



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

JUNE, 2012

MANAGER'S REPORT by Mark Sloan

Memorial Day is just about here and that means we will be kicking the season into high gear! We are working as hard as we can to get everything ready and to make sure the resort looks fantastic. Here are some updates about our facility and amenities.

Amenities such as the pool and boat launch will be opening the Friday of Memorial Day weekend. The restaurant will continue to be operating but they will be adding the snack bar operation beginning that weekend as well. Please check the newsletter or the handouts for hours of operation on these items. Also, be on the lookout for updates concerning special events hosted by the Social Committee. We will be including updates monthly about upcoming events in the newsletter and weekly via the weekend handout.

This year's pre-Derby party and the Derby party were a huge success. There was good attendance and fun was had by all. The clubhouse had recently undergone some very favorable improvements: new carpeting, blinds and custom window treatments that look outstanding! We've received a tremendous amount of positive praise for the changes to our facility. I look forward to everyone seeing it!

I would like to remind everyone that Woodson Bend has a small fleet of rental carts in that will be separate from our golf course and made available for renters or owners to rent while staying on property. You can use these carts to travel around the resort, back and forth from the pool to your condo and other activities. The carts and rates will be available at the Pro Shop during normal Pro Shop hours. This is a fantastic way

to enhance the stay of your family or friends while visiting. They are being reserved quickly so don't wait to reserve your cart now!!! Call Tim Dudley at 606-561-5316 or email him at thdgolf@gmail.com.

As we have mentioned already this year, our 4th of July fireworks show will be taking place on Saturday the 30th of June. It's our RED, WHITE and **BOOM** celebration!! As always, we would appreciate any and all donations to help us acquire additional fireworks to enhance the quality of the show. 100% of all donations will be used exclusively for purchasing additional fireworks. If you would like to donate please contact Marcia at 606-561-5311 or via email at administration@woodsonbendresort.com. Your donation can be charged to your account!

This is a friendly reminder to all of our owners that we are still "going green" here at the Bend! Our recycling bins are still near the Pro Shop but they have been moved further down the road past the Pro Shop towards maintenance on the gravel service road. Please pay special attention to how the bins are labeled and make sure that you place the appropriate items where they belong. Remember, no glass and no household garbage. We appreciate your cooperation.

Lastly, as we inch closer to the busy season please remember to refresh yourself with the rules of the resort. Sit down with your kids and remind them of the rules and the importance of showing respect to everyone and to the facility. All owners should contribute their eyes and ears to Security during our busy times. If you see someone engaging in destructive behavior towards the facility please report them to Security immediately. Your help can help reduce or eliminate episodes of vandalism!!!

2nd Annual 5K Run/Walk (Pets Welcome)

May 26th - 8:30 a.m.
Clubhouse Parking Lot

Individual \$20
Family (3 or more)
\$17.50 Per Person

to benefit the
Garden Club

Last year's run was such a huge success and there was so much enthusiasm about it, we've decided to make it an annual Memorial Day tradition!

Suzanne's
Fine Dining

NOW OPEN

Friday & Saturday

5:00 - 9:00

*Join us for a
Fine Dining
experience!*

MEMORIAL DAY WEEKEND GOLF ACTIVITIES

FRI 5/25 Scramble 9 Holes 5 pm
 SAT 5/26 Putting Contest 6 pm 9 holes
 AGE GROUPS: Men, Women, Kids, & Srs
SUN 5/27 MEMORIAL DAY Scramble & Steak Dinner
 PLEASE sign up early!!
 Entry Fee: \$20 Golf & Dinner
 \$15 Dinner Only



MON 5/28 9 hole Couples Scramble
 Tee Times start at 12 Noon

JUNE: *June is very busy with lots of events!*

TUES 6/5 Southeast Jr. Golf Tournament
 (course closed until 1:00)

SAT & 6/9&10 22nd Buck & Doe Invitational
 SUN Shotgun start 1:00 both days
 4 Different 9-Hole formats
 Cookout after the first round
 Entry Fee \$60 Members
 \$100 Non-members

*Let's have a GREAT turnout for this GREAT event!
 Call the Pro Shop for more details @ 561-5316*

MON 6/18 Woodson Bend Annual 2-Man Sr. Scramble
 Shotgun start 10:00 a.m.
 Entry Fee: \$50 Team WB Members
 \$70 Team Non-Members
 Gross & Net Prizes
 Senior Division ages 50-69
 Super Seniors ages 70-over
 (both players must be 70 or over)
 Lunch after play

WED 6/20 God's Food Pantry Golf Scramble
 (course closed at 1:00)

TAYLOR MADE ROCKETBALLZ GOLF CLUBS

We have them in stock or we can
 order for you at cost, plus 10%.

Rocketballz Driver
\$242 (10%)
 (Regular Price \$299)

Rocketballz Fairways
\$187 (10%)
 (Regular Price \$230)

Rocketballz Rescue
\$160 (10%)
 (Regular Price \$180)

For more information, call
561-5316.



PRO SHOP

Now fully stocked with all the
 latest tee shirts,
 polos and new shoes!



*Woodson Bend Staff & Employees
 extend their condolences to the families of
 Laura Clements (unit 8-1) and
 Mary Ranz (109-1),
 who passed away recently.*

PRO SHOP GRILL

NEW & IMPROVED MENU

Now with Philly Cheesesteak
 Onion Rings • Biscuits & Gravy

OPEN EVERY DAY

Mon. - Thurs. 8:00 - 2:00

Fri. - Sun. 7:00 - 2:00

RED, WHITE & BOOM!!!

**SATURDAY
 JUNE 30, 2012**

4:30 Golf Cart Parade
*(line up by 4:00 in the Clove Hitch
 Circle across from the pool)*

**Prizes 1st, 2nd, & 3rd
 in 3 categories:**

**FUNNIEST • MOST PATRIOTIC
 MOST ORIGINAL**

Fireworks at dusk!

WOODSON BEND GOLF CAMP

July 2 - 4

AGES	TIME	PRICE
6-7	9:00-10:00	\$35
8-10	10:15-11:15	\$35
10-12	11:30-12:30	\$35
Newly Added Group!		
12+	1:00-3:00	\$50

**Limit 12 players
 in each group.**

Call Pro Shop for more details



THE *BEND* AD-Visor JUNE 2012



FOR SALE: Unit 71-1 2 BR, 2BA Great Location off #7 green. Fully furnished, W/D, sliders, golf cart storage under unit...includes golf cart. **\$135,000** Call 859-801-2460

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**. **\$99,950** Rarely used NS 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. Call Bill @ 859-229-1345.

FOR SALE: Unit 121-2 Lake Front!! Last building built at WB! full BR, full BA. Upper unit w/ complete 2nd flt. view of trees. Custom flooring, sliders from “local” maple. Vinyl sliders. Fully 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 – Patio Home 203-3 Maple Tr. Custom designed and built. **5 BR 5½ BA** Many upgrades and extras. Virtual tour www.golakecumberland.com
Appointment: 606-271-2713

Lakeview Unit 109-4 - \$280,000 Newest built 3BR, 3BA, 1800 sq. ft. furnished w/walkout basement. Large kitchen w/bar, living room, Florida room, & expanded side deck. Poured wall basement w/ gas frplc, wet bar, laundry, BA has Jacuzzi tub. 600 sq. ft. shared golf cart storage under bldg. Includes 2 golf carts! Call Chuck @ 706-228-3759

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 \$339,500 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 ('07). Fully furnished. Call Rob @ 859-750-2505

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!



Each Office is Independently
Owned and Operated.

VICKI BURCHFIELD

REALTOR®/Sales Associate

(606) 305-1879 CELL

(606) 678-4663 OFFICE

(606) 678-0885 FAX

vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



7-4 Updated 1 BR, 2 BA lower level condo. Condo has lots of storage, 3 electric fire-places & enclosed porch for additional living space. Entrance with **no steps!** MLS# 10922 **\$134,900**

15-4 Lower level condo with 2BR/1BA. Nice shady location on #6 tee. MLS #10827 **\$75,000**

21-4 Lower level condo with 2 BR and 1.5 BA. & updated Kitchen. Condo has common area side porch and golf cart storage. Overlooks #7 tee and fairway. MLS 1303422 **\$109,500**

24-4 Lower level furnished condo with 2BR, 2BA, updated kitchen and a handicap ramp. Located on #7 fairway. MLS#11343 **\$122,500**

46-2 Upper level condo with 2BR & 1BA with 4' master extention. Open floor plan with beautiful flooring throughout. Condo located on cul-de-sac. MLS #14278 **\$85,000**

55-1 Lower level furnished condo with 2BR and 1BA on cul-de-sac near putting green and playground. **\$79,900** MLS #10789

61-2 Upper lever furnished condo. 2BR, 1BA Updated Kitchen. Located near Pool with plenty of outdoor space. MLS #2001108 **\$99,500**

NOTE: VISUAL TOURS @ www.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 – 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



Call our Sales Staff Today!

677.1977/877.698.1854



ARE YOU BEDBUGGED???

Don't be fooled by TV or Slick Ads---get true
professional help with 40+ years experience.
STATE-OF-THE-ART-EXTERMINATORS

1-606-622-0978





Lake Cumberland Realty

FANTASTIC BUYS

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

SOLD IN MAY 52-3, 26-3, 101-4, 121-2

VIEW BROCHURE OF UNITS

Pickup brochure of units at Lake Cumberland Realty office
or view at www.lakecumberlandrealty.com

NEW LISTINGS

48-3 \$129,900 3bedr 2bath. This is a deal and a half, just finished remodeling. New kitchen, beautiful mantle with big screen TV.
53-3 \$179,900 3bedr 3bath. Quality throughout, Glassed in Porch.
99-3 \$174,900 3bedr 3bath could be 4 bedr. OWNER WOULD CONSIDER A PARTNER
66-2 \$159,900 HUGE SIDE PORCH Beautiful kitchen, floors and bathrooms.

14-1 \$119,900 Here is a fantastic opportunity for a unit with all the framing work done to make it a 3 bedr. Price will increase as more work is done

17-3 \$179,900 Wow! What a unit! Spectacular kitchen and decorating. This one will go fast

17-4 \$139,900 Priced to sell. Lower level 2BR overlooking #6 green and tee. Very well done and Great Price.

GOLF UNITS - 1BA

43-2 \$69,900 Great chance to have a unit at a low price and fix up later. Lots of Potential.
22-4 \$94,900 72-3 \$84,900

GOLF UNITS - 2BA \$79,900-\$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

9-1 \$99,500 may consider trade on Lexington property, has empty core space for future remodeling.

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 - 2 BR

\$129,900 - \$199,900 - 3 BR

53-3, 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!

48-3 \$129,900 Newly finished 3 bedr, owner wants larger unit so PRICED TO SELL

Possible OWNER FINANCE

45-2 \$199,900 3BR 2BA LARGE SIDE PORCH

66-2 \$159,900 2BR 2BA LARGE SIDE PORCH

LAKEVIEW UNITS - 2 BR - GREAT PRICE

14-1 \$119,900 (can be 3 bedr)

10-4 2 BATH \$139,900

2-4 \$180,000 2BR 2BA Major Lakeview

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

94-2, 96-2, 96-4 All Really Nice Units

LAKEVIEW Core expanded - 2 or 3 BR

\$143,900 - \$228,900

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, 99-3, 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!

2 BR, 1 BA Golf

22-4 \$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 41-3 \$114,900 from \$135,000

3 BR, 2 BA Golf

58-2 \$125,000 from \$149,900

57-1 \$159,900 from \$179,900

45-2 \$199,900 from \$229,900

2BR, 2BA Lakeview

117-3 \$179,900 from \$199,900

3BR, 2BA Lakeview

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

106-3 \$159,900 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 MAKE OFFER**

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 \$199,900 PRICE REDUCED 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.

(606) 679-6426

Light #9

MATTRESSES PLUS

mattressplus@yahoo.com

Famous name brands
warehouse prices!

Recliners
Suites

834 South Hwy 27
Somerset, KY 42501



Interiors by Fran

Staging

Interior Design Consultation

We create home environments with simplicity, spirit and elegance
Go on line to visit our fully stocked showroom

Cell: 606-271-2713

email: fkenison@aol.com

www.interiorsbyfran.com

RAZOR'S EDGE SALON OPEN!

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.

Closed Sun. & Mon.

Tues-Fri. 11am-7pm

Sat. 9am-3pm

ph. 606-425-4114



GOLF CART STORAGE/MINI STORAGE

AVAILABLE

next door at "Interiors by Fran"

\$220 annually

606-271-2711

CUMBERLAND LIQUIDATORS

"Where Everything's a Deal"

Indoor & outdoor furniture, bedroom suites, pictures
electronics, lights, baby beds, rugs, mattresses, toys,
prints, unique items, and more!

We carry brand new items as well as returned items.

Open to the Public

Open Mon-Fri 9am-6pm • Sat 10am-5pm • Closed Sunday
735 Kit Cowan Road Somerset Ph. 606-678-2814



PAINTING
Wallpaper removal
Porch Painting
Professional Quality

Michell Sears

606-271-2725 Cell

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.



Whitis

CABINET DESIGN CENTER

Custom Cabinetry with You in Mind

4395 S. Hwy. 27

Somerset, KY 42503

Ph: (606)679-5325

CUSTOMIZED Offices, laundry rooms,
kitchens, closets, baths, entertainment centers, etc.
CUSTOMIZED Colors, drawings, quotes, etc.

Personal Service by
qualified professional sales people
SPECIALIZE in Remodels,
New Construction, Commercial Projects

Now under new ownership...

Jack & Diane Logsdon
(formerly of Pella Windows & Doors)



Woodson Bend Resort
14 Woodson Bend - Bronston, KY 42518
Phone: (606)-561-5314 - Fax: (606)-561-5315
WoodsonBendResort.com

April 20, 2012

Dear Woodson Bend Property Owner:

The Annual Meeting of the Woodson Bend Property Owners Association will be held on September 22, 2012. At that meeting three (3) owners will be elected to serve as members of the Board of Directors. Under the Bylaws of Woodson Bend it is necessary that at least two names for each open position be placed in nomination for these seats. We, as members of the Nominating Committee, **now call upon you**, as owners, to suggest appropriate candidates for these positions.

The Bend is a wonderful place to come for rest and relaxation. But it has become so and will remain so only through the efforts of interested owners who are willing to give of their time and talents. The operation of Woodson Bend Resort is much like that of a small city. Our Security staff are Peace Officers; we have our own water and sewer plants, our own streets, our own golf course and marina. Yes there are paid employees to assist but just as in a small city, it is the property owners who must accept the ultimate responsibility. Please give very serious consideration to submitting at least one name for possible nomination. Be sure to check with that person to make sure they are agreeable to being nominated.

Under the Bylaws, the Nominating Committee must complete its work by the end of July. This includes an interview with the candidates. We ask you therefore to submit the names of any potential candidate **not later than June 1st**. To do so please fill out the nomination form and return it to: Nominating Committee, Woodson Bend P.O.A., Inc. 14 Woodson Bend Resort, Bronston, KY 42518.

The members of the Committee are:

Owner Unit 119-1	Owner Unit #84-2	Owner Unit #55-4	Owner Unit 23-4	Owner Unit 20-4
Jenny Hill, Chair	Tom Baker	Melissa Ross	Cathy Sudkamp	Tom Hurst
2177 Taborlake Cr.	3628 Antilles Rd.	6495 N. Windwood Dr.	4009 Palomar Blvd.	6411 Grand Cypress
Lexington, KY 40502	Lex., KY 40509	WestChester, OH 4506	Lex., KY 40513	Mason, OH 45040
859-619-8054	859-269-3155	513-759-6172	859-492-6343	513-518-2393

If you have any questions regarding the process, please feel free to contact the writer or any other member of the Committee.

Thanks for your consideration.

Jenny

Jenny Hill, Chairperson

**WOODSON BEND P.O.A. BOARD OF DIRECTORS
NOMINATION FORM**

To nominate any owner, including yourself, complete the form below and send to the Nominating Committee, 14 Woodson Bend Resort, Bronston, KY 42518.

I nominate (**print** name) _____
(Please provide complete information of nominee)

Unit # _____

Address _____

Home phone # _____ work phone _____

Cell phone _____ email _____

I nominate (**print** name) _____
(Please provide complete information of nominee)

Unit # _____

Address _____

Home phone # _____ work phone _____

Cell phone _____ email _____

Print your name & unit #

Date

Your email address

Your phone #