



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

JULY, 2012

MANAGER'S REPORT by Mark Sloan

The summer is here and we are excited for the upcoming fun we're all going to have! Remember: our annual **"RED, WHITE, AND BOOM !!!"** celebration will be taking place on Saturday the 30th of June. Please make your plans to attend the fireworks show; I would love to see the entire hillside completely packed this year. As always, we would appreciate donations for the show; 100% of all donations will go to purchase additional fireworks to enhance the show. The more we purchase, the better and more spectacular the show will be. If you are interested in donating to the show you may do so by contacting Marcia in Administration at 606-561-5311 or you may email her at administration@woodsonbendresort.com. Your donations can also be billed to your account.

It's time for our annual exterior maintenance survey! Last year, owner participation was not good. Greg Dungan, our exterior maintenance director, is a person that absolutely wants to provide each of you the best service he possibly can. All of us here at the Bend take great pride in taking care of the resort for our owners. The survey is an excellent tool to help us enhance our services. We feel really excited about the condition of the resort and we feel many positive improvements have been made in recent years. However, the most important thing to us is knowing that you feel that way.....or that you don't! I would like to ask that every owner please take the time to complete the survey and return it back to our office by Friday, August 17th. As a thank you for your participation we will be conducting a random drawing the week after the deadline to

give one lucky person a \$200 gift certificate that can be used anywhere within Woodson Bend, including any amenity or towards a remodeling job or maintenance fees!!!!

I would like to encourage everyone to come by and visit Suzanne's restaurant. She has recently added her well-known buffet to the operation and the word on the street is that it's delicious! The buffet is becoming very popular and many owners have expressed their enthusiasm over it being added. You will still be able to order off of the menu if you prefer so there will be choices for whatever dining mood you are in! Please be on the lookout for emails or our weekend handout for operating hours and specials.

Owners, please remember that the summer time brings the opportunity for outdoor activities. Those activities can often lead to loved ones receiving tick bites. These can be very serious! ALWAYS check yourself, loved ones and children after they have been playing outside. A simple check could prevent someone you care about becoming ill.

I want to provide you with a few quick reminders: don't forget to use recycling bins down below the Pro Shop on the service road for the paper products and plastic. NO GLASS please! Household garbage that you cannot recycle needs to be placed on the garbage poles during the times we have recommended to prevent critters from tearing up the garbage and creating unsightly messes. Lastly, don't forget to clean up after your pets! Everyone loves animals and Woodson Bend is a great place to bring your pets.....BUT, please use the strategically located "doggie stations" while walking your dogs!

We are really excited about the summer and we are looking forward to doing everything we can to make your visit

to the resort as pleasurable and stress free as possible. Let's enjoy the summer!!!!!!

 **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!

**DJ Poolside
8 pm - Midnight**

WOODSON BEND GOLF CAMP

July 2 - 4

<u>AGES</u>	<u>TIME</u>	<u>PRICE</u>
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

GARDEN CLUB NEWS

By John Waller

On behalf of the Garden Club, thank you to all who participated in or donated to our 2nd Annual Around the Bend 5K Run/Walk on Sat. May 26th. It was a HUGE success with 86 runners and walkers! At the starting horn signal it was an amazing sight to watch the stream of folks flowing down the street. This year we had winners in several categories:

1st Place Overall - Holly Mandzak

13 – under - 1st Jack Cleveland and 2nd Zachary Bankemper

14-19 - 1st Shannon Kinney and 2nd Shelby Baeten

20-39 - 1st Lance ? and 2nd Amy Kremer

40-59 - 1st Wendy Cleveland and 2nd Teresa Cole

60-71 - 1st Tom Eisenzimmer and 2nd John Tuttle

72 + - Harriet Powell

Special thanks to Christine Dudley, Carmella Waller, Marcia in our Admin. office and all the volunteers for their time and efforts organizing this event.

With your donations we were able to provide new mulch and summer flowers at numerous areas around the Bend including the clubhouse, pool, pro shop and many places on the golf course.

Again, thank you so much for your continued support of the Garden Club!!

ARTS, CRAFTS & BAKE SALE

Saturday, June 30th 10:00 am – 2:00 pm

Anyone interested in participating in the Arts & Craft sale contact Debbie Jones at 606-561-0493 or email jonesdeb9@aol.com.

If you would like to donate to the Bake Sale, call Gloria Brown at 606-561-0564.

GOLF EXTRA!!!

July 14 – Margaritaville Comes to Woodson Bend!
(bring your salt shaker for the *Margarita Open* !)

Unlimited Margaritas, Appetizers, Golf, Cookout
(after scramble)

Free Tervis Tumbler for each player!

4:00 – 5:00 – Happy Hour...Drinks & Appetizers

5:00 – Shotgun Start 9 Hole Couple Scramble

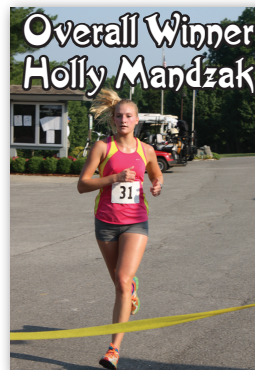
Call Pro Shop to register – \$50.00 per couple
(Limited to first 24 couples)



OTHER GOLF EVENTS

July 1 – 18 Hole Scramble

July 21 – Night Golf



Suzanne's
Fine Dining

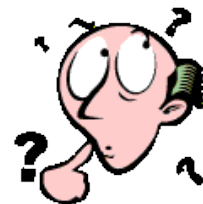
HOURS

Thursday, Friday
& Saturday - 5:00 - 9:00

Sunday Buffet
11:30 - 3:00

Join us for a Fine Dining
experience!

WOODSON BEND RESORT 2012 EXTERIOR MAINTENANCE CUSTOMER SATISFACTION SURVEY



HOW DID WE DO?

In an effort to improve our services for 2012 and beyond please take a moment to fill out this survey and return back to the Administration or Security office at your convenience.

Please rate your satisfaction level from 1 (not satisfied at all) to 7 (extremely satisfied) on the following:

1. Friendliness & helpfulness of Maintenance personnel _____
2. Satisfaction with the maintenance provided to your building _____
3. Satisfaction with the timeliness of response to your requests _____
4. Satisfaction with cleanliness of your building after project _____
5. Satisfaction with quality of work _____
6. Were you satisfied with the level of communication from Maintenance Director & personnel during your repairs or requests _____
7. Satisfaction of grass cutting at your building _____
8. Satisfaction of weed eating and trimming at your building _____
9. Satisfaction of leaf removal at your building _____
10. Satisfaction with gutter maintenance at your building _____
11. Satisfaction with the condition of the common areas (clubhouse, pool, pro shop, tennis courts, fitness center, dock, etc. _____
12. OVERALL SATISFACTION WITH EXTERIOR MAINTENANCE IN 2011 _____

Did you use the online work order system in 2012? _____ Yes _____ No
Do you plan to use it this year? _____ Yes _____ No

If "no" would you please tell us why? _____

What can we do to continue to improve our job performance or service for the remainder of 2012?

Thank you for choosing Woodson Bend Resort. Please drop off this survey at the Security or Administration office at your convenience.

Name _____ date _____ Condo# _____
Address _____
Phone# _____ email _____

(Note: Woodson Bend Resort does not share personal contact information with any other agency).



THE *BEND* AD-Visor JULY 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 9-1 Lower unit **across from pool.** **\$99,950** Rarely used **Non-Smoking** 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 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

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

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.

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

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 included. 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 95-2 \$142,500

(will negotiate) One owner, never been rented, great condition. 2BR, 2BA, newer kitchen, new dishwasher. W/D, storage room, lakefront with **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

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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

26-4 \$89,900 2bedr 2bath

83-4 \$169,900 3bedr Great kitchen, priced to sell.

84-4 \$149,900 2bedr 2bath Hot tub on porch. Newly remodeled throughout.

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.

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 26-4 \$89,900

GOLF UNITS - 2BA \$97,900-\$149,900

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

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 66-2 \$159,900 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 \$149,900 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, 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!

3BR, 3BA Lakeview

116-3 \$189,900 from \$204,900

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

96-2 \$149,900 from \$169,900

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 and 24 hr security. 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

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DO YOU NEED BOAT STORAGE?

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



Whitis

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