



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

APRIL, 2012

MANAGER'S REPORT by Mark Sloan

It's early March as I'm writing this month's newsletter and the weather has been amazing already! It's been a very mild winter and I must admit that's great news for us down here. The milder weather has allowed us to keep up with our winter goals and make good progress on leaf removal and other key projects.

Two of those projects include the completion of the new block retaining wall behind #6 green and the rebuilding of the bridge on the golf course below the Pro Shop heading over to #1 tee box. I think everyone will be very pleased now when you head over that hill and get to experience how smooth it is heading over the new bridge!

I have some great news to share with everyone.....Our search for a new restaurant operator has been completed! Suzanne Nutter, formerly of "Suzanne's Fine Dining" of Stearns, KY will be taking over our restaurant this season and hopefully many seasons to come. She has successfully operated her business for over seven years in Stearns and I can tell you from first-hand experience that her food is wonderful. Suzanne was looking to get closer to the Somerset area and the timing was perfect for her to come on board with us. The opening date for the season this year will be Friday, April 13th. Please watch for operating hours and specials that we will advertise to you. Suzanne promises to add several new

surprises to the menu and operation. You are now officially invited to visit "Suzanne's Fine Dining at Woodson Bend Resort"!!!

This month the annual \$100 restaurant coupon will be mailed to you for your use in 2012; make sure you watch for the coupon. I also want to thank owners Larry Marsh and Doug Warriner for their hard work and success in making our restaurant so successful for the past several seasons. They came in at a time that we were really struggling to figure out a strategy to keep our restaurant going and we simply cannot thank them enough for the job they did for us; they leave the restaurant on the best of terms. Both have endorsed the choice of Suzanne as the new operator and have offered their time and advice to her in getting her set up and comfortable in her new position. So if you see either of these gentlemen be sure and thank them for years of service in helping keep our restaurant going!!

Just a reminder that your 2012 annual trail fees will be billed this month. Don't forget that the process of bringing your golf cart up to Security for tire inspection before getting your 2012 sticker is still in place. I understand that presents a bit of a hassle to everyone to do it; however, we are very committed to making sure the tire policy is followed on the resort and this is best method to ensure it. We appreciate your cooperation in advance on this process.

As the season approaches we will continue to stay busy in getting

the resort ready for everyone. Here are a few other short updates: New tables and chairs for the pool and pro shop deck should be arriving soon!

In the coming weeks there will also be blacktopping going on in a couple of different areas of the resort as well as parts of the golf course. We are very excited about many of the improvements being made and we can't wait to make your visits during 2012 as enjoyable as possible.

I want to close with another reminder that our 4th of July celebration will be taking place on Saturday, June 30th!!! Since the actual 4th occurs mid-week this year, be sure to mark your calendars for our Red, White and BOOM! on June 30th.

2nd ANNUAL AROUND THE BEND 5K RUN/WALK

(pets are welcome)

MAY 26th, 2012
8:30 am

To benefit the Woodson Bend Garden Club. Make plans to attend this fun and exciting event. Last year there were over 75 participants and the enthusiasm encouraged us to continue this as an annual Memorial Day weekend tradition.

Mark Your Calendar Now!

Pre-Derby Party



FRIDAY – MAY 4th

UPSTAIRS AT THE
CLUBHOUSE

BYOB & YOUR FAVORITE
"HEAVY" HORS 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!



*Happy
Easter*



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
Sept. 22

Fireworks, Golf Cart Parade, etc.
Annual Meeting

PRO SHOP NEWS

Spring is here and golf season is in full bloom! The greens have already been aerified and the course is ready for play.

We will begin using tee times the weekend of April 6th.

Golf handicap this year is \$25. If anyone wants a handicap let us know.

Pro Shop Grill opens Friday, April 6th. Until then, Chris and I can provide a hot dog or chicken salad sandwich.

First Sat. night scramble is April 6th a 5:00 pm. This year you must call before 4:30 to sign up to give us plenty of time to pair up the teams.

We will continue to send weekly emails on up-coming golf events. If you have not been getting this email, please email me at thdgolf@gmail.com and we will add you to our list.

Golf memberships start April 1-March 31, 2013. If you have any membership questions give me a call at the Pro Shop (606-561-5316). Remember: Golf Membership at Woodson Bend is A GREAT **BANG** FOR YOUR BUCK!



**Isn't it time for
Spring Clean
Up??**

**Woodson Bend
Housekeeping**

606-561-5300

DID YOU KNOW?

When you replace your old original furnace with a HVAC it is the owner's financial 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

2nd Annual 'Around The Bend' 5K Run/Walk
May 26, 2012- 8:30AM

Location: Run/Walk will start at the Clubhouse Parking Area and will proceed toward boat launch area and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking. The race will start at 8:30am and will be completed by 10:30am (for those who choose to walk)

Cause: This run/walk will benefit the Woodson Bend Garden Club.

Registration: Entry fees: Individual \$ 20 or Family (3 or more) \$17.50
Pets are welcome.

Awards: Trophies will be given for 1st, 2nd & 3rd place. Each contestant will receive an "Around the Bend" t-shirt. Every entry will be timed.

First Name: _____ Last Name: _____ participation # _____

Age _____ Male _____ Female _____ T-Shirt Size(s) _____ (available Adult S,M,L,XL, XXL)

Additional Family Members _____
Name Age M/F t-shirt size

Name	Age	M/F	t-shirt size
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Name	Age	M/F	t-shirt size
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Name	Age	M/F	t-shirt size
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Address _____ City _____ Zip _____

Telephone _____ email _____

Make checks payable to: **Woodson Bend Garden Club**

Mail to: **Woodson Bend Resort**

14 Woodson Bend

Bronston, KY 42518 or email: administration@woodsonbendresort.com

Registration Deadline will be: **Friday, May 18, 2012**

Waiver (Every participant must sign)

In consideration of your acceptance of this entry, I for myself, my heirs, devisees, executors, administrators, and assigns hereby waive, release and discharge any and all claim against the officials or the sponsors of the 'Around the Bend' 5k Memorial Day Run/Walk for all damages or injuries I may suffer.

Signature of entrant(s)

Date

Guardians signature if under 18 yr age



DERBY PARTY
SATURDAY MAY 5th
CLUBHOUSE

Doors open at 10:30
Bring drinks & snacks

Enjoy on the 3 Big Screen TVs



THE *BEND* AD-Visor APRIL 2012



FOR SALE: Unit 84-4 \$149,900 (OBO)

Good location – view of #8 fairway & green! 2 BR, 2 BA, laundry room. Core expanded, fully furnished & completely remodeled 2011. **Hot Tub** on screened porch! Includes golf cart & cart storage. Excellent rental unit. Call Terry @ 513-683-4444 for more info or to schedule a viewing.

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 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: 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: 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 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.

For Sale by Owner - Unit 3-2 Largest condo floor plan! Must see to appreciate. **GREAT lakeview**, 2 BR, 2Ba, gas FP, new carpet and paint & vinyl sliders. Bump-outs completed, fully furnished, golf cart included. **\$187,900** Call Art @ 937-478-3879

Patio Home 205-1 \$349,500 Spacious home has it all! Open floor plan, great for entertaining, beautiful wooded setting. You'll love it! Listed by Denise Robertson, Cumberland Realty Group 606-219-0873. For a virtual tour, go to www.onlakecumberland.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

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



Lake Cumberland Realty

FANTASTIC BUYS

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

www.lakecumberlandrealty.com

UNITS SOLD IN MARCH -- 111-3 and 43-2

NEW LISTINGS

- 14-1 \$119,900 Here is a fantastic opportunity for a unit with all the framing work done to make it a 3 bedr.
111-3 3BR/2BA \$159,900 Lakeview, One of the cutest decorated condos at the resort. Must see. Priced to sell. (PENDING)
17-3 \$179,900 2Bedr. Wow! What a unit! Spectacular kitchen. This one will go as fast as 111-3.
17-4 \$139,900 Priced to sell. Lower level 2BR overlooking #6 green and tee. Very well done and Great Price.
117-2 \$194,900 Has one of those fantastic side porch & 3rd bedr loft.
117-3 \$179,900 Cathedral ceilings, skylights, loft. Large utility room.
121-2 \$205,000 One of the only 4 BEDROOM UNIT on the resort.

Short Sale 2BR

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

GOLF UNITS - 1BA

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 ITS WORTH IT TO PAY MORE!

17-3 \$179,900 69-3 \$149,900 17-4 \$139,900 - 2BR

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

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 \$180,000 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.

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

3BR 5-2, 14-1, 79-3, 80-4, 93-1, 104-4, 116-3, 117-2, 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

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

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

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 \$139,900 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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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.



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

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The Social Committee will be holding their garage sale in May. Start cleaning out your condo!! Details & dates coming soon.

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Light #9

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ph. 606-425-4114



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



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