



The Settings SUN Newsletter Summer 2026

A Message from the Board President

Dear Settings of Black Mountain Community,

I was advised that, as the new Board President, I am expected to write an introductory letter for this newsletter. So, here goes.

As I sit on my deck on a beautiful early summer day, writing this message, I am struck by the extraordinary natural beauty that surrounds us. Anyone who lives in The Settings - or who has visited recently - can also appreciate something equally remarkable: the incredible transformation of our community following the devastation caused by Hurricane Helene.

Over the past months, The Settings has not only recovered, but, in many ways, emerged stronger than before. While much of the work has taken place behind the scenes, essential infrastructure has been restored and improved, including culverts, stormwater systems, utilities, and other critical components that help protect our community for the future. At the same time, the visible restoration efforts - replanting, stream-bank stabilization, and landscape reclamation - have helped preserve and enhance the natural beauty that makes The Settings such a special place to live.

For these accomplishments, I want to extend my heartfelt thanks to the previous Board, whose dedication, perseverance, and leadership guided the community through an unprecedented challenge. They did a phenomenal job managing both the reconstruction effort and the financing necessary to achieve these results. I also want to recognize the many volunteers who generously contributed their time, energy, and hard work throughout the recovery process.

Continued on next page



A Message from the Board President - Continued

The prior Board's tireless efforts to secure a \$2 million FEMA grant, along with extensive cleanup assistance provided at no cost by the US Army Corp of Engineers, combined with a well-funded reserve account, helped ensure that our community experienced what is likely one of the lowest special assessments among Western North Carolina HOAs that suffered significant storm damage. Those efforts, coupled with the extensive restoration work completed throughout the community, have helped maintain and even enhance our property values.

The results speak for themselves. People want to live and build here. We have 30 homes that have been completed, under construction, or in the process of planning their construction since hurricane Helene, clear evidence that The Settings remains a vibrant and thriving community.

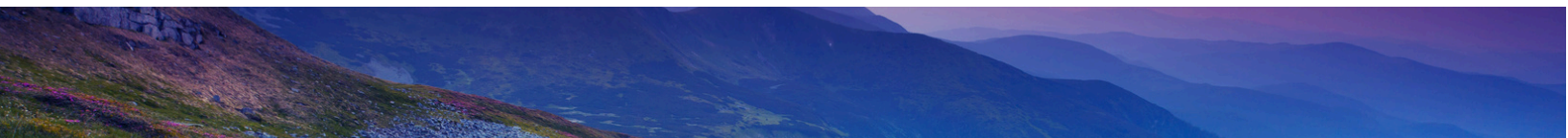
Just as important as our beautiful surroundings is the warm, supportive community we share. We encourage all property owners - whether full-time residents or not - to become involved through volunteer opportunities, committee participation, and social events. We have recently formed a new Communications Committee to help keep everyone better informed, connected, and engaged.

As we look ahead, we welcome and value your ideas, feedback, and participation. Together, we can continue building on the progress we have made, preserving the unique character of The Settings, strengthening our community, and protecting the value of our properties for years to come.

Thank you for being part of The Settings.

Sincerely,

Tony Sola, HOA President of The Settings of Black Mountain



The Settings of Black Mountain Community Zoom Meeting



When: Thursday August 27, 2026

Time: 5:00 PM

Where: Via Zoom

Note: A Zoom link will be sent closer to the date.



Communications Committee

A Communications Committee has been established. The members include Joann Rehtine, Anne Tyrrell, Sally Bosco, Jim Barber and Linda Barber (Chair, Board Liaison).

The Committee prepared a Communication Plan which has been approved by the Board.

The Communication Plan is available on the FSR website under Community News and also under Documents.

Infrastructure Committee Update



Before and after: culvert conditions following Hurricane Helene, showing recovery and plant regrowth.



The Infrastructure Committee currently consists of three primary owners: David Gramley, Jim Schorr, and Janice Johnston from the BOD. We are also supported professionally by Marty Kocot, a Civil Engineer and owner of LandWorks Engineering.

We are pleased to report that we are completing the final hurricane repairs identified from the hurricane in June; this includes the Clubhouse swale and the retaining wall by the emergency vehicle turnaround on Old Greybeard. Marty conducted a thorough inspection of all culvert repairs on June 4th and confirmed they are in good shape and functioning as intended. Moving forward, we plan to inspect these structures semi-annually and after heavy rains to ensure they remain clear and functional.

We do not yet have an evaluation of the stormwater system modifications that may be needed, as we are awaiting funding reimbursement decisions from NC Roads & Bridges and the Economic Development Administration (EDA) Grant. These funds will assist in future readiness for severe storm events.

Regarding general maintenance, our annual sidewalk cleaning is scheduled for early August. Sidewalks have not been cleaned since June 2024. Following this, we will resume our regular cleaning cycle of one-third of the sidewalks starting in 2027. Additionally, as previously communicated the BOD has approved funding from the reserve budget for road repaving. We are monitoring asphalt prices closely to ensure economical pricing and anticipate this work will begin in early fall.

Finally, we have an annual meeting with the town water department in July. We continue to request updates regarding the cleaning of the upper pump house; however, the town remains backlogged following the hurricane. We will provide further updates once that work is scheduled.

Best regards,

Janice Johnston

Landscape Committee Update

Our community has come together in a wonderful way to restore vegetation in key common areas, helping to stabilize the land and reduce erosion where it matters most. The Fall Planting effort is now complete which included:

- Debris removal
- Replant common areas
- Restoring stream banks to minimize erosion control
- Repairing the area around the pond

Most recently, a few owners gathered to replant and beautify an area on Old Lafayette Lane and Fates Overlook Drive.

A heartfelt thank you to the owners who helped fund, design, plant, and mulch this area. Your care and effort are already making a visible difference, and with thoughtful watering and some timely rainfall, we are beginning to see the very first blossoms.

Senta Taylor



Meet Your Social Committee



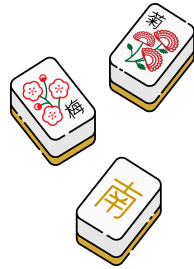
Jana, Jo, Linda, Roynan, and Cindy

Our community thrives not just because of where we live, but because of how we come together. That spirit is brought to life by our volunteer Social Committee, chaired by Roynan, whose thoughtful planning and steady energy create opportunities for neighbors to connect throughout the year. From casual porch gatherings and potluck dinners to festive holiday celebrations, these events help turn neighbors into friends and our neighborhood into a true community.

Much of their work happens quietly behind the scenes, but its impact is felt across the community, strengthening the welcoming, vibrant spirit that makes this such a special place to call home. We are deeply grateful for their dedication and the many ways they bring our community together.

COMMUNITY ACTIVITIES

For more information on any of the activities,
please email social.committee@tsobm.com



**Mahjong - Wednesday evenings
and Thursday afternoons.**



**Walking Group -
Monday and Friday mornings**



**Book Club - 3rd Wednesday of
the month September-June**



Yoga - Thursday morning



Bridge - Day varies

Upcoming Social Events



JULY 3- FRIDAY
AUGUST 7- FRIDAY
SEPTEMBER 4 - FRIDAY
Drinks on the Porch

AUGUST 13 - THURSDAY
Asheville Tourists Game



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



The Botanist Who Fell in Love with Appalachia

By: Jim Barber

Few visitors to the mountains of Western North Carolina realize that one of the world's great early botanists once explored the forests and ridges around present-day Black Mountain. In the 1790s, French botanist André Michaux traveled through the southern Appalachians in search of rare plants, trees, and seeds that could be introduced to Europe and studied for their scientific value. At a time when much of this region remained rugged frontier wilderness, Michaux recognized that these mountains contained one of the richest and most diverse temperate forests on Earth.

Michaux had been sent to North America by the French government and King Louis XVI to collect useful and exotic plants for France. During his years in America, he traveled extensively from Canada to Florida, but the Appalachian Mountains especially captured his attention. He journeyed through what is now Western North Carolina, including the Swannanoa Valley and nearby high peaks, documenting species that were unknown to European science or rarely studied at the time. Many historians believe he crossed or explored portions of the Black Mountain range while searching for unusual hardwoods, evergreens, and flowering plants.



The *Magnolia acuminata* ("Cucumber Tree") illustration is especially fitting because Michaux explored and documented magnolias and many other native Appalachian species during his travels through Western North Carolina.

Botanical illustration from *The North American Sylva*.

What Michaux encountered in these mountains would have been astonishing even by today's standards, towering old-growth forests, immense chestnut trees, vast stands of spruce and fir, and an extraordinary variety of wildflowers and shrubs. His journals and plant collections helped introduce the botanical richness of the southern Appalachians to the wider scientific world. Several plants still bear his name, including Michaux's sumac and Michaux's saxifrage, honoring the lasting impact of his work.

For residents of our community, Michaux's story is a reminder that the natural beauty surrounding us has inspired wonder for centuries. Long before hiking trails, parkways, or modern conservation efforts, explorers like Michaux recognized the ecological importance of these mountains. His travels helped lay the groundwork for later scientific study and ultimately for the conservation ethic that protects much of the region today.

Those interested in learning more about Michaux and early mountain history can explore resources at the Swannanoa Valley Museum & History Center in downtown Black Mountain. The museum offers insight into the valley's rich cultural and natural heritage, including the early explorers, settlers, and landscapes that shaped this remarkable corner of Appalachia. In many ways, Michaux's appreciation for these mountains still resonates today in a community that values nature, stewardship, and the enduring beauty of the Swannanoa Valley.

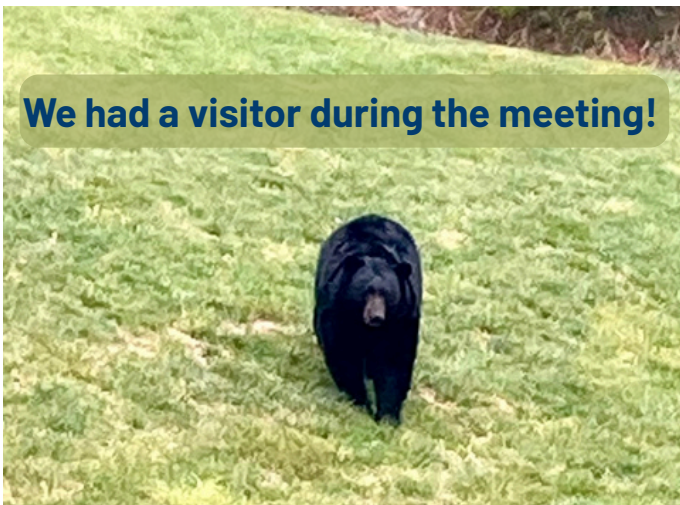
Burger Night Grange Foothills - April



Drinks on the Porch - April



Annual Meeting





Drinks on the Porch - June



Ladies of the Settings - June

The Ladies of the Settings (LOTS) enjoyed the Black Mountain History Tour Experience followed by lunch at Pure and Proper.



BearWise Reminder

Bears are incredibly active this year, and with summer in full swing, it is a good time for a quick BearWise refresher. Small actions, like securing garbage, bringing in bird feeders, and staying alert outdoors, help protect both our residents and local wildlife. Let's all do our part to keep our neighborhood safe and bear aware.



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 prevent conflicts with bears. Bears have adapted to living near people; now it's up to us to adapt to living near bears.

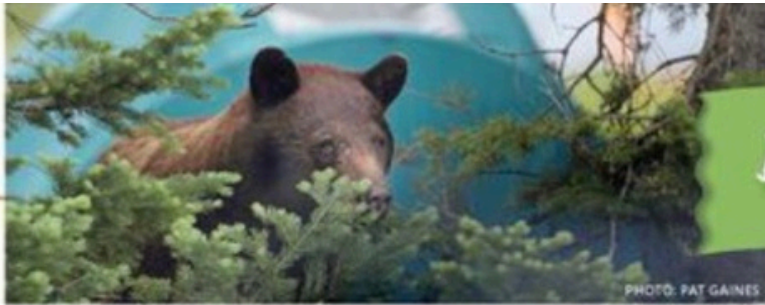
Black bear is a species; common colors include black, brown and cinnamon.



Learn More:
BearWise.org



BearWise® is a program of the Association of Fish & Wildlife Agencies. © 2022



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 often 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 Bear

Never approach a bear. If you see a bear that is not aware of you, enjoy this special moment, then move away quietly. **Never run or climb a tree;** running may trigger a chase response. **If a bear approaches you:** hold your ground, stay together, wave your arms, make noise. If the bear keeps approaching, **use bear spray.**



Carry Bear Spray & Know How To Use It

Keep bear spray accessible. Bear spray is safest, easiest, most effective way to deter an aggressive bear. Never pre-spray anything: bear spray is a deterrent, not a repellent.

Visit [BearWise.org](https://www.BearWise.org) for more encounter advice (scan QR code below).

Learn More:
BearWise.org



BearWise® is a program of the Association of Fish & Wildlife Agencies. © 2022



THE SETTINGS OF BLACK MOUNTAIN

Website: thesettingsofblackmountain.com

Contact Information

Property Management Company: First Service Residential (FSR)

Community Manager: Michelle Young

Email: Michelle.Young@FSResidential.com

24/7 Customer Care Center: 855.546.9462

If you have any questions or need information about your unit or community, you can submit your request by [clicking here](#).