



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

AUGUST, 2012

MANAGER'S REPORT by Mark Sloan

I hope everyone had a wonderful and fun 4th of July this year at the Bend! The weather leading up to the weekend was as hot as I can remember in recent years. The heat was so bad that it made it difficult to enjoy being outside. However, judging by the crowds I saw, it seems everyone tried to make the best of being outdoors in the heat. It was great for all of us staff members to see our owners and guests enjoying their stays in spite of the heat.

The fireworks were once again excellent. I want to personally thank every owner that donated to the show. Your donations absolutely allowed the show to be bigger and better. We actually have an understanding with the supplier that

we will call each day leading up to the show to continue adding to our display. 100% of your donations go to purchasing additional fireworks. Without your generosity our show would not be as good as it is.

We received a number of positive comments about the craft show and golf cart parade. My hat is off to all the folks that participated in those events. We had close to 40 carts in the parade this year and I personally was very impressed with the creativity and hard work that went into prepping the carts for the parade.

I also want to thank each and every employee of the resort for their hard work leading up to and throughout the weekend of the 4th. The resort looked positively festive! I received numerous compliments on the condition of the resort and many owners were very pleased to see all

of the security patrols out on property and on the golf course keeping our property safe. All of our employees did an outstanding job and they should be commended!

One important reminder: we have an upcoming Board election. Three positions are open. It is very important that you research and educate yourselves about the candidates. Electing Board members is one of the most important things you do as owners. Please take this process seriously and participate. Resumes and candidate information plus the ballots will be mailed out in August. Don't forget that this year's Annual meeting will be taking place on the 4th Saturday of the month, September 22nd this year and be sure to VOTE!

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.

REMODELING

As the season winds down, be thinking about your remodeling "wants" and needs.

Call Kenny today at 606-561-5314 to get on the fall schedule!!

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!



PRO SHOP NEWS

Fall shipments of new merchandise are beginning to arrive. The course is in great shape – bring a friend and come and play! Fall golf package groups are starting to fill up. If you plan on bringing a group down this fall give us a call at the Pro Shop.

The 30th Annual Ladies Bluebird Invitational will take place Wed. Aug. 29th at 9:00 am. This is one of the outstanding ladies golf tournaments in KY. If you have played before we hope you come back. If you want to play, give us a call.

2012 Golf Camp was a huge success. More pictures will follow in next month's newsletter.



This picture is of the oldest age group.

Golf Cart Parade Winners



1st - Bose - 97-1



2nd - Kennedy - 50-4



3rd - Scoggan - 49-1

Most Original



1st - Ellert/Schmidt - 2-3



2nd - Deye - 89-4



3rd - Brown - 53-1

Funniest



1st - Mitakides - 44-2



2nd - Brauch - 49-4



3rd - Ranz - 109-1



THE *BEND* AD-Visor

AUGUST 2012



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

FOR SALE by Owner –Condo Unit 69-3
\$139,000 Great setting in the trees on #7 fairway. 2 BR, 2 full BA. , lots of closet space, screened in porch with vinyl sliders, golf cart storage under unit **includes golf cart**. Completely remodeled with full core expansion and fully furnished including washer & dryer. Call Lee @ 937-902-1144 or email rlwelsh@woh.rr.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

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

Home 205-1 \$329,500 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: Unit 67-4 Beautiful Open Concept 2BR, 2BA condo. Unique features include an outstanding newer kitchen, built-in 46" 3-D Plasma TV, Lg. walk-in closet in master BR, jetted tub, neo-angle shower in master BA, office, inside laundry with new W/D, 30' glassed in porch, custom cabinets, built ins & accent lighting thru-out. Too many extras to list. Asking **\$192,500** Denny or Ann O'dell (606) 561-3193
You **must** see this one!!!

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

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 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.

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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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 This one has it all! Lower level furnished condo with 2BR, 2BA, WD, heat & AC to the porch w/sliders and a handicap ramp. Golf cart negotiable. On #7 fairway. Great sunsets, walk to pool. 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**

97-1 Lower level condo with 2 BR, 1 BA & **LAKE VIEW!** Open floor plan, common area side deck, and open cart storage. MLS #14425 **\$159,000**

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at Woodson Bend

hours

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Fri. & Sat. 5:00 – 9:00 pm

Sunday Buffet 12:00 am – 3:00 pm

Reservations suggested for parties of 4 or more

Call 561-5221

Take-Out available same hours

Call 561-7533

Pool-side Snack Bar

Thurs. Fri. Sat. Sun. 11 am – 4 pm

Got something to sell? Looking to buy something?

Your AD can go HERE!

Call Marcia at 561-5311

We will be happy to include

your AD in our monthly newsletter!!



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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-\$139,900

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 BR)

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 Lakeview

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

93-1 \$189,900 from \$199,900 2 Bath

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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