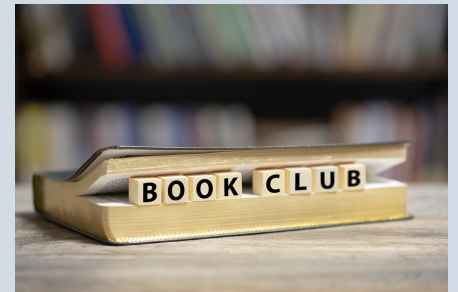




HAPPY NEW YEAR!

I hope you had a wonderful holiday season reconnecting with family and friends, making many happy memories. This is the time of year when I reflect on all the wonderful neighbors who volunteer their time to make our community a great place to live. Yes, I am talking about the HOA Board and the DRB members. I'm also talking about others who manage various areas of our community. We have Al Milton who handles the landscape crew and David Gramley who helps board member Jim Schorr manage our infrastructure. Jim and Linda Barber are co-editors of our newsletter and Jo Rechtine is the graphics designer. We have the trail committee led by Randy Sarton and Rhonda Gramley who leads our Welcome Committee. Glenn and Jo Rechtine coordinate the dinners for the Black Mountain Fire and Police department.

If you have been in the clubhouse recently, you will have seen the updated look of the great room. Based on the previous board's request and the fact that we needed more seating for some of our social activities, we started this spring with both the sound system and the furnishings. This transformation was led by the Social Comm (comprised of Jo Rechtine, Chris Finkel, Linda Barber, Carol Milton and myself) along with the help of Holly Gray (our designer), Will Ferguson, Jim Barber, John Miller, David Finkel, Jana Simpson and Griff Jones.
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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:

January 17 - *Mad Honey*
Author Jodi Picoult

February 21 - *The Book of Charlie*
Author David Von Drehle

March 20 - *The Henna Artist*
Author Alka Joshi

April 17 - *Lessons in Chemistry*
Author Bonnie Garmus



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I want to thank each and every volunteer for their time and energy in making The Settings a great place to live! As you can see, our success is based on our volunteers, so please consider helping when we ask for new volunteers in the spring.

The front entrance gates should be completed by mid January. Yes, there have been a number of delays but we're finally getting the construction stage started. PLEASE DRIVE CAREFULLY during the construction phase as traffic patterns will be different. As a reminder, the entrance to the community will be via the gatehouse gates and the exit to the community will be through the emergency gate up Settings Blvd. Your bar code stickers should still work, if you don't have one, please contact FSR at SettingsofBlackMountain.NC@fsresidential.com asap.

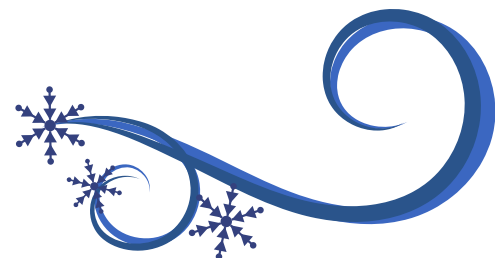
Our community continues to have a record number of building projects which the DRB is successfully managing. There are 23 projects under construction with approximately 10 more in the early planning phase.

The Board ratified the 2024 budget and you should have your invoices from FSR for your annual assessments. They are due in January so please contact FSR if you have NOT received your invoice(s) or if you have any questions. We have also approved a new Storm Water Policy led by Jim Schorr. Given where we live, we want to ensure we do our part to minimize erosion and debris in our waterways.

Another area of focus is finding a more environmentally friendly chemical treatment of our common areas. The board approved our landscape contractor Rivertop to change the chemicals they use in 2024 to ones better for our pets, wildlife and environment. We will monitor the results in the coming year to determine next steps.

Wishing you and your family a happy, healthy 2024!

Royan



**LOTS
(Ladies of the Settings)**

LOTS met in October and enjoyed a wonderful lunch at La Guinguette. It was so nice to have a nice relaxing lunch together. Thanks go to Helen Kraus and Maryellen Kmiec for organizing the event. They look forward to planning more events in the coming year.



Trail Clean Up

The Trail Committee had a trail clean-up session on November 12th. Our system of trails is now in good shape for the approaching winter. A big thank you from The Settings Trail Committee goes to all the volunteers who assisted in trail raking - Griff Jones, Roynan Jones, Bill Moore, Kip Pritchard, Val Hardin, Cathy Pisano, Ben Brock, Judd Handley, Jim Jay, Jim Schorr, Glenn Rehtine, Linda Barber, Amy and Glen Dragon, Dan High, Nick Rubino, Ed Kmiec, David Finkel, Bruce Belohlovek, Gina Nelson and Rod Allan.

Your service to our community is much appreciated.

Randy





A fun time was had by all on Game Night on November 14. While it was a small group, everyone had fun playing Mexican Train.

We had one of our largest holiday gatherings ever! The food was amazing and the company was even better.



The Social Committee has more fun activities planned for the new year, stay tuned!

**Here is a list of social activities to start the New Year.
Watch for emails and updates in 2024.**



January 16th - Tuesday

Bingo Night!

6:00 to 9:00 PM

February 23rd - Friday

Soup and Game Night

5:00 to 9:00 PM



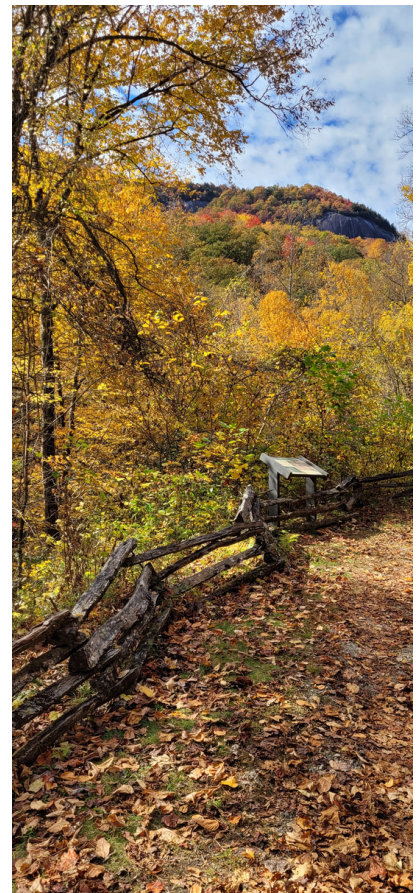
March 17th - Sunday

St. Patrick's Day Party

5:30 to 8 PM

FALL PHOTOS

Cindy High loves to travel all along the Blue Ridge Parkway in the fall to photograph all the beautiful colors and scenery. She graciously shares these photos on The Settings Facebook page. And she has shared some with us for the Newsletter. Enjoy the views!



CLUBHOUSE

The Social Committee has been busy this past year in redecorating the Clubhouse and giving it an updated look. Here are some before and after photos in case you have not had an opportunity to see it.

Before



After



hello winter

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.

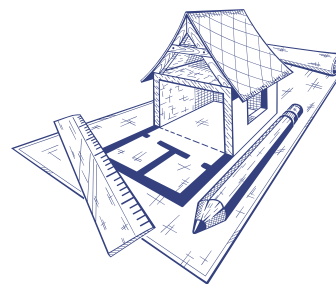
If you are ready to embrace the weather, there are multiple opportunities right here in The Settings. If you are adventurous, try snowshoeing on one of our trails or hit the slopes (roads) for a fabulous sledding experience. For something a little less strenuous, simply take a beautiful walk around the 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! 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 microspikes, icemelt.
- In an emergency, dial 911.



News From the Design Review Board (DRB)



The Settings Design Review Board (DRB) seeks 2 new volunteers for the team.

The DRB is seeing an ever increasing number of inquiries and new homes in development. In the past year, over 30 homes have been in various stages of review and/or build.

The DRB has been structured in order to maximize the expertise of individual members while sharing the workload. This has resulted in more efficient processes and response times, as well as a team approach. The overriding goal of the team is to ensure that the Architectural Design Standards and Guidelines and the Construction Guidelines (two documents which make up the Guidelines) are followed in the design, review and construction process. The DRB depends on professionals, both Reviewing Architects and Reviewing Landscape Architects, to ensure the technical aspects of the designs follow our Guidelines.

The following roles were established:

Administrator – handles organizational tasks and ensures all members are working together

Planner - reviews all incoming documents and submissions for completeness before forwarding for external review

Communicator - prepares all communications

Site Inspector - completes on-site required visits

Chairperson - coordinates meetings and document decisions/actions.

Overall, the full team participates in any decision of the DRB. As such, all communication goes through DRB@tsobm.com. The DRB currently has five full team members who attend meetings and participate in decisions. In addition, there are ad hoc members who provide assistance to the team but who do not attend meetings or participate in decisions. Up to five members are allowed and this is desired. Two team members will be completing a 3-year term in the Spring. Thus the request for new members. We specifically need team members with some technology skills, although not required.

If you are interested please contact us at DRB@tsobm.com.
