



HOLIDAYS IN THE SETTINGS! PHOTO BY BILL HATTORI

The Settings SUN Winter 2023 Newsletter

EDITORS – JIM AND LINDA BARBER

HAPPY NEW YEAR!

Despite a few days of subzero windchills in December, January has come in with warmer temperatures and sunshine. Let's enjoy it while it lasts!!

The HOA has some ongoing initiatives in 2023 that I would like to share.

- We're finalizing our selection of a property management company for the next three years.
- We'll also be starting a formal evaluation to replace our gate operating system. As most of you know, the current system continues to be problematic. This cost was budgeted for replacement in the Reserve Study. If you are interested in being on the committee to evaluate the operating system (previous engineering or tech experience helpful but not necessary) please contact me directly via email (president@tsobm.com).

In the last 6 months, the board has evaluated the landscaping contract, property management contract, updated our reserve study and is currently evaluating the gate system. We've been a bit busy!!

These expenses represent a significant portion of our annual budget. Thank you to

all the community volunteers that continue to support all these activities. If you are interested in supporting any part of the community, feel free to reach out to any board member.

Our social committee is in full gear, and it has been great to be able to gather as friends again post COVID. The Fall gathering drew more than 70 folks and our next gathering is planned for January 17th -- GAME NIGHT from 5:30-8pm, contact Linda Barber to RSVP or with questions.

It's also that time of year to pay your annual HOA assessment. Paying on time ensures no late fees. Should you have any questions please contact FSR directly at SettingsofBlackMountain.NC@fsresidential.com.

Lastly, I'd like to announce the resignation of one of our board members, Michael Arones. Michael has faithfully served our community for almost 6 years as a board member. We thank Michael for his dedication to our community. The board will finish the year with the remaining five members. ***If you have any interest in serving as a board member, feel free to reach out to anyone on the board. We will need to replace two board seats in May of 2023.*** The nomination

process starts in February/March and is fairly simple.

Wishing all of our Settings neighbors a happy and healthy 2023! I look forward to seeing you at one of our gatherings or in the neighborhood!

Warm regards,

Janice Johnston

President

HOA – The Settings of Black Mountain



HAPPENINGS IN THE SETTINGS

Fall Gathering

The Fall Gathering was held in October outside on the lower patio area. Over 70 people attended the gathering. There was lots of great food and socializing! Here are some pictures from that event.



Upcoming Social Activities

January 17 (Tuesday) – Soup and Game night, 5:30 - 8:00 PM. Sign up on meal train per email notice or just come and enjoy.

February 21 (Tuesday) – Game Night 6:00 PM. Bring your drink and a snack to share

March 17 (Friday) – St. Patrick's Day Potluck 5:30 - 8:00 PM
Further information will be sent out.

April 17 (Monday) – Meet at The Grange for Beer and Burgers!

May – Drinks on the Porch
Friday before the Annual Meeting! More information will be provided later.

Holiday Potluck

Enjoy some photos from the Holiday Potluck held in December.



The Social Committee CHALLENGE for 2023 Reduce our Community's Carbon Footprint!

Members of the Social Committee are looking for ways to cut down on the amount of trash accumulated during each Monthly Social. Many of the items we throw away are non-recyclable such as plastic silverware, Styrofoam cups and plates, plastic cups and Solo cups. All these items are used at one point or another throughout the year at our clubhouse functions.

To help minimize the amount of trash that goes into our landfills, we would like our social functions to help support this initiative. Recognizing that Rome wasn't built in a day, this goal of not using non-recyclable items may take some getting used to. But over time, it will become routine and what a better way to participate in helping our environment around us!

So each month, our social email updates will include what item(s) to bring such as bowls and/or plates, silverware, glasses for wine or beer. Anyone who forgets to bring something does not need to go home. We have some back up supplies that we will gladly provide.

The members of the social committee are up for the challenge, are you?

As always, we are open to more suggestions on ideas of cutting down on trash, both recyclable and non-recyclable. The sky's the limit!

Thank you and Happy New Year!

The Social Committee

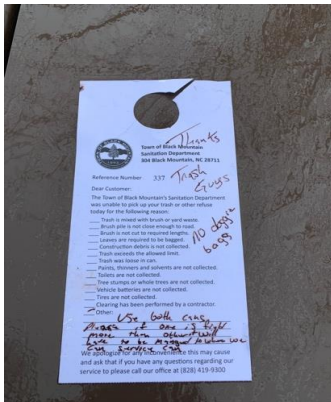


“Trashwise - Revisited”

By David Gramley

In the last newsletter, we provided some commonsense guidelines for the community trash enclosure. I reminded everyone that the use is for kitchen waste when you cannot place your trash curbside for pickup. However, usage continues to have issues and I wanted to send a reminder once again. We can do better.

The most recent issue is that doggie bags are being dropped into the containers. This prompted the Town to leave us a note. These bins are intended for kitchen trash bags, not doggie bags or any loose trash. The Town will pull the kitchen-size bags out, and they will not pull loose trash or doggie bags out of the bins. This note also reminds us to not overfill the bins. If one bin is full, use the other bin. If both bins are full, take your bags home, and perhaps call a neighbor to see if you can drop it with them. Use common sense!



BOOK CLUB

The book club meets the 3rd Wednesday of the month at 3:00 PM in the Clubhouse.

Here are the upcoming Book Club Selections!

January 18 – *Horse*. Author Geraldine Brooks.

February 15 – *The Life and Times of the Thunderbolt Kid*. Author Bill Bryson.

March 15 – *The Paris Library*. Author Janet Skeslien Charles.

April 19 – *Into the Abyss*. Author Carol Shaben.

Be Prepared!

If this is your first blush of winter in The Settings, here is what you can expect. We are a small community amid a small town. Unlike communities in the northeast or other snow prone regions, there is very little equipment at the ready to quickly wipe away the blanket of white. We do have a snow removal partner that we work closely with as soon as the first prediction of inclement weather occurs. Our partner uses a combination of tools depending on the situation, including pretreatments and plowing to deliver the best result. For safety reasons, plowing is only done during daylight hours and usually occurs once the rate of snowfall begins to diminish. If you are thinking immediate snow removal...think again! Homes/Lots located at the higher elevations could quite possibly not get plowed out due to limitations of the equipment and for the safety of the operator. Also, the plow is expected to clear the roads, but not in front of driveways. (This is where that good book and cozy fire comes in).

You will want to clear your walkways and driveways as soon as practical. Temperature variations can cause rapid melting and refreezing resulting in slick icy areas, often more dangerous than the original snowfall. Digging yourself out of even a light coating of snow can be very taxing. Go slow, hydrate and take frequent breaks. If you must leave the neighborhood, please do so with extreme caution or make other travel arrangements to get you safely to your destination.

If you are ready to embrace the weather, there are multiple opportunities right here in The Settings. If you are adventurous, try snowshoeing on one of our trails or hit the slopes (roads) for a fabulous sledding experience. For something a little less strenuous, simply take a beautiful walk around the community or enjoy a cozy afternoon with friends by the fireside at our Clubhouse. Either path you take, you will be immersed in some of the most beautiful scenery in the area! So Enjoy!!

Helpful Reminders:

- Keep your fur babies safe and warm. Keep their paws clean from road treatments.
Pipes can freeze, cover outdoor faucets, keep indoor ones on outer walls at a slow drip. Know how to shut off the water and gas valves.
 - Be prepared in the case of Power outages. Know where your flashlights and/or lanterns are located.
 - If going outside, dress in layers and stay dry, cover your head, face, hands - stay warm, dry and safe.
 - Have on hand – snow shovel, winter boots and micro spikes, ice melt.
- In an emergency dial 911.

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Pictures of snow from last winter



Holidays Around the Neighborhood!

