



BLUE BIRD TIME OF YEAR!

# The Settings SUN Summer 2022 Newsletter

EDITORS – JIM AND LINDA BARBER

## Happy Summer Everyone!

It's been a pleasure connecting with you via this newsletter over the last three years. I am thrilled that Janice Johnston and Jana Simpson volunteered to be on the HOA Board, what an asset to our community. I am pleased to pass the baton to Janice and know the current board will continue making our community better than it is now. As I reflect on the board's efforts over the past three years, I'm pleased to say we met our goals to improve our physical appearance and functions including repainting the interior and exterior of the clubhouse, upgrading the front entrance lighting and pond fountain, upgrading our entrance security video camera and repairing the playground equipment. As a result of the responses to the 2021 survey, we added a handrail to the steps at the front entrance pond area as well as recently added the trash receptacle for part time homeowners. We also improved our policies and processes including merging lots and clubhouse reservations. Finally, the board created and started filing all relevant files to a shared drive for easier access for future board members. It all happens as a team and I want to thank David Gramley and Elizabeth Green for joining me in 2019 to be on the board. I also want to thank Leesa Hattori, Jim Barber, Ed Kmiec, Michael Arones, Chris Finkel and Lisa Antognoli for all

their support, time and effort in making our board a success!  
I'll see you all around!

*Roynan*

## Happy Summer Settings Neighborhood!!

Summer is almost upon us and the days are HOT so put on the sunscreen! The sunsets over the mountains have been spectacular and I truly hope that you have enjoyed the beautiful weather this spring has brought us and had the opportunity to enjoy our stunning scenery! The flowers are in bloom and gardens are looking more magnificent than ever!! Whether your passion is golf, pickleball, tennis, fishing, gardening, hiking, music or reading I hope you're enjoying the beauty the mountains bring to us living in The Settings!

On May 14, we held our Annual Meeting at the Clubhouse lead by then VP, David Gramley, in addition to a financial update and the election, Firewise provided the group an update on safety and the new board was announced for 2022-2023.

Your new Board is:

President – Janice Johnston,  
president@tsobm.com  
Vice President – Lisa Antognoli,  
lisa@tsobm.com  
Secretary – Chris Finkel,  
chris.finkel@tsobm.com  
Treasurer – Jana Simpson,  
jana.simpson@tsobm.com  
Director – Ed Kmiec, Legal liaison  
Director \_ Michael Arones, Facilities Lead

This year we are operating with six board members instead of seven but are holding the one vacancy for next years' board.

**Thank you** seems, scarcely enough for the endless dedication and hours that Roynan Jones has given the community serving on the Board and as President for the last three years! During her tenure, many improvements occurred! In addition, Ed and Michael are now serving in their sixth consecutive year (second term) on the board both having served in executive positions in the past. Currently, Ed manages all of our legal requirements with outside counsel and Michael manages our facility and security needs of the community in conjunction with FSR.

There are many ways to get involved in maintaining and improving our community. Al Milton is leading the Landscape Committee, replacing Griff Jones; David Gramley despite no longer on the board has agreed to lead our Infrastructure Committee; Jim Simpson is the Chairman of the DRB, replacing Linda Barber; Roynan Jones, is leading a new Social/Welcome Committee; and Randy Sarton, continues to lead our Trails Committee.

All these folks assist the Board in the upkeep of our community!! Thank you all so much!!

I hope to continue in the phenomenal works of our past boards and leaders and thank you all for the opportunity!

We have more than 20 homes in the construction phase and we're planning to have more social activities hoping that COVID is in the rearview mirror. Our next Big Event is July 4<sup>th</sup> at the Clubhouse for anyone that wants to watch the Black Mountain Fireworks!! It's a great view!!

*Janice*

### Last year's Fourth of July in Black Mountain!



## Volunteer's Corner

The **Settings of Black Mountain** Residents, continue to give back to the local community. Below is a list of local volunteer opportunities. If we missed one that you are part of please let us know!! **THANK YOU ALL** for your ongoing generosity!!

Asheville Greenworks  
 Asheville Habitat for Humanity  
 Black Mountain Beautification Committee  
 Black Mountain Home for Children & Families  
 Bounty and Soul  
 Brother Wolf  
 Meals on Wheels  
 Swannanoa Valley Christian  
 Trout Unlimited

If you are interested in supporting any of these organizations or one we haven't mentioned, just contact: [president@tsobm.com](mailto:president@tsobm.com).

## Social Activities

We are so excited that more social activities are now possible! We have certainly missed getting together.

As you know, we resumed Drinks on the Porch in May and June. Upcoming events include the following:

### Fourth of July

Time: 8:00 PM with Fireworks after dark

Place: gather on the Clubhouse porch to view the fireworks.

Bring your drinks and munchie if desired.

### Asheville Tourist Game

Date: Thursday, August 11

Time: 6:35 PM, gates open one hour before

Cost: \$13 per person (Premium, box J behind home base)

Watch for information by email. RSVP as directed in email.

# New Guidelines for Maintaining Undeveloped Lots

By Lisa Antognoli

A new guideline has been put in place earlier this year to help provide guidance to owners of undeveloped lots for cleaning up growth of trees/bushes and dead trees. (This new guideline can be found on the resident website under "**Association Documents – Guidelines**"). There are several advantages to doing so, including improved fire control (think Firewise), better access to the lot for viewing and walking and if the lot is for sale, easier access and visibility of the lot to prospective buyers. There is also emphasis on removal of non-native trees/bushes that would allow our cherished native trees/bushes to flourish thanks to thinning out the unwanted plant growth.

(See the link to native plant recommendations);

[http://ncwildflower.org/native\\_plants/recommendations](http://ncwildflower.org/native_plants/recommendations)

The existing rules remain in place that prevent the removal of trees a certain size range from being removed without DRB approval. To get started cleaning up an undeveloped lot, the lot owner should thoroughly review the new guideline and complete the "Application to clean/thin undeveloped Lots" document and submit it to DRB for review. If approved, the work can proceed following this new guideline. Afterwards, ongoing maintenance of the undeveloped lot can continue on a regular basis without further DRB approvals needed.

Our goal within The Settings continues to be one of protecting the natural woodland environment and appearance, while encouraging the beauty and enjoyment within our community.

Example of an undeveloped lot prior to thinning and cleanup.



Example after thinning and cleanup.



## Book Club

The Book Club meets the 3<sup>rd</sup> 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 goes on hiatus in the summer and will resume meeting September 21, 2022. The book selection is to be determined.

## Calling All Pets!

By Charlie



Our pet features in the newsletters have had such a wonderful reception, my furry friends, especially Finn and Jax, asked the Board if we could have our own gallery on the HOA website! They liked the idea!

So if you are interested in having your furry friends included, please send Lisa ([lisa@tsobm.com](mailto:lisa@tsobm.com)) your photo and any short text you like. Action photos, group photos, ones including humans all welcome. Pets on the run! Dogs, cats, parrots, hamsters, all welcome! Not sure about that bear and her cubs though. Or that bobcat!

*If you would like to include your "extended family" on our website Pet photo gallery, please submit your pictures and comments/text desired no later than July 30, 2022.*