



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

SEPTEMBER, 2012

MANAGER'S REPORT by Mark Sloan

The summer of 2012 has been one for the books!!! It seems like our recent summers have been very hot and I always mention that, but this year has truly been unbelievable. In fact, I believe it's the hottest summer on record since 1936. It really looked like things were going to dry up around here and cause us to lose most of our grass; however, we were super fortunate to receive enough rain to help keep things green! As we go into the final stretch of the year I would like to share some information with you.

Please mark your calendars for Saturday, September 22nd. Our Annual Owner's Meeting will be at 3:30 pm in the Clubhouse. As always, I would like to encourage everyone to come out and attend the meeting. It is also very important that you take the time to review the Board candidates and participate in the upcoming election. This year we are filling three open positions. The Board participates in vital decision making for our resort. Your participation in electing the best candidates is very important so please take it seriously and participate!!! Send in those ballots!

During the Annual Meeting you will be given an opportunity to fill out forms letting us know if

you are interested in serving on any Committees. This is a wonderful way to participate in the happenings around the Resort and make contributions. It's also a great way to meet other owners. Don't forget our recent email about the Social Committee reforming. If you have any interest in helping in that area let Marcia know in the Admin office.

Be on the lookout for information from our Pro Shop about our upcoming Club Championship! Please note that the Club Championship is open to **ANY** Woodson Bend owner!!! The tournament is flighted based on handicap so everyone should come on out and participate this year! It will do you some good to stand over a putt that makes you a little nervous...it will help keep good blood flow going!

Speaking of golf tournaments, I would like to encourage everyone to participate in the **KY WOUNDED WARRIOR TOURNAMENT**. This is a four person scramble taking place on Wednesday, September 12th. The fun begins at 11:30AM with registration, putting contest, lunch and a shotgun start at 1 pm. Entry fee is \$300 per team and the tournament will benefit the BMAC KY Wounded Warrior Program. This is a fantastic cause and I hope everyone will consider placing a team in this event! If you are interested in

participating please call 859-971-8737 or email at bmaconline.org.

Employee Appreciation Day is coming up on October 19th. If you are interested in making a donation you can contact Marcia in Administration at 606-561-5311 or via email at administration@woodsonbendresort.com. Any donation you wish to make can be billed to your account. We need and appreciate your support.

Lastly, I would like to encourage all owners to contact our Remodeling Department for your condo upgrade needs. Our folks do jobs as small as adding a garbage disposal all the way up to building new side porches....No job is too small or big!!! We would love to help you enhance your condo! Give Kenny a call in maintenance at 606-561-5314 or email him at maintenancewb@woodsonbendresort.com.

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.

EMPLOYEE APPRECIATION DAY

There isn't much I can say about Employee Appreciation Day that hasn't already been said numerous times, but as a reminder and information to newer owners, let me try.

EAD is the one day of the year that is set aside for **you**, the owners, to show your appreciation to the employees for their hard work and dedication in making your resort your little piece of Paradise. From Security to Rental/Housekeeping to Administration to Golf to Maintenance. From mowing to billing to cleaning the pool. From launching boats to delivering messages to making breakfast...the list goes on and on. Just imagine your resort without the employees to keep everything running smoothly and maintained! Also think about employee loyalty...there are several who have been with WB for over 25 years! That's part of what makes WB so special.

Our day is October 19th this year. We are granted 1/2 day off, a delicious lunch prepared by very gracious owners (Volunteers??? Anybody???) and use of the amenities if we so wish. Pretty nice so far, right? Oh, but the highlight of the day is the drawing for door prizes and that is where we really need your support. **PLEASE** help us by contributing either an actual gift or a cash donation for the prizes. We work for months to try to make this day as extraordinary as possible for our employees and only **YOU** can make it successful with your donations.

Please send your gift/cash donations to **ATTN: Marcia**, 14 Woodson Bend Resort, Bronston, KY 42518 or you can email administration@woodsonbendresort.com to have cash contributions billed directly to your account. The employees will be grateful for the gesture of appreciation!

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!!

THE HOLIDAYS ARE FAST APPROACHING, SO...

Suzanne's is now accepting reservations for holiday parties. If you would like to have a family, business, church or any other type of party/dinner, contact Suzanne at 606-310-5433 or email her at www.suzannesdining.com.



Woodson Bend held a Retirement lunch for Chelbie Tomilson on July 12th.

Joining Chelbie was his wife, Lucille. We hope to see Chelbie back in 2013.

PRO SHOP NEWS

Summer is winding down but golf is still in full swing with a busy fall. If you or your friends are planning a golf outing, WB is the perfect spot. Fall has lots of events:

- 8/29 30th Ladies Bluebird Inv.
- 9/02 18-Hole Labor Day Scramble 1:30 pm
- 9/03 9-Holes Couples 12:00 noon
- 9/12 Wounded Warrior Golf Outing 1:00 pm
- 9/18 Cumberland Ladies Golf
- 9/25 High School Regional-Course Closed All Day
- 9/29-30 Woodson Bend Club Championship



*Clearance Sale in Pro Shop
All Bags, Shoes & Clubs marked down to clear out!!*

Suzanne's
Fine Dining

HOURS

Thursday - 5:00 - 8:00

Friday & Saturday

5:00 - 9:00

Sunday Buffet

12:00 - 3:00

Join us for a Fine Dining experience!

The Candidates



Candidate: JULIE ALBANESE

Julie is from Cincinnati. She and her husband David have 4 children and 9 grandchildren. They have owned unit 30-4 for 10 years. Holding a BS in Education, Julie is a retired teacher, tutor and accountant. She has been PTA president at St. Mary School, Treasurer Summit Showcase & Cincinnati Bar Assoc., and she audited books for BSF. She enjoys spending time with her grandchildren and working puzzles.

QUESTIONNAIRE

- 1. What is Woodson Bend to you?** WB is a haven from busy everyday activities. At WB we can relax & refuel. There are plenty of opportunities for exercise or play. WB is the perfect place to bring family & friends. Our grand kids know that “every day is a great day” when they come to WB. The older ones will call and ask “Can we go to the lake?”
- 2. How long have you owned at Woodson Bend?** 10 years
- 3. How often are you here on property?** As often as possible and in every season. This probably averages out to at least 1-2 times per month.
- 4. We appreciate your participation, but why would you like to be a Board member?** The Board plays an important role in maintaining the safety, beauty and maintenance that make WB the special place that it is. I would enjoy the opportunity to serve this purpose.
- 5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.).** Employed as a teacher, tutor, business manager and staff accountant. These jobs require organizational skills and problem solving.
- 6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations.** Education and Finance Commissions at St. Mary School; PTA President at St. Mary School; Treasurer for Summit Showcase and Cincinnati Bar Assoc. Auxiliary.
- 7. What Woodson Bend activities do you participate in?** Our family enjoys golf, swimming and tennis. We participate in the 4th of July cart parade, golf camp for kids, scavenger hunt and boating.
- 8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this?** Maybe a raffle with certificates for certain services at WB as prizes. For example: Free rounds of golf, free dinners at the restaurant, free boat launch, weekend stay in condo.
- 9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget.** That’s not easy...WB already has a web site.
- 10. Have you any suggestions of how to encourage more participation of owners in the resort’s amenities, e.g.: golf, boating, tennis & Board meeting attendance?** It appears to me the most owners do participate in activities available. Attendance at Board meetings may conflict with home schedules like kids’ sports, etc. Emailing the agenda for Board meetings might encourage attendance if owners knew what was to be addressed at the next meeting.
- 11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g.: rental program, maintenance interior and exterior, lawn care, etc.?** Owners should be informed of major budget increases and reasoning for the expense. Outsourcing would be acceptable only when it is to a reliable and competent entity and results

in cost saving.

12. If a reserve was adopted what is your position as to how it should be structured or used? Used only for emergencies to maintain structural safety, property safety or improvements deemed necessary by the owners.

13. What is your “wish list” for WB improvements? Would you be willing to help or chair a committee to see them through to completion? At this time I do not have any specific wishes for improvement. If a good idea was presented and was reasonable I would be willing to serve on a committee.

14. How do you feel about the overall health of the resort? The health of the resort often depends so much on the weather. For the most part, maintenance is in good shape, the trees, grass, flowers, golf course, etc. are often victims of lack of adequate rainfall.

15. Do you feel WB maintenance fees are reasonable? Why or why not? For the most part, yes. Keeping the resort in good condition is not “cheap”.

16. Do you have any comments on Security? Maintenance? Golf? Administration? Security is excellent and always welcoming and helpful. They provide an important feature. Maintenance is generally responsive to requests and does a good job. I do not play golf but, my family finds the course to be in good shape and challenging.



Candidate: TONY DEYE

Tony and his wife Gail have 4 children and live in Louisville where Tony is a partner in the Louisville Lamp Company. Previously Tony was with KFC/Pepsico in International Financial Planning and Analysis. Tony earned his BBA in Finance at U.K. and his MBA at U of L. He holds his Captains and 100 Ton Masters licenses. Along with coaching various children's sports teams, he has been Hospitality Minister at St. Albert, a Junior Achievement instructor and has been a member of 1 SI CEO Roundtable and Metro Manufacturing Alliance. Tony has owned unit 89-4 since 1996 and spends his spare time boating, running and playing tennis.

QUESTIONNAIRE

1. What is Woodson Bend to you? A great family retreat where we can relax and continually make lasting memories with family and friends.

2. How long have you owned at Woodson Bend? We purchased unit 89-3 in 1992 and currently own unit 89-4.

3. How often are you here on property? Although it varies year to year, our goal is for every other weekend and at least one week during the summer and once-a-month during winter.

4. We appreciate your participation, but why would you like to be a Board member? Woodson Bend has been a retreat for my family for many years. I would like the opportunity to use my time and talents to give back to the resort.

5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.). First, my educational background of a Finance degree and an MBA. Second owning and operating a manufacturing company with up to 100 employees. Finally, being an owner at Woodson Bend for over 20 years, I feel gives me a good base of experience to work with.

6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations. I have focused my time on my children and business and have not participated in Woodson Bend committees or the Board. My second child leaves for college in the fall, so I will have time to actively participate on the Board.

7. What Woodson Bend activities do you participate in? My family and I use all areas of the resort. With four active children ages 10-22 we boat, use the pool, tennis courts, nature trails, basketball, volleyball, golf, restaurant and participate annually in the 4th of July activities.

8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this? I think outside revenue is beneficial to the resort and can help offset fixed expenses. Utilizing the Resort's amenities on a daily or weekly basis for corporate and civic meetings, family reunions, weddings and other events would generate incremental revenue.

9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget. Working with an outside marketing company or possibly a Woodson Bend owner with the skills to maximize search engine optimization of our web site combined with utilizing applications like Constant Contact, Facebook and Twitter to reach out to past renters, companies in the local business community and vacation travelers.

10. Have you any suggestions of how to encourage more participation of owners in the Resort's amenities, e.g.: golf, boating, tennis & Board meeting attendance? Having well maintained and high qualified facilities encourages usage. If increased Board meeting attendance by owners is set as a goal; then a plan should be put in place along with a person responsible for achieving the desired results. Possibly points for attendance to be redeemed at the Grill or Pro Shop. Some ideas for activities may include scavenger hunt, golf cart poker run, dock meet and greet, Woodson Bend raft up, and corn hole tournament.

11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g., rental program, maintenance interior and exterior, lawn care, etc.? The resort is a small business that, like all small businesses, runs better with well-defined objectives and budgets with lines of accountability. Potential outsourcing of any functions should be based on financially sound analysis of options reflecting all costs and control issues involved.

12. If a reserve was adopted what is your position as to how it should be structured or used? A reserve fund should be structured to allow flexibility balanced with fiscal responsibility. Benchmarking against structures at like resorts that work well and then adjusting for Woodson Bend's specific situation would assist in set up.

13. What is your "wish list" for WB improvements? Would you be willing to help or chair a committee to see them through to completion? The resort is in good overall condition reflecting the investments made over the last few years. I would be willing to help or chair a committee to identify a desired improvement and see it through completion. I would propose utilizing the web site to gather votes on improvement projects that are the highest priority to the majority of owners.

14. How do you feel about the overall health of the resort? I feel the resort is healthy and needs continual care and oversight to keep it that way.

15. Do you feel WB maintenance fees are reasonable? Why or why not? I feel they are reasonable at this time. We are a resort community with many amenities. A comparison to other like resorts would help put our fees in perspective and could be used to establish a best practices basis.

16. Do you have any comments on Security? Maintenance? Golf? Administration? The resort is run well. I am a believer in continuous improvement. We should be taking small steps on a weekly, monthly, yearly basis to become more efficient and continually assess the need for various services.



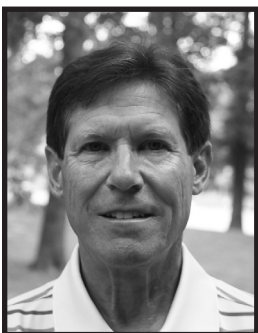
Candidate: THOMAS A. DIERUF

Tom owns unit 204-4; he and his wife Janet have owned 3 other units over the past 16 years at the Bend. He and Janet have 3 children and reside in Louisville where Tom is an executive with PVM Management. He holds an MBA and is a CPA. He has chaired WB's Budget & Finance Committee for the past several years and has served with or done volunteer work with the American Society of CPAs, American Diabetes, Visual Arts & St. Francis in the Fields Episcopal Church. In his spare time, Tom enjoys boating, cooking and his grandchildren!

QUESTIONNAIRE

1. What is Woodson Bend to you? Woodson Bend is our family vacation home.

- 2. How long have you owned at Woodson Bend?** Since 1996 (16 years)
- 3. How often are you here on property?** 20 weekends a year and a couple of weeks
- 4. We appreciate your participation, but why would you like to be a Board member?** To help continue the long history of excellent Board management of Woodson Bend.
- 5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.).** CPA, MBA, experience on finance committee. Forty years of business experience.
- 6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations.** Chairman Finance Committee since 2004 at Woodson Bend, Chairman Long Range Planning Committee in 2006 at Woodson Bend, numerous Boards for non-profit organizations in Louisville.
- 7. What Woodson Bend activities do you participate in?** Boating, social committee events and Board meeting.
- 8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this?** Membership has already agreed to annual assessments for long term property repairs. Monthly assessments are raised as needed. Rates in the future will change with the economy.
- 9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget?** Very difficult until they raise the lake. The rental program is the key to the future of Woodson Bend. Renters become buyers.
- 10. Have you any suggestions of how to encourage more participation of owners in the resort's amenities, e.g.: golf, boating, tennis & Board meeting attendance?** Continue improving the web site and send emails to encourage participation. You have to be at Woodson Bend to appreciate the facilities.
- 11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g.: rental program, maintenance interior and exterior, lawn care, etc.?** We have done a good job of all these in the past few years. Some work has to be outsourced but we need to retain certain work for security and convenience reasons.
- 12. If a reserve was adopted what is your position as to how it should be structured or used?** I believe we should have a reserve that is in addition to the monthly maintenance fee. That money should be used each year for long term maintenance. We may have to set aside an account of money in the future if Kentucky Condominium Laws change.
- 13. What is your "wish list" for WB improvements? Would you be willing to help or chair a committee to see them through to completion?** I have no list for major improvements. Now would not be a good time for a structural change at Woodson Bend. Each Board member actually participates on committees.
- 14. How do you feel about the overall health of the resort?** I believe Woodson Bend is very healthy considering the lake level and the economy. We need new buyers of units to allow owners to sell. This should be our first priority.
- 15. Do you feel WB maintenance fees are reasonable? Why or why not?** They are reasonable. We do a considerable amount of work with our monthly fee.
- 16. Do you have any comments on Security? Maintenance? Golf? Administration?** 24 hour security is mandatory. The golf course is a big part of what makes us a 'resort' and must be maintained properly. Maintenance and administration are both well done.
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Candidate: STEVE FISTER

Steve and his wife Sandy have been owners at WB for 23 years. They currently own unit 25-1. They have 2 daughters and reside in Lexington. Steve worked at IBM for 21 years and then 9 years for Lexmark as Senior Contracts Administrator in Procurement, Logistics Engineer, Marketing/Sales support for OEM sales in Japan and Europe. He is now retired and spends his time golfing, boating, remodeling & restoration and enjoying his grandchildren. Steve has done extensive volunteer work at WB serving and chairing committees and serving on the Board of Directors, currently as President.

QUESTIONNAIRE

- 1. What is Woodson Bend to you?** A great place to relax with family and friends, socialize and make new friends. I enjoy golf and boating with family.
- 2. How long have you owned at Woodson Bend?** 23 years
- 3. How often are you here on property?** 10 to 15 days per month
- 4. We appreciate your participation, but why would you like to be a Board member?** Represent Woodson Bend Owners and all WB Amenities. To make key decisions based on factual information to include research from owners, committees and WB management. Protect our assets and ensure they grow. Set new goals and initiate long range planning.
- 5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.).** Employed at IBM for 21 years and Lexmark for 9.5 years as a Senior Contracts Administrator in Procurement, Logistics Engineer, Marketing / Sales support for OEM sales in Japan and Europe.
- 6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations.** I am currently a WB Board Director and Board liaison to the Architectural committee. This is my 7th year, 5 as Treasurer and 2 as President. I have served on several committees at WB, including the Marine, Restaurant, Architectural, Nominating (Board members), Ad-Hoc/Long Range Planning, Building Grounds & Maintenance, Finance and Golf. I served as chairman of the Golf committee for 8 years and the ARC for 1 year.
- 7. What Woodson Bend activities do you participate in?** Golf and most social functions. We also enjoy boating with our family.
- 8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this?** As a Board member this is an issue we constantly look at. We had positioned the resort for favorable results for Remodeling, Rental & Golf with net positive year to year growth. Unfortunately, the economic factors as a result of the Market / Housing melt down have reversed our growth. Until the economy improves the best weapon we have are the owners utilizing the resort and the amenities. Bring a Friend!!!! Owners are also a valuable asset for marketing the resort.
- 9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget?** We take advantage of free advertising and attend boat and golf shows in the winter months. The 2012 annual budget is \$7,900.00. The possibility of becoming a destination resort on a 7.9K budget is not likely. I am in favor of increasing the marketing budget for a positive impact on Rental & Golf revenues. Increase in marketing will also provide additional real-estate leads which could result in potential buyers for condos and patio homes. As for a “destination resort” I would survey the owners for input. We are currently a semi private resort with great accessibility to all of our amenities. A destination resort could lead to overcrowding and change our status to a public resort or semi public.
- 10. Have you any suggestions of how to encourage more participation of owners in the resort’s amenities, e.g.: golf, boating, tennis & Board meeting attendance?** We need to continue to ensure that the committees take an active lead in organizing social events. Attending Board meeting is a personal preference. Although, I do feel like you find out what is going on at the resort first hand by attending meetings.
- 11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g.: rental program, maintenance interior and exterior, lawn care, etc.?** I think that the budgets are in line for the services and amenities we receive. Management is held to a high standard of accountability by the Board, finance committee, the association and annual audits by an outside firm. We competitively bid all of our services and outsource if it fits the model regarding price, quality and resources to perform the job.
- 12. If a reserve was adopted what is your position as to how it should be structured or used?** The owner survey results on reserves were to utilize annual assessments in lieu of monthly increases. We honored the survey results for the last 3 years. If and when KY Condo Law is passed requiring all condo associations to actively fund a reserve the board is already prepared. All the key reserve items have been identified with a 25 year plan for upkeep and/or replacement with a dollar amount per month to actively manage and generate future funds.
- 13. What is your “wish list” for WB improvements? Would you be willing to help or chair a committee to see them through to completion?** Continue to improve our efficiencies, quality and services. I am concerned with our Revenue cen-

ters, due to the economy, and will pursue new ideas in order to offset operational expenses. Set short and long term goals to ensure we meet our future needs.

14. How do you feel about the overall health of the resort? I think that the resort speaks for itself.

15. Do you feel WB maintenance fees are reasonable? Why or why not? Our fees are very reasonable versus the services we receive, the amenities we have and the marketplace itself as a comparison. As a Board member we have significantly reduced the operating budget by implementing / updated all of our processes geared to increased efficiencies, productivity, procurement of materials, outsourcing and quality of workmanship and services. It has enabled us to hold the monthly dues to a 12.72% increase over six years while faced annually with inflation, two recessions, increased medical and property insurance, merit increases, etc.

16. Do you have any comments on Security? Maintenance? Golf? Administration? I think they all do a terrific job.

Candidate: MARTY GRIMES



Marty and his wife Diane have owned unit 68-2 for 8 years. They have 3 children and reside in Ft. Wright, KY. He received his BS in Business Administration and his Secondary Education Certificate from Hanover College and his MBA from the University of Dayton. He is the owner/manufacture Rep. for Assembly Solutions, Inc. Previously he was VP of Sales, National Sales Manager, Marketing Manager, a high school business teacher, etc. He is a member of the Hanover College Alumni Assoc., the Hanover College Football Panther Club, Past President of MAC, President Sandler Sales Institute, Roth & Assoc., Co-Chair National Director of MANA. Marty's hobbies include golf, boating on Lake Cumberland, the Reds, college football & basketball and his family (not necessarily in that order!).

QUESTIONNAIRE

1. What is Woodson Bend to you? The number one meeting location where my family and close friends meet on a weekly basis to relax, have fun and grow old together.

2. How long have you owned at Woodson Bend? 8 years

3. How often are you here on property? Nearly 90 nights a year on average. I keep a satellite business office out of our Condo.

4. We appreciate your participation, but why would you like to be a Board member? I was asked to consider running for the Board last year and was not able to commit the time due to another Board commitment. I have since fulfilled that obligation and would welcome an opportunity if elected to serve.

5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.). A number of ideas have been tossed around as to how might the resort increase revenue over and above dues and/or assessments. I would like to see if I could be of service there.

6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations. Past Board President and 12 year Board member of the Manufactures Agents Cincinnati (MAC), Co-Chair National Director MANA Capital Equipment Group, Manufacture Agents National Association, President Club Member Sandler Sales Institute, Roth & Associates, Independent Rep Group/Principal Association-Great Ohio/SE Region

7. What Woodson Bend activities do you participate in? Golf, boating, golf cart trips around the resort, walking "the outer loop."

8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this? Three words, Marketing, Promotion and more Marketing.

9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget? Tremendous opportunity, specifically within a four hour drive of the resort. Weekend packages, corporate gatherings, "golf trail" weekends with the Island and perhaps Dale Hollow State Park. Put people in the resort and the small budget will take care of itself.

10. Have you any suggestions of how to encourage more participation of owners in the resort's amenities, e.g.: golf, boating, tennis & Board meeting attendance? 80-20 rule, so why worry about numbers. Focus on the 20% who do everything anyway, and build your team from within that group.

11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g.: rental program, maintenance interior and exterior, lawn care, etc.? Budgets are very important and need to be maintained to the point in which they were prepared. That being said, as opportunities arise and efficiencies and long term investments present themselves in a win/win for owners and employees alike, I move. I out source in my business, but be careful when cutting fat, you don't cut into muscle...do it where it makes sense, then validate it makes sense.

12. If a reserve was adopted what is your position as to how it should be structured or used? I was with the understanding we have a reserve? We need a reserve and it should be used for just that, a reserve e.g.: leverage and/or possible emergency, period.

13. What is your "wish list" for WB improvements? Would you be willing to help or chair a committee to see them through to completion? Can't say I have one, other than, I would like to see a better real estate market. I would chair a committee.

14. How do you feel about the overall health of the resort? I would give it a B-, but well on its way to a B+ with the great shape the golf course is in, the pool opening this season, recent hires in security and a vast marked improvement in the overall grounds from last year.

15. Do you feel WB maintenance fees are reasonable? Why or why not? Yes

16. Do you have any comments on Security? Maintenance? Golf? Administration? I'll take my wife's advice to refrain from comment to this type of question. She says I say things too often that at times rub people wrong. Therefore, I'll direct my comments at a more appropriate time and place when necessary.



Candidate: JENNY HILL

Jenny, her husband Chuck and their 2 children call Lexington "home". She is self-employed owning Interior Yardage on Southland Dr. in Lexington; prior to that was a registered nurse at Good Samaritan Hospital. Jenny & Chuck have owned at WB for 8 years and for the past year have owned unit 119-1. Jenny holds an Associate Degree in Nursing Science from EKU and is a member of BBB, Chamber of Commerce, Christ the King Church, KY Nursing Assoc., and volunteers at Morton Middle School Lacrosse statistician. Her "kick back and relax" time at the Bend is spent boating and golfing.

QUESTIONNAIRE

1. What is Woodson Bend to you? A weekend retreat. I have made lots of good friends here and enjoy my time here very much. Possibly a retirement home. A large investment.

2. How long have you owned at Woodson Bend? 8 years

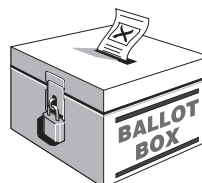
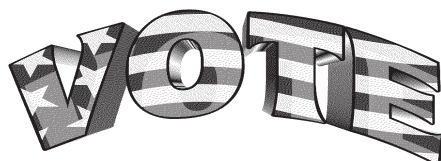
3. How often are you here on property? Most weekends.

4. We appreciate your participation, but why would you like to be a Board member? Woodson Bend is a place I would like to see it be all it can be. I want to see my grandchildren be able to come and enjoy as we do. So I'm very interested in preserving its health and see improvements made.

5. Explain any/all qualifications you feel may prepare you for being a Board member (e.g. hobbies, education, employment experience, etc.). The most compelling thing that qualifies me to seek election is our ownership. I started and have run my own business for the last 17 years. My educational background is in the medical field; I graduated from EKU as a registered nurse. I'm a member of the Southland business community, Chamber of Commerce, and been involved with National Organization of Business Women. I attend most Board meetings. I have also been on several committees here.

- 6. List the committees and/or Boards upon which you have served, here at Woodson Bend or any other outside organizations.** Long Range Planning, Marketing, Chairman of the Nominating Committee. Others listed in previous question.
- 7. What Woodson Bend activities do you participate in?** Golf & boating. Redecorating of restaurant and club house.
- 8. Suggestions are needed on methods of raising extra revenue at WB, without raising dues or assessments. What are your thoughts regarding this?** Increase golfing usage, encourage usage of facility, increasing usage and rental of club house!
- 9. What are your suggestions or thoughts on increasing our presence as a destination resort, working with such a small marketing budget?** Start by using some of the talents here on the resort e.g. Ask owners for ideas on marketing; that is free or costs very little. So many people I speak with have never heard of Woodson Bend.
- 10. Have you any suggestions of how to encourage more participation of owners in the resort's amenities, e.g., golf, boating, tennis & Board meeting attendance?** Bulletin as you come thru gate announcing the meeting and increase activities to encourage involvement so people meet each other.
- 11. What are your thoughts and position on budgets, accountability and potential of outsourcing of work, e.g.: rental program, maintenance interior and exterior, lawn care, etc.?** It's a matter of cost: outsource if possible. We have to be competitive with our remodeling. If we can't, stop wasting our time with it. I would like to see lots of remodeling and more side porches added, but the cost has gotten way out of hand. Of course, the economic times have not helped.
- 12. If a reserve was adopted what is your position as to how it should be structured or used?** It would need to be greatly restricted, or we could wide up with a social security on our hands.
- 13. What is your "wish list" for WB improvements? That we become better known. Would you be willing to help or chair a committee to see them through to completion? Yes.**
- 14. How do you feel about the overall health of the resort?** I'm hoping it is stable, we are not growing.
- 15. Do you feel WB maintenance fees are reasonable? Why or why not?** I feel they are reasonable. It is extremely important we keep them reasonable. New buyers can afford the condo but the maintenance fees make them think again. It's difficult to understand the expenses when you are new to here. I would prefer assessments over increases in maintenance fees.
- 16. Do you have any comments on Security? Maintenance? Golf? Administration?** Security is a huge asset for us. My experience with Maintenance for the most part has been good. I like all the events Tim & Christine put on for the golf members & guests. This gets lots of people involved, making new friends, growing relationships. These types of things make folks want to come back and participate. I would like to see our membership numbers go up. I personally have not had any issues with anyone in administration.

We encourage you to vote for the 3 candidates of your choice.





THE *BEND* AD-Visor SEPTEMBER 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 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 - 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: Approx. 2,000 Logo golf ball collection with racks.

and...

Yamaha Golf Cart – white with top, AM/FM tape deck/radio, cover, windshield, ballwasher, head & tail lights, sweater basket, cooler holder, sand bottleholder carpet. Call 606-561-6851.

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. **PRICE REDUCED!** Asking **\$179,900** 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

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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 extension. 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 level 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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