



The Settings SUN Newsletter Fall 2026

A Message from the Board President

As I sit on my deck on a beautiful late summer day, I find myself reflecting on what has been a wonderful summer here in The Settings. The community has been busy, vibrant, and, once again, a beautiful place to call home. As we look ahead to the fall, I am excited about the season ahead and all that it brings to our community.

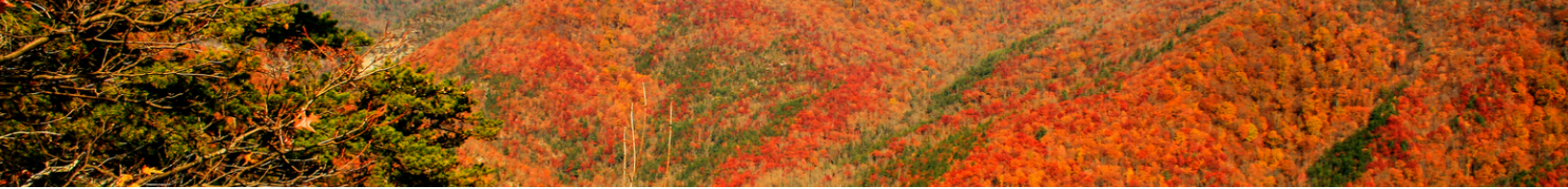
One of the most significant milestones this summer is that the restoration projects resulting from the damage caused by Hurricane Helene have now been completed. What began as an enormous challenge has resulted in a community that is once again fully restored.

A tremendous amount of credit for the final stages of that work goes to our Landscape Committee. More than 50 members of our community contributed their time, energy, and expertise to plant trees, shrubs, and grasses throughout The Settings. Their work has been especially important in stabilizing the soil along our stream banks and in areas where the hurricane stripped the land of vegetation. The added benefit is one we can all appreciate: beautification. The Settings is now as beautiful as ever.

I also want to recognize an important accomplishment that some of you may have missed during our quarterly online meeting. Special thanks are due to Mary Kyryk and the 10 homeowners who worked for approximately 21 months to secure a \$340,000 grant from the North Carolina Bridges & Roads Authority. This significant funding will be added to our reserve fund and is another example of what can be accomplished when members of our community are willing to invest their time and effort for the benefit of everyone.

Our community is not only beautiful, but thriving. We now have 90 completed homes in The Settings. In addition, since Hurricane Helene, 34 homes have either been completed, are under construction, or are currently in the Design phase. These numbers are a wonderful indication of the continued confidence people have in our community and its future.

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A Message from the Board President - Continued

The Settings also compares very favorably with other communities in Western North Carolina that experienced significant storm damage. We are fully restored, have no debt, maintain a healthy reserve fund, and have no litigation. These are significant strengths for our community and make The Settings extremely attractive to potential purchasers, which is good news for all of us and for the value of our properties.

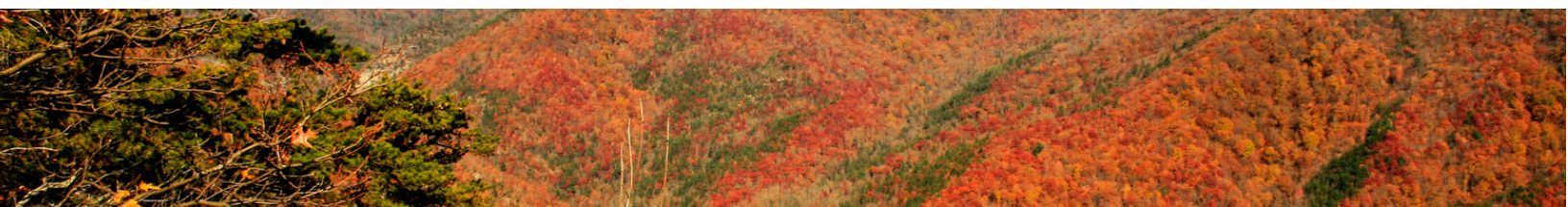
But as important as our financial position, infrastructure, and beautiful surroundings are, what really makes The Settings special is the people who have chosen to live here. We are fortunate to have a community filled with incredibly warm, welcoming, and engaged neighbors.

For those lot owners who may not have visited recently, I encourage you to come back and spend some time here. Walk the roads, enjoy the scenery, meet your neighbors, and experience the community that makes The Settings such a special place to live. As we head into a beautiful fall season, I look forward to seeing many of you around The Settings and to continuing the work of building an even stronger community together.

Thank you for being part of The Settings.

Sincerely,

Tony Sola, HOA President of The Settings of Black Mountain



Turning the Page

After nine wonderful years, it's time for us to turn the page and hand The Settings Sun to the next generation of editors, full of new ideas and energy!

The Sun first began shining in 2011, led by Janice Kennedy, and we have been fortunate to help carry it forward for the past nine years. For the last three of those years, we've had the pleasure of sharing the publishing work with our good friend Jo. Together, we've gathered stories, chased down photos, wrestled with formatting challenges, met deadlines, sort of, corrected a few typos (and probably missed a few!), and tried our best to capture the people and the spirit that make The Settings such a special place to call home.

What began as a newsletter became something much more enjoyable: a window into our community and a wonderful excuse to get to know our neighbors a little better. We've especially enjoyed hearing your stories, celebrating our accomplishments as a community, welcoming new neighbors, and sharing the everyday moments that make a community feel like a community.

Now, with a mixture of gratitude and relief at escaping the quarterly 'deadline', the three of us are stepping aside and passing the Sun along to its next caretakers. We're confident it is in good hands—and we look forward to reading it rather than worrying about whether we remembered to send the Board the real final copy!

Thank you for allowing us to be a small part of The Settings story. It has been an enjoyable adventure, a privilege to serve our community, and, most of all, a lot of fun.

So long from the our editors' desk, and long may The Settings Sun continue to shine!

With warmest wishes,

Jim, Linda & Jo



The Settings of Black Mountain Community Zoom Meeting



When: Tuesday November 17, 2026

Time: 5:00 PM

Where: Via Zoom

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

Communications Committee

Our community website will welcome a new administrator this fall, as Nate Nash takes over from Jim Barber, who has served in that role since 2019.

Launched approximately 15 years ago, the website was established when the developer turned over the community to an owner-elected Board. Jan Lupnacca led its early development, followed by Stanlee Stahl. During Kip Pritchard's tenure as Board Chair, the Board recognized the need for a major website upgrade to keep pace with comparable communities and better promote The Settings. To support this effort, a Marketing Committee was formed, initially including Jan, Kip, and George Ackerman, with Jim Barber joining later.

The Board engaged Integrative to redesign and host the website. The new site launched in early 2019, during Michael Arones' tenure as Board Chair, and has served the community very successfully ever since.

We thank Jim for his years of service and look forward to working with Nate as he takes on this role.

Landscape Committee Update

Trail and Community Clean-Up Dates

The Landscape Committee is pleased to announce the dates for our upcoming community clean-up events:

- Annual Trail Clean-Up: November 7, Time TBD
- Community Clean-Up: November 14, Time TBD

Community members interested in volunteering are encouraged to contact [Michelle Young at FSR](#).

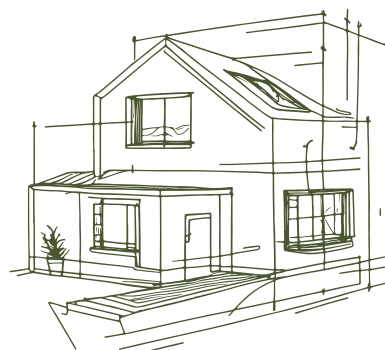
Volunteers are asked to bring any equipment they may need for the day, such as gloves, rakes, tarps, and other useful supplies.

Thank you for helping keep our community beautiful!

Senta Taylor



Design Review Board Update



The DRB continues to be busy with projects though the pace is somewhat slower than it has been. Our current membership consists of Jud Handley, Jim Jay, Roddy Jordan, John Miller, Jim Schorr, and Jim Simpson. We added three additional provisional members this Summer: AD McNaghten, Tom Demrick, and Mike Hamil. They are learning the ropes and will be ready to advance to voting membership next May. We are very happy to have them working with us, so thank them when you see them!

There are seven projects in various stages of construction now. Sheryl and Rod Gruenig recently moved into their new home at 113 Old Lafayette Lane. Linda and Rob Geen have moved into their new home at 25 Fates Overlook Loop. Clay and Cindy Hile's home at 95 Settings Blvd. is in the final stages of construction and they should be moving in soon. Welcome to our new neighbors!

There are two homes currently in the design phase and another on the way. We continue to get inquiries about the development and property here. The Taylor's home on Settings Blvd. sold recently and the Kraus' home is under contract. We will miss you, but congratulations to both families.

In addition to assessing and assisting with new home plans and monitoring construction activity we are updating the Architectural Design Standards and Guidelines and the Construction Guidelines. A new stormwater management requirement for all new homes will be one major focus since the Town eliminated all their requirements for residential construction last year. Jim Schorr is spearheading this for us. Our newly cleaned and repaired stormwater drain system is intended to drain water from our roads into culverts and was not designed to handle runoff from residential property. Now that we have so many completed homes it is important to keep rain water on each individual property so we don't overwhelm the storm drain system. Please pay attention to your property after heavy rain events so you can see if runoff from your home is a problem.

We welcome comments from our Settings neighbors including recommendations about what you believe we could do better. You can address them to me personally at jamessimpson834@gmail.com or to the DRB at DRB@tsobm.com.

Jim Simpson, DRB chair

Infrastructure Committee Update



Milling on Crockett Ridge

Road Repairs: In early October, we will complete repairs to the upper section of the community's roads, in accordance with our 30-year Reserve Plan. Despite rising oil prices associated with the ongoing conflict in the Middle East, the project will remain under budget.

Upper Pump Station: The Town is replacing equipment at the upper pump station and cleaning and rebuilding the site to help ensure consistent water pressure and reliable operation. Although the replacement project was delayed by the hurricane and some equipment was damaged, the station has remained operational throughout.

Four-Way Stop: A four-way stop is being installed at the intersection of Old Lafayette Road and Panther Gap/Guastavino in response to increased neighborhood traffic. Following several close calls, we consulted with local authorities and determined that a four-way stop is the safest solution for this intersection.

Best regards,

Janice Johnston

Other Committee Updates and Reminders

Emergency Gate Lock

The lock at the Emergency Gate has been reset to the code listed in the community Directory. The Black Mountain Police and Fire Departments have also been provided with the code.

Neighborhood Speed Limit

Please remember to be mindful of the speed limit of 25 MPH while driving through our neighborhood. Slower speeds help protect walkers, pets, children, and fellow drivers, especially on curvy roads or near driveways and mailboxes where visibility is limited. A little extra caution goes a long way in keeping our community safe and peaceful for everyone.





BOOK CLUB



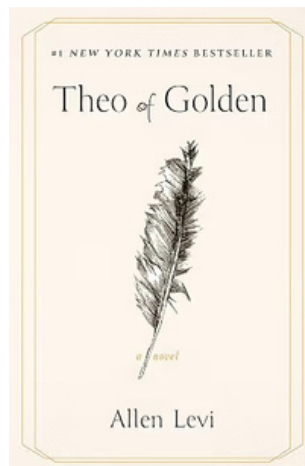
Meets the 3rd Wednesday of the month September- June

A very special thank you to Rhonda Gramley who started our book club in 2016, a full ten years ago! Since then, we have read and discussed an amazing 89 books, sharing not only good stories and lively conversations, but also plenty of laughs, opinions, and friendship along the way. Rhonda has been our steady discussion leader, leading at least once every year and often two or three times, always helping to keep our conversations thoughtful, interesting, and moving along. We are so grateful to Rhonda for having the wonderful idea to start this group and for all the time, energy, and enthusiasm she has given to it over the past decade. What started as a book club has become a special part of our community, and we have Rhonda to thank for bringing us together.

And now, we are excited to welcome Cathy Johnston as our new book club leader and organizer! We are so grateful that she has volunteered to take on the role and look forward to all that the next chapter of our book club will bring. Thank you, Cathy, for stepping up to keep the pages turning, the conversations going, and this wonderful group together. We can't wait to see what books and discussions are ahead!



October 21st



November 18th



January 20th

For more information please email social.committee@tsobm.com

Upcoming Social Events



OCTOBER 17TH - SATURDAY

Fall Gathering

DECEMBER 5TH - 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!**



Fall Blooms Brighten Black Mountain

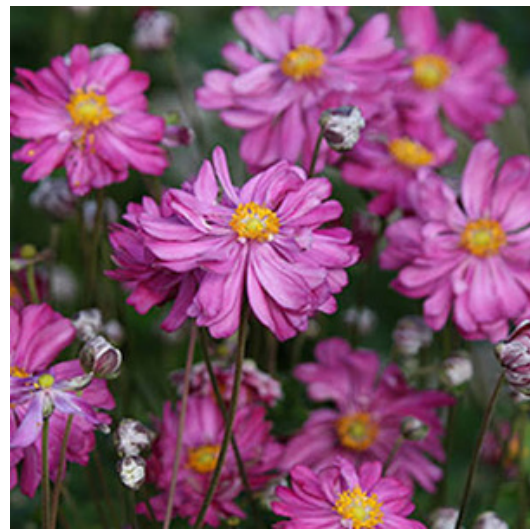
By: Sally Bosco



As summer begins to fade, Black Mountain puts on one last spectacular floral show before the leaves steal the spotlight. A drive along Old Fort Road, a walk through the trails at Lake Tomahawk, or even a stroll around town reveals splashes of purple asters, golden goldenrod, and delicate white wood asters blooming along roadsides and woodland edges. Native flowers like these thrive in our mountain climate and provide an important source of nectar for bees, butterflies, and migrating monarchs as they prepare for winter.

If you're looking to add a little fall color to your own yard, you're in luck. Chrysanthemums are always a favorite, but many local gardeners are also planting native asters, sedum, and goldenrod for long-lasting blooms that return year after year. Other perennial fall bloomers are: Nippon Daisy, Russian Sage, Japanese Anemone.

One of the joys of living in Black Mountain is watching the seasons unfold in the surrounding peaks. As the forests begin to glow with reds, oranges, and golds, these late-blooming flowers add a final splash of color at ground level. So, whether you're tending your garden, hiking one of our local trails, or simply enjoying the view from your front porch, take a moment to appreciate the quiet beauty of fall's wildflowers. They remind us that even as one season ends, another has something wonderful to offer.



Drinks on the Porch - July





Drinks on the Porch - August



Tourists Game - August



Dinner for the Black Mountain Police and Fire Departments – August

Thank you to all who contributed to and attended the dinner for the Black Mountain Police and Fire Departments.



Drinks on the Porch – September





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](#).