

FLOWERS BY ROYNAN AND GRIFF JONES

The Settings SUN Spring 2022 Newsletter

EDITORS – JIM AND LINDA BARBER

Happy Spring Everyone!

We've got our spring flowers starting to pop despite the hard cold snaps. Mother Nature always keeps me guessing. Each day has new surprises for nature lovers to find and it makes you want to get out and explore. Our dogs, Jojo and Teddy, definitely love all the new grass!

Some great news, we will be holding our annual meeting IN PERSON on Saturday, May 14, 2022. You may have noticed that this date is a week later than when we have held it in the past. We pushed it out so that we do not conflict with Mother's Day weekend, a good thing. FSR will be mailing the notice for the meeting in early April. Please contact Jennifer Torres (Jennifer.Torres@fsresidential.com) if you do not receive your letter. It's very important that you return your ballot for the election of new board members. We need a majority of the owners to respond in order to reach a quorum and validate the election as well as the meeting. David Gramley will be leading the meeting as, unfortunately, I have a personal commitment that day. In addition to an update on our community, we will have our Firewise Ranger, Wesley Sketo, join us to talk about reducing the risk of forest fire. You don't want to miss this as Wesley has a wealth of information.

We will have "Drinks on the Porch" again after two years! Mark your calendars to be at the clubhouse on Friday, May 13, 2022 from 5pm – 7pm. It's a great time to catch up with other community members and meet new ones. Just bring your favorite beverage and an appetizer to share. No need to RSVP.

Construction in the community continues to be booming and I want to thank the DRB for handling the record volume of projects. More and more people are realizing how special our community is and wanting to be part of it.

I want to thank Glenn and Jo Rehtine for organizing another successful dinner for the Black Mountain Police and Fire Dept. We had police officers and firefighters lining up to unload the car loads of food and beverages. There was so much food that they had to pull out two more tables to hold everything. It's heartwarming to see the huge turnout of homeowners who participated to make this bi-annual event another huge success.

I look forward to seeing you all this spring!

Best,

Roynan



Town of Black Mountain Stormwater Rules

By Lisa Antognoli, Scott Walters, David Gramley

When lot owners begin the design process, an early topic to be addressed concerns stormwater management. Why? In 2019, the Town of Black Mountain was required to update and revise their post-construction stormwater policy. This policy follows EPA guidelines. Its goal is protection of the water flowing into the Swannanoa River from excessive sediment, chemicals etc.

The first question is whether these guidelines will apply to your new home construction in The Settings. Likely, yes. The Town of Black Mountain requires a stormwater plan for any construction project involving a land disturbance of 5,000 square feet or more. This level will likely impact every new home design given they chose the strictest level possible (the Town planners recommended 5,000 sq ft, but suggested 8,000 or 10,000 sq ft as an alternative).

What is a stormwater plan required to do? Essentially, the outcome of the plan is to ensure no more water runs off of the lot after the house and driveway are built than before. Rainfall on all impermeable surfaces (the roof, hardscapes, driveways) must be captured in a retention pond. How much rainfall? Here, the Town planners used the most extreme level suggested in their recommendation. The rainfall is based upon a 25 year storm level of 6.05" in a 24 hour period.

These rules affect essentially all new construction occurring in TSOBM. One obvious effect of the regulations so far, per feedback from builders, is that in compliance many more trees are required to be removed to build large enough retention ponds, even on relatively flat lots. There have been examples of costs of \$50k and up, but each lot and circumstance is unique in order to meet the current requirements. There is also a required annual inspection and fee.

What can you do? One, ensure your landscape designer and builder work together to create the most effective stormwater plan for your lot. It may be worthwhile to hire a civil engineer. Building on a mountain slope is in itself a challenge. Capturing the rainwater adds to the complexity.

Second, the Town is interested in feedback from residents. Lisa Antognoli and Scott Walters have said they are willing to look into this issue. But you can do this also. The HOA Board is not taking a stance on this issue as this is an issue between the town and individual owners. Lot owners have a voice with the Town.

- Ask about the rationale for the 5,000 square foot rule in Black Mountain, when all but one other municipality within NC state have greater square foot requirements?
- Ask about excessive tree removal. The Settings of Black Mountain has invested heavily in stormwater management systems throughout the community with a goal to protect downstream water sources. The Settings also wishes to retain as many trees as possible. So ask the Town if removing more trees to be in compliance is an appropriate outcome.
- Finally, provide the Town with feedback on the actual expenses being incurred to design and build out the stormwater system. They may be surprised at this total.

If you are interested in being part of an informal group of owners looking at the issue of stormwater regulations, please contact Lisa Antognoli at lisa@tsobm.com.

Book Club

The Book Club meets the 3rd Wednesday of the month in the Clubhouse at 3:00 PM. All are welcome to attend. Please contact Rhonda Gramley if you are interested in attending.

The Book Club has the following books listed for review.

April 20 – *Sandcastle Girls* Author Chris Bohjalian

May 18 – *The Exiles* Author Christina Baker Kline

June 15 – *We Hope for Better Things* Author Erin Bartels

FIRST SERVICES RESIDENTIAL (FSR)

As most of you know, FSR is our community management company. This is the place to go to report problems and get answers to community questions. If you are concerned about something in the neighborhood, you can report your concerns here. The HOA Board receives a list of all communications.

You can reach our management company, FSR-Help Desk, 7 days a week, 24 hours a day at

1-855-5-MYHOA (1-855-546-6646).

It's Flyfishing Season!

By Kip Pritchard

There are so many great things about our location here in THE SETTINGS! One of the best things is that we are in the heart of some of the best fly fishing in the country. There are thousands of miles of streams here in WNC. The state also runs a stocking program in over 20 locations that provide ample trout and easy access. Details at: www.ncwildlife.org. There is even a fly fishing trail. To check out the specifics and a map go to Flyfishingtrail.com.

If you are an avid participant like me, you know that it is more than just the thrill of catching a fish. If you have not tried fly fishing, it can put you in some of the most beautiful stream areas of the mountains. The beauty and solitude can be intoxicating. It really makes you appreciate what a fragile environment we have here in the mountains. Beyond being a great sport and a lot of fun; being part of the fly fishing community can also lead to opportunities to get involved with conservation of our streams and river systems. One opportunity to meet a lot of like-minded anglers, work on your skills and help with conservation efforts is to join our local chapter of Trout Unlimited. The group meets monthly at The Wedge Brewery in the River Arts District. . Check out the Land O' Sky chapter for details and events in our area. landoskytu.org.

Since moving here to The Settings, I have found that there is certainly more than one way to catch a fish. You can use the traditional western fly fishing method that involves a rod and a reel OR you can opt to try a non-traditional method called tenkara. Tenkara originated in the mountains of Japan and uses a long rod and no reel and is primarily used for tight mountain streams like we have in our area. If you are new to fly fishing, tenkara is a less complicated, less expensive and easier way to learn. You will be catching fish your first time on the water!

Since there is equipment involved, hiring a guide is a great way to get started. They will provide everything you need and are fluent in our local regulations. They know the best places to have a successful day on the water. While there are many great guides in our area, here are a few of my favorites to get you started:

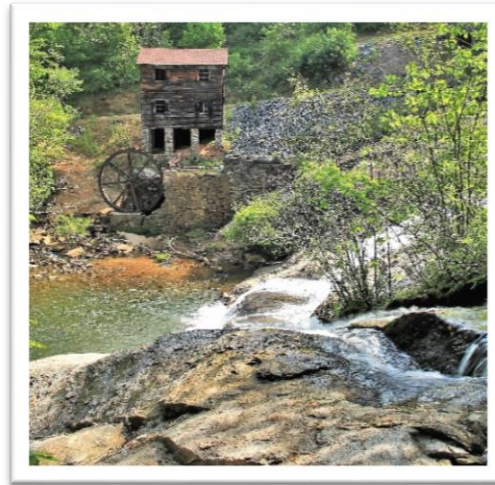
1. Stop by in Black Mountain and talk to Kenny or Susan at One Fly Outfitters. Store - One Fly Outfitters
2. If you want to give tenkara a try. Check out John Miko at Unreel Fly Fishing | Asheville NC's Tenkara Fly Fishing Specialists
3. If you want to take a float trip down the Catawba river and catch some beauties, give Matt Evans a try at The Catawba Angler | Fishing Guide Trips: Old Fort, NC

If you have any questions or just want to talk "fish" give me a call! Once you try it, you will be hooked! (pun intended). Hope to see you on the water!



Scenes of Spring!

To help us jump into a spring state of mind, we asked Cindy High if she'd share some of her favorite springtime scenes from our area. As many of you know, her photos have been included in Ray's Blue Ridge Calendars the past two years and will be again for [October 2022](#)! Enjoy. Thank you Cindy!



Drinks on the Porch

We are looking forward to seeing everyone!

Date: Friday, May 13, 2022

Time: 5:00 to 7:00 PM

Bring your favorite beverage and an appetizer to share. No RSVP required.

Here is a blast from the past.



Be Bearwise!

Bears, including Mommas and Cubs, have been seen in the community. They are out now looking for food sources. Please be alert when out and about, especially those walking dogs.

Here are a few reminders:

- Never feed or approach a bear
- Secure food, garbage and recycling
- Remove bird feeders when Bears are Active.
- Never leave pet food outdoors or in an open garage
- Lock your car doors if parked outside, yes, they do know how to open them
- Clean & store grills
- Keep dogs on leashes, even when walking on our trails. There have been sightings on the mid-trail.

