



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

MARCH, 2012

MANAGER'S REPORT by Mark Sloan

Spring 2012 is almost here and I can't wait! No complaints from me. This winter has been much milder than our past few winters but I'm still ready for spring to get here soon!!!

I want to update everyone on some recent happenings "around the Bend". Our recent special owners meeting to approve the 2012 budgets went really well. The 2012 budgets passed with 478-1 vote in favor of the budgets. This process will be continued each year in the future. The Board and management thank our owners for their support in allowing the resort to continue moving forward.

Just a reminder that the \$231.00 special assessment that was approved will be in your March 20 monthly statements. However, I also want to let everyone know that the 2011 projected budget shortfall and possible special assessment from that appears to have been avoided!!! The final audit of 2011 has not been completed, but everything points to the fact that we have met our budget for 2011 and there will be no additional special assessment to cover that shortfall. I want to thank the staff, employees and Board for their help in allowing us to meet our goal!

Please note that the ATM machine that has traditionally been located in the breezeway of the Rental office has been removed. The machine belongs to Citizens National Bank and they have been required to update all ATM machines. Due to the limited usage of the machine in the Rental office it has been removed. They will still have an ATM machine located in the lobby of their south branch located just on the other side of Pitman Creek Bridge.

The 2011 painting will get underway by the end of March or early April (weather permitting). If your building is scheduled to be painted we will contact you as far in advance as possible to hopefully prevent any scheduling conflicts that may occur.

The rebuilding of the #6 green retaining wall will be completed by the time you receive this newsletter. I am very excited for all of our owners to see this much needed improvement to our property. I think everyone will agree that we have greatly enhanced the appearance of the area while replacing a wall that was coming apart and in danger of crumbling in areas.

With the new season approaching we would like to encourage all owners to give strong consideration to becoming golf members or participating in our rental program.....why not do both? Our golf course continues to be one of the best kept courses in the state and owner rates for memberships are extremely fair and affordable. Your membership provides excellent benefits to you while helping the Association at the same time. Give Tim Dudley a call at 606-561-5316 or email him at thdgolf@gmail.com to let him know you want to be a member this year!

Our rental program continues to improve with our Director, Gina Roberts, at the helm. She is elevating the quality of our services and program daily. Did you know that by participating in the Woodson Bend Rental Program you not only receive money for daily rentals of your unit, but that 100% of the profit made in the program goes back into the Woodson Bend General Fund to help offset maintenance costs as well!!!! This is a WIN WIN for you as an owner.....you get paid twice for your participation. Give Gina a call at 1-800-872-9825 or via email at

rentals@woodsonbendresort.com. She would love to discuss the details of our program with you. Please note, Gina will also be happy to assist you with any cleaning needs you may have.

This year we will celebrate 4th of July with our fireworks show, golf cart parade, etc. on Saturday June 30th!!! Please mark this in your calendars. This will be a continuation of our "RED, WHITE AND BOOM CELEBRATION"!!

Mark Your Calendar Now!

Pre-Derby Party



FRIDAY – MAY 4th

UPSTAIRS AT THE
CLUBHOUSE

BYOB & YOUR FAVORITE
"HEAVY" HORSE D'OEUVRE

Just come in
and have some fun!
Buying a horse is optional.

**Doors Open at 6:00 P.M. •
First Auction at 7:00 P.M.**

***Chris Fugmann
Auctioneer***

DON'T MISS IT!



2012 GOLF CALENDAR

April 6	1st Friday Scramble
April 18	Men's Spring Classic
April 25	Ladies' Spring Classic
May 26	Memorial Weekend Putting Contest
May 27	18 Hole Memorial Day Scramble & Steak Cookout
May 28	Couples Scramble
June 10-11	Buck & Doe Invitational
June 18	Men's Senior Invitational
July 1	18 Hole 4th of July Scramble
July 2-4	Junior Golf Camp
July 21	Night Golf
Aug. 15	Summer 2-Man Senior Classic
Aug. 25	Night Golf Putting
Aug. 29	30th Ladies' Bluebird Invitational
Sept. 2	18 Hole Labor Day Scramble
Sept. 3	Labor Day Couples
Sept. 18	Cumberland Ladies Golf Association
Sept. 28	Last Friday Scramble
Sept. 29-30	WB Club Championship



NEW FOR 2012!

Sundowners Wednesday Night Men's League
May thru Sept.

Also:

June 30	Fireworks, Golf Cart Parade, etc.
Sept. 22	Annual Meeting

A Cumberland Weekend

*It's far away from the city blues;
It's a frenzied rush for a week-end cruise.
It's a roaring sound of speeding motors;
It's a mind run wild for fun-loving boaters.*

*But Sunday night right around Woodson Bend
The world calms down for a parting friend.
It's Monday morning, no sound, no wake;
Just the eerie feeling of a lonely lake.*

– Ray Black –
(Father of Peggy Myers, Unit 3-3)

*Note: Mr. Black passed away recently; he loved his time spent at Woodson Bend.



Isn't it time for
Spring Clean Up??

Woodson Bend
Housekeeping

606-561-5300

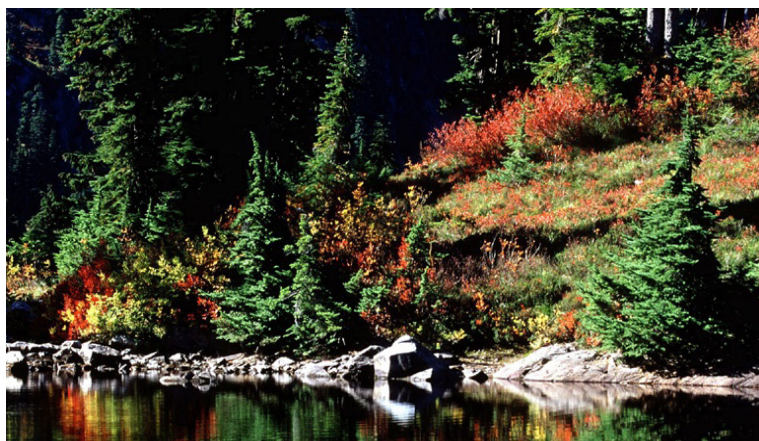
CONTACT NUMBER CHANGES

If your phone numbers or email addresses change, be sure to notify Administration at
606-561-5311,
administration@woodsonbendresort.com
or include a note with your monthly maintenance fees payment.

DID YOU KNOW?

When you replace your old original furnace with a HVAC it is the owner's responsibility to make all necessary repairs and upgrades to both the interior and exterior of the condo. You will need to contact Kenny for pricing and scheduling at 606-561-5314 or you can email him at:

maintenancewb@woodsonbendresort.com





THE *BEND* AD-Visor MARCH 2012



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



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: 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.

NEW LISTING! For Sale by Owner – Unit 95-2 \$142,500 (will negotiate) One owner, never been rented, great condition. 2BR, 2BA, newer kitchen, new dishwasher. W/D, storage room, lakefront w/great water view, new cart path and newer golf cart (UK blue!) stored under unit, included in sale. Newer HVAC & water heater (2007). Fully furnished. Call Rob @ 859-750-2505

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 – 2001 18½ red & white Sting Ray boat. Runs great, low hours, kept in storage unit. \$7000. OBO. (Includes extended tongue trailer, ropes, life jackets & skis). Call Rob Owens @ 859-750-2505 anytime.

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!

VIEW BROCHURE OF UNITS

Pickup brochure of units at Lake Cumberland Realty office
or view online at

www.lakecumberlandrealty.com

NEW LISTINGS

111-3 3BR/2BA \$159,900 Lakeview, One of the cutest decorated condos
at the resort. Must see. Priced to sell.

17-4 \$139,900 Priced to sell. Lower level 3BR overlooking #6 green and
tee. Very well done and Great Price.

Short Sale 2BR

26-3 \$79,900 Subject to Bank Approval

GOLF UNITS - 1BA

43-2 \$69,900 22-4 \$94,900 72-3 \$84,900

Great chance to have a unit at a low price and fix up later.
Lots of Potential.

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

41-3, 43-1, 47-3, 50-3, 59-2, 59-3, 70-1

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

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

Each only \$99,900

GOLF COURSE CORE EXPANDED-GREAT BUY

Sometimes it's worth it to pay more!

69-3 \$149,900 84-4 \$149,900 - **2 BR**

\$129,900 - \$229,900 - **3 BR**

44-3, 44-4, 45-1, 45-2, 52-2, 57-1, 58-2, 75-4

45-1 \$139,900 most of the work done! Large side porch. Tremendous
buy! MAKE OFFER!

Possible OWNER FINANCE

45-2 \$229,900 3BR 2BA Large side porch.

66-2 \$169,900 2BR 2BA Large Side Porch

LAKEVIEW UNITS - 2 BR - GREAT PRICE

10-4 2 BATH \$139,900

2-4 \$195,000 2BR 2BA Major View

8-2 \$149,900 HAS CORE 2BR 2BA

LAKEVIEW - 2 or 3 BR

\$143,900 - \$254,900

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, 116-3, 117-3, 118-2, 119-2

606-271-1005

800-688-5737

Lake Cumberland Realty
Nancy, Bill & Brad Bigelow

LATEST NEW PRICE REDUCTIONS!

2BR, 1BA Golf

22-4 \$99,900 from \$129,900

Lowered again to \$94,900

2 BR, 2 BA Golf

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 Golf new

19-4 \$139,900 from \$169,900(SOLD) 58-2 \$129,900 from \$149,900

57-1 \$164,900 from \$179,900 82-4 \$139,900 from \$149,900(SOLD)

3BR, 2BA Lakeview

5-2 \$164,900 from \$189,900

2BR, 2BA

106-3 \$154,900 from \$169,900

104-4 \$219,900 from \$229,900

ALSO from LAKE CUMBERLAND REALTY...

THE A-FRAME WITH ONE OF THE BEST VIEWS OF LAKE CUMBERLAND.

Don't lose out on this spectacular location with a
\$200,000 lake view. For an extra \$74,900 you get a
darling cottage home and a 2 car garage. **WHAT A
DEAL.** 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 203-2 **Drastic \$70,000 reduction NOW \$329,900 Price is way under sellers investment**

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. **Great Buy. Make offer!**

OR

45-2 \$229,900 Possible Owner Financing. With quality
work all done. 3BR, 2BA **Must see!** This is a beautiful
unit with a GREAT view. Huge Golf Cart storage,
plenty of room for storage or work shop.

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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(800) 880-5691 TOLL FREE
(606) 561-6887 HOME
(606) 305-1879 CELL
vicki.burchfield@coldwellbanker.com



FOSTER
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Somerset, KY 42501

www.coldwellbanker.com

7-4 Beautiful 1 BR, 2 BA lower level condo. VERY
nicely updated with lots of storage, 3 electric fire-
places & enclosed porch for additional living space.
Entrance with **no steps!** Located across from the
Clubhouse/Restaurant/Pool. MLS 10922 **\$139,900**

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**

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 NEW LISTING! 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

Our WB paperback library
welcomes the donation of your
recent bestsellers/gently used
paperbacks. The library is located
inside the Clubhouse building. Enter thru the
front doors, turn right past the water fountain.
Read a book, donate a book, or take a couple
for your guests' enjoyment.



Our **REMODELING** department is now
ready to schedule your remodeling requests!
Get it done before spring! Call today at 606-
561-5314 or email

remodeling@woodsonbendresort.com

Not ready for a major remodel? Now
is the time to catch up on the little
projects too. Install that new
ceilingfan, mount the TV on the
wall, change leaky faucets, etc.
CALL TODAY!!



Mark Your Calendars

Woodson Bend will be celebrating **Independence**
Day this year on **June 30th**. All our July 4th
festivities will take place on 6/30 including the
fireworks, golf cart parade, etc.

Get Help at the Touch of a Button!

Silent Guard now has LifeControl Medical Alerts.



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from the
button.
- Ask for family
or emergency
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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

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Michell Sears

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Free Estimates

606-451-3156 Home



DO YOU NEED BOAT STORAGE?

Woodson Bend has some
10' x 30' units
available. Interested? Call
Sheila @ 606-561-5311.



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email: fkenison@aol.com

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