



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

JUNE, 2011

MANAGER'S REPORT

by Mark Sloan

Memorial Day is just about here and that means we will be kicking the season into high gear! We are working as hard as we can to get everything ready and to make sure the resort looks fantastic. Let me take a few moments to give you some updates about our facility and amenities.

Amenities such as the pool and boat launch will be opening the Friday of Memorial Day weekend. The restaurant will continue to be operating but they will be adding the snack bar operation beginning that weekend as well. Please check the newsletter or the handouts for hours of operation on these items. Also, be on the lookout for updates concerning special events hosted by the Social Committee. We will be including updates monthly about upcoming events in the newsletter and weekly via the weekend handout.

I want to take a couple of moments to thank the Social Committee and everyone that was involved in this year's annual garage sale. It was a success again and we appreciate all the hard work and contributions of everyone. Every owner should know that the Social Committee takes the money raised from the garage sale and uses it toward the special events that take place throughout the year.

This year's Derby party was a huge success as well. There was good attendance and fun was had by all.

By the time you receive this newsletter Woodson Bend Resort should have a small fleet of rental carts in that will be separate from our golf course and made available for renters or owners to rent while staying on property.

You can use these carts to travel around the resort, back and forth from the pool to your condo and other activities. The carts and rates will be available at the pro shop during normal pro shop hours.

The recent rains have raised the lake level considerably in recent weeks. As of the day I am writing this the lake level is roughly 725 ft. above sea level which is roughly 44 ft. above where we are used to seeing it. This has caused quite a bit of debris to be picked up and we are hopeful that by Memorial Day weekend things will be better. BUT..... there is some good news associated with the lake. The CORPS recently announced that dam repair project was moving ahead of schedule now and that if all continues to go well we could see normal lake levels by 2014!

As we have mentioned already this year, our 4th of July fireworks show will be taking place on Saturday the 2th of July. It's our RED, WHITE and BOOM! celebration!! As always, we would appreciate any and all donations to help us acquire additional fireworks to enhance the quality of the show. 100% of all donations will be used exclusively for purchasing additional fireworks. If you would like to donate please contact Marcia at 606-561-5311 or via email at administration@woodsonbendresort.com. Your donation can be charged to your account!

This is a friendly reminder to all of our owners that we are still "going green" here at the Bend! Our recycling bins are still near the pro shop but they have been moved further down the road past the pro shop towards maintenance on the gravel service road. Please pay special attention to how the bins are labeled and make sure you place the appropriate items where they belong. Remember, no glass and no household garbage. We ap-

preciate your cooperation.

Lastly, as we inch closer to the busy season please remember to refresh yourself with the rules of the resort. Sit down with your kids and remind them of the rules and the importance of showing respect to everyone and to the facility. All owners should contribute their eyes and ears to Security during our busy times. If you see someone engaging in destructive behavior towards the facility please report them to Security immediately. Your help can help reduce or eliminate episodes of vandalism!!!



**PRO SHOP
GRILL**

**Now Open Daily
8 am – 2 pm**

JUST WONDERING...

Are you one of our original owners? If you purchased your condo in the early 70's and are an original owner, please let us know!

Call 606-561-5311 or email administration@woodsonbendresort.com.

REMINDERS

1. Please put your trash in garbage bags, not grocery bags and boxes.
2. Please put service & maintenance requests on our online system.
3. Please do not mix trash in with brush behind the boat storages.

2011 UPCOMING EVENTS

5/29 Golf Scramble/Dinner/Karaoke @ Pro Shop
 6/4 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)
 6/14 Poker Run
 6/18 Karaoke Poolside
 6/20 Mens Senior Invitational
 7/2 Arts & Crafts/Bake Sale/Fireworks
 Golf Cart Parade/DJ Poolside
 7/3 July 4th Scramble
 7/5-7 Junior Golf Camp
 7/23 Out of Order (Band)
 8/3 Men's 2-Man Summer Classic
 8/13 Classic Car Show
 8/27 Karaoke @ Pro Shop
 8/27-28 Club Championship
 8/31 Ladies Bluebird Invitational
 9/4 Labor Day Scramble
 9/4 Klassyc Tyme Band
 9/13-14 Fall Green Aerification
 9/24 Annual Meeting/Pig Roast
 10/2-3 Buck & Doe Invitational
 10/8 Wieners and Weiners
 10/29 Poker Run/Hallowell

*Some of our Friends
at the Bend.*



The LINKS is proud to report that for the 4th year in a row the Pulaski Co. Board of Health have given them a 100% rating!!!

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 could create a lot of water damage to your unit as well as the unit below if you are in an upper unit. AC drain lines need to be cleaned each year and AC drain pans need to be checked for deterioration. Contact Davis Heating & Air or Epperson Electric for this service.

PRO SHOP NEWS



The Pro Shop is stocked with the latest and newest golf clubs, shoes, apparel and accessories.

Friday night scrambles have begun.

2 new events this year:

6/4 - Couples Classic - 1:00 shot-gun start

6/11-12 - 2-Man 2-Day Invitational
 1:00 shot-gun starts both days

Limit first 48 teams. Call Pro Shop for details.
 Still not too late to get a golf membership!
 New this year - 4 payment plan.

RED, WHITE & BOOM!!!



SATURDAY - JULY 2, 2011

Arts, Crafts & Bake Sale

3:00 Golf Cart Parade

(line up by 2:30 in the Clove Hitch Circle across from the pool)

Prizes for 1st, 2nd, & 3rd in 3 categories:

1) Funniest • 2) Most Patriotic • 3) Most Original

Awarded after the "parade" around the Bend

DJ poolside • 8 pm - midnight • Fireworks at dusk!





THE *BEND* AD-Visor

JUNE 2011



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 \$178,900 Call Kim Terry @ 513-532-8869 or email 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: Like new, extraordinary, large condo #7-4! Newly remodeled down to custom woodwork, extra sound insulation, 3 FP, central vac, cedar closets, Pella windows & doors, new HVAC. 2 full BA, LR, DR, 1 BR **plus?** Under unit cart storage. GREAT location across from Clubhouse/Restaurant & Pool. Call Lee Martin @ 606-305-5982

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.

Condo For Sale: Unit 14-1

This nicely furnished 2BR-1BA unit has **lake view** and is located within 2 blocks of the Clubhouse, swimming pool and restaurant. New kitchen appliances installed in 2010. Majority of the flooring including porch was replaced in 2009. Heat pump for A/C and heat replaced in 2008 by Davis H&A. All vertical blinds replaced in 2010. Bedroom windows replaced in 2010. Bedrooms painted 2010. Kitchen counter, sink and garbage disposal replaced in 2009. Golf cart storage under unit. **Price lowered to \$109,500** Please contact Bill or Nancy Bigelow at Lake Cumberland Realty @ 606-561-5335



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

FOR SALE by Owner: Unit 53-3 Fully-Furnished 2BR, 3BA condo directly across from pool. Well maintained & beautifully decorated. New kitchen, screened porch (with vinyl sliders & additional motel heat & air), all the bumpouts. Golf cart included. Asking **\$184,900** Call Jimmy or Brenda at 606-561-7461 or email us at jimmbec@windstream.net.

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

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

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 . Contact owner Holly Julian (19-3) @ 860-677-9390 or hrjulian@yahoo.com

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
Thank you so much!



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FOSTER
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15-4 Lower level furnished condo with 2BR/1BA. On golf course. **\$75,000**

21-4 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**

22-3 NEW LISTING! Upper level furnished condo with 2BR & 1BA on #7 fairway near clubhouse. **\$114,900**

55-1 NEW LISTING! Lower level furnished condo with 2BR and 1BA on cul-de-sac near clubhouse. **\$79,900 MLS #2001613**

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

78-3 Upper level 2BR, 1BA furnished condo located on cul-de-sac across the street from the lake. Call for appointment to see what this condo has to offer. **\$79,500**

83-4 Great lower level 3BR, 2BA furnished condo with updated kitchen & breakfast bar. Has core, 4' & 8' BR extensions, side deck & golf cart storage in common area. MLS#2001388 **\$169,900**

NOTE: VISUAL TOURS @ www.coldwellbanker.com

INSTANT CASH PAID!!!!!!...

For silver coins and model trains. Call Dave at 513-871-3040 or 561-9632 or you can email me at
djalbanese@zoomtown.com



Lake Cumberland Realty

FANTASTIC BUYS

Owners... tell your friends that if they
ever wanted a unit at Woodson Bend
now is the time.

UNIT 42-4 Price lowered **\$25,000** only **\$95,500**
2BR/2BA newly remodeled through-out
Concrete floor golf cart space.

BANK OWNED-AMAZING DEAL
UNIT 26-3 \$79,900 2BR/2BA Needs redecorating.
Great location! **SUBJECT TO BANK APPROVAL**

GOLF UNITS - 1 BATH \$69,900-\$89,900
43-2, 47-2, 55-1, 22-4

GOLF UNITS- 2 BATHS \$99,500 - \$139,900
43-1, 46-3, 47-3, 59-2, 59-3, 70-4, 84-1, 52-3, 9-1

GOLF UNITS \$160,000- \$179,900
Sometimes it's worth it to pay more
EXTRA SPECIAL FEATURES- 21-3, 66-2

GOLF COURSE CORE EXPANDED
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8-2, 10-1, 10-4, 12-2, 14-1. MAKE OFFER.

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Sometimes it's worth it to pay more
114-3, 115-4, 116-1, 116-3, 117-2, 117-3, 119-2,
79-3, 104-4, 106-3, 5-2, 94-2, 96-2

VIEW LIST OF UNITS

Pick up brochure at Security or
Lake Cumberland Realty office
www.lakecumberlandrealty.com

606-271-1005 or 800-688-5737
Lake Cumberland Realty
Nancy, Bill & Brad Bigelow

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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

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

FOR SALE: 20' Bennington Pontoon w/50 HP Honda motor. A-1 condition! Call Jerry @ 606-561-0892 or (c) 606-219-5782.

(606) 679-6426

Light #9

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Woodson Bend Residents

Woodson Bend Residents say "the Bend" offers a
little bit of everything!



Security



*Silent Guard has a little bit of everything;
Home Security, Central Vacuums, Furniture
and DirecTV.*



Contact:

Dwight Sears

(606) 677-1977

dwightsears@silentguard.net