



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

OCTOBER, 2011

MANAGER'S REPORT

by Mark Sloan

Fall is approaching! This is my favorite time of year, low humidity, beautiful skies, pleasant temperatures and it's FOOTBALL season! As we approach the last part of 2011 I want to bring a few items to your attention.

I want to formally welcome Greg Dungan to our team as our Exterior Maintenance Director. Greg came on-board back at the end of June under very difficult circumstances and has done an outstanding job for us. There is nothing



more difficult than trying to learn the details of your job while engaged in the "season" here at the Bend and Greg has shown that he was up to the task. I wanted to give him an opportunity to get established

and catch his breath before introducing him to everyone. If you have an opportunity to stop by maintenance and say hello I am sure Greg would love to meet you and discuss whatever maintenance issues you have that he can help you with. Greg comes to us with a family history of construction and plumbing backgrounds. He is highly respected in the community and several folks told me that we had hit a "homerun" when we found this young man...we're thrilled to have him and I would encourage everyone to let him know how much you appreciate him being a part of our team here at Woodson Bend!!!

I want to personally thank those of you that participated in our 2011 Ex-

terior Maintenance Survey. Congratulations to Jim Viox of unit 28-1 who was this year's winner of the gift certificate drawn for one lucky participant! With that said I must admit that I am both disappointed and encouraged by the lack of overall participation from our owners. Last year we had over 200 surveys returned...this year we had 26. Obviously, 26 surveys do not give you enough participation from your ownership to validate good or bad scores. However, one could extrapolate that the lack of response indicates that you as owners seem to be satisfied with the performance of maintenance this past year, or you would have taken the time to let us know otherwise. It's difficult to know. Regardless, we will continue to take the surveys we got and use them to get better in the areas we can. We will continue to strive to provide each and every one of you the best service we can on your unit. I want to strongly encourage everyone to take the time to participate in this survey next year; this is a valuable tool utilized to improve your services. We need your input!!!!

While looking over the survey results I noticed that some owners are still not using our online maintenance system. I would like to strongly encourage each of you to please take the time to investigate this incredible maintenance feature. Many folks indicated that they don't use it because they don't plan to do work. However, this system is designed for normal work that the Association is responsible for taking care of. If you have a desire to remodel or add a bedroom you are welcome to contact us through the system. However, it is designed to allow you as an owner to make a request online in writing for any issue you may have. Leaky windows, loose siding, bad steps, missing roof shingles, etc...etc...anything you see you can log into the system and report it. It doesn't

even have to be at your unit. You can let us know about issues you discover in common areas. Once the request is logged into the system it ensures that it will not be overlooked and more importantly it allows the maintenance department to deal with requests in the order they were received. Owners, this system is a great tool and you need to be taking advantage of this technology. The system is extremely easy to use. We will be including a copy of how to access and use the system with this month's mailer for you to review. There is also information on how to access the system on our owner's section of the website. We will be glad to assist you in any way we can. So check it out and if you have any questions or issues just email us or give us a call and we can walk you through it. Please note that the system is intended to be accessed with Internet Explorer; if you are using Firefox or other browsers you may have difficulties.

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday October 28th. If you are interested in making a donation to this wonderful event please contact Marcia at the email address listed above. Your donation can be billed to your account. This is typically the highlight of the year for the employees and your generous donations over the years have made very positive impacts into the lives of our employees.

Don't forget that our Remodeling Department stands ready to assist you with any remodeling needs you may have this fall and winter. If you are thinking of doing any work contact Kenny in maintenance at 606-561-5314 or via email at: maintenancewb@woodsonbendresort.com for schedules and quotes.

2011 UPCOMING EVENTS

9/24	Annual Meeting
10/1-2	Buck & Doe Invitational
10/8	Weiners and Winers
10/10	Hal Rogers Golf Outing (Course closed after noon)
10/28	Employee Appreciation Day
10/29	Poker Run/Hallowell
12/31	New Year's Eve Party

PRO SHOP NEWS

10/1-2 Buck & Doe Inv. - 1:00 Shotgun start both days - \$50 per team

10/07 Course closed at NOON for Consolidated Pipe outing

10/10 Course Closed at NOON for Hal Rogers outing

REMINDER: Gift Certificates must be Redeemed by Nov. 1.

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

*Condolences are extended to the family of Ron Pace
(unit 70-2) who passed away Sept. 2.*

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.

The Links Restaurant
will close for the season

October 30th

**Be sure to use your
COUPONS!!!**

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.

Am I TOO
LATE?



OWNERS

Please
Remember!

EMPLOYEE APPRECIATION DAY Oct. 28th!

Our Day's success depends on your generosity. Please send your door prize contribution (gift card, gift or cash) to ATTN: Marcia at 14 Woodson Bend, Bronston, KY 42518 or you may email to:

administration@woodsonbendresort
to have your contribution billed to your account. Thank you for your help.

WIENERS & WINERS



Saturday – October 8th
5:30 p.m. at the Log Cabin

**FOOD WILL BE PROVIDED
BYOB & CHAIRS**

There will be games, firepit & FUN!!!
Wine Walk (like a Cake Walk)...bring quarters!

There will be a drawing for a wine basket.
Tickets: \$1.00 ea. or 6 for \$5.00

MUSIC BY BEN DYKES & THE DOWN RIVER BAND

For more info, call:

Marilynne Rohr: 561-6114 • Debbie Jones: 561-0493

Charlotte Miller: 561-3656

TO MAKE A NEW MAINTENANCE REQUEST

1) On the Internet, go to **www.woodsonbend.info**

2) **Login:**

Your login is your **unit number**. When entering this information, please remember that you **MUST** enter your unit # like this:

Login **MUST** consist of **3 digits** followed by a hyphen (-) and the **final digit**. For example, Unit 1-1 will be entered as 001-1. Unit 79-4 will enter 079-4. Unit 112-3 will be entered as 112-3.

Password:

Your password is simply your **last name**. It is not case sensitive. Click "login".

3) Click "**Maintenance System**".

4) Click "**New Maintenance Request**" to make a new maintenance request for your unit.

5) Your name should appear on the screen asking for your maintenance request description. Place your cursor inside the "**Description Box**" and type in your request. Be brief and concise when making your request. For example, if you have clogged gutters then simply type "clogged gutters". If your problem or request needs more detail, feel free to elaborate, but keep it as brief and clear as possible.

6) Once you have reviewed your request, click "**Submit**" at the bottom of the page.

7) At this point you will receive a confirmation notice with a work order number that you can print for your records.

8) Follow these steps for every new request you have. Please do **not** make multiple requests together and within your description. **Individual** requests will allow management and owners to better track progress on specific jobs.

TO CHECK THE STATUS AND PROGRESS OF YOUR REQUEST

1) On the Internet, go to **www.woodsonbend.info**

2) **Login:**

Login is your **unit number**. (Remember, you must use 3 digits followed by a hyphen and then the final digit...examples **079-4**, **001-1**, **205-3**).

Password: Use your last name.

3) Click "**Maintenance System**".

4) Click "**Look Up Request**".

5) You will see a screen that provides your request ticket number, status and other relevant information. If you would like to see greater detail, click on the **work order number** on the left side of the screen. You will then be taken to a more detailed description of the status of your request. You will be able to see how much progress has been made, the assigned crew, time spent on your request up to that point or the actual completed time if the work is finished.

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You can also go to **www.woodsonbendresort.com** and scroll to the bottom of the HOME page. Click on **Woodson Bend Online Maintenance Request System**. Just follow the same steps as above beginning at #2.



THE *BEND* AD-Visor OCTOBER 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

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, check availability & 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

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.



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 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 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.

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

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

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 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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VICKI BURCHFIELD
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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**

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TRADE? DO YOU HAVE ANYTHING TO
GIVE AWAY? ARE YOU LOOKING TO
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YOUR AD COULD GO HERE!!

CONTACT US AT:

administration@woodsonbendresort.com

OR YOU CAN CALL

606-561-5311

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WE HAVE SEVERAL PLACES IN TOWN THAT
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Unit 70-4 \$99,900 2BR/2BA

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Unit 26-3 \$79,900

NEW LISTINGS

41-3 2BR/2BA \$135,000

43-2 Back on the Market -2BR/1BA \$69,900

45-1 3BR/3BA \$140,000 45-2 3BR/2BA \$229,900 Both have large side porches

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

GOLF UNITS - 1BA \$69,900 - \$110,900

43-2, 46-2, 22-4

GOLF UNITS - 2BA \$99,500-\$139,900

43-1, 47-3, 50-3, 59-3, 70-1, 70-4

59-2 Reduced was \$109,900 NOW \$97,900

52-3 & 9-1 have empty core space for expansion

GOLF UNITS - \$160,000 - \$179,900

Sometimes it's worth it to pay more.

EXTRA SPECIAL FEATURES - 66-2

Has big side porch

GOLF COURSE CORE EXPANDED

\$149,900 - \$189,900

Sometimes it's worth it to pay more!

69-3, 74-2, 84-4 - 2BR

19-4, 44-3, 44-4, 52-2, 57-1, 58-2, 75-4, 82-4 - 3BR

LAKEVIEW UNITS

\$129,900 - \$149,900, 2BR 2 BATHS

10-1 1 BATH / 10-4, 2 BATHS

2-4 \$195,000 2BR;

8-2 \$149,900 HAS CORE

MAKE OFFER

LAKEVIEW

\$143,900 - \$254,900 2 OR 3BR

Sometimes it's worth it to pay more.

2BR- 114-3, 115-4, 116-1, 119-2, 106-3, 105-4, 94-2, 96-2, 96-4

3BR- 5-2, 79-3, 80-4, 93-1, 104-4, 116-3, 117-3, 119-2

VIEW LIST OF UNITS

Get brochure at Security or Lake Cumberland Realty office

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

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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.

This patio home is located at the end of the group of 4 which allows for a very private setting

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

45-1 \$140,000 MAKE OFFER. Here is the chance to remodel unit the way you want it. With most of the work already done. Has 8', 4' bedroom bump outs, 6' core space, 12' side porch & huge garage storage. Fantastic location. **OR**
45-2 with the quality work all done. **\$229,900**

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EMPLOYEE APPRECIATION DAY



Where would Woodson Bend be without its employees? Who would welcome & check you thru the gate? Organize your golf events? Launch your boats? Clean your condos? Rent your condo? Email/send your monthly (ugh!) bill *and then be able to decipher it?* ☺ Cut the grass? Install your new vinyls? Clean the pool? Be here 24/7 for you? The list goes on and on! The WB employees are here to help make your little piece of paradise fun, safe, enjoyable and carefree, and we do our best to do just that.

And we **know** you appreciate us. You tell us so! That is what Employee Appreciation Day is all about. It's OUR day...Oct.28 this year...when being a WB employee is celebrated. We **love** our half day off! We **love** being able to use the amenities if we wish. We **love** the wonderful lunch prepared for us by the owners (you guys even clean up!). We **LOVE** the door prizes.....and that is where we need your generosity and help.

We ask that you remember our day and show your appreciation for the employees by donating gifts for the door prize drawing. Whether it be actual gifts, gift cards or contributions of cash, please send to ATTN: Marcia at 14 Woodson Bend, or you can email us at administration@woodsonbendresort.com to have a cash contribution added to your monthly bill. This day is the highlight of the year for the employees, Owners, so PLEASE help us make it super-wonderful! Please?????

