



## Happy Fall Everyone!

I hope you have had a great summer and are ready for some cool crisp fall weather. I know I am! I love fall in the mountains.

So what's been happening in The Settings?

The new front entrance gates to replace the damaged ones have been ordered and we are hoping to have it installed by the end of the year. Thanks to Janice Johnston, Mary Kyryk and Jim Schorr for all their hard work on this. The installation will be in phases with the larger entrance gates replaced first, then the exit gates. We want to make sure everything is working well with the first set, before installing the second set.

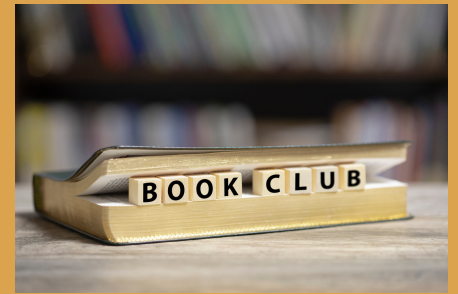
We are finalizing our 2024 budget and you will be getting a copy in the mail by early November for your review. I know the first question that immediately comes to most everyone's minds is if the annual assessment is increasing? So at this time, we do not anticipate a change to the annual assessment fee.

With more residents living in the community, our clubhouse is being used more. The Social Committee has been tasked to increase seating capacity and update the great room furnishings. While it is not completed yet, I hope you will stop by and check out the progress.

The Design Review Board (DRB) has released new building guidelines along with a lot modification policy. The Lot Modification Policy is in place to try and prevent unapproved clearing of lots which takes away the natural habitat of our wildlife and the beauty of our community. You can find out more details in this newsletter. You can access the documents on our community [website](#) and via your First Service Residential (FSR) online account.

Last but not least, we will NOT have a Fall meeting this year. However, the Social Committee is organizing an Oktoberfest Potluck on Saturday, October 21, from 5:30pm to 8pm. It's BYOB and a dish to share. If possible, please bring reusable plates and utensils so we can reduce the waste in our landfills. Feel free to contact me if you have questions.

All the Best,  
Roynan



The Book Club meets the 3rd Wednesday of the month at 3:00 PM in the Clubhouse. All are welcome to attend.

Here are the book selections for the coming months:

**October 18** - *The Silent Patient*  
Author Alex Michaelides

**November 15** - *Women are the Fiercest Creatures*  
Author Andrea Dunlop

**December** - Holiday break

**January 17** - *Mad Honey*  
Author Jodi Picoult

The Rehtines again coordinated an Italian themed dinner for the Black Mountain Police and Fire Departments on September 11. It was a well-attended event. The departments always appreciate the meals provided by the The Settings community.



This is a reminder that the speed limit in The Settings is 25 mph. The DRB sends reminders to the builders to keep their subcontractors informed. They do the best they can to address the speed limit issue. In turn, owners should also watch your speed in the community for the safety of all our residents. It is really easy to coast down the hills sometimes.

### **UPCOMING SOCIAL ACTIVITIES**

**October 21** (Saturday): Octoberfest Potluck

Time: 5:30 PM to 8:00 PM.

Sign up on [Mealtrain](#) to bring your favorite dish BYOB.

**November 14** (Tuesday): Game Night

Time: 6:00 PM to 8:00 PM

Feel free to bring a game or use the ones provided.

Bring your drink and a snack to share.

**December 7** (Thursday): Holiday Social

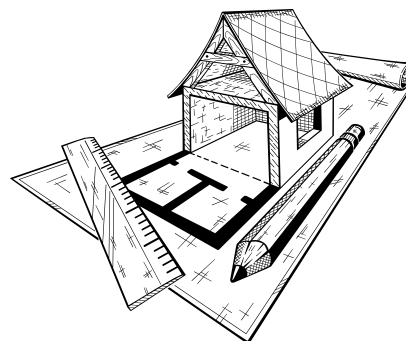
Time 6:00 PM to 8:00 PM.

Further information will be provided in the future.



## **News From the Design Review Board (DRB)**

*by Jim Simpson*



The Settings Design Review Board is having another very busy year. There currently are 34 projects in design and/or build in the community. We have 21 active construction sites, including one accessory structure, and there are two homes undergoing remodeling and renovation. The neighborhood is booming, and there are trucks everywhere. For those of us already living in the community, this means lots of noise, dust, and dirt on the roads and the occasional bear in the dumpster, even though we try to keep food trash off the job sites and out of the dumpsters. The members of the DRB meet twice a month and communicate daily regarding the ins and outs of construction in the neighborhood. We communicate regularly with owners, architects, designers, builders, and sometimes with realtors and prospective buyers. If you have an issue with a job site, a contractor, or their workers, and especially if the congestion and intermittent road obstruction gets to be too much of a burden, please let us know by emailing [DRB@tsobm.com](mailto:DRB@tsobm.com). We inspect job sites regularly, and we try to make certain everyone knows the rules about work hours, parking, and general good behavior, but things do go off the rails from time to time.

This year, the DRB also finished updating the Architectural Design Standards and Construction Guidelines under the leadership of Linda Barber. Many hours of work and contributions from numerous people were required to complete this task, and the new documents became official in August. The Design Standards and the Construction Guidelines are now separated into two documents both of which are available on the Settings website and on FSRConnect. The primary purpose of the documents is to maintain high standards of quality home construction here while preserving as much of the natural beauty of the properties as possible. We also published the Modification of Undeveloped Lots policy, which outlines the allowed clearing of property not under construction for fire prevention and for improved visibility and access. This document was approved by the HOA Board and is available on the website and on FSRConnect. The fees associated with designing and building here have increased for several reasons, including the need to provide additional monies for the wear and tear on our roads and property from the construction related activities. We appreciate your continued support and ask for patience as we grow our outstanding community.

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## DRINKS ON THE PORCH



## SUMMER COOKOUT



## GATEWAY TRAILS HIKE FOLLOWED BY LUNCH AT HILLMAN BEER OLD FORT





PHOTO: PAT GAINES

## Be BearWise OUTDOORS

# Six Outdoor BearWise Basics



### Stay Alert & Stay Together

Pay attention to your surroundings and stay together. Walk, hike, jog, or cycle with others when possible. Keep kids within sight and close by. Leave earbuds at home and make noise periodically so bears can avoid you.



### Leave No Trash or Food Scraps

Double bag your food when hiking and pack out all food and trash. Don't burn food scraps or trash in your fire ring or grill. *Leaving scraps, wrappers, or even "harmless" items like apple cores teaches bears to associate trails and campsites with food.*



### Keep Dogs Leashed

Letting dogs chase or bark at bears is asking for trouble; don't force a bear to defend itself. Keep your dogs leashed at all times or leave them at home.



### Camp Safely

Set up camp away from dense cover and natural food sources. Cook as far from your tent as possible. **Do not store food, trash, clothes worn when cooking, or toiletries in your tent.** Store in approved bear-resistant containers OR out of sight in locked vehicle OR suspended at least 10 feet above the ground and 10 feet from any part of the tree. *Local regulations vary.*



### Know What To Do If You See a Black Bear

**If you see a bear before it notices you**, don't approach. Stand still, enjoy, then quietly move away. **If a bear sees you**, back away slowly. Never run; running may trigger a chase response. **If a bear approaches**, hold your ground, wave your arms and yell "Hey Bear" until it leaves. Stay with your group. **If it keeps approaching**, use bear spray. **If a black bear makes contact with you**, do NOT play dead; fight back aggressively.



### Carry Bear Spray & Know How To Use It

Bear spray is proven to be the easiest and most effective way to deter a bear that threatens you. It doesn't work like bug repellent, so **never** spray your tent, campsite or belongings.

**Black bear is a species; common colors include black, brown and cinnamon.**



Learn More:  
**BearWise.org**

Helping People Live Responsibly with Black Bears





## Six At-Home BearWise Basics



### Never Feed or Approach Bears

Intentionally feeding bears or allowing them to find anything that smells or tastes like food teaches bears to approach homes and people looking for more. Bears will defend themselves if a person gets too close, so don't risk your safety and theirs!



### Secure Food, Garbage and Recycling

Food and food odors attract bears, so don't reward them with easily available food, liquids or garbage.



### Remove Bird Feeders When Bears Are Active

Birdseed and grains have lots of calories, so they're very attractive to bears. Removing feeders is the best way to avoid creating conflicts with bears.



### Never Leave Pet Food Outdoors

Feed pets indoors when possible. If you must feed pets outside, feed in single portions and remove food and bowls after feeding. Store pet food where bears can't see or smell it.



### Clean & Store Grills

Clean grills after each use and make sure that all grease, fat and food particles are removed. Store clean grills and smokers in a secure area that keeps bears out.



### Alert Neighbors to Bear Activity

See bears in the area or evidence of bear activity? Tell your neighbors and share information on how to avoid bear conflicts. Bears have adapted to living near people; now it's up to us to adapt to living near bears.

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