



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

OCTOBER, 2012

MANAGER'S REPORT by Mark Sloan

The fall is approaching! It's been a long and hot summer so it's a nice change of pace to go outside and not feel as much humidity in the air and temperatures lower as well. While we welcome the lower temperatures we are also bracing for the leaves to begin falling!

I want to thank those of you who participated in our 2012 Exterior Maintenance Survey. Congratulations to Tim Gutekunst of unit 70-4 who was this year's winner of the gift certificate drawn for one lucky winner for participating! Much like last year, I must admit that I am both disappointed and encouraged by the lack of overall participation from our owners. Last year we had only 26 surveys returned.....this year we had 13. Obviously, 13 surveys do not give you enough participation from your ownership to validate good or bad scores. However, one could extrapolate that the lack of response indicates that you as owners seem to be satisfied with the performance of maintenance this past year, or you would have taken the time to let us know otherwise. It's difficult to know. Regardless, we will continue to take the surveys we got and use them to improve in the areas we can. We will continue to strive to provide each and every one of you the best service we can on your unit. I want to strongly encourage everyone to take the time to participate in this survey next year. This is a valuable tool

utilized to improve your services. We will be working to make the survey available online in 2013 in an effort to improve participation. We need your input!!!!

While looking over the survey results I noticed that some owners are still not using our online maintenance system. I would like to strongly encourage each of you to please take the time investigate this incredible maintenance feature. Many folks indicated that they don't use it because they don't plan to do work. However, this system is designed for normal work that the Association is responsible for taking care of. If you have a desire to remodel or add a bedroom you are welcome to contact us through the system. However, it is designed to allow you as an owner to make a request online in writing for any issue you may have. Leaky windows, loose siding, bad steps, missing roof shingles etc....etc.....etc.....anything you see you can log into the system and report it. It doesn't even have to be at your unit. You can let us know about issues you discover in common areas. Once the request is logged into the system it ensures it will not be overlooked and more importantly it allows the maintenance department to deal with requests in the order they were received. Owners, this system is a great tool and you need to be taking advantage of this technology. The system is extremely easy to use. We will be including a copy of how to access and use the system with this month's newsletter for you to review. There is also information on how to

access the system on our owner's section of the website. We will be glad to assist you in any way we can. So check it out and if you have any questions or issues just email us or give us a call and we can walk you through it. Please note that the system is intended to be accessed with Internet Explorer; if you are using Firefox or other browsers you may have difficulties.

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday October 19th. If you are interested in making a donation to this wonderful event please contact Marcia at the email address listed above. Your donation can be billed to your account. This is typically the highlight of the year for the employees and your generous donations over the years have made very positive impacts into the lives of our employees.

Don't forget that our Remodeling Department stands ready to assist you with any remodeling needs you may have this fall and winter. If you are thinking of doing any work contact Kenny in maintenance at 606-561-5314 or via email at maintenancewb@woodsonbendresort.com for schedules and quotes.



PRO SHOP GRILL

Closing for the season on
Sunday, October 21st.



PRO SHOP NEWS

- 9/24 & 25 High School Regional Tourney
9/24 Course open but very busy
9/25 Course CLOSED all day
9/29-30 Woodson Bend Annual Club
Championship (open to all members
& owners) Call 561-5316 Pro Shop
for details
10/8 Course CLOSED at noon for outing
10/12 Course CLOSED at noon for outing

30th ANNUAL LADIES BLUEBIRD INVITATIONAL

Thank you to Marilynne Rohr and Patti
Spurlock for the donations and to the guys
who helped spotting balls in the morning
and serving in the afternoon!

5th Flight

- | | |
|-----------------|---------------------------|
| Closest to Hole | Judy Parrett |
| Low Putts | Carol Haydon |
| 3rd Net | Jenny Hill (73) |
| 2nd Net | Shannon Zimmerman
(71) |
| 1st Net | Carmella Waller (71) |
| 3rd Gross | Cathy Sudkamp (108) |
| 2nd Gross | Fran Kenison (107) |
| 1st Gross | Carol Haydon (97) |

4th Flight

- | | |
|-----------------|----------------------|
| Closest to Hole | Kathy Heimbrock |
| Low Putts | Susie Davis |
| 3rd Net | JoAnn Helton (70) |
| 2nd Net | Mary Pierron (67) |
| 1st Net | Jennifer Tucker (66) |
| 3rd Gross | Nancy Mayer (103) |
| 2nd Gross | Kathy Heimbrock (98) |
| 1st Gross | Carolyn Dalton (98) |

3rd Flight

- | | |
|---------------|------------------------|
| Close to Hole | Lillian Derringer |
| Low Putts | Cindy Baker |
| 3rd Net | Laverne Wiles (74) |
| 2nd Net | Carol Rice (70) |
| 1st Net | Lillian Derringer (68) |
| 3rd Gross | Delphia Bryant (98) |
| 2nd Gross | Alyne McGary (97) |
| 1st Gross | Cindy Baker (88) |

2nd Flight

- | | |
|---------------|----------------------|
| Close to Hole | Trish Haemmerle |
| Low Putts | Trish Haemmerle |
| 3rd Net | Martha Hixson (74) |
| 2nd Net | Freda Cundiff (73) |
| 1st Net | Trish Haemmerle (65) |
| 3rd Gross | Billie Lee (97) |
| 2nd Gross | Linda Keith (95) |
| 1st Gross | Brenda Wilson (88) |

1st Flight

- | | |
|---------------|------------------------|
| Close to Hole | Mary Wilcoxson |
| Low Putts | Karen Dewitt |
| 3rd Net | Karen Dewitt (72) |
| 2nd Net | Natalie Britton (71) |
| 1st Net | Robin Moore (70) |
| 3rd Gross | JoAnn Schmitt (89) |
| 2nd Gross | Marilyn Maffet (87) |
| 1st Gross | Cookie Whitehouse (84) |

CHAMPIONSHIP FLIGHT

- | | |
|---------------|------------------------|
| Close to Hole | Penny Allen |
| Low Putts | Anne Combs |
| 3rd Net | Charlotte Nelson (70) |
| 2nd Net | Jennifer Osborne (69) |
| 1st Net | Charlotte Logsdon (67) |
| 3rd Gross | Barbara Hanna (82) |
| 2nd Gross | Donna McNeil (76) |
| 1st Gross | Anne Combs (75) |

Overall Low Score:

Anne Combs (75)

YIKES!

Did I forget Employee Appreciation Day?

Whew!

It's Oct. 19th... I still have time!



Owners, Employee Day's success
depends entirely upon your
generosity. Please send your
door prize contribution
(a gift, gift card or cash) to:

14 Woodson Bend
Bronston, KY 42518
ATTN: Marcia

or you can email her at
administration@woodsonbendresort.com

or call her at (606)561-5311
to have your cash donation billed
directly to your account.

Suzanne's

Fine Dining

HOURS

Fri. & Sat. – 5:00 - 9:00

Sunday Buffet 12:00 - 3:00

Join us for a
Fine Dining Experience!

THE HOLIDAYS ARE FAST APPROACHING!

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
suzannesdining.com.

CONTACT NUMBERS

- | | |
|------------------------------|--------------|
| General Manager..... | 606-561-5311 |
| Mark Sloan | |
| Interior Maintenance..... | 606-561-5314 |
| Kenny Nevels | |
| Exterior Maintenance..... | 606-561-5314 |
| Greg Dungan | |
| Rental/Housekeeping | 606-561-5300 |
| Gina Roberts | |
| Accounting..... | 606-561-5311 |
| Marty Nevels & Sheila Mink | |
| Security..... | 606-561-5313 |
| Dorothy West, Captain | |
| Golf Pro | 606-561-5316 |
| Tim Dudley | |
| Golf Course Maintenance..... | 606-561-5314 |
| Tim Maxfield | |



THE *BEND* AD-Visor OCTOBER 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

FOR SALE: 2 Yamaha Jet Skis
'93 Waverunner & '94 Raider models, rarely used, great condition. With double trailer.
\$3800 for all. Contact Mark @ (859) 221-9416.

FOR RENT: 2 BR, 2BA Condo directly on the Beach in Destin FL. Powder white sand, emerald water, breathtaking sunsets. Beautifully decorated! Winter rentals available.

Call 513-235-6248

See pictures at VRBO #235106.



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

Thank you so much!



Each Office is Independently
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VICKI BURCHFIELD

REALTOR®/Sales Associate

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(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 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

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**

NOTE: VISUAL TOURS @ www.coldwellbanker.com



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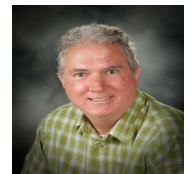


FOR SALE: 205-2 Oak Tree Place

2 bedroom and 2 bath in Woodson Bend Resort. Beautiful home has an open family room with a log fireplace. Kitchen is also open with vaulted ceilings, a kitchen bar and a lovely dining area. Glassed in sunroom has skylights and overlooks golf course. Master bedroom has his & her closets with master bathroom. Utility room has lots of cabinets. 2 car garage, storage area and workshop. Call for an appointment. MLS# 15041 **\$299,800**



Ken Ford
606-305-4335 Cell
606-678-8181 Office
homesteadrealtors@yahoo.com



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RAZOR'S EDGE SALON

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(formerly of Regis Salon)

Located across from El Taxco & beside Sully's

(just across the bridge on N Hwy 27) Close to Woodson Bend!

****THURSDAY – Men's haircuts only \$12.00!!**

Walk-Ins ALWAYS Welcome

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Sat. 9am – 3:00 pm

ph. (606) 425-4114



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Sun. 1pm-5pm

DO YOU NEED BOAT STORAGE?

Woodson Bend
has some

10' x 30' units

available. Interested?

Call Sheila @

(606) 561-5311



Boat Winterization *\$97.77

5 gallons of premium antifreeze, fog cylinders, stabilize fuel, 20 point boat inspection.

Only at **Winner's Marine.**

Pickup service available. Ask about Boat Storage.

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1438 Hwy 90 Next to VIP Restaurant.

*Some restrictions apply. Small blocks only

TO MAKE A NEW MAINTENANCE REQUEST

1) On the Internet, go to **www.woodsonbend.info**

2) **Login:**

Your login is your **unit number**. When entering this information, please remember that you **MUST** enter your unit # like this:

Login **MUST** consist of **3 digits** followed by a hyphen (-) and the **final digit**. For example, Unit 1-1 will be entered as 001-1. Unit 79-4 will enter 079-4. Unit 112-3 will be entered as 112-3.

Password:

Your password is simply your **last name**. It is not case sensitive. Click “login”.

3) Click “**Maintenance System**”.

4) Click “**New Maintenance Request**” to make a new maintenance request for your unit.

5) Your name should appear on the screen asking for your maintenance request description. Place your cursor inside the “**Description Box**” and type in your request. Be brief and concise when making your request. For example, if you have clogged gutters then simply type “clogged gutters”. If your problem or request needs more detail, feel free to elaborate, but keep it as brief and clear as possible.

6) Once you have reviewed your request, click “**Submit**” at the bottom of the page.

7) At this point you will receive a confirmation notice with a work order number that you can print for your records.

8) Follow these steps for every new request you have. Please do **not** make multiple requests together and within your description. **Individual** requests will allow management and owners to better track progress on specific jobs.

TO CHECK THE STATUS AND PROGRESS OF YOUR REQUEST

1) On the Internet, go to **www.woodsonbend.info**

2) **Login:**

Login is your **unit number**. (Remember, you must use 3 digits followed by a hyphen and then the final digit...examples **079-4**, **001-1**, **205-3**).

Password: Use your last name.

3) Click “**Maintenance System**”.

4) Click “**Look Up Request**”.

5) You will see a screen that provides your request ticket number, status and other relevant information. If you would like to see greater detail, click on the **work order number** on the left side of the screen. You will then be taken to a more detailed description of the status of your request. You will be able to see how much progress has been made, the assigned crew, time spent on your request up to that point or the actual completed time if the work is finished.

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You can also go to **www.woodsonbendresort.com** and scroll to the bottom of the HOME page. Click on **Woodson Bend Online Maintenance Request System**. Just follow the same steps as above beginning at #2.

TO ACCESS THE “PRIVATE” SECTION OF OUR INTERNET PAGE

1) Log On: go to our website: www.woodsonbendresort.com .

2) In the **upper left** click on “Private”

3) Log-In: **owner**

4) User Name: **resort**

Enter

Here you will find our Bylaws, the revised Master Deed, yearly Water Report, On-Line Handbook, Standards & Building Modifications manual, Hydro Hoist information, Board Meeting minutes, etc.

CHECK OUT OUR “FACEBOOK” PAGE!

If you enter the words “Woodson Bend Resort” on Facebook, several pages will pop up. Our page is this one with the picture of the lake. Watch for news, comments and pictures from the Bend!!

