



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

NOVEMBER, 2011

MANAGER'S REPORT

by Mark Sloan

The fall is approaching!!! This time of year is beautiful but also is a dreaded time for the employees.....LEAF REMOVAL!!! Yes, it's going to be that time again in a few weeks. We will be working as hard as we can to remove the leaves quickly and efficiently.

However, I want to make everyone aware of key points with leaf removal. Remember, someone will be first and someone will be last in getting their leaves removed. It takes weeks to cover the entire resort. We will move as quickly as possible but please be patient with us. Secondly, it is important to note that we will have to return back to areas 2-3 times before all of the leaves have fallen and they can be removed. So you may see us in an area and it will be all cleaned up and looking nice. Then a few days later leaves are everywhere again and you will see us return. We do this because if we allow all of the leaves to fall before picking them up they become too wet or frozen to move and it's a mess that we can't keep up with. So, if it takes us a few weeks or better to cover the resort and we have to do it 2-3 times then you can see that total leaf removal is a several month job!!!

The fall also means it is budget time. Management, the Board and Finance Committee will all be working as hard as we all can to put in place the absolute best budget we can for 2012. Every effort will

be made to keep fees as low as possible while ensuring that the resort is properly maintained. I would like to invite anyone that is interested in the budget discussions to come to the October or November Board meetings. The October meeting will be Saturday the 22nd. The November meeting will be Saturday the 19th. Both meetings will begin at 9am. This is a great opportunity for you to witness some of the inner workings of what the Board and management have to do to get the budgets ready to be approved.

In addition, I also wanted to let everyone know that our most recent attempt to get the people mover for the dock approved has failed. As of now, the project is considered closed. However, we do have an owner who is diligently working behind the scenes in an attempt to still get the project approved. If this is successful the Board will move forward with the project.

I want to personally thank EVERY owner who has donated to the upcoming 2011 Employee Appreciation Day!! Your generosity and willingness to help the employees is always an inspiring thing to see. There is still time to donate... if you would like to participate give Marcia a call at 606-561-5311 or via email at administration@woodsonbendresort.com. She can place your contribution on your bill.

Don't forget that the fall and winter are great times to do some remodeling. Give Kenny or Lisa a call at 606-561-5314 or email them at maintenancewb@woodsonbendresort.com

dresort.com to get the ball rolling on your winter project. You can visit our owner's section of the website for sample remodeling contracts and typical pricing for jobs.

NEW BOARD MEMBERS

Congratulations to our newly elected Board members:

3 year term:
Scott Baeten

3 year term:
Ken Paul

1 year term:
Glenn Singleton

and

THANK YOU to
Bill Kirksey and
Tom Hurst for their
years of service
on the Board.

The Links Restaurant

will close for the season

October 30th

Be sure to use your
COUPONS!!!



MARCIA! I forgot Employee Appreciation Day is Oct. 28! Can I still contribute? I can? And you can just add it to my account? Great!

2011 UPCOMING EVENTS

10/28 Employee Appreciation Day
12/31 New Year's Eve Party

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.

CHRISTMAS COCKTAIL PARTY

*Dec. 3 - Clubhouse - 6:00 pm
BYOB
and an hors d'oeuvre to share
and
an unwrapped child's toy*

CHRISTMAS GIFT SUGGESTION
For that person who has everything or for the one you just never know what to buy - how about a Woodson Bend cookbook? It's chock full of wonderful recipes, favorites of some of the WB current and past owners! Great as a gift alone or in a basket with the proper dish, utensil and some of the ingredients for one of the recipes! 1 for \$15 or 2 for \$25! Purchase at Security or Administration.



Another Woodson Bend Friend

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



THE *BEND* AD-Visor NOVEMBER 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. \$129,000. 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

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

Boat Winterization \$87.77

Includes up to 5 gallons of premium environmentally safe antifreeze, fog cylinders, stabilize fuel, 20 point boat & trailer inspection.

Only at **Winner's Marine**. Pickup and delivery service available. Ask about **"Free" Boat Storage**. Integrity above all else. 606-561-3474 **Winner's**
1438 Hwy 90 Next to VIP Restaurant.





Lake Cumberland Realty

FANTASTIC BUYS

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

Unit 74-2 **SOLD** in October!!!!!!

ESTATE SALE-AMAZING DEAL

Unit 70-4 \$99,900 2BR/2BA

Great Location! SUBJECT TO BANK APPROVAL

Unit 26-3 \$79,900

NEW LISTINGS

118-2 2 BR, 2 BA

Cathedral ceilings & HUGE golf cart storage

GOLF UNITS – 1BA \$69,900 - \$110,900

43-2, 46-2, 22-4

GOLF UNITS – 2BA \$99,500-\$139,900

41-3, 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 COURSE CORE EXPANDED

\$149,900 - \$229,900

Sometimes it's worth it to pay more!

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

19-4, 44-3, 44-4, 45-1, 45-2, 52-2, 57-1, 58-2, 75-4, 82-4 – **3 BR**

45-1 most of the work done! Large side porch

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 3 BR**

Sometimes it's worth it to pay more.

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

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

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

LATEST NEW PRICE REDUCTIONS!

2 BR, 2 BA

47-3 \$ 99,900 from \$119,000

59-2 \$ 97,900 from \$109,900

69-3 \$149,900 from \$164,900

3 BR, 2 BA

19-4 \$139,900 from \$169,900

58-2 \$129,900 from \$149,900

57-1 \$164,900 from \$179,900

.....
ALSO from LAKE CUMBERLAND REALTY...

A-FRAME PRICED TO SELL!!!

Don't lose out on this spectacular location with a \$200,000 lake view. Think of this as paying only \$74,900 for the house and 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 BR and BA 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. 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

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

.....
This patio home has been completely 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. **Make offer! OR**
45-2 with the quality work all done. **\$229,900** This is a beautiful unit with a GREAT view.

(606) 679-6426

Light #9

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Rhonda Blackburn & Betsy Smith
(formerly of Regis Salon)

Located across from El Taxco & beside Sullys (just
across the bridge on N Hwy 27) Close to the Bend!

*THURSDAY - Men's haircuts only \$12.00!!

Walk-Ins always welcome.

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Sat. 9am-3pm

ph. 606-425-4114



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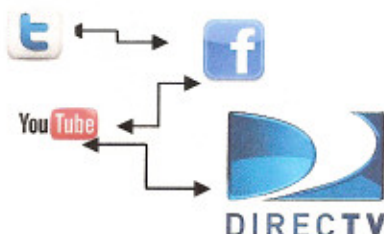
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606-271-2725 Cell

606-451-3156 Home

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**WOODSON BEND WINTER SERVICES
2011-2012**

To help protect your condo during the winter, Woodson Bend offers the **Winter Temperature Check Program**. The temperature check program covers routine visits to your unit and employs the use of a **“WINTER WATCHMAN”** a temperature monitoring device. Should the temperature fall below a preset level in your condo, the Winter Watchman will activate a light placed in a window facing the roadway, a signal for our personnel to check the unit. The charge for this service is **\$135.00**. Owners should be advised that this temperature check program carries **no** warranties and the Association is **not** liable for any damage that may occur due to circumstances beyond our control. If you have questions, please call Maintenance at 606-561-5314 or email maintenancewb@woodsonbendresort.com.

For those units choosing to **not** enroll in the Temperature Check Program, and for which no other instructions have been given, when temperatures fall near or below freezing, it will be necessary to enter your condo to make sure the heat is on. The charge for this service is **\$29.00** per visit. If you do not want Maintenance to perform this service in your unit, complete the waiver section of the authorization form. **If the waiver form is NOT completed and returned, your unit will be checked by Maintenance as stated above.**

Effective November 2004 Woodson Bend WILL NO LONGER be financially responsible for repairs or damage caused by frozen water lines in units that have not been underpinned. The owner(s) of affected units will be billed for any and all repairs caused by frozen water lines.

If you need your heating system checked, you will need to contact **Davis Heating & Air at (606) 679-4217 or Epperson Electric at (606) 679-7476.**

Insulation can be blown into the attic and between units. Insulation under the lower unit is recommended at 6” which will give you an R of 19, this is a good energy saving program. For further information regarding insulation, call Maintenance at (606) 561-5314.

Now is also the time to consider any remodeling to avoid summer interruptions.

PLEASE DETACH AND RETURN TO WOODSON BEND RESORT

_____ **YES**, I would like to enroll in the TEMP. CHECK PROGRAM. I understand the charge for this service is \$135.00 and I will be billed accordingly.

_____ **NO**, I **do not** wish to enroll in the TEMP. CHECK PROGRAM.

Owner: _____ Unit # _____

WAIVER: I **do not** want Maintenance to check my unit when the temperature falls near or below freezing. I understand that if damage occurs I may be liable for the needed repairs.

Owner: _____ Unit # _____