



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

SEPTEMBER, 2011

MANAGER'S REPORT

by Mark Sloan

Summer is coming to a close and it's hard to believe that this year has gone by so quickly! This has been one of the hottest summers I can remember. However, we have been fortunate to receive enough rain to help keep things green much later into the summer than usual! As we go into the final stretch of the year I would like to share some information with you.

Our Annual Pig Roast and live band will be taking place on the 4th Saturday of September, the 24th. Please mark your calendars! This year's live entertainment promises to be spectacular as usual!!! Great food and great music is always a winning combination..... information about purchasing tickets can be found in the newsletter.

Don't forget that we are also having our Annual Meeting that same Saturday (September 24th). This is the 4rd Saturday of the month.....so please don't forget about the date!!! As always, I would like to encourage everyone to come out and attend the meeting. It is also very important that you take the time to review the Board candidates and participate in the upcoming election. This year we are filling three open positions. The Board participates in vital decision making for our resort. Your participation in electing the best candidates is very important. Please take it seriously and participate!!! The meeting will take place at 3:30pm in the clubhouse on the 24th of September.

Employee Appreciation Day is coming up on October 28th. If you are interested in making a donation you can contact Marcia in Administration at 606-561-5311 or via email at administration@woodsonbendresort.com. Any

donation you wish to make can be billed to your account. We need and appreciate your support.

Lastly, I would like to encourage all owners to contact our Remodeling Department for your condo upgrade needs. Our folks do jobs as small as adding a garbage disposal all the way up to building new side porches....No job is too small or big!!! We would love to help you enhance your condo! Give Kenny a call in maintenance at 606-561-5314 or email him at maintenancewb@woodsonbendresort.com.

OWNERS, YOUR HELP IS NEEDED!

One day each year (October 28, 2011) there is a very special day set aside for the Woodson Bend employees. It's special because it is the day you as owners show the employees your gratitude for everything the employees do to care for and maintain your resort. It's that extra "pat on the back" that says "Thanks...we really appreciate you and your efforts on our behalf". (Take a moment to reflect on everything that Security, Maintenance, Rental, Housekeeping, Golf and Administration do every day to make your stay carefree and enjoyable).

For you new owners (and reminders for you others), "Employee Appreciation Day" consists of 1/2 day off, the use of any amenities on the resort, and a scrumptious lunch prepared by several owners. In addition, the absolute highlight of the day is the drawing that is held for door prizes. That is the icing on our cake!!

Now as you know, there can be no door prizes without your contributions, whether by actual gifts or cash. Please participate in this special day by

sending your gifts, gift cards or cash contributions to ATTN: Marcia, 14 WBR, Bronston, KY 42518. You can also drop off any donation at the Administration office or at Security. If you choose to contribute cash, you may have it billed to your account by calling 606-561-5311 or just by emailing me at administration@woodsonbendresort.com. Your cash contributions are used both to purchase gifts and to use as actual door prizes.

We work very hard to make each E.A.D. bigger and better than the last...but its success is dependent on our Owners' generosity. Please take a moment to think about how much this means to the employees and do what you can to help. Thank you.

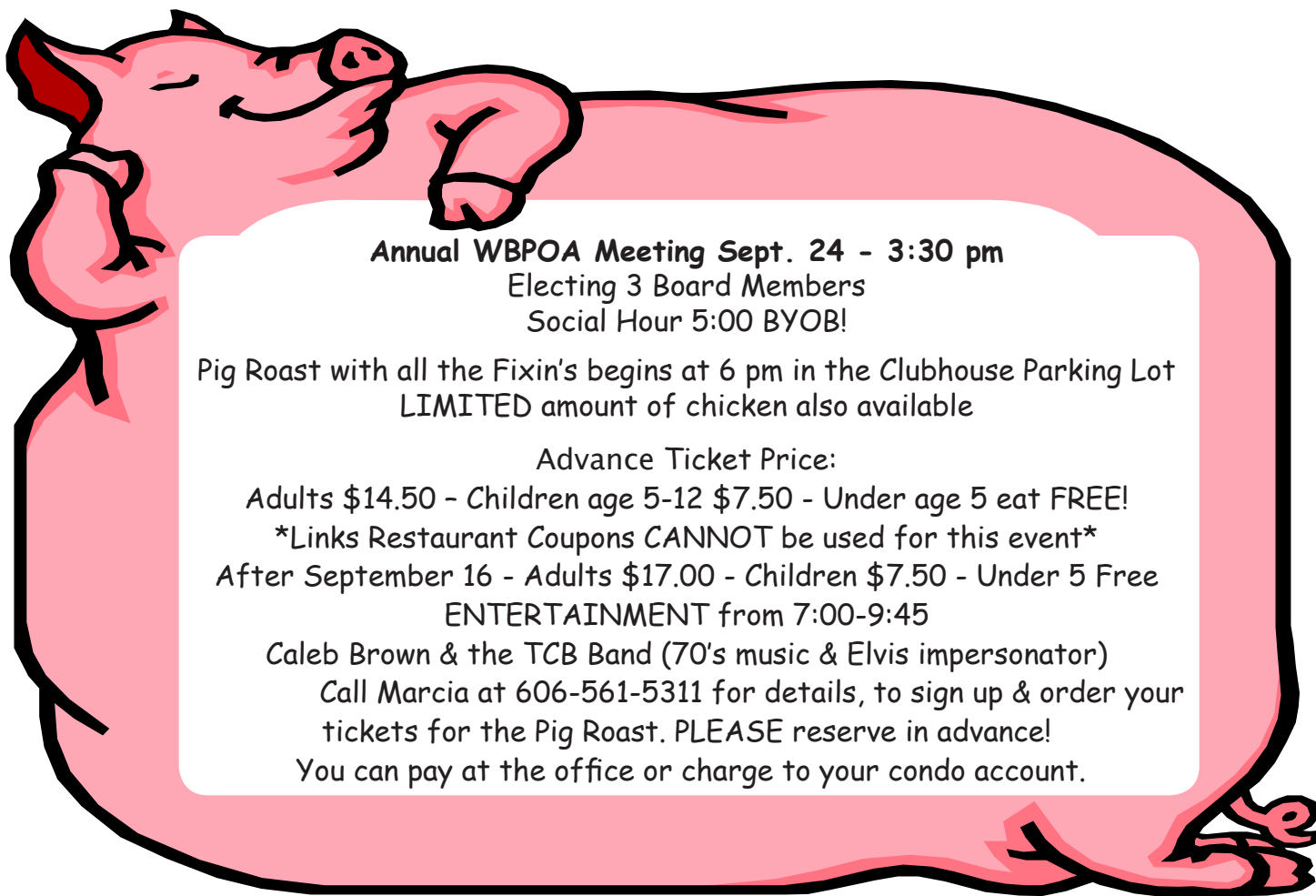
REMINDER!



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 Woodson Bend Maintenance Department at 606-561-5314.

2011 UPCOMING EVENTS

- | | |
|---------|------------------------------------------------------|
| 8/27 | Karaoke @ Poolside |
| 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 |
| 10/1-2 | Buck & Doe Invitational |
| 10/8 | Weiners and Winers |
| 10/10 | Hal Rogers Golf Outing
(Course closed after noon) |
| 10/29 | Poker Run/Hallowell |



Annual WBPOA Meeting Sept. 24 - 3:30 pm
Electing 3 Board Members
Social Hour 5:00 BYOB!

Pig Roast with all the Fixin's begins at 6 pm in the Clubhouse Parking Lot
LIMITED amount of chicken also available

Advance Ticket Price:

Adults \$14.50 - Children age 5-12 \$7.50 - Under age 5 eat FREE!

Links Restaurant Coupons CANNOT be used for this event

After September 16 - Adults \$17.00 - Children \$7.50 - Under 5 Free

ENTERTAINMENT from 7:00-9:45

Caleb Brown & the TCB Band (70's music & Elvis impersonator)

Call Marcia at 606-561-5311 for details, to sign up & order your
tickets for the Pig Roast. PLEASE reserve in advance!

You can pay at the office or charge to your condo account.

FAXING TO WOODSON BEND

To send a fax to Woodson Bend, call 606-561-5311.

This is not a dedicated fax line,

*and we will answer, but when we hear the fax tone we will roll
it over to the fax machine.*

CONTACT NUMBERS

General Manager..... 606-561-5311

Mark Sloan

Interior Maintenance..... 606-561-5314

Kenny Nevels

Exterior Maintenance..... 606-561-5314

Greg Dungan

Rental/Housekeeping 606-561-5300

Gina Roberts

Accounting..... 606-561-5311

Marty Nevels & Sheila Mink

Security..... 606-561-5313

Dorothy West, Captain

Golf Pro 606-561-5316

Tim Dudley

Golf Course Maintenance..... 606-561-5314

Tim Maxfield

PRO SHOP NEWS

LABOR DAY WEEKEND

Friday - 9/2 Scramble 5:00

Saturday - 9/3 18 Hole Night Putting 9 (dark)

Sunday - 9/4 18 Hole Labor Day Scramble

Monday - 9/5 9 Hole Couples

The Woodson Bend Social Committee would like to thank all who attended the Social Event Sat. night, July 23rd. The "Out of Order" band performed poolside from 8:30-10 pm. All proceeds (including the band's) went to God's Food Pantry; the band contributed \$350 and donations from the audience amounted to \$140 for a total nice contribution of \$490 for God's Food Pantry.



THE *BEND* AD-Visor SEPTEMBER 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

FOR SALE BY OWNER --- UNIT 108-1 OWNER FINANCING! Lakefront, 2BR, 2BA, fully furnished & well maintained. Priced **below** appraisal. Call 859-355-5506

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 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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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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871-3040 or 561-9632 or you can email me at
djalbanese@zoomtown.com

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CALL MARCIA @ 561-5311
FOR RATES!





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70-1 \$119,900 2BR. 2 BA ; 84-4 \$149,900 2BR. 2 BA CORE

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

**GOLF UNITS – 2BA \$99,500-\$139,900
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10-1 1 BATH, 10-4 2 BATHS

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MAKE OFFER

LAKEVIEW

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114-3, 115-4, 116-1, 116-3, 117-3, 119-2,

79-3, 104-4, 106-3, 5-2,, 94-2, 96-2. 96-4

VIEW LIST OF UNITS

Get brochure at Security or Lake Cumberland Realty office

www.lakecumberlandrealty.com

606-271-1005

800-688-5737

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Nancy, Bill & Brad Bigelow**

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**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. **\$274,900**
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 \$369,900.

PENDING 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

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Light #9

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