



# 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](http://www.woodsonbendresort.com)

NOVEMBER, 2012

## MANAGER'S REPORT

by Mark Sloan

I would like to begin this month by saying congratulations to our recently elected Board members: Steve Fisher, Tom Dieruf and Jenny Hill! I am sure they are looking forward to the challenges coming ahead. I appreciate all of the owners that voted, the owners that volunteer time counting the ballots and the owners that were willing to run for the Board. Everyone involved helps keep this process effective and meaningful.

Fall is approaching!!! This time of year is beautiful but also is a dreaded time for removing leaves. I try to make everyone aware of a few things this time of year concerning the leaves. We will be working as hard as we can to remove the leaves quickly and efficiently. However, I want to take a moment to remind everyone of a few key points with leaf removal. Someone will be first and someone will be last in getting their leaves removed. It takes weeks to cover the entire resort. We will move as quickly as possible but please be patient with us. Secondly, it is important to note that we will have to return back to areas 2-3 times before all of the leaves have fallen and they can be removed. So you may see us in an area and it will be all cleaned up and looking nice. Then a few days later leaves are everywhere again and you will see us return. We do this because if we allow all of the leaves to fall before picking them up they become too wet or frozen to move and it's a mess that we can't keep up with. So, if it takes us a few

weeks or better to cover the resort and we have to do it 2-3 times then you can see that total leaf removal is a several month job!!!

The fall also means it is budget time. Management, the Board and Finance Committee are all working as hard as we can to put in place the absolute best budget we can for 2013. Every effort will be made to keep fees as low as possible while ensuring that the resort is properly maintained. I would like to invite anyone who is interested in budget discussions to come to the October or November Board meetings. The October meeting will be Saturday the 27th. The November meeting will be Saturday the 17th. Both meetings will begin at 9am. This is a great opportunity for you to witness some of the inner workings of what the Board and management has to do to get the budgets ready to be approved.

We want to thank EVERY owner

that donated to the 2012 Employee Appreciation Day!! Your generosity and willingness to help the employees is always an inspiring thing to see. From all of the employees to each of you and to every owner that helped with the dinner and clean up.....THANK YOU! The day is truly special for every employee and could not happen without your kindness.

Don't forget that the fall and winter are great times to do some remodeling. Give Kenny or Lisa a call at 606-561-5314 or email them at [maintenancewb@woodsonbendresort.com](mailto:maintenancewb@woodsonbendresort.com) to get the ball rolling on your winter project. You can visit our owner's section of the website for sample remodeling contracts and typical pricing for jobs. Also, don't forget to return your Winter Services form to participate (or opt out) of the Temperature Check program. If you have a washer in your storage, don't forget to have it winterized!



# *Suzanne's*

Fine Dining

## **HOLIDAY FEASTING!**

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](mailto:suzannesdining.com).

**CLOSED ON NOV. 2  
OPEN AS USUAL ON  
NOV. 3 & 4**

## **HOURS**

**Fri. & Sat. – 5:00 - 9:00  
Sunday Buffet 12:00 - 3:00**

*Join us for a  
Fine Dining Experience!*



# *Congratulations!*

## **WOODSON BEND 2012 CLUB CHAMPIONSHIP – WINNERS –**

**MEN'S WINNER**  
Dan Stephens

**WOMEN'S WINNER**  
Charlotte Logsdon

**PRO  
SHOP  
GRILL**  
*will*  
**CLOSE**  
**Oct.  
28**



## **Christmas Cocktail Party**

**Sat. – Dec. 1 – 6:00 pm  
at Clubhouse**

**BRING AN HORS D'OEUVRE TO  
SHARE AND BYOB**

**And an unwrapped child's toy**



## **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

## **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.



**Check us out  
on Facebook at  
"Woodson Bend  
Resort"...you  
will recognize  
the Resort's  
logo!**

**WOODSON BEND WINTER SERVICES**  
**2012-2013**

To help protect your condo during the winter, Woodson Bend offers the **Winter Temperature Check Program**. The temperature check program covers routine visits to your unit and employs the use of a “**WINTER WATCHMAN**” a temperature monitoring device. Should the temperature fall below a preset level in your condo, the Winter Watchman will activate a light placed in a window facing the roadway, a signal for our personnel to check the unit. The charge for this service is **\$140.00**. Owners should be advised that this temperature check program carries **no** warranties and the Association is **not** liable for any damage that may occur due to circumstances beyond our control. If you have questions, please call Maintenance at 606-561-5314 or email [maintenancewb@woodsonbendresort.com](mailto:maintenancewb@woodsonbendresort.com).

For those units choosing to **not** enroll in the Temperature Check Program, and for which no other instructions have been given, when temperatures fall near or below freezing, it will be necessary to enter your condo to make sure the heat is on. The charge for this service is **\$29.00** per visit. If you do not want Maintenance to perform this service in your unit, complete the waiver section of the authorization form. **If the waiver form is NOT completed and returned, your unit will be checked by Maintenance as stated above.**

**Effective November 2004 Woodson Bend WILL NO LONGER be financially responsible for repairs or damage caused by frozen water lines in units that have not been underpinned. The owner(s) of affected units will be billed for any and all repairs caused by frozen water lines.**

If you need your heating system checked, you will need to contact **Davis Heating & Air at (606) 679-4217** or **Epperson Electric at (606) 679-7476**.

Insulation can be blown into the attic and between units. Insulation under the lower unit is recommended at 6" which will give you an R of 19, this is a good energy saving program. For further information regarding insulation, call Maintenance at (606) 561-5314.

**Now is also the time to consider any remodeling to avoid summer interruptions.**

**PLEASE DETACH AND RETURN TO WOODSON BEND RESORT**

\_\_\_\_\_ **YES**, I would like to enroll in the TEMP. CHECK PROGRAM. I understand the charge for this service is \$140.00 and I will be billed accordingly.

**NO, I do not** wish to enroll in the TEMP. CHECK PROGRAM.

Owner: \_\_\_\_\_ Unit # \_\_\_\_\_

**WAIVER:** I **do not** want Maintenance to check my unit when the temperature falls near or below freezing. I understand that if damage occurs I may be liable for the needed repairs.

Owner: \_\_\_\_\_ Unit # \_\_\_\_\_

**!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!NEW!!**

**YES,** I would like my WASHER in my storage area winterized. I understand the charge for this is \$65.00.





## THE *BEND* AD-Visor NOVEMBER 2012



**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](mailto: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](mailto: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: 2003 Sea-Doo GTX 4-Tec Wave Runner and 1995 two place Shore Lander trailer. \$3,500** Call Clay @ 419-236-2208

**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](mailto:vicki.burchfield@coldwellbanker.co)

Thank you so much!



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[www.coldwellbanker.com](http://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](http://www.coldwellbanker.com)

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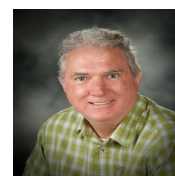


**FOR SALE: 205-2 Oak Tree Place**

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](mailto:homesteadrealtors@yahoo.com)



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## DO YOU NEED BOAT STORAGE?

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10' x 30' units

available. Interested?

Call Sheila @

(606) 561-5311



## GOLF CART STORAGE/ MINI-STORAGE

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