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## Monthly Newsletter

April 1, 2026

Volume 4 | Issue 4

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### EXECUTIVE BOARD UPDATE

Welcome to April - and "no joke", it appears we had a very early spring with barely a hint of winter. The golf course is open, and we're enjoying the mild temps. This did help save on operating expenses with minimal snow plowing - so that's a plus!

A more serious aspect of the weather situation is that the lack of snowfall results in reduced snowpack as the source of our irrigation water. As you may recall from last summer, we had some interruptions to our free-flowing (and of no cost) irrigation water due to equipment repairs but also from lower flows through the Robertson Ditch. Low volume going through the pumps results in low pressure to pump water to your lawn's irrigation systems.

But - this is Colorado, and there is the possibility of late-season snowstorms. If we don't get additional moisture, we should be prepared for possible watering restrictions, the possibility of irrigating using the water system we pay for (RF Water & Sanitation), and/or making choices (i.e., not watering native areas, decisions about types of plantings, etc.). We have to adapt to what Mother Nature gives us.



In other news, the Board chose to place a gate and boulders across our common area at the north end of Phase III, which leads to Blue Heron Properties' (the Club) undeveloped land. This decision was made to help contain the mud and dirt that is tracked onto the roads we maintain, discourage illegal dumping, and confine any future construction traffic only to Blue Heron's access road from CR 109.

The Board has identified some isolated spots and will be going forward with road repairs to smaller areas in the community that have large cracks, damaged asphalt, or other conditions

that cause water to pool or penetrate, resulting in further deterioration of our roads. Watch for announcements about those repairs and additional road sealing that will occur this summer.

Enjoy the wonderful weather, and as always, **keep driving speeds down** as more residents, especially kids and pets, are outside.

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### RULES & REGULATIONS

#### Watering & Drainage Reminder

Ironbridge soils are hydro-collapsible, meaning excessive watering or poor drainage can cause soil to compress and lead to settling of foundations, driveways, patios, and yards. Several settlement issues—some severe—have already occurred in the community. Proper drainage and responsible watering are essential to protecting your home. Homeowners are responsible for maintaining their entire lot, including the area from the back of the



curb to the front property line and all areas within the side and rear lot lines.

### **Dog Waste Stations Reminder**

Our property manager, Keystone Management, services dog waste stations weekly. However, some stations are frequently filled with general trash, preventing proper use. These receptacles are for dog waste bags only. Please also remember that waste left behind during the winter becomes visible in the spring. Clean up after your pets year-round.



### **Seasonal Fencing Reminder**

As Spring arrives, please remove elk and deer fencing and store it in accordance with Ironbridge rules. While elk may cause damage to trees and yards, fencing rules exist to protect both our properties and the wildlife. If you use fencing, keep it limited to individual trees or small clusters (2-3) to ensure elk and deer can move freely and safely. These animals were here long before us—let's continue to respect their presence.

### **Spring Property Reminder**

As you begin spring yard work and cleaning, please remember that all items must be stored inside the home or garage. Outdoor storage is not permitted. Thank you for helping keep Ironbridge clean, safe, and well-maintained.

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*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**

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### ***RESIDENT ENGAGEMENT COMMITTEE***

#### **Ironbridge POA Kentucky Derby Party at the Kitchen on May 2<sup>nd</sup>.**

Plan your winning Derby outfits now for a prize!

**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, please contact [communications@ironbridgepoa.com](mailto:communications@ironbridgepoa.com).

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#### **Earth Day is April 22, 2026**

For 56 years, Earth Day has led the World in raising awareness and taking action on critically important environmental issues.

This year's slogan is "Our Power, Our Planet," which focuses on reusable/renewable energy and technology. Of course, there are many ways we can all focus on doing things better to help keep our planet healthy.

# Happy Earth Day

Wednesday, April 22nd 2026

(Pick-up Trash Day is Saturday the 18th)



This Year's Slogan is:

**"OUR PLANET,  
OUR POWER"**

**Grab a neighbor, the kids and a trash bag and help clean up Ironbridge!**

Here at Ironbridge we plan a yearly "clean-up" day to help pick up any trash and pitch in together.

**Community Pick-up Day is Saturday the 18th!**

## PROTECTING OUR PLANET STARTS WITH YOU



**BIKE MORE  
DRIVE LESS**



**EDUCATE**

When you further your own education, you can help others understand the importance and value of our natural resources.

**Volunteer!**



Volunteer for cleanups in your community. You can get involved in protecting your watershed too!

**reduce  
REUSE  
recycle**

Cut down on what you throw away. Follow the three "R's" to conserve natural resources and landfill space.

**CONSERVE WATER**



The less water you use, the less runoff and wastewater that eventually end up in the ocean.

**choose sustainable**



**seafood**

Learn how to make smart seafood choices at [www.FishWatch.gov](http://www.FishWatch.gov).



**-SHOP-  
WISELY**

Buy less plastic and bring a reusable shopping bag.



**Long-lasting  
light bulbs  
- ARE A -  
BRIGHT  
IDEA**

Energy efficient light bulbs reduce greenhouse gas emissions. Also flip the light switch off when you leave the room!

Trees provide food and oxygen. They help save energy, clean the air, and help combat climate change.



**PLANT  
A TREE**



**Don't send  
chemicals  
into our  
waterways.**

Choose nontoxic chemicals in the home and office.



2026



**RIDERS UP!** Join us for the first annual Ironbridge Kentucky Derby Party

- ✓ **Saturday, May 2nd at 3:00 pm**
- ✓ **The Kitchen Back Room & Patio**
- ✓ **Full lunch menu plus specialty food and cocktail items available (did someone say Mint Julep?)**

We're off to the races with raffle drawings for First, Second and Third Place horses – purchase three tickets for only \$5.00! Unlimited ticket purchases allow you to increase your chances. Cash only sales.

And the horses aren't the only ones competing – Ironbridge residents can enter the Best Derby Outfit competition with a \$100 Club gift card for the male and female winners.

If you have big dreams and a big hat, you won't want to miss this Run for the Roses.

All voting and raffle sales end at 4:30 pm. You must be present to win best outfit.



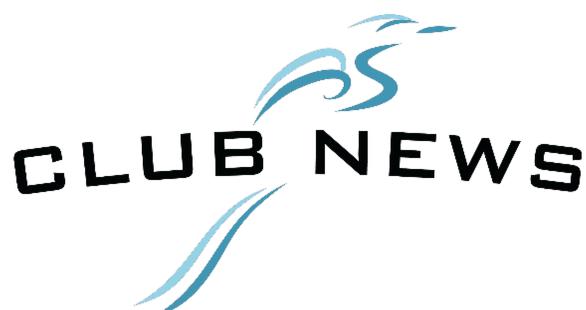
\*Nametags Provided - Best Derby Outfit Prize for Ironbridge POA Members Only  
Organized by the POA Resident Engagement Committee

## NEIGHBOR SPOTLIGHT: CELEBRATING OUR OWN

### 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](mailto:communications@ironbridgepoa.com) by the 20<sup>th</sup> of each month.

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



- April 24<sup>th</sup> is "Elk, Vole, and Divot Day"! Look for the club flyer for more information
- Ladies 9-Hole League starts April 22nd – email [cbruaski@gmail.com](mailto:cbruaski@gmail.com) for information
- Ladies 18-Hole League starts May 6<sup>th</sup> – email [danette@mindspring.com](mailto:danette@mindspring.com) for information or check their website by clicking [here](#)
- May 1<sup>st</sup> will begin season-long "Match Play" for men and women - Sign up!
- Look at their great Junior Programs for kids
- Start planning for Member/Member to be played on May 23<sup>rd</sup>

A colorful flyer for an Easter Brunch event. At the top left is the Ironbridge logo, which features a stylized blue bird or wing shape above the word "IRONBRIDGE". To the right is a smiling sun with rays, partially obscured by a white cloud. The text "JOIN US FOR" is in green, and "EASTER BRUNCH" is in large purple letters. Below that, the date and time "APRIL 5, 2026 | 10AM - 1PM" are in brown. A green rounded rectangle contains the text "EASTER EGG SCRAMBLE WILL BE AT 12:00 PM", "AGES 12 & UNDER", and "LOCATED ON THE BACK LAWN AREA". Below this, the pricing "KIDS (12 & UNDER) \$18 | ADULTS \$35" is in purple. The bottom section says "Reservations are required! Spots will fill fast!" and "Please RSVP to: srichardson@ironbridgeclub.com". The background is a light blue sky with green hills, trees, and several colorful Easter eggs. A white rabbit with pink inner ears is peeking over a grassy mound in the foreground.

**IRONBRIDGE**

JOIN US FOR

# EASTER BRUNCH

APRIL 5, 2026 | 10AM - 1PM

EASTER EGG SCRAMBLE WILL BE AT 12:00 PM  
AGES 12 & UNDER  
LOCATED ON THE BACK LAWN AREA

KIDS (12 & UNDER) \$18 | ADULTS \$35

Reservations are required! Spots will fill fast!  
Please RSVP to:  
[srichardson@ironbridgeclub.com](mailto:srichardson@ironbridgeclub.com)

## FEATURED LOCAL BUSINESS

**Mountain Sprouts Play Cafe**  
578 CO-133  
Carbondale, CO 81623  
970-319-0584



Did you know that our fellow Ironbridge neighbor, Danielle Howard's daughter, has recently opened up her own business? **We'd like to acknowledge Tamarah Howard's new venture, Mountain Sprouts Play Cafe in Carbondale!** This is more than just a play space; it's a hub for fun, learning, and community connection. Being former teachers and nannies, Tamarah and her business partner developed this concept when they saw the need for a safe, inclusive space for children to play indoors while allowing caregivers to connect. We all know how long, cold, and isolating the winters can be, especially for new stay-at-home parents. Tamarah envisioned providing a space for caregivers to get out, connect, and let their children play in a fun, safe, and stimulating environment. And thus the Mountain Sprouts Play Cafe was born!



From open play sessions to engaging classes, magical birthday parties, and a cozy cafe for caregivers, there is truly something for everyone. The play gym and cafe feature a variety of interactive zones, carefully tailored to different developmental stages for ages 0-9 years. There's everything from infant safe, soft play areas to climbing structures to imaginative play zones, with each section designed to encourage physical activity, creativity, and social interaction. So don't miss out on the fun and stop by Mountain Sprouts Play Cafe!

***Ironbridge residents will receive a \$ 10-per-child play pass for the month of April with mention of this Newsletter! New customers only, please.***

**SAVE THE DATE:** There will be a free Grandparents' Play Day on April 15th, sponsored by our very own Danielle Howard of Strategic Wealth Design. Admission, as well as coffee drinks, is free from 9-1 pm. Come and let the little ones play while learning about retirement planning!

## GLENWOOD SPRINGS & CARBONDALE EVENTS



**April 4th:** Breakfast with the Bunny; Hotel Colorado, 526 Pine St. 9:00 AM - 12:00PM. Delicious breakfast with photo opportunity with the Bunny Himself. Adults & Teens \$39, kids Under 12 \$14. Call for reservations 972-928-3766. For more information go to [hotelcolorado.com](http://hotelcolorado.com).

**April 30th:** International Jazz Day at the Glenwood Vaudeville Review presented by the Glenwood Springs Center for the Arts. Listen to Jeanette and the Lineup and Josefina's Latin Jazz. 915 Grand Avenue. Show 5:30 PM - 9:00 PM. Tickets; \$30. Food and beverages available for purchase. For more information and tickets go to [www.gvrshow.com](http://www.gvrshow.com)



**April 3rd:** First Friday; "Spring into Wellness" 5:00 PM - 8:00 PM. Events will take place in Downtown Carbondale, Carbondale Recreation Center, Carbondale Clay Center, and Carbondale Arts Gallery. Also live music by Stevie Lizard at the new Townline Trucks from 7:00 - 10:00 PM. For more information and schedule of "all the events" go to [carbondalearts.com](http://carbondalearts.com)

**April 18th:** 3rd Annual KDNK Local Legends Lip Sync Battle; Third Street Center, 520 South Third Street, 7:00 PM - 9:30 PM. Strut your stuff. Perform solo or with a group (5 people max) and make sure your game is tight because the competition will be fierce! Tickets \$10-\$20. For more information and tickets go to [KDNK.org](http://KDNK.org) or call 970-963-0139. Email [megan@kdnk.org](mailto:megan@kdnk.org) if you want to perform.

## REAL ESTATE MARKET UPDATE

March 2026

After a very quiet stretch, Ironbridge is showing signs of life again this spring. There were no March closings in the neighborhood, but there is now one pending sale and two active listings, giving neighbors something to watch again.

**Sold in Ironbridge**

There were no Ironbridge closings in March. The most recent neighborhood sales were earlier this year, and March itself was quiet on the closed side. That said, the lack of closings does not mean a lack of movement. The neighborhood has become more active again in recent weeks, based on our MLS review.

### Active in Ironbridge

There are currently two active homes in Ironbridge. One is a fully renovated corner-lot home on **Silver Mountain Drive**, listed at \$1.695M. The other is a new-construction offering on **River Bend** listed at \$2.795M, a riverfront opportunity with construction expected to begin this spring. Together, they represent two very different options: one move-in ready and updated, the other a higher-end new build with a longer horizon based on our MLS review.

### Pending in Ironbridge

One home is currently pending in Ironbridge, and it went under contract quickly. The home at **316 Red Bluff Vista** was listed at \$889,000 and went pending in just eight days, a good reminder that when something is well-positioned in this neighborhood, buyers are still paying attention based on our MLS review.

### What this suggests

Even with limited inventory, the neighborhood is not standing still. Ironbridge had gone months without meaningful new listing activity, and now we have the first two fresh listings and one quick pending. For our small neighborhood, that is still a notable shift and may be an early sign of a more active spring.

	March '26	March '25	% Change
Inventory	2	7	↓ 71%
New Construction	1	3	↓ 66%
Days On The Market	12	63	↓ 81%
Average List Price	\$2,24M	\$1,60M	↑ 40%
List Price/SqFt	\$703	\$618	↑ 14%

### SOLD IN GLENWOOD SPRINGS



As of March 24, 2026



### A Few Notes from Glenwood Springs

The broader Glenwood Springs market continues to show more selection, more patience, and more price sensitivity than we saw a year ago. Your local March snapshot shows inventory modestly higher than last year, days on market up sharply, and average list prices higher, while list price per square foot has softened. That combination usually points to a market that is not collapsing, but is asking sellers to be more realistic and buyers to be more selective.

Altos is telling a similar story on the single-family side. Its latest Glenwood Springs report shows a median list price of \$1,499,000, **inventory of 47 single-family homes**, a median days on market of 133, and 43% of listings with price reductions. The Market

Action Index sits at 29, which Altos characterizes as a **slight buyer's advantage**.

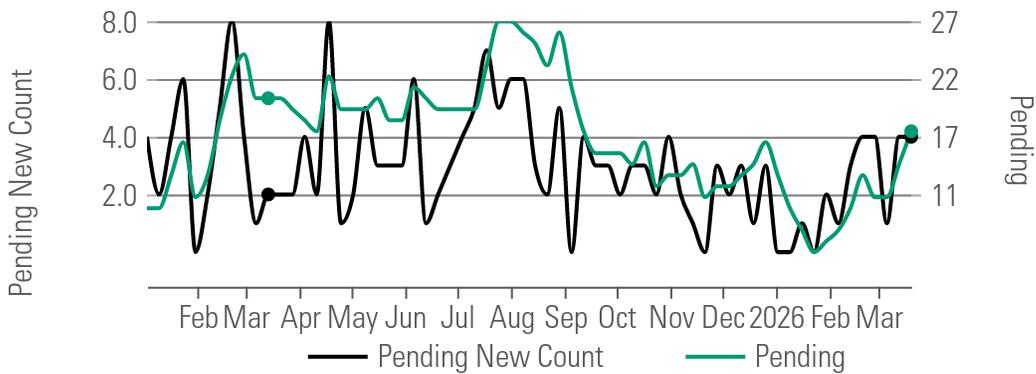
It is also worth noting that the Altos report is based on **single-family homes only**. It does not include condos or townhomes, so it should not be compared one-to-one with broader MLS counts that include attached product.

Pending activity in Glenwood Springs still shows buyers are out there, but they are acting selectively. The weekly pending chart suggests activity has improved from the slower stretch earlier this winter, though not with the kind of urgency we saw in stronger markets. Meanwhile, the Altos narrative notes that the market has shown evidence of slowing recently and that inventory and pricing have been relatively unchanged in recent weeks.

# Pending New Count vs Pending

Glenwood Springs, CO - Weekly - Single Family

Source: Altos - Generated on Mar 26, 2026



**ALTOS**

	March '26	March '25	% Change
Inventory	73	68	↑ 7%
New Construction	7	8	↓ 12%
Days On The Market	107	63	↑ 70%
Average List Price	\$1,63M	\$1,06M	↑ 53%
List Price/SqFt	\$629	\$709	↓ 11%

**Glenwood Springs March Local Market Update**

As of March 24, 2026

RIMKUS



## What the Numbers Are Really Telling Us

### 12 observations from Glenwood Springs, January 1–March 26, 2025 vs. 2026

- Fewer homes are selling.** Closed sales fell from 36 to 25 in the same early-year window, a meaningful drop in overall transaction volume based on your MLS analysis.
- Homes are taking much longer to sell.** Median days on market rose from 68 to 110. That is one of the clearest signals in the data: this market has slowed materially, even if values have not fallen dramatically.
- The slowdown is not just seasonal noise.** The softer pace has been consistent across the first quarter rather than concentrated in one unusual month, which makes it feel more structural than temporary.
- Entry-level detached housing is essentially gone.** In both years, most of the lowest-price sales were condos and townhomes. For buyers hoping for a true single-family home in Glenwood Springs, the entry point has moved well beyond what many would still consider affordable.
- Condos and townhomes have been more stable than single-family homes.** Attached housing has held up better in both price and market time, suggesting that affordability and monthly payment still drive a meaningful share of demand.
- The Carter will influence the numbers — but needs context.** A large share of current pending condo activity is tied to one deed-restricted project. That is important housing inventory, but it is not the same thing as open-market resale activity.
- Sub-\$1M single-family homes are holding value, but not speed.** Prices in that segment have remained relatively stable, but buyers are taking much longer to commit. That is a very different kind of market than what sellers experienced a year ago.
- The \$1M to \$1.5M segment looks the most stuck.** This tier has a noticeable mismatch between available inventory and closed activity. It is one of the clearest signs that the move-up buyer is still hesitant.
- Luxury is still selling, but with more negotiation.** Higher-end homes are taking longer and often closing with more distance from the original asking price. The buyer is still there, but less willing to chase.
- Overpricing is getting punished more consistently.** A larger share of sellers are accepting less than their original asking price, reinforcing the importance of getting ahead of the market rather than testing it.
- Smaller and more efficient homes are gaining an edge.** Buyers appear more focused on usable size, monthly carrying cost, and overall efficiency than on simply buying the biggest home possible.
- Values are holding better than velocity.** The most accurate description of Glenwood Springs right now may be this: the market has lost speed more than it has lost value. For sellers, that means pricing and patience matter more than ever.

### Bottom line

The Glenwood Springs market is not frozen, and it is not in freefall. It is simply more deliberate. Buyers have more choices, more leverage, and less urgency. Sellers can still succeed, but the homes that stand out are the ones that are priced correctly, presented well, and positioned honestly from the beginning. And in Ironbridge, after a stretch of very little to talk about, we finally have movement again.

### Sources

MLS data reviewed by Rimkus Real Estate Group for Glenwood Springs and Ironbridge activity through March 26, 2026, including sold, active, and pending listings from your attached export.

### Altos Research, Glenwood

**Springs Localized Market Report**, report dated March 26, 2026; single-family homes only; median list price

\$1,499,000, inventory 47, median DOM 133, 43% price reductions, Market Action Index 29. Altos narrative and trend commentary on slowing market conditions, inventory, and price behavior.



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Newsletter Provided by the  
Ironbridge POA Resident Engagement Committee

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