



Monthly Newsletter

January 1, 2025
Volume 3 | Issue 1

UPDATE FROM THE IB POA BOARD



HAPPY NEW YEAR TO ALL!

"Please help us officially welcome Gary Beach to the Executive Board. Alice Angier and Bart Turner offered their services for another term. Their terms are all provisional until the next Annual Member Meeting as there was not a quorum for voting at this year's meeting. Connie Meine and Dirk Gosda continue their current terms."

2024 was a year of many milestones and accomplishments, but the EB isn't finished yet. The next big topic for discussion and voting is the update to our Declaration of Covenants, Conditions, Restrictions, and Easements for Ironbridge. This update is long overdue, and the EB hopes for a swift and uneventful process. We also plan to begin road repairs and improvements in the warmer months.

As we start the new year fresh, remember to thank the volunteer Committee members when you see them. They contribute work and wisdom to our community. Without them, we wouldn't be the safe and inviting neighborhood we love.

The Executive Board hopes to continue representing you in the best way possible. Together we'll experience a terrific 2025.

Monthly Executive Board meetings are held on the third Monday at 5:00 pm or 6:00 pm depending on the season and may vary between Zoom and in-person meetings at The Kitchen. All members are welcome to attend.

RULES & REGULATIONS

SNOW REMOVAL POLICY

Generally, during the winter months of December, January, and February, our Snow Removal Vendor will begin plowing the Ironbridge Community streets and walking paths as soon as there is a cumulative depth of 2 inches or more snow, based on the 24-hour cumulative snow total.



Snow plowing will typically occur in the morning before 8 a.m. unless there is a concentrated morning snowstorm, which may require plowing to begin after that morning event. Plowing priority will be given to the Ironbridge entryways, round-a-bout and main streets, secondary streets, and then to the walking paths including the walkways along CR 109 toward the river. Remember, do not park on the streets overnight so that the plows can do their work.

Salt, sand, and other snow de-icing chemicals will be used as necessary to prevent ice build-up. Specifically, such procedures will be done in areas shaded by homes and trees, the round-a-bout and steep and/or north-facing areas (e.g., both Ironbridge entryways), as well as street drainage areas.

The IPOA can arrange for higher levels of service, however, those changes will lead to increased costs and ultimately higher monthly association fees. The goal of the Board is to balance providing a quality level of service most cost-effectively.

Remember, if you are going to be out of town, have someone shovel your driveway and pick up any newspapers or packages. You do not want it to look like you are away as it can lead to possible theft or break-ins. Call a neighbor and set something up. To read the complete Snow Policy in its entirety you can go on the POA website at ironbridgepoa.com. It is under the Resource Center heading and look for the Governing Docs.

UPDATES FROM THE IB POA BOARD SUBCOMMITTEES

RESIDENT ENGAGEMENT COMMITTEE



Ironbridge "Deck the House" Winner is:

195 River Bend Way had the most votes, but we had a few others that were very close. Thank you to EVERYONE who made our neighborhood so bright and festive this year! Congratulations to Daniel and Lindsay Knight! Someone from the Resident Engagement Committee will reach out to you with your prize from the Ironbridge POA.



“Ironbridge Giving to Lift-Up”

Thank you to those who donated to the Lift-Up organization in our Valley this year for our way of giving back at Christmas. They deliver food to those in need from Aspen to Parachute. If you did not get a chance and still would like to help a local charity here is the link as any time is a great time to help feed those in need. liftup.org

“A Community Happy Hour!”

Save the date for **Friday, February 21st!** Winters can get long and let’s get together! Look for a Flyer in the next newsletter! Come meet your neighbors for a fun Happy Hour and stay for a bite to eat. Please go anytime but this is just a planned get-together! The chef should have a special! Happy Hour is from 4:00 – 5:00! See you there.

“Game Night”

Look for Game Night to start back up again with the holidays behind us and a fun way to get out of the house! Come learn Euchre! For more information look for a flyer to come out soon or you can also contact Chris at chris.mckisson@confluence-cc.com.

Our next Committee meeting will be 5:00 pm on Tuesday, January 7th at The Kitchen.

RIVER CONSERVATION COMMITTEE

Hardwick Boat Ramp Update and Information:

In May 2024 Garfield County granted Colorado Parks and Wildlife (CPW) \$60,000 from its Conservation Trust to fund improvements at the Sam Caudill State Wildlife Area Hardwick Bridge (a.k.a. Ironbridge) boat ramp located off Old Highway 82(County Road 154).

Overall, the CPW expects to spend slightly less than \$300,000 for improvements to the boat launch staging area, along with erosion mitigation and added parking spaces to provide more buffer from the roadway. The new boat ramp area will be a one-way entry/exit with an expanded boat staging area. Much-needed portable restrooms will also be installed. Construction should be completed before the 2025 spring boating season.

The last time this boat ramp was improved was over 22 years, which at that time cost CPW and Garfield County approximately \$18,000.

View from Hardwick Bridge Put-In Boat Ramp.



COMMUNITY NEWS

Our own Jamie Dooley is playing at the Limelight! Grab a neighbor and go see her in Aspen or Snowmass!

JAMIE KLEE DOOLEY

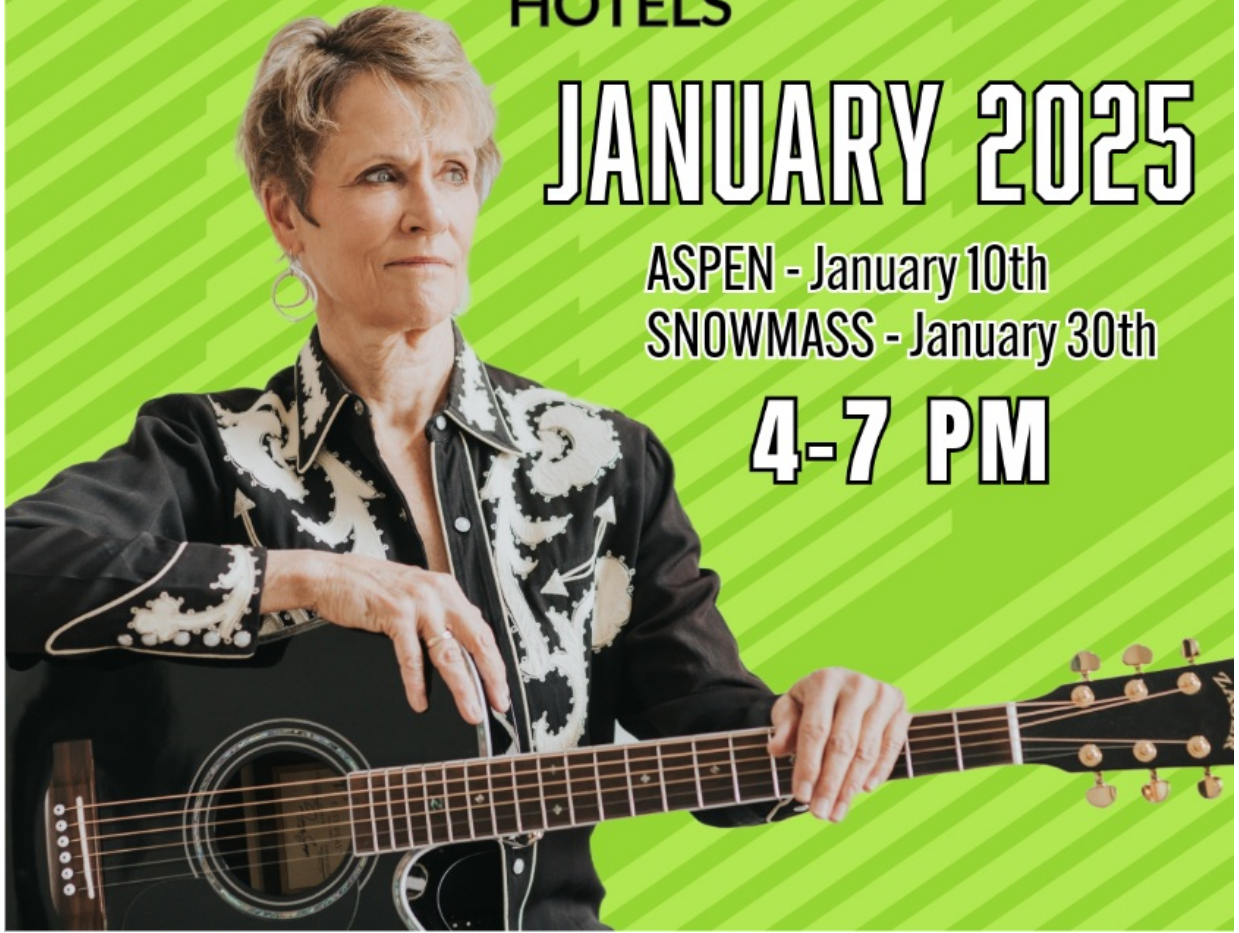
LIMELIGHT HOTELS

JANUARY 2025

ASPEN - January 10th

SNOWMASS - January 30th

4-7 PM



FEATURED LOCAL BUSINESS



ELLEN KAPLAN
CERTIFIED IYENGAR YOGA TEACHER
CERTIFIED YOGA THERAPIST
598 River Bend Way
ekaplanyogi@gmail.com



Been thinking about trying yoga, or are you an experienced yogi looking to deepen your practice? Are you working with injuries, joint replacements, or medical conditions and not sure how to take care? Well, our very own Ellen Kaplan can help! Ellen is a Certified Iyengar Yoga Teacher (CIYT) and a Certified Yoga Therapist (C-IAYT) who has been teaching exclusively for the past ten years.

What is Iyengar Yoga?, what is a Yoga Therapist?, you may ask. Iyengar Yoga is a traditional, alignment-focused style of practice most similar to Hatha Yoga. Mr. B.K.S. Iyengar developed this style of practice after being a student of the renowned T. Krishnamacharya of Mysore, India, and suffering from many childhood illnesses. He is the author of the

bestselling book, *Light On Yoga*, which is often regarded as the bible of modern-day yoga and is used by all styles of practice. Mr. Iyengar is accredited with the invention of, and extensive use of, yoga props to ensure the health and safety of the student while achieving proper alignment of the body. The approach is very systematic and closely attuned to the anatomical and physiological functions of the body. As a result, Iyengar Yoga lends itself to a more therapeutic approach where the poses can be experienced more deeply, providing profound physical and mental benefits. Training to become a CIYT is arguably the most rigorous of all the yoga styles. It requires a minimum of three years of continuous study with a Senior Iyengar Teacher, including the study of anatomy and yoga philosophy, culminated by a two-day exam in front of three judges!

A Certified Yoga Therapist (C-IATY) is a separate certification that also involves rigorous training. Here, case studies are submitted to the International Association of Yoga Therapists detailing how students with various physical and mental conditions were aided by a specialized yoga practice. Ellen has worked with numerous students, helping them to manage symptoms of depression, scoliosis, Parkinsons, fibromyalgia, and post-cancer treatment among many other conditions. Continuing education for both certifications is required annually. Ellen regularly trains with her Mentor, Senior Iyengar Teacher Lois Steinberg, as well as having traveled to Pune, India to study directly with the Iyengar family.

Ellen's yoga journey began 26 years ago from wanting to find an activity with child care after the birth of her first child. Coming from a gymnastics background, she was drawn to try yoga at a

local community center and quickly realized how attuned to yoga she was. Then in 1999, to further her practice, Ellen joined an Iyengar Yoga studio without knowing anything about the style. And that was it, she found her path. Iyengar's systematic approach to exploring one's embodiment to understand the mind and reveal the Soul continues to provide Ellen with a deep sense of purpose and appreciation of life. In 2009 she joined a 500 hour Iyengar Yoga Teacher Training program and passed her first Iyengar Yoga Teacher Assessment in 2015, and later her second level Assessment in 2017.

Ellen would love to help you, or a loved one, find good health and healing through yoga. You can email her for information on private & semi-private lessons in her Ironbridge home Studio. You can also take Ellen's "Stretch + Recovery" yoga class at True Nature Healing Arts in downtown Carbondale on Saturdays 5-6:15 pm. [truenature - Online Booking - Classes](#) Additionally, Ellen teaches at Maroon Creek Club in Aspen, River Valley Ranch in Carbondale, and subs at The Roaring Fork Club in Basalt. So don't delay, NOW is a perfect time to start, or deepen, your yoga journey! Namaste :)

The IPOA Resident Engagement Committee would like to feature your business! Please email communications@ironbridgepoa.com if you would like to be considered. Limited to businesses located in the Roaring Fork Valley and owned by current Ironbridge residents. Thank you!



The simulator is fun to use and you can just book your tee time on the Club website like you were reserving one on the course! Meet a friend and go play Pebble Beach or another great course! Nathan or Chad are usually around and can help answer any questions.

REAL ESTATE MARKET UPDATE January 2025

Happy New Year! As we kick off 2025, we're reflecting on the trends that shaped the Roaring Fork Valley market last year and looking ahead to what the new year may bring. Here's a detailed look at how the market in Ironbridge, Glenwood Springs, and the surrounding valley performed as of December.

	Dec '24	Dec '23	% Change
Inventory	8	7	↑ 14%
New Construction	3	5	↓ 40%
Days On The Market	180	296	↓ 39%
Average List Price	\$1.6M	\$1.1M	↑ 38%
List Price/SqFt	\$592	\$511	↑ 16%

As of Dec 23, 2024

Ironbridge Market Overview

Ironbridge closed out the year with 8 active listings, up slightly from 7 listings this time last year. Notably, 3 of these homes are new construction, though the pace of new builds has slowed, reflecting broader trends across the valley.

Notable Activity:

- **206 River Vista:** Recently went under contract (scheduled to close January 24, 2025). Initially listed at \$1.345M, it is now priced at \$1.199M. This home, sold as new construction for \$799K in late 2021, reflects strong appreciation within the neighborhood.

- **1387 River Bend Way:** Under contract since November 1, with an expected close in February 2025. Listed at \$1.095M, this home has seen an average annual appreciation of 10.02% since its last sale in September 2022.

Year-end figures for Ironbridge:

- **Inventory:** 8 listings (+14% YOY)
- **Days on Market:** 180 (-39% YOY)
- **Average List Price:** \$1.6M (+38% YOY)
- **Price per Sq. Ft.:** \$592 (+16% YOY)



Glenwood Springs Market Highlights

Glenwood Springs continues to showcase strong pricing trends, with inventory up to **46 homes**, a 31% increase from last year. While the number of **new construction homes** remained steady at 9, buyers are spending significantly less time searching, with days on the market down 30%.

December Market Stats:

- Average List Price: \$1.22M (-3% YOY)
- Price per Sq. Ft.: \$631 (+28% YOY)
- Days on Market: 104 (down from 150 last year)

November Sales Snapshot:

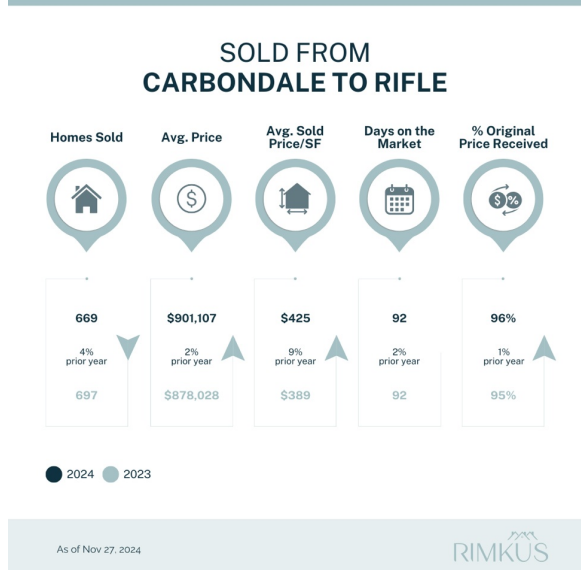
- **15 Homes Sold** (+25% YOY)
- Average Sold Price: \$734,166 (-21% YOY)
- Average Sold Price/Sq. Ft.: \$456 (+17% YOY)
- Homes Received 93% of Original Asking Price

Regional Trends: Carbondale to Rifle

The broader valley, spanning from Carbondale to Rifle, reflects a balanced market, with **669 homes sold** in 2024 (a 4% decline YOY). Pricing trends demonstrate strength, with average price per square foot rising 9% and homes receiving 96% of the original asking price.

Year-End Regional Data:

- Average Sold Price: \$901,107 (+2% YOY)
- Price per Sq. Ft.: \$425 (+9% YOY)
- Days on Market: 92 (flat YOY)
- Price Reductions: 45% of listings



Looking Ahead: A Tale of Two Markets

The local market continues to buck national trends in certain ways, but the broader context is worth noting. In areas like Florida and Texas, inventory has surged by as much as 46% year-over-year, while prices remain flat or slightly declining. In contrast, the Roaring Fork Valley demonstrates:

- Modest inventory growth, well below national averages.
- Steady pricing, even as seasonal adjustments impact some listings.
- Resilient demand, fueled by the unique appeal of the area.

As we move into 2025, the balance of limited inventory and stable demand positions Ironbridge and Glenwood Springs for continued activity, especially as mortgage rates are expected to further stabilize.

Final Thoughts

Whether you're considering buying, selling, or just keeping an eye on the market, staying informed is key. The first quarter of 2025 offers opportunities for both buyers and sellers to position themselves ahead of the spring market. We're here to answer your questions, offer personalized advice, and help you navigate the unique opportunities in the Roaring Fork Valley. Wishing you a



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ROARING FORK VALLEY EVENTS



January 3rd: First Friday, Family Ice Skating Party; 5:00 PM - 8:00 PM. Ice skating under the lights at Chacos Park, hot chocolate, and hot dogs for roasting will be available while supplies last. 4th and Main Street. For more information go to www.carbondale.com/events.

January 9th: Nurture Through Nature; Hot Springs Yoga Retreat; 4:00 PM, Avalanche Ranch Hot Springs, 12863 Highway 133, Carbondale. This magical setting provides the perfect backdrop for quiet reflection. In this retreat, you'll be supported to strengthen your connection to Mother Earth while embracing the cycle of letting go, rest, and rejuvenation. For more information and tickets go to www.eventbrite.com. Sponsored by Holistic Yoga School, holidicyoguaschool.com.

January:

- In the Living Room with John and Kimiko Powers Special Exhibit; Powers Art Center, 13110 Highway 82, Carbondale. 970-963-4445. Tuesday - Friday 11:00 AM - 4:00 PM and last Saturday of the month 11:00 AM - 3:00 PM. Free
- Wilderness Workshop presents Naturalist Nights Winter Speaker series; January through March, Community Hall, 520 S Third Street. Free series. Go to wildernessworkshop.org events for dates, more information on lecture topics, and registration.
- True Nature Healing Arts; Our own Ellen Kaplan is now a yoga instructor there. Check out some of their classes. For more information on True Nature and all of its various programs and classes and to register go to truenaturehealingarts.com.
- Carbondale Branch Library, 320 Sopris Ave. Check out the branch calendar to find fun monthly events at the library for kids, teens, and adults. Free events. Go to www.gcpld.org or call 970-963-2889 for more information.
- Music at Steve's Guitars; 8:00 PM. For more information, full January Artist Lineup, and reservations go to stevesguitars.net.



January 1st - 4th: Winter on The Mountain, Glenwood Cavern's Adventure Park; Tickets required. For more information, ticket prices, food, and drink items go to glenwoodcaverns.com.

January 6th: Rat Bike Race; Sunlight Mountain Resort. 10:00 AM. Sunlight Mountain Resort is bringing back fat bike racing to Glenwood Springs for the 2024/2025 season. For more information go to sunlightmtn.com/events

January 10th: Skier Appreciation Day; Sunlight Mountain Resort. Lift tickets are \$25, plus a day of fun activities, giveaways, and live music. For more information go to sunlightmtn.com/events

January 16th: Moonlight Race Series – 2nd race; Sunlight Mountain Resort. 6:00 PM. The uphill race is co-sponsored with Sunlight Mountain Resort and Cripple Creek Backcountry. For more information or to sign up go to <https://sunlightmtn.com/component/rseventspro/event/56-moonlight-race-series-2nd-race?Itemid=437>

January 18th: Teacher Appreciation Day; Sunlight Mountain Resort. Discounted lift tickets for the day. For more information go to sunlightmtn.com/events

January 25th - 31st: Sunlight Salutes the Military Week, 12 Hours of Sunlight Endurance Challenge, and the Special Olympics; Sunlight Mountain Resort. For exact dates and more information go to sunlightmtn.com/events

January:

- Frontier Historical Museum, 1001 Colorado Ave. 1 pm - 4 pm, Monday - Saturday. Take the children and check out our local history museum.
- Glenwood Springs Branch Library; Check out the branch calendar to find fun monthly events at the library for kids, teens, and adults. Free events. For more information go to www.gcpld.org or call 970-945-5959



January: Heather's Savory Pies; has live music on Wednesday through Saturday evenings. For more information and Heather's Savory Pies's full Live Music Schedule go to heatherssavorypies.com. Wild Flight and our own Eric Gross are performing on January 3rd. Urbane Coyote, our own Zach Averill, is performing on January 11th. 6:30 PM - 9:30 PM. Enjoy dinner and live music.

January: TACAW Willits, 400 Robinson St. The Arts Campus at Willits presents exceptional performing arts, cultural events, and thought-provoking programming that sustain a connected engaged, and inspired community. For more information on all of their "January" shows and ticket prices go to tacaw.org.



January: Aspen Center for Environmental Studies (ACES): a nonprofit environmental science, education organization that provides immersive programs for all ages. They offer tours, programs, speaker series, and more. They have some great speakers and programs scheduled for the winter months. For more information and to register for the events go to aspennature.org.

January 23rd - 25th: The X Games Aspen 2025; Buttermilk Mountain. The world's best skiers and snowboarders will compete. Free to attend and will be covered on ESPN, ABC, and live Stream on XGames.com. For more information and a schedule of the events go to aspenchamber.org.

January 30th - February 6th: Toyota U.S. Grand Prix; Buttermilk. Freeskiers and snowboarders across the globe return to the slopes of Aspen/Snowmass for the Toyota U.S. Grand Prix, and the Visa Big Air presented by Toyota. For more information on the events go to aspenchamber.org.

January

- Wheeler Opera House; Wheeler Opera House, 320 E Hyman Avenue. For more information on all of their shows and ticket prices go to wheeleroperahouse.com or call 970-920-5770.
- Belly Up Aspen; 450 S. Galena Street, Aspen. Live music venue. For tickets, a full music schedule, and information go to bellyupaspen.com.



Get your X-Games tickets soon for January 23rd-25th at Buttermilk Mountain! Photo from Snow Industry News.

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