

# Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

14 Woodson Bend Resort • Bronston, Kentucky 42518 • (606) 561-5311

Website: [www.woodsonbendresort.com](http://www.woodsonbendresort.com)

OCTOBER 2021

## BOARD REPORT

It's hard to comprehend that fall is almost upon us! Looking back, we really did have a great summer at Woodson Bend. The weather was fantastic, the pool was open, the restaurant was as good as ever, and the golf course was in great shape. We all hope you were able to enjoy many of the resort's amenities.

This truly was a special summer. After some of the challenges of 2020 it felt good to get back to normal in the summer season of 2021. The return of the pool, the fireworks display, and the cart parade were all very welcome.

Now, we turn to fall, which is one of the other special times at Woodson Bend. The days get shorter, the trees all begin to change, and the resort becomes very beautiful. We definitely hope to see many of you enjoying the golf course, long walks, and the peacefulness Woodson Bend offers in the fall. Golf has had a great year with so many people utilizing the course, and hopefully that continues into the fall. Tim Dudley, Tim Maxfield, and the entire team have had a great year.

We did want to give you a small update on a few items. First, remember that the annual meeting will be held at the clubhouse on September 25th. There will be a board meeting at 9am

and the annual owners meeting will follow at 11am. At the annual owners meeting we will announce the results of the board election. We will once again be utilizing Zoom for the meeting, so if you cannot be there in person, please try to join virtually if possible.

While we're on the subject of Zoom, we were so excited to have 52 owners join us virtually for the August board meeting! Feedback from participants has been very positive.

Another key piece of information is that Mulligans Restaurant will be open through the 25th. If you are at the resort this weekend and want some amazing food, please try to make a reservation and send the chefs off in style. They work really hard for us and do a great job, and we really are lucky to have them.

We also want to make sure you are aware of some upcoming events. First, there is the Euchre Tournament on October 15th and the Poker Run on October 16th. If you wish to participate in those events, please be on the lookout for email updates closer to the events.

Employee Appreciation Day is coming up on October 22nd. Your staff works hard all year to make the resort beautiful and safe. Please consider contributing to that day and saying

“thanks” to the staff for a great year. If you wish to contribute, just email [Administration@WoodsonBendResort.com](mailto:Administration@WoodsonBendResort.com), and let Drea know.

Lastly, we wanted to give you an update on the General Manager search. The board have engaged a search firm and have been in contact with many great candidates. We are optimistic that we will have someone hired quickly and will keep you informed as the search progresses. Ken Paul and Steve Fister are serving as General Manager in the interim, but we hope to transition to a new permanent GM soon.

That's all for now, but it's quite a lot. There is a great deal happening at your resort, and we appreciate the support of the owners as we continue to improve Woodson Bend.

Have a great day!



**PLAN AHEAD**  
**ANNUAL MEETING**

**2021**

**Sat., Sept. 25th**

**11:00**

**WB Clubhouse**

## PRO SHOP NEWS

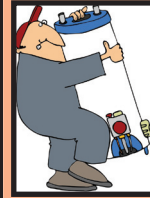
The summer is flying by! The golf course is in good shape so take advantage of these beautiful days for a round of golf. Also, please be on the lookout for emails from the Pro Shop with upcoming events & news!



### IMPORTANT NOTICE TO OWNERS!

Fixture supply lines with plastic nuts are not recommended for installation on any fixture in your unit. The plastic nuts have a high potential for breakage, and great potential to create major water damage to your unit, or to the unit below as well if you are an upper unit.

## WATER HEATER & AC DRAIN LINES *REMINDER*



Most water heaters are only warranted for 5 years. If your water heater is older than this, you may want to consider replacing it with a new one, as the older it gets, the greater risk for it to rust out. This has great potential to create major water damage to your unit as well as the unit below if you are an upper unit.

AC Drain lines must also be cleaned each year and AC drain pans need to be checked for deterioration.

## SOCIAL & WB EVENTS CALENDAR

- 9/25 Annual Board Meeting / Clubhouse 11:00am
- 10/15 Euchre Tournament
- 10/16 Chili Cook-off & Poker Run
- 10/22 Employee Appreciation Day
- TBA Christmas Breakfast
- TBA Christmas Party
- 12/31 NYE Party

## GOD'S FOOD PANTRY

**God's Food Pantry has been serving Pulaski Co. for 35 years. Volunteer staff gives 300 hours weekly. How can YOU help?!**

**A donation barrel is now located in the foyer between the rental office and the Mouse Pad. If you'd like to contribute, they're always accepting any non-perishable foods.**



## EMPLOYEE APPRECIATION DAY

We be "leaf" we have the best employees around! Help us "fall" with gratitude all over the workers who have taken care of our maintenance, launches, tee times, mowing, docks, billing correspondence, security, rentals, housekeeping, and so much more. Only your generosity will make Friday, October 22nd a rewarding day. Send donations to ATN: Drea, 14 Woodson Bend Resort, Bronston, KY. You may also call 606-561-5311 or email [administration@woodsonbendresort.com](mailto:administration@woodsonbendresort.com) to have your contribution billed directly to your monthly statement. ONLY your generosity will make this day special.

## POKER RUN & CHILI COOK - OFF



Our Annual Poker Run and Chili Cook-Off will be October 16th. For more information, to RSVP, or to host a stop, please contact Brent Mitchell at [wbpokerrun@gmail.com](mailto:wbpokerrun@gmail.com).

**TURNER**   
**REALTY GROUP** 

**"Who You Work With Matters"**  
**606-679-SOLD**  
**shopsomerset homes.com**

 **VICKI BURCHFIELD**  
**606-305-1879**

 **TONYA CRAWFORD**  
**606-271-2571**

**Thank you to all the Woodson Bend employees for all your hard work this year. We appreciate all you do.**



A Gift for the Employee Appreciation Day Drawing



**I am a Full time Realtor with Turner Realty Group and a full time resident of Woodson Bend. I am ready to sell your Condo!**



**Tonya Crawford  
606-271-2571**

**Inventory is Low and Buyers are Ready for Fall on our Beautiful Lake Cumberland.  
Your listing will get the marketing and exposure it deserves.**

- **Home Warranty for Listing**
- **Ongoing Property Analysis**
- **Professional Pictures to include virtual Tour**
- **Personalized Marketing Plan**
- **Listing on MLS**
- **Aggressive Social Media marketing on multiple platforms**

**43-3 REDUCED! Adorable 2 bed / 1 ba MLS# 40701 \$167,500 -Seller offering \$3,500 at closing for laundry addition assistance**

**12-1 PENDING! \$299,900**

**30-4 SOLD! \$239,000**

**27-1 SOLD! \$249,000**

**205-2 SOLD! \$413,000**

**96-3 Lakeview, 2 bed/ 2 ba MLS#20116939 \$289,000**

**ATTENTION OWNERS!**

**I HAVE BUYERS LOOKING FOR THE FOLLOWING! IF YOU HAVE IT AND YOU  
WANT TO SELL IT, JUST GIVE ME A CALL!**

**\*Patio Home or large renovated condo**

**\*Lake View renovated condo, upper unit a plus**

**\*3 bedroom, 2 bath condo, renovations a plus, upper level is ok**



# CENTURY 21<sup>®</sup>

## Real Estate Sales

Client Focused, Results Driven

Team Pulliam  
with Team Bigelow  
Your Woodson Bend Resort REALTORS<sup>®</sup>

REALTORS<sup>®</sup> Dianna Pulliam has joined Bill and Nancy Bigelow at the CENTURY 21 Advantage sales office right outside of Woodson Bend Resort. Together, they will use their real estate sales knowledge and expertise and offer you the professional customer service that CENTURY 21 clients prefer.

In a competitive real estate market, buying or selling a home may feel a bit overwhelming. When you choose to work with Dianna Pulliam and the Bigelow's, you will have the peace of mind knowing you get a great team of professional REALTORS<sup>®</sup> working hard for you!

Dianna will use CENTURY 21's latest internet marketing tools to their advantage to provide you an edge in your real estate needs. They will expose your property to the widest possible range of qualified buyers, or extensively find that perfect home you have been longing for. You will find that They are communicative, thorough, and detail oriented – and they are a team working alongside you every step of the way.

Dianna Pulliam is excited to work with Bill and Nancy Bigelow at the CENTURY 21 Woodson Bend Resort sales office. With the Bigelow's nearly 45 years of Woodson Bend knowledge and experience, Dianna is here to learn from Woodson experts.

Now is the right time to invest in newest Woodson Bend Resort sales team! We are committed to being with you every step of the way!

Dianna Lowery-Pulliam  
dpulliam@Century21Advantage.com  
859-967-7464

Bill Bigelow  
billbigelow@century21advantage.com  
606-271-1007

Nancy Bigelow  
nbigelow@century21advantage.com  
606-271-1005





Vicki Burchfield  
Realtor

606-305-1879



606 679-SOLD

vicki@turnerrealtygrp.com

www.LakeCumberlandHomeFinders.com



***I am Vicki Burchfield, a full-time Owner since 1989. I have had the pleasure of representing Sellers & Buyers of our Resort for 17 years. If you or someone you know are in need of a realtor, please let me help!***

21-3 **CLOSED!!!** MLS# 20116388- \$239,000

70-3 **CLOSED!!!** MLS# 20116414- \$179,000

69-3 **CLOSED!!!** MLS# 20116408 \$235,000

86-4 **CLOSED!!!** MLS# 20116409 \$239,000

18-1 **PENDING!!!** MLS# 20116412 \$289,000

54-4 Nice lower level condo with 1 bedroom/1bath. Located on the cul de sac behind the pool with off-street parking and no step to the front entrance. MLS# 20116410 **REDUCED!!! \$129,000**

22-2 Very nice upper level condo with 2 bedrooms/2 baths, updated kitchen and baths, and screened porch with sliders. Located on #7 fairway and near the clubhouse. MLS# 20116416 **REDUCED!!! \$189,000**

71-2 Upper level condo with 2 bedrooms and 1 bath located on #7 Fairway with off-street parking. HVAC is 5 years old. MLS# 20117592 \$149,900

23-2 Very nice upper level with 2 bedroom/3 baths and updated kitchen! Condo has the core, 4 foot bedroom expansion, and cart storage. Located on #7 Fairway. MLS# 20120009 \$239,900

*If you're thinking of listing your property,  
I would love to represent you and your condo.*

*If you are interested in buying,  
please let me help you with all that is well!*

*Thank you so much, I have a wonderful  
summer!*

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Shopwoodsonbend.com

**I wish everyone a wonderful 2021!  
Stay safe & stay well!**



## **Sales in the Last 5 Years**

Turner Realty - 161

All the Others - 116

A purple-bordered advertisement for two real estate agents. At the top center is the Turner Realty Group logo. Below the logo, the slogan "Who You Work With Matters" is written in orange. Underneath the slogan, the text "606-679-SOLD" is displayed in purple, followed by the website "shopsomerset homes.com" in orange. On the left side is a portrait of Vicki Burchfield, and on the right side is a portrait of Tonya Crawford. At the bottom, two purple boxes contain their names and phone numbers in white text.

**TURNER REALTY GROUP**  
"Who You Work With Matters"  
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**VICKI BURCHFIELD**  
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# THE BEND AD-VISOR OCTOBER 2021



**For Rent at Woodson Bend : Condo 7-3**  
Extremely large luxury condo 1BR, 1BA Sleeps 6. Contact Tony Marcum@859 512 8018 or email [tmarcumrentals@yahoo.com](mailto:tmarcumrentals@yahoo.com) . View on line at [www.tmarcumrentals.com](http://www.tmarcumrentals.com) or contact Jamma Underwood Director of Rentals @ Woodson Bend 606 561 5300. This condo is available for long or short term or just for the weekends at the Bend !!!



"Did you know that our **\$99 Mortgage Closing Costs Special\*** can be used toward *refinancing*, too? Give me a call today!"  
**Tonya Marcum 677-2206**  
NMLS #804109

\*Subject to credit approval. Offer valid on new construction only. Offer good on financing of \$100,000 on a 5/1 ARM at Annual Percentage Rate of 4.00% amortized for 15 years. The estimated interest rate is 4.00%. The closing costs are \$99.00. Closing costs do not include prepaid interest, taxes, insurance, and escrow reserves. To obtain offer, you must be purchasing or refinancing owner-occupied residential real estate. For a limited time only.



**LAKE CUMBERLAND REALTY TEAM!**  
C21 Advantage Realty A Robinson Company

Nancy Bigelow  
Woodson Bend Resort  
Bronston, KY 42518  
Cell 606-271-1007 (Bill)  
Cell 606-271-1005 (Nancy)  
Cell 606-271-1896 (Brad)

**We are selling our property but WE ARE NOT RETIRING!**  
**As always, listing and selling 7 days a week!**

Nancy, Bill & Brad Bigelow  
# 1 in sales for over 40 years!  
[nancybigelow@lakecumberlandrealty.com](mailto:nancybigelow@lakecumberlandrealty.com)  
view units @lakecumberlandrealty.com

*We live on the resort and will show units anytime, so please call!*



**Patty Hall**  
Consultant  
100% real polish & Made in the USA!  
Call for a free sample or demonstration!  
734-891-4237



116 Ben Way Drive  
Somerset, Ky 42501

**Scott R. Evans**  
OWNER/BROKER

[www.c2cyacht.com](http://www.c2cyacht.com)  
[scott@c2cyacht.com](mailto:scott@c2cyacht.com)

606-930-9344 office  
606-561-6862 fax

HOME OF

**Manitou**

PONTOON BOATS  
**606-561-7115**  
[Hilltopmarine.com](http://Hilltopmarine.com)



**INNER CITY TRADES**  
PLUMBING & HVAC  
SOMERSET, KY 606-678-9663

