



Quarterly Newsletter June 2025 – August 2025

President's Message

Summer has arrived!! Time to get the golf clubs out or go for a walk.

With spring and summer here, we all need to be aware of the maintenance of our yards. Timely mowing, trimming, and weeding will ensure your home reflects the quality appearance that Ironwood is known for. And after mowing and trimming, please be sure to clean up grass and clippings from sidewalks and streets.

We want to thank homeowners for contacting the Board with questions about fences. Our fence guidelines, approved in 2022, are available on the IHOA website. Note that wooden fences are no longer an option, although those that were installed prior to the new guidelines may have been grandfathered. They must be maintained, including painting, staining, or sealing at least every three years.

The Board has received many questions and concerns regarding golf carts, minibikes, go-karts and e-scooters. We contacted the Town of Normal about these items and received the following response:

- Technically, golf carts are illegal to drive on all roads in the Town of Normal. However, you can drive your personal golf cart from your home in the subdivision to the closest cart path to get to the Ironwood Clubhouse. This assumes you have an Ultimate Pass for the golf course. As a reminder, you need to follow the rules of the road just like any other vehicle.
- Minibikes and go-karts are prohibited on streets and sidewalks. Besides being potentially dangerous, they are motorized and are not registered with the State.
- Electric scooters do not currently have rules governing them; however, the Town of Normal is working on guidelines. Individuals riding these scooters need to follow the same rules of the road as bicycles.
- No non-golfer walking or riding is allowed on golf course paths or property.

President's Message (cont.)

We would like to thank residents for contacting the Board to understand the covenants and bringing concerns or questions to the Board. Some issues take longer than others to resolve, but I assure you the Board works very hard to resolve your concerns as quickly as possible. You can reach out to any Board member for support in maintaining the covenants, or the Covenants Chair, Merritt Burns 309-530-5233 mburns@iho.org.

IHOA Website. We are excited to announce a new Ironwood website will be implemented in the near future. Stay tuned for announcements regarding the transition date.

Finally, if you are going to be entertaining or having a garage sale during the summer months, please advise your guests of the proper side of the street to park on. We do not want anyone getting a parking ticket while visiting Ironwood and, as always, we need to make sure streets are open for the safe flow of two-way traffic.

Jeff Woodall, President

Vice President's Message

Congratulations to all our recent graduates!!! Good luck on the next chapter of your life. A very big WELCOME to all our new residents. We hope that you enjoy your new home and Ironwood. We are so happy that you have chosen Ironwood and please feel free to contact any HOA board member if you have any questions about Ironwood and hopefully, we will be able to answer them.

Thank to everyone who has donated to the food pantry. The drop-off box is still in the Ironwood clubhouse between the bathrooms.

With school out and more kids playing outside please please SLOW DOWN and watch out for the kids.

Wishing everyone a safe and wonderful summer.

Linda Rheeling, V.P.

Bulky Waste Guidelines – from Town of Normal website:

Bulky waste refers to large items that cannot fit into your garbage cart. Bulky waste is collected each week on your regular garbage collection day.

Collection Instructions

- Flatten large cardboard boxes; do NOT place between carts
- Do not place items weighing more than 500 lbs. at the curb. A private waste collection contractor should be contacted for larger amounts
- Place items loose at the curb and not in a box or non-Town garbage cart/can
- Place bulky waste curbside after 6 p.m. the day prior to collection or before 6 a.m. on your regular collection day
- Place bulky waste lengthwise or parallel to the street on sloped right of ways. This helps the operator pick up the items with little or no damage to the right of way
- Place bulky waste in one organized pile (not separate piles), stacking to reduce wind disturbance

NOTE: Contact us when disposing glass and/or mirrors. A scheduled 'Hand Pickup' may be required.

Do NOT include these Items in bulky waste

- Bags of garbage - place them in a Town-issued garbage cart
- Waste totaling more than 500 lbs. - get a commercial dumpster; waste from work done by contractors should be hauled away by the contractor
- Electronics - state law requires certain electronics be recycled (i.e., televisions, stereos, computer equipment); see the Electronics Recycling page for a complete list
- Landscape Waste - set out leaves and plant clippings separately; see Landscape Waste Collection for guidelines
- Brush - set sticks, branches and bush clippings in their own pile.

Items which WILL be collected curbside

- Refrigerators and freezers - please remove the door(s), ovens, washing machines
- Dehumidifiers
- Furniture
- Carpet/carpet pads (place parallel to the curb)
- Old garbage and waste cans will be collected if you call the office first - (309) 454-9571
- Mattresses
- Boards (please remove nails or place the points down for safety)

Commercial Dumpsters

Property owners must rent a commercial dumpster from a private firm when they:

- Are doing major renovations, such as re-roofing
- Are removing and replacing concrete driveways and sidewalks
- Have debris exceeding 500 pounds

IHOA WEBSITE:

The IHOA website (ihoa.org) contains a wealth of information for homeowners. Included on the website are covenants, by-laws, fence guidelines, board information, meeting minutes, newsletters, and useful links. The *Current News* section provides notices of matters that may need your attention. Please take time to explore this handy resource.

EMAIL ADDRESSES:

If your email address changes, please remember to let us know so newsletters and other IHOA notifications continue to reach your inbox. If you have not provided an email address to us, please consider doing so to make our communications process more timely and less expensive. Rest assured, your email address will be secured and used exclusively for Homeowners Association communications. Email updates can be sent to mbrown@ihoa.org.

IHOA Board of Directors:			
President	Jeff Woodall	309-706-2249	jwoodall@ihoa.org
Vice President	Linda Rheeling	309-454-2941	lrheeling@ihoa.org
Secretary	Suzann Reid	309-830-2168	suzannreid@ihoa.org
Treasurer	JoEllen Bahnsen	309-454-3053	jbahnsen@ihoa.org
Communications Chair	Mel Brown	309-451-5601	mbrown@ihoa.org
Beautification Chair	Keith Palmgren	309-531-9605	kpalmgren@ihoa.org
Covenants Chair	Merritt Burns	309-530-5233	mburns@ihoa.org

Dates to remember:

June 4 Real Estate Tax Payment #1 due
June 10 IHOA Board meeting (6:30 Ironwood Clubhouse)
June 14 Flag Day
June 15 Father's Day
June 20 Summer Solstice
July 4 Independence Day
July 8 IHOA Board meeting (6:30 Ironwood Clubhouse)
July 16 National Hot Dog Day
Aug. 12 IHOA Board meeting (6:30 Ironwood Clubhouse)
Aug. 12-16 ISU Move in days
Aug. 15 National Relaxation Day
Aug. 18 ISU classes begin
Aug. 21 Unit 5 schools start
Sept. 1 Labor Day
Sept. 4 Real Estate Tax Payment #2 due

Ironwood Real Estate Sales for May (source: Homes by Marco)

May				Year to Date (Jan 1 - May 31)		
	2024	2025	% Change	2024	2025	% Change
Homes Sold	1	0	-	9	5	-44.4%
(Single Family)	1	0	-	6	5	-16.7%
(Condos/Townhomes)	0	0	-	3	0	-
Median Sale Price	\$302,000	\$0	-	\$287,000	\$387,500	+35%
(Single Family)	\$302,000	\$0	-	\$321,000	\$387,500	+20.7%
(Condos/Townhomes)	\$0	\$0	-	\$255,000	\$0	-
Days on Market	2	0	-	4	8	+100%
(Single Family)	2	0	-	3	8	+166.7%
(Condos/Townhomes)	0	0	-	4	0	-

Ironwood home sales for the month of May stayed the same in volume when compared to last year, while the median sale price stayed the same.

28	22	15	22
2021	2022	2023	2024
# of sales per year			
\$278,950	\$328,500	\$340,000	\$350,000
2021	2022	2023	2024
median sale price per year			