



# Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Web Site: [www.woodsonbendresort.com](http://www.woodsonbendresort.com)

APRIL, 2011

## MANAGER'S REPORT

by Mark Sloan

Spring 2011 is almost here and I can't wait! No complaints from me. I am plenty tired of the snow and cold weather and I am ready for spring and the season to begin.

I want to share with you some big changes here at the Bend. The Board has authorized a few organizational changes and those changes have been made. We have split the responsibilities of the maintenance department into two areas - exterior and remodeling. Kenny Nevels will continue in his role as Remodeling Director...call Kenny if you need any remodeling done! We would like to take this time to welcome our new Exterior Maintenance Director, Charlie Wren. Charlie comes to us with a fabulous and extensive background as an operations manager for Lowe's for close to ten years and with several years experience operating his own construction business. Charlie is already showing a strong ability to manage, coordinate and always be mindful of how we spend money and maintaining or improving efficiencies. This change was made because the job that Kenny Nevels was doing was, at one time, done by three people. We realized that it was becoming increasingly unfair to ask one man to do what three used to do. By making this change it will allow both of these men to properly manage their responsibilities and people at a higher level and with more attention to detail. We are fully convinced that we have just made a huge positive step in improving our customer service for all owners and guests. Be sure and drop by maintenance the next time you are down and introduce yourself to Charlie.....he is very people oriented and would love to

meet you.

We are also placing the supervision of our lifeguards under the direction of our Security department. We feel this move will help keep the lifeguards more properly motivated and accountable. They will also be under continual observation via the camera system we have installed in the pool area. Another good move for Woodson Bend!

This month you will be getting billed for your annual trail fee for your golf cart. In the past, you have simply picked up your trail fee sticker at Security when you enter through the gate; however, we have added a small wrinkle to that process. This year, you will need to bring your golf cart up and allow Security to inspect the tires to ensure compliance with the golf cart tire policy before your sticker will be issued. A copy of the golf cart tire policy is included with this month's newsletter. Please look it over and make sure you are in compliance prior to coming up to get your sticker. Otherwise, you will be required to change out your tires.

As we gear up for the 2011 season I would like to bring to you attention some additional important information. The restaurant will be re-opening on Friday April 15th. Larry Marsh & Doug Warriner are once again returning to operate the facility! The overwhelming consensus from the majority of our owners continues to be that we have the right team in place. We are confident that they will raise the bar even higher this year with quality of service and food. There will be a great menu, takeout orders, pizza and skyline chili (takeout) available for everyone. Hours of operation and specials will be heavily advertised with our weekly handouts at Security throughout the season so be on the lookout for restaurant information. Your \$100 restaurant

assessment will be included on your March 20 statement and your coupon will be included with your bill. Save your coupon! You will need to present your coupon to be able to use it at the restaurant.

The 2011 painting will get underway by the end of March or early April (weather permitting). If your building is scheduled to be painted we will contact you as far in advance as possible to hopefully prevent any scheduling conflicts that may occur.

This month you will notice you have still received this newsletter and your monthly statement as a hard copy. However, we are still using this month as a "dry run" on the electronic transfer of this information. You should be receiving an email statement to test that our system works. In addition, you should also see another email that will direct you to an online link to see the newsletter. If we are successful in working out all of the kinks in this system this will continue in the future, and those who have chosen to receive your info in this manner will no longer receive hard copies. So please be aware of the transition and if you notice any issues at all make sure you let us know about it so we can address them.

Please note - some changes have been made to how collections will be handled on delinquent accounts. A copy of the new policy has been included this month. Please familiarize yourself with it and let us know if you have any questions.

Don't forget that we will celebrate Independence Day with our fireworks show on Saturday the 2nd of July. This will be our "RED, WHITE AND BOOM CELEBRATION"!!



## 2011 GOLF EVENTS

- 4/20 Men's 2-Man
- 4/27 Ladies' 2-Lady
- 5/2-4 Mens Golf School (max. 8 per class)
- 5/9-11 Ladies Golf School (max. 8 per class)
- 5/29 Memorial Day Scramble and Steak Dinner
- 6/11 Couples 18-Hole Classic
- 6/11&12 1st Annual Men's 2-Man Inv.  
(course closed both days)
- 6/14 SE Junior Golf Tour  
(course closed till noon)
- 6/20 Mens Senior Invitational
- 7/3 July 4th Scramble
- 7/5-7 Junior Golf Camp
- 8/3 Men's 2-Man Summer Classic
- 8/27-28 Club Championship
- 8/31 Ladies Bluebird Invitational
- 9/4 Labor Day Scramble
- 9/13-14 Fall Green Aerification
- 10/2-3 Buck & Doe Invitational



## Pro Shop News



We have changed the dates on the 1st Annual Men's 2-Man Inv. to June 11-12. More info to come.

We will start taking Tee Times Friday, March 25th for the rest of the year.

Watch for weekly emails from the Golf Shop. If you are not receiving these weekly emails or if you prefer to opt out of receiving them, let us know at [thdgolf@gmail.com](mailto:thdgolf@gmail.com).



## PRO SHOP GRILL

**Opens March 24**

(weekends only till mid-April)



**Mark Your Calendar Now!**

## Pre-Derby Party

**FRIDAY – MAY 6th**  
UPSTAIRS AT THE CLUBHOUSE

BYOB & YOUR FAVORITE  
"HEAVY" HORS D' OEUVRE

Just come in and have some fun!  
Buying a horse is optional.

**Doors Open at 6:00 P.M. • First Auction at 7:00 P.M.**

*Chris Fugmann Auctioneer*

**DON'T MISS IT!**

## SOCIAL COMMITTEE ACTIVITIES

### GARAGE SALE

**APRIL 30**

**8 a.m. – 4 p.m.**

**BRONSTON FIREHOUSE**

*NOTE! We need men to volunteer to help move sale items from our storage to the Firehouse on Thursday, April 28th. Set up and pricing April 29th.*



**We would like to take this time to welcome our new Exterior Maintenance Director, Charlie Wren.**

Condolences are extended to the family of Dr. Garnett Sweeney (unit 14-4) who passed away on February 11 at the age of 96 years.

## Cookbook & History Books

Both of these are still available for purchase at Security, Administration and at the Pro Shop. These make GREAT gifts. Pick up some today!!!

### PRICES:

Cookbooks - \$15 ea. or 2/\$25  
History Books - \$25 ea. or 2/\$40  
1 of each - \$30

## Easter Service

A non-denominational Easter service will be held on Sunday, April 24 at 8am in the Clubhouse.

*Everyone welcome!*



**Woodson Bend Resort**  
14 Woodson Bend - Bronston, KY 42518  
Phone: (606)-561-5314 - Fax: (606)-561-5315  
WoodsonBendResort.com

March 21, 2011

Dear Woodson Bend Owner:

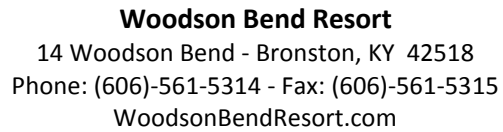
These three pictures are some simple examples of the types of tread patterns that would be considered OK for use within the resort and keep you in compliance with the WB golf cart tire policy. Your tires can have different tread patterns as long as they are not “knobby tires”. We have included these pictures strictly as a reference to help you better understand the policy of what we allow. If you have any questions about your tires prior to the inspection you may contact me or Security at your convenience.

Thanks,

*Mark Sloan*

Mark Sloan  
General Manager  
[msloan@woodsonbendresort.com](mailto:msloan@woodsonbendresort.com)





Implemented September 2006 by WB Board of Directors

- All carts used for golf must have **sand bottle(s)** attached in order to fill divots.
- All carts **used for golf** must have **golf bag straps** and associated hardware attached.
- All carts must have turf style tires, **no off road or knobby tires allowed** on carts at any time on Woodson Bend property.
- Utility style carts, even though they have a golf cart body will **not** be allowed on premise, except for Woodson Bend maintenance or security departments use.
- You **must** be 16 years of age and possess a valid driver's license to operate a golf cart.

March 22, 2011

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**The knobby tires provision is effective immediately!**



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**AMENDED EFFECTIVE DATE April 1, 2011**

**Effective date: September 1, 2009**

**Amended July 8, 2010**

**Amended February 9, 2011**

### **WOODSON BEND P.O.A., INC. DELINQUENT ACCOUNTS COLLECTION POLICY**

- 1) This delinquent accounts collection process will begin once an account has become 60 days delinquent. The collection process will include a delinquent demand letter from the **Association's attorney** stating the owner has 10 days to bring the account current. In addition, the owner will be subject to late fees and finance charges as identified in the Woodson Bend Bylaws (Article 6, Section J) and all attorney fees.
- 2) If the delinquent account is not brought current within 10 days following the letter from the Association's Attorney, the General Manager shall direct the Association's attorney to immediately **place a lien** against the property and to initiate foreclosure action at thirty days thereafter.
- 3) The General Manager shall have the discretion at any time to enter into formal payment plans to bring delinquent accounts current and to suspend the above process or any foreclosure action. Owner will still be responsible for all late fees, finance charges and attorney fees relative to this process.





# Woodson Bend RESORT

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**FOR SALE: UNIT 106-3 Lake Front Condo** Two full BR. 2½BA. Fully furnished & well appointed for immediate enjoyment! Spacious closet space w/walk-in closet in master BR. Screened in porch with vinyl sliders. Golf cart included!! Asking \$184,900 Call Kim Terry @ 513-532-8869 or email [kterry1@cinci.rr.com](mailto:kterry1@cinci.rr.com)

**FOR SALE: Unit 9-1** Lower unit across from pool. Rarely used N/S immaculate unit, remodeled 5 yrs. ago w/new paint, carpet, tile & appliances. 2BR, 2 full BA, vinyl sliders, roughed in core exp., golf cart storage. **\$99,950** Call Bill @859-229-1345.

**FOR SALE: Unit 110-2 Lakefront !!!** 2BR, 2BA w/bunk room. Screened porch w/vinyl sliders. Professionally decorated. Furniture negotiable. Asking **\$185,000** (appraised 7/10) Call Chuck @ 859-321-2012 or Jenny @ 859-619-8054.

**For Sale by Owner: Unit 65-1. NO STAIRS!!** Walk out onto 7th Fairway. Fully furnished and equipped 2BR / 2BA. Core expanded with Master Bath, Vanity, Closets, and Laundry with W/D incl. Hallway Bath and Kitchen previously remodeled. Porch has vinyl sliders and vertical blinds. Quiet building with golf cart storage. \$139,000. Call 513-385-0886 or 513-260-2502.

**FOR SALE BY OWNER: UNIT 55-1.** 2BR/1BA. Lower Level. Great location on quiet cul-de-sac near putting green, pool and playground. Excellent rental history. Updated kitchen, newer HVAC. **\$82,500** See photos at [www.cumberlandtours.com/wb/551/TourWeaver\\_551.html](http://www.cumberlandtours.com/wb/551/TourWeaver_551.html). Call Barry or Sandy @ 502-695-0359.

**2000 Kawasaki Vulcan 800 A-Model** 5,900 original miles. Customized/Totally Dressed/Total Chrome. Vance Hines Straight Pipes. Garage kept. New Condition...must see to appreciate! **\$3,500.00** Call 606-561-0136

\*\*\*\*\*  
**DO YOU HAVE A BOAT SLIP YOU WOULD BE WILLING TO SHARE?**  
I would like to share with you! Please call Jon at 419-234-2629 or notify Marcia @606-561-5311.  
\*\*\*\*\*

**NEED A REALTOR?**  
Please contact Vicki Burchfield, Coldwell Banker Foster Real Estate, Inc. I have been a WB owner/resident for over 20 years. Call (606)305-1879 or email me: [vicki.burchfield@coldwellbanker.com](mailto:vicki.burchfield@coldwellbanker.com)

**HydroHoist wanted!** If you have a #6600 **HydroHoist** at Woodson Bend & would like to sell it, I need one for my slip. Turn that boatlift into **cash!** I will handle all the arrangements to relocate it. Please call Brian @ 419-234-1282 or email [bwalt@wcoil.com](mailto:bwalt@wcoil.com)

**FOR SALE: Unit 121-2 Lake Front!!** Last building built at WB! 4 full BR, 3 full BA. Upper unit w/ completed loft. Lots of trees. Custom floors and ceiling made from "local" maple. Vinyl sliders. Mostly furnished. Asking **\$240,000** (reduced!) Call Pat Roth @ 859-760-5459. Email [PRoth@go2uti.com](mailto:PRoth@go2uti.com)



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**FOR SALE by OWNER: Unit 84-1** (Will also consider a lease option) 2 BR, 2 BA Nice golf course view of #8 fairway. Fully Furnished with golf cart included! A GREAT deal & a must see! **Priced well under appraised value at \$114,000.** Call Don Warner @ 606-802-2229 or email [warner84@nwcable.net](mailto:warner84@nwcable.net)

**FOR SALE: 2002 E-Z GO** electric golf cart. Beige with white seats; includes rear flip seat, heavy-duty springs, lights, windshield, new batteries in 2007 and charger. **\$2250**  
Call Tony at 502-553-2094

Hi, I'm Vicki Burchfield with Coldwell Banker Foster Real Estate, Inc. If you, or someone you know, are in need of a realtor, please contact me at (606)305-1879 or email [vicki.burchfield@coldwellbanker.co](mailto:vicki.burchfield@coldwellbanker.co)  
Thank you so much!



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**15-4** Nice lower level furnished condo with 2BR/1BA. On golf course. Priced to sell! Call for appointment. Don't let this one get away! **\$75,000**

**21-4** Nice lower level condo with 2 BR and 1.5 BA.  
Overlooks #7 tee and fairway. Great unit, great location, great price. MLS 1303422 **\$114,500**

**61-2 NEW LISTING!** Nice upper lever furnished condo. 2BR, 1BA Updated Kitchen. Located near Pool & Clubhouse. Great view & lots of outdoor space to play. MLS #2001108 **\$99,500**

**NOTE: VISUAL TOURS @**  
[www.coldwellbanker.com](http://www.coldwellbanker.com)

**FOR RENT: 6 BR. 4 BA home 1.5 mi. from Disney World in beautiful Windsor Hills Resort Community.** Home features own south-facing pool and spa, 2 kings, 2 queens and 2 theme rooms (Cars & 3 Princesses). The community offers 24-hr. security, water park pool w/slide, sundry shop and movie theater. See pictures, more info @ [www.vacationvillahomes.com](http://www.vacationvillahomes.com) . Contact owner Holly Julian (19-3) @ 860-677-9390 or [hrijulian@yahoo.com](mailto:hrijulian@yahoo.com)



### BEAR'S BOAT STORAGES

2244 HWY 790 -only ¼ mi. from WB entrance  
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**Booking NOW:** Siesta Key, FL (Sarasota) Gulf-front condo on Crescent Beach, one of the world's top beaches for powdery white sand! 2 BR (1K, 2 Q), 2BA, enclosed lanai, fully furnished/equipped, 2 pools, 4 tennis courts, fitness & business centers, free Wi-Fi, BBQ hut. Walk to village, shopping & dining.  
For info & pictures call Bob @ 937-478-4898



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Lake Cumberland Realty

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