



PHOTO BY CINDY HIGH

The Settings SUN Fall 2019 Newsletter

EDITORS: JIM AND LINDA BARBER

Fall is in the Air!

By Roynan Jones, President

As I sit on the porch writing this letter, I feel so fortunate to live in the mountains. The crisp morning air is a teaser of the cooler weather to come. I love the fact that we have four seasons and Fall is one of my favorites. Just as the seasons are changing, we've had changes in our community as well. We had a recent change in Board membership, George Ackerman has resigned from the Board and we thank him for his service. Fortunately, Jim Barber was available and will assume George's position through the end of his term. Jim lives in the Settings full time with his wife Linda. He is an active member of our community managing our community website, co-editor of our newsletter and a member of the Firewise, Landscape and Trail committees. We are very fortunate to have Jim on the Board.



Our property management team, First Services Residential (FSR), has also changed and we now have Julia Gaetano as our new compliance coordinator supporting the Design Review Board (DRB) and Nina Henderson supporting the Settings as our new community association assistant. With change comes opportunity and, in this case, we took the opportunity to create a new "generic" email address for contacting Julia and Nina (see FSR Contact Information below). This allows better coverage by FSR and is also easier to remember.

Great progress has been made on the Settings Water System (SWS) with the goal of *officially* having the town of Black Mountain managing our system later this fall. The negotiations and legal reviews have

been completed; the final step is for the town council to vote on this agreement at their October meeting. David Gramley and Ed Kmiec have been leading the charge on this major project and we really appreciate all their time and effort to get this completed.

We are continuing our safety focus for our community and will be providing CPR/AED training this Fall. We are fortunate to have John Wilson, Black Mountain's Deputy Fire Chief, provide the training. We will be offering the first classes at our Fall Gathering, so sign up early, as space is limited. You can find specifics on the Fall Gathering date and events in this newsletter. Don't worry, we will provide more classes based on demand. We have also purchased an AED for the clubhouse and while I hope we never need it, it's good to know we have one if we do.

The infrastructure committee, led by David Gramley, has been studying our storm drainage issues and the Board has approved drainage remediation work on Settings Boulevard by the bifurcation. The constant water in the road has created hazardous driving conditions in the winter months, resulting in road closures. The work will be completed in the coming months.

Our playground has been repaired! The repairs were originally scheduled for 2020, but we got lucky and a spot opened up. It's a great improvement and thanks to Michael Arones for leading the charge on this action item.

We currently have five homes in various stages of construction and a sixth one soon to start, so please be cautious as you drive through the neighborhood.

As I hope you can see, a lot of changes, all thanks to the many volunteers in our community and our partner FSR. Have a wonderful Fall season and I hope to see you at our Fall Gathering or some other time in the coming months.

Best,
Roynan



FALL GATHERING November 2, 2019



Agenda

9:30am-11:30am * CPR/AED training class John Wilson, Deputy Fire Chief

11:45am - 12:00pm Business Update Roynan Jones

12:00pm - 1:00 pm Lunch

1:00pm - 3:00 pm * CPR/AED training class John Wilson

Corn hole on the lawn...

* Sign Up for CPR/AED training by sending an email to Roynan.jones@tsobm.com as space is limited. First come, first serve. Please note your first and second choice regarding the class time in your email.

Please, please RSVP to Nina Henderson at settingsofblackmountain.nc@fsresidential.com by 10/24 if attending so we have a good headcount for lunch.

November is Fall Clean up Month

November is our designated community fall clean up month. This is a great time for home and lot owners to remove materials that easily fuel wildfires as well as just make our community more beautiful! So activities such as cleaning out gutters, cutting dead trees and brush near your home or on your property, removing leaves etc. from alongside your home or under your deck and porches are all good things to do this month.

Please keep track of your time and let Roynan know as these hours are important to maintaining our Firewise certification. As a Firewise community, we need to track our time and expenditures to contractors for work related to yard clean up, removing dead vegetation and reducing fire hazards. Please send your hours or contractor costs to Roynan, roynan.jones@gmail.com.

Once you have collected your debris in bags or loose limbs, you can just call the Town to have them pick it up: 828-419-9300, ext. 2. Call by **Thursday**, 4 PM for **Friday** or **Saturday** pickup. Or you can also request a brush/yard waste pickup online via the Black Mountain Town website under the Sanitation section.

Thanks everyone

New Website from FSR

A couple of months ago, a notice was sent to all owners from First Service Residential (FSR) regarding a change in their website platform and The Settings of Black Mountain website through FSR was migrated to the new platform. As a result, all property owners need to re-register on the website. In addition, property owners who wish to include their information (e.g., home address, email address, phone numbers) in the directory, then they will need to opt-in and provide the information. Here are some directions to register and to opt-in.

Log in to www.thesettingsofblackmountain.com/

Click on Resident Login in the upper right hand corner

Click on Property Management (FSR) Login

Click on Register and then provide a valid email address and mobile phone number.

You will receive notification either by email or by mobile phone text that it has been validated.

Once the email address and/or mobile phone number are validated, you will complete a registration form to complete the process.

You will then be able to use your email and the password that you created to login.

Go back to Property Management (FSR) Login

Accept the Terms of Use (1st time only)

You will then be in the private website.

The first page to come up will be the Dashboard which will show your account and documents and forms. If you then click in the upper left and corner on the 3 lines, you will see several categories. Under Community, there are 2 categories in the middle top – Forms & Documents and Directory.

Click on Directory to Opt-In. Follow the directions provided. Your information will only appear if you provide it. You may add, remove or update the information at any time.

Lots for Sale!

By Jim Barber

With the recent increase in the number of lots in The Settings being offered for sale due to the strengthening of the real estate market (over 50 currently), it might be useful to offer a few tips for prospective Settings property sellers.

- *How important is a realtor?* Listing the lot with an experienced local realtor is an important first step. Our website lists several who are familiar with The Settings. Drive around the community and see what is for sale and by whom. Many realtors have good search engines on their websites to see the lots, prices and listing agents. Talk to those who may have the most listings. Good photos including videos are very important since most prospective buyers do their initial research on the internet.
- *Be realistic with pricing.* Lots that were originally sold by the developer before late 2008 are not selling for anywhere near those prices. Depending on the difficulty to build a house on any specific lot, the asking price may be much lower **today**. See what comparable lots have sold for. Also related to this, it might be useful to ask a couple of our approved builders for their estimate of costs to build on your lot. Recently, several interested buyers have shown very unrealistic expectations of home construction costs.
- *Should I do a new survey and maybe a soil test before listing the lot?* If I am a buyer, I want to see the deed and the original plat at the time it was purchased. North Carolina is a "buyer beware" state, and while it may be legal to minimize disclosures in an effort to disguise property defects, this may not always work best. A diligent buyer will likely want a property survey that discloses streams, springs, rock formations, rights-of-way, building setbacks, etc. that can impact the offer price. If the lot was platted prior to the road being built, the setbacks may not be accurate. An up-to-date survey that shows all relevant features including setbacks could give a buyer greater confidence in the lot being more buildable.

- *Am I allowed to clean up the lot a little to make it easier to walk and see possible views?* Undeveloped lots are not to be modified, but dead trees and shrubs can be removed. Invasive plants and vines such as poison ivy/sumac and "princess" trees can also be cleared. Having some access to a possible build site would be helpful for prospective buyers.
- *How difficult is it to combine 2 lots if a buyer asks?* Two lots can be combined to build a house. The two lots must be owned by the same legal entity, be replatted as a single lot with revised building setbacks shown, and recorded with Buncombe County. Any surveyor in the area should know how to do this. The buyer can have their attorney do this at closing if desired, but it can also be done later. Remember combined lots are still subject to the original HOA assessments; 2 combined lots still have 2 assessments.
- *How do I order a For Sale sign?* Contact the management company with the information on the seller's agent. The sign is standardized, and either the management company or the seller can install it.
- *Any other suggestions?* The Town Planning Department can be of great help to both owners and buyers. See: <https://www.townofblackmountain.org/1325/About>

On a positive note, there is a recent resurgence of lot sales and home building in The Settings after several years of tepid activity. Nearly 20 lots have sold since 2018 to buyers with an intent to build. About 15 properties are now in some stage of design and build. Feel free to contact the DRB for more specific information.

REGISTERING FOR TOWN ALERTS

The Town of Black Mountain has an emergency notification system. Residents can easily register to receive emergency alerts from the town.

To opt in for the alerts, go to:

<https://www.townofblackmountain.org/64/Emergency-Alert>

Sign in with your email and phone number if you would like to receive text alerts.

SAVE THE DATE

In place of the December Potluck, a dinner is being planned during the Deck the Trees Event at the Monte Vista Hotel. It will be a great opportunity to view all of the Christmas trees, vote on your favorite tree and enjoy a meal with your neighbors.

Tables have been reserved at Miltons

Date: Thursday, December 12, 2019

Time: 6:00 PM

Watch for a future email and RSVP information.

First Services Residential (FSR) Contact Information

Community Association Assistant – Nina Henderson
Email - settingsofblackmountain.nc@fsresidential.com
Phone - 704-805-1787

Compliance Coordinator – Julie Gaetano
Email - settingsofblackmountain.drb@fsresidential.com
Phone - 704-227-0887

Customer Care Center – 1-855-546-9462 or 1-855-54-MY HOA
Available 24/7 with live representatives to assist with your needs.

Social Activities

BOOK CLUB

It is that time of year again. After the summer hiatus, the book club has selected the books for the coming year. The book club meets in the clubhouse the 3rd Wednesday of the month at 3:00 PM. Meetings are open to anyone; feel free to drop in. Here is a list of the books for the fall meetings.

September 18 - *Eleanor Oliphant is Completely Fine*. Author Gail Honeyman

October 16 - *The Book Woman of Troublesome Creek*. Author Kim Michele Richardson

November 20 - *Varina*. Author Charles Frazier

December - no meeting

The calendar now includes the title of the books. Just click on the date and you can view the title.

LADIES OF THE SETTINGS (LOTS)

by Helen Kraus

In July the LOTS enjoyed a meal at the new location for Early Girl Eatery in North Asheville. After lunch we drove two miles to visit the Reynolds Mansion. One of the owners, Billy Sanders, was an excellent tour guide. He had a wealth of information about the history of this very interesting building and also this area of town. It was a fun afternoon.

FOURTH OF JULY FESTIVITIES



Mealtime

We had quite a large group attending the July 4th Potluck.



AN EVENING AT THE BALL PARK

By Rhonda Gramley

Here are some pictures from the Tourists Baseball Game on [June 21](#). We had 21 neighbors attend on the only night that week that it didn't rain! Most carpooled and some came early and went downtown before the game to eat dinner. We had great seats — behind home plate. The Asheville Tourists lost the game in an extra inning. Most of us stayed for the beautiful firework display after the game. The highlight of the night was when Jan Herholdt caught a T-shirt! I had a great response from people about going to a baseball game, and I plan to schedule another baseball outing in June next year.

