

The Settings SUN Newsletter Fall 2025



A Letter to Our Valued Neighbors

Dear Settings of Black Mountain Community,

As we approach the first anniversary of Hurricane Helene, I reflect on the challenges we have faced as a community. Hurricane Helene tested our neighborhood like never before, transforming Little Bear Creek into Little Bear Canyon and leaving a trail of damaged roads, homes, and essential systems. Yet, in the face of this devastation, your resilience, compassion, and unity have shone brightly, proving that our neighborhood is more than a place to live—it's a supportive community. On behalf of the Homeowners Association, I am profoundly grateful for your strength and dedication as we rebuild together.

Swift and Compassionate Response

When Helene struck, our community sprang into action. Volunteers organized rescues, distributed critical supplies like food, water, and fuel, and worked tirelessly to clear roads. We prioritized restoring water and gas lines, collaborating with the town, the Army Corps of Engineers, and expert engineering partners to address immediate needs and lay the groundwork for recovery.

Collective Recovery Efforts

In the days that followed, your spirit of collaboration was inspiring. Owners, builders, friends, and First Service Residential joined forces to deliver vital supplies from beyond the affected area. Volunteers and hired contractors cleared debris, stabilized slopes, and repaired damaged culverts and roads, laying a strong foundation for our ongoing recovery. Thanks to the volunteers and homeowners who applied and successfully navigated complex government forms to secure significant funds from FEMA to cover a large portion of our repair costs. I also extend a big thanks to past board members for their diligent financial management over the years, allowing the current board the ability to respond quickly to our community's immediate needs after the storm.

United Path Forward

Working together with the board and each of you—our dedicated owners—we will continue to rebuild, grow, and thrive. Your generosity, support, and shared commitment have been the heart of our recovery, reminding us that in times of adversity, our community's strength shines brightest. Thank you for standing together as we move forward.

With deepest gratitude,

Steve Kyrk
President, The Settings of Black Mountain Homeowners Association

Building in the Settings

The real estate market in our area continues to demonstrate remarkable resilience as we enter the peak fall visitation season. This momentum is further strengthened by the recent reopening of many sections of the Blue Ridge Parkway.

Despite the impact of Hurricane Helene, The Settings has performed well this year. Over the past six months, there have been five property sales, including one existing home. Currently, ten homes are under construction, with three additional projects under review by the Design Review Board. In the past 6 weeks, three new homeowners received their Certificate of Occupancy.

To provide additional perspective, we asked Scott Russell of Freestone Properties—one of the most active realtors in The Settings—to share his insights:

When we've done tours of the Settings since Helene, people seem to be very impressed with the amount of ongoing construction and the beauty of the homes. When they see the landslide, they are obviously blown away by the devastation and the change in the landscape, especially where the house was razed on Old Lafayette. But we explain that the community looks so much better than it did after the storm. The Settings is still perceived as a beautiful high-end community and, for most buyers is probably the most desirable of any Black Mountain gated communities. The location is generally considered the best of all other BM gated communities. People like seeing the neighborhood getting built out at good pace.

Really the only negatives are building costs and lack of good building lots that also have views. Construction costs are not unique to The Settings, and there are still some good lots left; but finding gentle topography and views is a challenge. But that's typical for the entire Asheville area.



Neighbors Helping Neighbors: One Year After Helene

As we mark the anniversary of Hurricane Helene and the devastating slide that damaged homes, forests, and streams, it feels right to pause and reflect—not only on the challenges we faced, but also on the way our community came together. From cooking meals and hauling water to figuring out how to take a simple shower, we supported one another through those difficult weeks and beyond.

We'd like to share a few photos that capture these moments of resilience and camaraderie. Special thanks go to those who kept us all going—neighbors with generators, like the Kmiec's, who hosted many dinners when freezers were thawing out, set up Starlink internet, and even offered a driveway shower courtesy of John Miller. (No shower photos, thankfully!) John—our very own “MacGyver”—also rigged up water lines from the creeks. And of course, many rolled up their sleeves for cleanup days, with Bill Moore and his trusty chainsaw leading the charge.



Aerial Perspective - Before and After Helene



Aerial Perspective - Before and After Helene





COMMUNITY DAY

What a day it was!! Thank you to all who came out to clean up the common areas in our neighborhood. ❤️



COMMUNITY DAY - CONTINUED





OCTOBER 15TH

BOOK CLUB

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



NOVEMBER 19TH





OCTOBER 19TH- SUNDAY

Fall Gathering

UPCOMING SOCIAL EVENTS

DECEMBER 6TH - SATURDAY

Holiday Party



**CLICK ON THE IMAGE OR USE THE QR CODE
TO LEARN MORE ABOUT BLACK MOUNTAIN
AND SEE WHAT'S HAPPENING IN TOWN!**



LOTS - Ladies of the Settings

In June, the LOTS went to the Arrowhead Gallery in Old Fort where our neighbor, Angie Clinton exhibits her work. Angie is a talented glass artist and instructor. This was followed by lunch next door at Hillman's Brewery. A fun time was had by all!!





July Drinks On The Porch



August Drinks On The Porch





September Drinks On The Porch



**THANK YOU TO ALL WHO CONTRIBUTED TO THE MEAL FOR THE
POLICE AND FIRE DEPARTMENTS ON SEPTEMBER 15TH!**





Did you know we have a walking group in the neighborhood? The group meets every Monday and Friday at 9:00 AM at the front gate. No need to register or sign up, just put on your walking shoes and join the crew at the front entrance to the neighborhood.

If you are looking for some flatter land to walk on The Biltmore, Arboretum, State Veterans Cemetery, and Christmount may be just what the doctor ordered for you.



There are a ton of fall activities going on in the Asheville area and [Explore Asheville](#) is a great resource to find what works for you.
