivery and a 10% discount, which can be used up to three times and expires on August 31st, 2023.

IBPOA Newsletter | Ironbridge, Glenwood Springs, CO 81601

[Unsubscribe rhonda.sageser@comcast.net](mailto:rhonda.sageser@comcast.net)

[Constant Contact Data Notice](#)

Sent by communications@ironbridgepoa.com in collaboration with



Try email marketing for free today!