

# The Settings SUN Newsletter Summer 2025

## The Settings of Black Mountain HOA Annual Letter from the President

Dear Neighbors and Friends of The Settings of Black Mountain,

As I step into the role of HOA President, I feel an overwhelming sense of gratitude and optimism for our extraordinary community. This past year tested our resilience like never before, as Hurricane Helene brought unprecedented challenges to our beloved Black Mountain. Yet, in the face of adversity, we have not only endured but emerged stronger, united, and more determined than ever to rebuild and thrive.

Hurricane Helene left its mark by damaging roads, infrastructure, and some of our cherished community spaces. However, it could not break the spirit of The Settings. Together, we have made remarkable progress in restoring our neighborhood. Our roads are being rebuilt with greater durability, and drainage systems have been upgraded to better withstand future storms. Critical infrastructure repairs are also well underway. These efforts reflect not just our commitment to recovery but our vision for a safer, more resilient future.

I am deeply inspired by the countless acts of kindness and collaboration that defined our response. Neighbors helped neighbors clear debris, shared resources, and offered support during the most trying times. Our HOA board, volunteers, and local partners are working tirelessly to secure funding, coordinate repairs, and keep everyone informed. This collective strength is the heartbeat of The Settings, and it's what makes our community truly special.



Looking ahead, 2025 presents a year of opportunity. We are not just rebuilding what was lost but enhancing our community for the future. Plans are underway to revitalize our green spaces, improve community amenities, and bolster our emergency preparedness. We will continue to foster the close-knit spirit that defines The Settings through events, gatherings, and shared projects that bring us together.

As your new HOA President, I am committed to transparency, collaboration, and listening to your ideas and concerns. Together, we will continue to make The Settings a place where families thrive, nature is cherished, and community bonds grow stronger every day. I encourage you to stay engaged—attend our meetings, share your thoughts, and join us in shaping the bright future ahead.

Thank you for your resilience, your generosity, and your trust in our shared vision. The Settings of Black Mountain is not just a place to live—it's a home, a haven, and a testament to what we can achieve together. Here's to a year of rebuilding, renewal, and endless possibilities.

With optimism and gratitude,

Steve Kyryk

HOA President, The Settings of Black Mountain

## Past President's Message

*Jim Schorr*



Now that my presidency is in the rear view mirror, the first thing that I'd like to say is THANK YOU, first to all my fellow Board members for all their hard work and dedication to getting things cleaned up, repaired, replaced, and everything else that was required post-Helene. I also want to THANK all the community members who assisted others in The Settings who needed help, or took it upon themselves just to go out and clear debris, sweep the streets, or help a neighbor. Your effort is appreciated!

This message typically reviews the previous year's activities, and what the Board accomplished.

Last Summer, new gates including new controls and operators were installed. Unfortunately, Helene flooding deposited sand and silt in the controls. Thereafter the gates worked sporadically, and only after inspecting the control boxes, was the problem with the gates finally discovered. The main entry and exit gate controls were replaced. However, the visitor's gate wasn't inspected, and again we eventually had to replace the visitor's gate controls when they failed. Needless to say, my trips to open/shut gates seemed to be almost a daily occurrence for several months. One more thing to blame on Helene!

Now on to the important stuff!

Initially the Board worked diligently to evaluate damage to the roads and infrastructure within The Settings:

- Slope failures on Old Greybeard, Settings Boulevard, and at the clubhouse were repaired
- The water tower road was repaired, and water restored by TOBM Water Department
- Debris blocking roadways was removed
- Culverts were cleared of debris
- Finally electric and eventually clean water restored

All of this took place within the first few weeks after Helene.

Longer term, the Board took the following actions:

- Evaluated sources for financial assistance (local, state and Federal)
- Applied for FEMA assistance to repair the roads
- Completed a review of qualified bidders to complete road repairs (culverts and slope failures), obtained bids, and awarded a contract for repairs.
- Arranged for Corps of Engineers (COE) to clean up roadside and stream debris

Most of you are now familiar with dealing with government entities, to say that it was draining, doesn't begin to describe the amount of effort and sometimes frustration that the Board experienced!

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Past President’s Message  
Jim Schorr

The 2025 Annual Meeting of The  
Settings of Black Mountain  
Homeowners Association  
took place on May 3, 2025

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In addition to all the activities associated with Helene, the Board continued to address all the normal day-to-day activities. It was a very busy year for new home construction in The Settings. At the peak there were 27 homes in construction and ten more in planning. I want to thank all the DRB team for their dedication and hard work, even in the middle of a natural disaster.

So I can only say it was a roller coaster ride for the last nine months! But there never was a dull day!!

Now for a few words on the future, I have returned to my role as Infrastructure Lead. There are many small projects that we have identified. Most involve fixing the stormwater system. I am also working with Teraflex to get the culverts repaired. So you will probably see me in a hard hat and yellow/orange reflector vest at one of the culverts for the next six months. If anyone is interested, I am happy to provide a tour of the culverts and explain what we are doing to repair the damage and harden them for future rain events.

I look forward to seeing many of you, even if it is a quick wave as you drive by a construction site.

Jim

2025-2026 Board of Directors

President Steve Kyryk	Treasurer Janice Johnston	Linda Barber
Vice President Mac McClurkin	Secretary Senta Taylor	Will Ferguson
		Jim Schorr







### Corps of Engineers (COE)

We were very happy to see the Corps of Engineers (COE) return in May and June to complete work on clearing the creeks and streams. It was interesting to watch all of the heavy equipment and the skill of the operators in picking up and removing trees and rocks. The initial focus was at the intersection of Fates Overlook Loop and Old Lafayette Loop which is the focus of most of the photos.



They then moved to the lower section at and below Settings Blvd. And lastly completed clearing of debris in the creek off Old Lafayette going up from Settings Blvd.

Many in the community donated lunch and/or treats for all of the crew. They very much appreciated this and commented that no other community treated them so well. One of the crew brought his dog Tilly and she even received lots of attention and treats.

Now that the debris is cleared out, consideration can be given to next steps - determining what to do with the bare areas. There will be more to follow on this. In the meantime, thanks to the community volunteers for their time in doing some post-COE clean up in the creek and streambeds.



## THE CLEANUP CONTINUES



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## Culvert Work

The culvert work has started. The first culvert to be repaired was #1 which is located near the lower pump house on Cottage Settings. They then moved on to colvert #7 located on Settings Blvd near the entrance to the middle trail. Work is nearly complete on that one.

Work has now begun on #3 which is at the intersection of Fates Overlook Loop and Old Lafayette Lane. The road will be closed for several weeks while this work is completed. Work also will begin on the repairs of the Sisters View.

So there is a great deal of activity ongoing in the community. Please use caution when driving within the community. DO NOT SPEED, Be alert to future road closure as we move through the summer and other culverts are addressed.



# UPCOMING SOCIAL EVENTS

*PLEASE JOIN US FOR DRINKS ON THE PORCH*

JULY 11<sup>TH</sup>, AUGUST 1<sup>ST</sup> &  
SEPTEMBER 5<sup>TH</sup> - FRIDAYS



## SAVE THE DATE

The next potluck for the Black Mountain Police and Fire Departments  
will be held on Monday, September 15, 2025.  
Look for an email with details as we get closer.

## Solar Power Applications in The Settings

*by Rod Allan with contributions from  
Bruce Belohlavek and Glen Dragon*



We designed our home in 2009 when options for energy efficiency were much different from those available today. It was very important for our architect and builder to incorporate cost-effective solutions for the time frame we anticipated living here. Some options were obvious, such as geothermal heat pumps, induction cooktops, and heat pump water heaters. Those that did not make economic sense at the time were still considered for future adoption. The most desirable of these was incorporation of a solar photovoltaic (PV) system to provide electrical energy and/or water heating capacity. Large roof areas facing south and southwest (and not facing the street, which is not allowed) were optimized to accommodate future solar panels. Battery storage was an uneconomical fringe technology at the time, so we opted for a standby generator for those infrequent but pesky power outages when we wanted to maintain essential systems.

Six years after construction was completed, solar power started to look viable, when combined with federal tax credits and Duke rebates. The optimum system was selected to provide about 75% of our annual energy requirements, with excess energy produced during the “high months” carrying over for use in “low months” when solar capacity became limited. As we had already installed a generator when the house was built, adding battery storage did not make economic sense and was technically challenging.

After six years of use, the solar installation has generally met expectations to recover the capital cost in a 10-12 year time frame. Problems have been minimal – a couple communication board failures that did not impact generating capacity, and one inverter failure (likely lightning) that halted system production for three months.

Today, a newly constructed home would likely utilize a different solar power system than what was available to us. Technology improvements have enabled new capabilities, while power company net-metering changes have altered the economics of energy buy-back.

Several new homes in The Settings have opted for solar-plus-storage. This system combines solar panels for electricity generation with batteries (power wall), storing excess energy for use when needed.

Solar power systems like ours shut down during grid outages. A solar-plus-storage system enables continued operation off the grid, providing backup power and maximizing self-consumption of solar energy.

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### Solar Power Applications in The Settings

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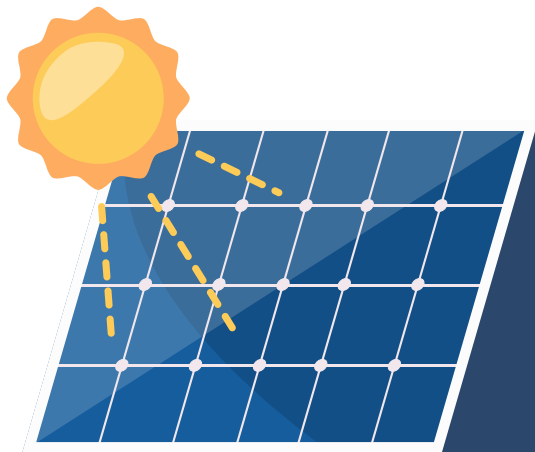
A combined solar and storage installation can adjust for any dips in generation that weather creates. You can store additional generation that exceed your needs, giving you the chance to install a bigger solar array, use stored power when needed, and gain more value from your investment. Storing solar power when rates are low and discharging the batteries when grid power costs are higher can also increase cost efficiencies.

There are now quite a few systems that have been installed in The Settings. The Belohlaveks installed a solar-plus storage system 15 months ago, and Bruce states the “system performed magnificently after Helene and powered appliances that used electricity (range, microwave, coffee maker, toaster, not to mention the beverage cooler).”

The Dragons are just about to install a new system and did a large amount of research to find the one that worked with their available roof surfaces and house backup needs. Due to their 400A split service, and 2 main electrical panels, they made the decision to move a number of critical circuits, so the solar and battery system only needed to backup one panel. As they work from home, they also add home Wi-Fi and backup Starlink internet as critical needs during an outage.

Besides the solar panel array configuration and choice of backup power, one should consider current tax/rebate incentives (which are very likely to change at the end of the year), HOA restrictions, power company acceptance of grid interconnectivity, expected service life/warranties of major components such as solar panels, inverters and batteries, and tree canopies that can block sun in the summer and fall. There may also be some need to consider long term power outages, e.g. Hurricane Helene! Necessities versus luxuries are also factors to consider.

The bottom line suggests it is desirable to incorporate energy efficiencies into the design process at an early stage, even if you don't install everything immediately. It can be difficult to retrofit an existing house that was not designed with solar power considerations.





Drinks on the Porch - May







## Drinks on the Porch - June



**CLICK ON THE IMAGE OR USE THE QR CODE  
TO SEE WHAT'S HAPPENING IN TOWN!**

