



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

JULY, 2011

MANAGER'S REPORT

by Mark Sloan

The past few weeks here at the Bend have been very difficult. By now, many of you already know that our new exterior maintenance director, Charlie Wren, tragically passed away in his sleep. This loss shook us all. Charlie was doing an excellent job for us and had already become a part of the family in the short time he was here. Charlie is survived by his wife Rebecca and their four children. He was 36 years old. We have been taking donations on behalf of his wife and family. If you are interested in helping the family you may send the Admin office your contribution and we will get it to the family. Please make sure all checks are made out to Rebecca Wren.

We are sending out our annual exterior maintenance survey this month. We have made this an annual project for the past few years and the information has been extremely valuable in assisting us in determining what we are doing well, and more importantly, what we need to improve on. I would like to once again ask that EVERY owner take the time to review the survey, fill it out and return them back to the Administration office by no later than Friday, August 20th. Remember, we use this information to help us improve the services we are providing to each of you. As an extra incentive for you, we will be conducting a random drawing on the **19th of August for a \$200 gift certificate**. The gift certificate can be applied to any amenity or bill you have at Woodson Bend Resort. You get to decide how to use the cer-

tificate! These surveys are important, so please participate.

Our 4th of July fireworks will be taking place on Saturday, July 2nd this year. The show will begin shortly after dark. Please make plans to attend as this is one of the biggest events of the year. If you are interested in contributing to the fireworks show you may do so by contacting Administration at 606-561-5311 or via email at administration@woodsonbendresort.com. 100% of your donations will be used to purchase additional fireworks for the show. We can bill your account for this.

I would like to offer a reminder that Woodson Bend is still working to "Go Green". For the past couple of seasons we have been experimenting with some recycling bins near the entrance of the Pro Shop parking lot. Many of you have been using those bins. That is wonderful! Just remember that the bins are down over the hill past the Pro Shop on the gravel service road. ALSO, please do not leave glass at the bins. It is not accepted by the recycling center.

Please be aware of ticks when engaging in outside activities. It is important to always check yourself, children and pets after being outside. You should always take every precaution possible to protect you and your family from this potential issue.

Lastly, I would like to strongly ask our owners to PLEASE pick up after your pets. We all love animals here at the Bend. Many of you love to bring your animals down to the Bend. That is a great thing to do. Don't forget that we have several strategically located "doggie stations" equipped with dis-

posal bags and trash cans. Woodson Bend will be a much more pleasant place for everyone if all pet owners will utilize these stations when walking pets.

I'm really excited about the summer and many events taking place. We should have a great season and we look forward to assisting you in any way we can!

2011 UPCOMING EVENTS

| | |
|---------|-----------------------------------|
| 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 Wieners |
| 10/29 | Poker Run/Hallowell |

Sympathy is extended to the families of Charlie Wren, our Exterior Maintenance Director and Jim Courtney (unit 28-4) who both passed away this month.



**PRO SHOP
GRILL**

**Now Open Daily
8 am – 2 pm**



Woodson Bend Garden Club News

By John Waller

Hello to all!

Wanted to let you know that our 5K Run/Walk on May 28th was a great success. We had 71 participating and made over \$ 1,200 after all expenses were paid.

The winners were Holly Mendzack (#112), 1st place with a time of 20 min. 41.8 seconds; Emily Wilson (#157), 2nd place at 23 min. .04 seconds; Amy Kremer (#125), 3rd place at 23 min. .09 seconds. How about that for 'Girl Power'? A very close race and congratulations to all.

Also, a Huge "Thank You!" to Christine Dudley and Carmella Waller for the weeks of organizing and planning this event. You have no idea what all they did to make this a success. Thank you to all the 5K run officials that helped at the drink/snack stations along the route and to Marcia at Woodson Bend Administration for keeping all informed about the race. Last but not least were our sponsors: Associates in Eye Care, Rees Flooring, Woodson Bend Pro Shop, Lake Cumberland Realty,

Crawford Insurance, Art Teaze Tee Shirts, JATS, Davis Heating & Air, Buyer's Paradise.

These companies are helping keep our community beautiful with their support.

Thanks to all for your donations to the Garden Club. We hope you are seeing and enjoying what we have been able to do with your contributions.

RED, WHITE & BOOM!!!



SATURDAY – JULY 2, 2011

Arts, Crafts & Bake Sale

4:30 Golf Cart Parade

(line up by 4:00 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!

BOAT LAUNCH HOURS

**Friday-Monday
9 am - 7 pm**

**(Out to lunch from
2:10 - 2:40 pm)**

**Call 561-5314 Mon. - Fri.
8 am - 4:30 pm
to schedule.**

**Tickets MUST be
purchased at Security.
(\$10 in, \$10 out)
and must be presented
at time of launch.
No exceptions.**

PRO SHOP NEWS

**Christmas in July Sale
starts July 1 thru July 31.**

EVERYTHING on sale!!!

KIDS GOLF CAMP

July 5, 6, 7

**Ages 5 and up \$30
Call Pro Shop to sign up!**

THE LINKS RESTAURANT

**Thursday and Sunday
5 pm - 8 pm**

**Friday and Saturday
5 pm - 9 pm**

**Reservations suggested
561-5221
Carryout available
561-7533**

SNACK BAR

**Open Saturday & Sunday
11 am - 4 pm**



THE *BEND* AD-Visor

JULY 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.

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: 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 **\$235,000 (reduced!)** Call Pat Roth @ 859-760-5459. Email PRoth@go2uti.com

Florida Condo for rent Destin/Miramar Beach 2BR, 2BA. Sleeps 6, Great view of the Gulf! 2 pools and fitness room. Just a few steps to the beach. To view and check availability and more, go to:

www.southernresorts.com/bre/properties/leeward-key-803/

For **preferred pricing** contact Margie or Ed Mayer (unit 29-1) @ 513-863-3954 or email edmayer@fuse.net



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 by OWNER: 1998 Par Car gas Excellent condition. \$1900 Contact Joanie at 859-948-9449.

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



Lake Cumberland Realty FANTASTIC BUYS

Owners...tell your friends
If they ever wanted a unit
At WB NOW is the time!

4 units have sold since last month

37-3, 14-1, 21-2, 84-1,

BANK OWNED-AMAZING DEAL

Unit 26-3 \$79,900 2BR/2BA Needs redecorating.
Great Location! SUBJECT TO BANK APPROVAL

NEW LISTINGS

80-4- \$229,900 3 BR. 2-4 \$195,000 2BR BOTH LAKEVIEW
70-1 \$119,900 2 BR. 2 BA 84-4 \$149,900 2BR. 2 BA CORE

GOLF UNITS – 1 BA \$69,900 - \$110,900
46-2, 47-2, 22-4

GOLF UNITS – 2BA \$99,500-\$139,900
43-1, 47-3, 50-3. 59-2, 59-3, 70-4, 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
\$149,900 -\$179,900

Sometimes it's worth it to pay more!
69-3, 27-2, 74-2 - 2BR
53-2, 19-4, 52-2, 57-1, 58-2, 75-4, 82-4 - 3BR

LAKEVIEW UNITS
\$129,900 - \$149,900, 2BR
10-1 1 BATH, 10-4 2 BATHS
8-2 \$149,900 HAS CORE
MAKE OFFER

LAKEVIEW
\$179,900 - \$254,900 2 OR 3BR
Sometimes it's worth it to pay more.
114-3, 115-4, 116-1, 116-3, 117-3, 119-2,
79-3, 104-4, 106-3, 5-2,, 94-2, 96-2

VIEW LIST OF UNITS

Get brochure at Security or Lake Cumberland Realty office

www.lakecumberlandrealty.com

606-271-1005

800-688-5737

Lake Cumberland Realty
Nancy, Bill & Brad Bigelow

ALSO from LAKE CUMBERLAND REALTY...

THE A-FRAME HAS JUST BEEN LISTED AT A PRICE WHERE IT WILL SELL!!!

Don't lose out on this spectacular location with a \$200,000 lake view. Along with the lot you get a darling cottage home and a 2 car garage. This is the only property on the resort where you get the land with the house. The 2-car garage is deep enough to handle a good size boat. Also the maintenance fee is a 1/3 of what Woodson Bend owners pay but they still are provided with garbage pickup, lawn mowing, water and sewer. This is a 4 bedr. 2-bath cottage that is just darling with a large wrap around deck. Let's take a look. At this new reduced price this is not going to last long.

Contact Bill or Nancy Bigelow at 800-688-5737

PATIO HOME 205-1 \$385,000 MAKE OFFER

This patio home has all the room you need for your family. It has a huge master bedr and bath and 2 more bedrooms each with their own bath. There are plenty of areas to accommodate more people. It is a very open floor plan. Skylights and cathedral ceilings in the living, dining and kitchen area add great personality to this home. There is room for a pool table, office area and 2 enclosed porches. It also has a huge storage area underneath. You must see to appreciate it. It is completely furnished, or can be bought unfurnished. This wonderful family vacation place or home is nestled in the trees in a quiet cul-de-sac. Let's take a look! Contact Bill or Nancy Bigelow at 800-688-5737

NEW PATIO HOME LISTING 203-1 \$269,900.

MAKE OFFER This patio home is located at the end of the group of 4 which allows for a very private setting looking into the woods. It has hard wood floors through out and is a 3 bedr. 2 bath with one handicap accessible unit. All interior doors are handicap accessible. It has a great front deck for guest and friends to drop by and visit a while. Come See!

PATIO HOME 203-2 \$ 399,900 MAKE OFFER.

This patio home has been completed remodeled creating a very open floor plan. It has hard wood floors through out and the sitting area jets right out into the woods, which makes for a very cozy setting. Contact Bill or Nancy Bigelow at 800-688-5737

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.com
Thank you so much!



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vicki.burchfield@coldwellbanker.com



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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 Upper level furnished condo with 2BR & 1BA
on #7 fairway near clubhouse. **\$114,900**

24-4 NEW LISTING! Very nice lower level furnished
condo with 2BR, 2BA, updated kitchen and a
handicap ramp. Located on #7 fairway.
MLS#11343 **\$124,900** A "must see"!!

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

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

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

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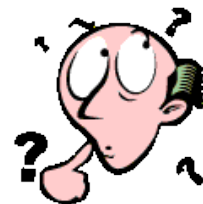


Allison Ready

(606) 677-4977

Allison@silentguard.net

WOODSON BEND RESORT 2011 EXTERIOR MAINTENANCE CUSTOMER SATISFACTION SURVEY



HOW DID WE DO?

In an effort to improve our services for 2011 and beyond please take a moment to fill out this survey and return back to the Administration or Security office at your convenience.

Please rate your satisfaction level from 1 (not satisfied at all) to 7 (extremely satisfied) on the following:

1. Friendliness & helpfulness of Maintenance personnel _____
2. Satisfaction with the maintenance provided to your building _____
3. Satisfaction with the timeliness of response to your requests _____
4. Satisfaction with cleanliness of your building after project _____
5. Satisfaction with quality of work _____
6. Were you satisfied with the level of communication from Maintenance Director & personnel during your repairs or requests _____
7. Satisfaction of grass cutting at your building _____
8. Satisfaction of weed eating and trimming at your building _____
9. Satisfaction of leaf removal at your building _____
10. Satisfaction with gutter maintenance at your building _____
11. Satisfaction with the condition of the common areas (clubhouse, pool, pro shop, tennis courts, fitness center, dock, etc. _____
12. OVERALL SATISFACTION WITH EXTERIOR MAINTENANCE IN 2011 _____

Did you use the online work order system in 2011? _____ Yes _____ No

Do you plan to use it this year? _____ Yes _____ No

If "no" would you please tell us why? _____

What can we do to continue to improve our job performance or service for the remainder of 2011?

Thank you for choosing Woodson Bend Resort. Please drop off this survey at the Security or Administration office at your convenience.

Name _____ date _____ Condo# _____

Address _____

Phone# _____ email _____

(Note: Woodson Bend Resort does not share personal contact information with any other agency).