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## Monthly Newsletter

March 1, 2026

Volume 4 | Issue 3

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### EXECUTIVE BOARD UPDATE



Welcome to March! Many of us are still hoping for more snowfall here in the valley, which brings critical moisture for plant life and, more importantly, for our water and irrigation needs. A good snow season will get us out of the house for skiing, sledding, snowshoeing, or any activity that encourages us to stay active through the winter months!

Your IPOA Board will be reaching out to all residents about the proposed declarations soon. Final attorney review is taking place. As part of that necessary process, your feedback is critical. Has anyone heard of a website/app called **SLIDO.COM**? It is a "polling" app that provides for immediate and shared feedback. The Board is considering using this to poll or survey our residents for opinions on certain issues. Watch for email communications from Key Stone Management regarding our educational townhall events and possible consideration to use SLIDO - it's free for users and will be helpful to gauge resident opinions on issues within our community.

Remember to contact Key Stone Management at [office@keystoneman.com](mailto:office@keystoneman.com) for any issues or questions/comments for the Board. This is the most efficient way to communicate.

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### RULES & REGULATIONS

Maintaining the beauty, safety, and quality of life in Ironbridge takes all of us working together. Please review the following guidelines and be sure to share them with your tenants and guests.

#### **PARKING:**

Overnight street parking is not permitted between 2:00 AM and 5:00 AM — no exceptions. Vehicles in violation may be booted or towed at the owner's expense during these hours:

- A maximum of three vehicles may be parked in a driveway.
- Any additional vehicles must be parked in a garage or off-site.

These regulations ensure clear access for emergency responders, snow removal, and neighborhood traffic flow.

#### **STORAGE:**

To preserve the appearance of our community and prevent safety hazards, please store recreational and household equipment inside your garage when not in use. This includes skis, snowboards, bikes, kayaks, garden tools, snow shovels, and other maintenance items, which should not be left on porches, in driveways, or in common areas.

#### **PETS:**

All pets must be leashed in public areas, and owners are required to promptly clean up after their animals. Please note:

- Households are limited to a maximum of two dogs.

- Dogs and other pets (excluding service animals) are generally not allowed in Club Facilities unless specifically authorized.
- Where permitted, pets must remain leashed at all times.
- Owners are responsible for any damage caused by their pets.

**TRASH SERVICE:**

Waste Management provides trash and recycling service for Ironbridge. Each household receives one trash bin and one recycling bin. Trash pickup is on Mondays. Please place bins at the curb early Monday morning — not the night before — to prevent issues with wildlife and weather. For preferred community pricing, call 1-855-782-6444 and reference the promo code “Think Green.”



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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.*

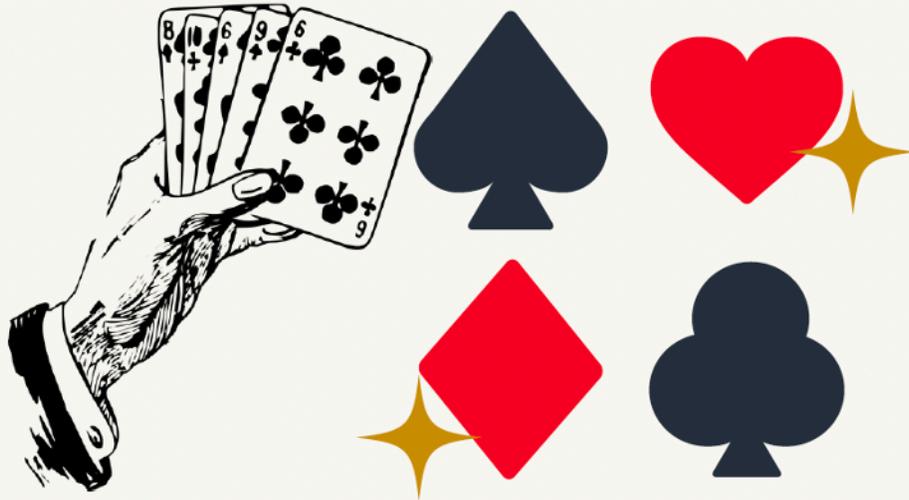
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## **SUBCOMMITTEES UPDATES**

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



**YOU ARE INVITED TO A 2ND**  
**Euchre Night**



**IF YOU ARE A BEGINNER, COME AND  
LEARN. IF YOU ARE A REGULAR PLAYER,  
LET'S TEACH OR PLAY SOME EUCHRE!**

**MAR 12, 2026 | 4 PM**

**AT THE KITCHEN FOR HAPPY HOUR  
IN THE BACK ROOM  
THURSDAY, FROM 4:00 TO 6:00**

**ORGANIZED BY THE RESIDENT ENGAGEMENT COMMITTEE**



2026



  
**KENTUCKY  
DERBY**

**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

Our next Resident Engagement Committee meeting is on Tuesday, March 10th, at 5:00 at The Kitchen, and all residents are welcome to attend.

## 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!

# CLUB NEWS



IRONBRIDGE

# Saint Patrick's Day Bingo

MARCH 14 | 6:00 PM

Feeling lucky? Test your luck at Bingo Night!  
With a full dinner & Bar Menu available!

Reservations are strongly recommended!  
Call (970) 945-4300

Win Cash Prizes!!

The poster features a green background with a banner of orange, green, and white pennants at the top. The Ironbridge logo is centered above the title. The title 'Saint Patrick's Day Bingo' is in a large, white, cursive font. Below the title is a yellow banner with the date and time. The bottom section contains promotional text and a graphic of a rainbow, horseshoes, gold coins, and several colorful bingo cards. One bingo card is prominently displayed in the center, showing a grid of numbers.

## FEATURED LOCAL BUSINESS

### Strategic Wealth Design and Danielle Howard



Here in Ironbridge, we are surrounded by a vibrant community of talented and passionate individuals. This month, we'd like to introduce you to one of our own, Danielle Howard, a Certified Financial Planner™ who is dedicated to helping her neighbors navigate their financial lives with confidence.

Danielle's approach to financial planning is holistic, focusing on what she calls "financial life planning" and retirement-focused wealth management. She believes in a values-based, planning-before-products approach. This means she takes the time to understand the unique lifestyles, costs, and community dynamics of the Roaring Fork

Valley, providing strategic financial advice that spans generations. Her firm, which merged with Strategic Wealth Design in May 2025, prides itself on high-touch, relationship-driven expertise, walking alongside clients through life's many transitions.

After more than two decades in traditional financial services, Danielle founded Wealth By Design in 2014 with a mission to help clients align their financial decisions with their life values and goals. The merger with Strategic Wealth Design has allowed her Glenwood Springs team to continue serving local families and businesses with the same thoughtful process, now backed by the resources of a larger, nationally recognized planning firm.

Danielle and her team are deeply rooted in the Roaring Fork Valley community. Danielle has contributed to the IPOA Resident Engagement Committee and currently serves as chair of the board of Habitat for Humanity Roaring Fork Valley. The team is passionate about giving back through education, community conversations, and service.

Danielle welcomes the opportunity to be a resource for her Ironbridge neighbors. Whether you are preparing for retirement, navigating conversations with aging parents, owning a business, or simply seeking a clearer financial path, her team is here to help. They are happy to answer questions and offer educational workshops, even for those not yet ready for a full planning relationship.

To learn more about the services offered, you can visit the Strategic Wealth Design website's Colorado page: [Strategic Wealth Design – Glenwood Springs, CO](#).

### Upcoming Event

Mark your calendars! Danielle and her team will host a special event on **April 1st, 2026: Plan for Retirement with Confidence**. The event will be held at our very own The Kitchen at Ironbridge Golf Club. For more details and to RSVP, [please click here](#).

Advisory services offered through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Strategic Wealth Design and Cambridge are not affiliated.



## GLENWOOD SPRINGS & CARBONDALE EVENTS



### The Secret Garden, March 1st - 22nd, Glenwood Vaudeville Revue:

This winter, the Glenwood Vaudeville Revue is proud to present the beloved Broadway musical The Secret Garden.

After the sudden loss of her parents, ten-year-old Mary Lennox is sent to live with an uncle she has never met. Still mourning the death of his own great love, Uncle Archibald is distant and withdrawn, and the cold, shadowed halls of Misselthwaite Manor feel full of secrets from the past.

Strong-willed and brave-hearted, Mary begins to explore her new surroundings and discovers a locked, forgotten garden hidden away on the estate. As she brings the garden back to life, Mary finds friendship, healing, and a renewed sense of hope, proving that even in the darkest places, something beautiful can grow.

Based on the beloved novel by Frances Hodgson Burnett, *The Secret Garden* features a heartwarming story and a soaring musical score. This Tony Award-winning musical is a moving and magical experience for audiences of all ages.

**Tickets:**

\$45 advance

For more information and tickets, go to [www.gvrshow.com](http://www.gvrshow.com)

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**The American Southwest Film Screening and Filmmaker Talk; March 28, 5:30 PM, Glenwood Vaudeville Revue:**

Follow the Colorado River from its mountain headwaters to its desert delta in this breathtaking, feature-length documentary. *The American Southwest* weaves stunning cinematography with urgent storytelling to explore the landscapes—and lifelines—that define our region.

After the screening, stay for a conversation with filmmaker and conservation biologist Ryan Olinger, who will share behind-the-scenes insights from the film and engage the audience in thoughtful dialogue about water, resilience, and the future of the Colorado River Basin.

This special event is a fundraiser for the Middle Colorado Watershed Council, supporting local efforts to protect the middle Colorado River watershed and the communities that depend on it.

**Tickets:**

\$20 advance | \$25 at the door

For more information and tickets, go to [www.gvrshow.com](http://www.gvrshow.com)

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**Twilight Skiing at Sunlight Mountain; March 13th, 20th & 27th, 4:00 PM - 6:30 PM.**

New this year, Sunlight is offering three Fridays of twilight skiing. Use your season pass, your lift ticket from that day, or purchase a lift ticket for \$20 to ski from four to 6:30 PM on our newly installed Segundo lift. Live music, giveaways, and food and drink specials.

For more information go to [sunlightmtn.com](http://sunlightmtn.com)

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**CARBONDALE**  
C O L O R A D O

**Ranch Dance Series; March 7th, Spring Creek Ranch:**

The Ranch Dance Series finale with Walker Williams, your last chance to dance and enjoy community at Spring Creeks Ranch!

Close out the 2025/2026 Ranch Dance Series at Spring Creeks Ranch with **Walker Williams** and his band, bringing a mix of classic and modern country hits, country-rockers, and a few surprise tunes. Whether you're two-stepping, waltzing, or just kicking back to enjoy great music and good company, this is your final chance to dance the night away at the ranch.

**Reserve your Premium Table or General Admission ticket today!**

**Live Music:** Walker Williams

**Food & Drinks:** The Rolling Fork Truck + Full Bar & Mocktails

**Location:** The Event Barn at Spring Creeks Ranch, 644 Cowen Drive

**Tickets**

- Round Table (6 top): \$300
- Cocktail Table ( 4 top): \$220
- General Admission: \$40

**Event Details**

- Date: Saturday, March 7th, 2026
  - Gates Open: 6 PM
  - Live Music: 7–10 PM
  - 21+ Only (ID Required)
  - For more information and tickets go to [springcreeksranch.com](http://springcreeksranch.com) or call 970-379-8905.
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**15th Annual Carbondale Fashion Show: Step Right Up; March 12th - 14th, Carbondale Rec Center:**

An alluring and dynamic extravaganza of a show featuring both local and regional designers and models, dancers and performers with multimedia storytelling. Transforming the Carbondale Rec Center into a glitzy fashion house, this event sells out annually with 600+ tickets sold per night. It's not to be missed!

**Early bird tickets (Members only) |** Wednesday, January 28, at 12:00 pm.  
**Public sale, ticket lottery & volunteer sign up |** Wednesday, February 4, 12:00 pm

For more information, go to [carbondalearts.com](http://carbondalearts.com)

### Steve's Guitars presents Jamie Dooley & Frank Martin; March 6th, 8:00 PM.

Jamie Dooley— our neighborhood Gold Record Singer Songwriter and her friend Frank Martin from Hwy 82 will be performing at Steve's Guitars. Both are talented award-winning songwriters. You'll enjoy hearing where some of the song ideas have come from at one of the coolest venues in the valley. You won't want to miss it.

For more information and tickets go to [stevesguitars.net](http://stevesguitars.net)

## REAL ESTATE MARKET UPDATE March 2026

Here is our monthly Ironbridge snapshot, plus a quick read on what the broader market is telling us across the valley right now.

### Ironbridge update

As of 2/25/26, **Ironbridge has no active listings, no pending sales, and no closings in the past 30 days.**

**Seasonality note:** February is typically one of the quietest months of the year, so the first wave of **March/April listings** often gives us the clearest read on spring demand.

**Ironbridge leading indicator:** With no inventory right now, the next signal will be how the **first spring listings** perform — quick traction vs. longer market time and price adjustments.

**Wider market context: Sold activity from Carbondale to Rifle**  
(single-family, as of Feb 24, 2026)



**What it suggests:** fewer transactions and longer timelines than last year — buyers are more selective, and **pricing + condition** matter more.

### Big picture (NAR's 2026 outlook)

In the latest National Association of Realtors update, Dr. Yun shared a standout forecast: U.S. home sales could rise roughly 14% in 2026 if mortgage rates continue to ease. Here in our valley, the market still has activity, but it's moving with more caution—buyers are choosier, and homes are taking longer to trade hands.

### One leading indicator to watch: Glenwood Springs, MAI (Altos)

The Market Action Index (MAI) is useful because it often shows market shifts **before** they show up clearly in closed sales.

	Feb '26	Feb '25	% Change
Inventory	64	60	↑ 6%
New Construction	2	8	↓ 75%
Days On The Market	114	54	↑ 111%
Average List Price	\$1,40M	\$1,01M	↑ 38%
List Price/SqFt	\$626	\$720	↓ 13%




## What the market is telling us right now (by town)

### Carbondale (single-family snapshot)

Carbondale is showing a **slight buyer's advantage** (MAI 27) with **inventory at 53**, and **21%** of listings have had price decreases.

**Important nuance:** Carbondale is a blended market. In-town neighborhoods + the two golf communities can pull headline numbers around. One helpful spread: Altos shows the **top quartile ~ \$7.1M** and the **bottom quartile ~ \$1.65M** — a reminder that “Carbondale” isn’t one price band.

### Rifle (single-family snapshot)

Rifle shows a **slight seller's advantage** (MAI 31) with inventory at **43**, but price decreases remain common (**28%**).

**Translation:** demand is there, but buyers are noticing price sensitivity — which makes **condition and realistic pricing** especially important.

### Glenwood Springs (single-family snapshot + February performance)

Glenwood's median list price is **\$1,549,000**, with inventory at **43** and MAI **30** (slight seller's advantage). **26%** of listings have had a price decrease — a helpful temperature check heading into spring.

Altos also notes Glenwood has **been cooling over time** and prices have been **on a bit of a plateau** — with MAI as the leading indicator to watch.

**What February closings suggest:** fewer sales, longer timelines, and more negotiating room versus last year — even if pricing holds up well in certain pockets.



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