



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

MARCH, 2013

MANAGER'S REPORT

by Mark Sloan

Old Man Winter hasn't been terrible to us recently; however, as I write this article the Northeast is bracing for one of the top 10 blizzards ever recorded!!! I'm thankful that isn't us down here at the Bend! In fact, the temperatures have been mild enough that several folks have done quite a bit of golfing in February. I am hopeful that we continue to have better than expected weather to allow all of you to enjoy your visits early and often!

I want to update everyone on some recent happenings "around the bend". Our recent special owners meeting to approve the 2013 budgets was a success. The 2013 budgets passed with a 478-1 vote in favor of the budgets. This process will be continued in future years as well. The Board and management thank all of our owners for their support in allowing the resort to continue moving forward.

Just a reminder; that the \$255.00 special assessment that was approved will be in your March 20th billing statement. You may pay that assessment in two payments if you prefer. The final audit of 2012 has not been completed, but everything points to the fact that we have met our budget for 2012. I want to thank the staff, employees and Board for their help in allowing us to meet our goal!

The 2013 painting will get underway by the end of March or early April (weather permitting). If your building is scheduled to be painted we will contact you as far in advance as possible to hopefully prevent any scheduling conflicts that may occur.

The roofing for 2013 will begin in the spring and carry on throughout the summer. Roofing the buildings in warmer weather allows the adhesion on the shingles to come together with a stronger bond and reduces the ability for wind to dislodge the

shingles.

As the 2013 season approaches I am excited and hopeful that we will see an upswing in visitors and participation at the resort. The announcement of the lake levels increasing has generated a real positive buzz for the upcoming season. With the good vibes in the air it's a perfect time for everyone to give strong consideration to becoming golf members or participating in our rental program.....why not do both? Our golf course is in great shape and owner rates for memberships are extremely fair and affordable. Your membership provides excellent benefits to you while helping the Association at the same time. Give Tim Dudley a call at 606-561-5316 or email him at thdgolf@gmail.com to let him know you want to be a member this year!

Gina Roberts over in the Rental Department is ready to take care of your entire rental and housekeeping needs. Did you know that by participating in the Woodson Bend Rental Program you not only receive money for daily rentals of your unit, but that 100% of the profit made in the program goes back into the Woodson Bend General Fund to help offset maintenance costs as well!!!! This is a WIN WIN for you as an owner..... you get paid twice for your participation. Give Gina a call at 1-800-872-9825 or via email at rentals@woodsonbendresort.com. She would love to discuss the details of our program with you. Please note, we would also be happy to assist you with any cleaning needs you may have as we get closer to the season.....talk with Gina about your cleaning needs as well. All profits made within the Housekeeping program ALSO go back into the general fund to offset costs of operating the resort.

Everyone should always remember that every time you choose to rent your unit with us, hire us to clean, contact remodeling for projects to your unit or become a golf mem-

ber that you are DIRECTLY helping the resort be more successful.....which means you are not only helping all owners but helping yourself!!!! Our programs are set up to make industry standard profits and we feel from the condition of the golf course to the quality of the services we provide that we are proud of what we can offer to you at competitive rates! So please keep your Association amenities and services in mind this year!!

Don't forget that we will celebrate 4th of July with our fireworks show on Saturday July 6th!!! Please mark this in your calendars. This will be a continuation of our "RED, WHITE AND **BOOM** CELEBRATION"!!

Mark Your Calendar Now!

Pre-Derby Party



FRIDAY – MAY 3rd

UPSTAIRS AT THE
CLUBHOUSE

BYOB & YOUR FAVORITE
"HEAVY" HORS D' OEUVRE

Just come in
and have some fun!
Buying a horse is optional.

**Doors Open at 6:00 P.M.
First Auction at 7:00 P.M.**

*Chris Fugmann
Auctioneer*

DON'T MISS IT!



2013 GOLF EVENTS

- 03/11 Aerifying
- 03/29 1st Friday Scramble
- 03/30 1-Person Scramble
- 04/17 Mens Spring Classic
- 04/24 Ladies Spring Classic
- 05/26 18-Hole Memorial Day Scramble & Cookout
- 05/27 9-Hole Couples Scramble
- 6/8-9 1st Annual WB 2 Couples Classic
- 06/11 Central KY Ladies
- 06/17 Mens Senior Invitational
- 7/1-3 Junior Golf Camp
- 07/04 18-Hole 4th of July Scramble
- 07/13 Margarita Golf
- 08/14 Summer 2-Man Senior Classic
- 08/17 Night Golf
- 8/24-25 Woodson Bend Club Championship
- 08/28 Ladies Bluebird Invitational
- 09/01 Labor Day 18-Hole Scramble
- 09/02 Labor Day Couples
- 09/07 KY High School All-A State Championship (course closed till 2:00)
- 09/12 Wounded Warrior Scramble
- 09/17 Cumberland Ladies Golf Assoc.
- 10/04 Last Friday Scramble



CONTACT NUMBER CHANGES

If your phone numbers or email addresses change, be sure to notify Administration at 606-561-5311, administration@woodsonbendresort.com or include a note with your monthly maintenance fees payment.

DID YOU KNOW?

When you replace your old original furnace with a HVAC it is the owner's financial responsibility to make all necessary repairs and upgrades to both the interior and exterior of the condo. You will need to contact Kenny for pricing and scheduling at 606-561-5314 or you can email him at: maintenancewb@woodsonbendresort.com



Isn't it time for Spring Clean Up??

Woodson Bend
Housekeeping

606-561-5300



PRO SHOP NEWS

The Pro Shop is back open and gearing up for a new year. New merchandise is beginning to arrive. The Pro Shop Grill will be open at the end of March.

2013 Change: the KY Golf Assoc. has moved up the billing date on the handicaps to April 1. I will be billing in the next few days to anyone that had a handicap last year. If you don't want a handicap this year just email thdgolf@gmail.com. The cost is \$25.

Also this year we will be utilizing the social media. Please "like" us on our Facebook page "Woodson Bend Pro Shop". We will be using this to post information on tournaments and other events. We will also send out regular emails with updates on happenings at the Bend. We might even start sending "tweets" out (when Maddie teaches me how)!

Now is the time to start planning on bringing a group(s) down for a weekend of golf. If we can be of assistance call or email.

The course will be closed for aerification March 11-13. Sorry for any inconvenience but it is needed to keep the grass in the great shape as it was last year.

Take a look at the 2013 Golf Events. We have added a 2-Couples Inv. in June. Details on each event to follow. Questions? Call 561-5316 or email us.



THE *BEND* AD-Visor MARCH 2013



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: Beautiful **oak** rectangular dining table, 6 matching chairs, hutch & china cabinet, 2 **oak** end tables, & **oak** coffee table. **\$500 OBO** Call Kevin at **859-466-3554**

FOR SALE: Coffee table & end table w/glass tops, lots of storage. Used 2 months, like new. **\$225...**TV stand perfect for flat screen, new **\$80...** Oak DR table & 6 chairs, excellent condition **\$450...**Used Ashley couch & loveseat, sage green w/gingham & floral accents **\$225...** For more info or to see call 606-423-2172

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.



Lake Cumberland Realty

606-271-1005
800-688-5737

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

ATTENTION BUYERS OR GUESTS AT WOODSON BEND
IF YOU WOULD LIKE TO TOUR SOME UNITS TO SEE WHAT YOU
CAN PURCHASE AT THE DIFFERENT PRICE RANGES
(SEE LIST ON ATTACHED PAGE)

CALL US ANYTIME 606-271-1005 OR 606-271-1007

FANTASTIC BUYS

FINANCING Citizens Nat'l Bank 606-679-6341

VIEW BROCHURE OF UNITS

Lake Cumberland Realty office

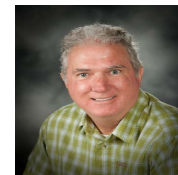
Just outside of the gate or

View units www.lakecumberlandrealty.com

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 homesteadrealtors@yahoo.com

BOAT FOR SALE: 1999 18' Tracker Party Barge Pontoon with 40 hp Mercury motor and Trailstar trailer. One owner. Can be seen at garage at WB. **\$4500** Call Carole or Bob Jones @ 513-922-2177 or 513-680-6507.

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 BY OWNER: UNIT 99-3

GREAT Lakeview! 3 Bedroom (could easily be 4), 3 bath unit, recently remodeled and ready to enjoy! New Kitchen, Master Bath, all new mechanicals: HVAC, hot water heater, electric. Fully expanded, spacious unit with open floor plan. To see pictures go to Cincinnati Craig's List on the web at: https://post.craigslist.org/u/Ij-ZBpYv4hGoeMVst_UqRQ/gwh2b. A bargain at \$164,000. Email: ottke@fuse.net

Coming to the Center for Rural Development



Jim Stafford & Family

March 9 – 7 pm - \$25 pp

Branson's #1 entertainer for 22 years!!

606-677-6000 ticket info



Lake Cumberland Realty

606-271-1005

800-688-5737

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

**THE LAKE LEVEL WILL BE BACK
UP THIS SUMMER!
SALES HAVE PICKED UP!**

FANTASTIC BUYS

Owners...tell your friends If they ever wanted a unit At
WB NOW is the time!

Good Financing at Citizens Nat'l Bank 606-679-6341
Or Community Trust Somerset 606-679-8826

VIEW BROCHURE OF UNITS

**Pickup brochure of units at
Lake Cumberland Realty office
or view at**

www.lakecumberlandrealty.com

GOLF UNITS – 1BA

22-4 \$92,900 72-3 \$84,900 26-4 \$89,900

GOLF UNITS – 2BA \$99,900-\$129,900

41-3, 43-1, 47-3, 50-3, 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!

\$118,900 - \$139,900 - **2 BR**

65-3 \$118,900 17-4 \$139,900

\$125,000 - \$194,900 - **3 BR**

53-3, 45-1, 45-2, 52-2, 57-4, 58-2, 75-4, 83-4, 84-4

**57-4 \$179,900 New listing has 8' and 4' Core and big side porch
and golf cart storage**

**48-3 \$149,900 Newly remodeled 3 bedr, owner wants larger unit
so PRICED TO SELL**

LAKEVIEW UNITS – 2 BR – GREAT PRICE

10-4, 105-4 2 BATH \$139,900

94-2, 96-2, 96-4 All Really Nice Units

2-4 \$169,900 **Temporary Price Reduction** 2BR 2BA Major
Lakeview

LAKEVIEW Core expanded – 2 or 3 BR

\$143,900 - \$224,900

Sometimes it's worth it to pay more.

2 BR – 106-3, 8-2, 114-3, 105-4

3 BR 3-2, 5-2, 79-3, 99-3, 80-4, 104-2, 104-4, 116-3, 117-3, 118-2,
119-2

3-2 New Listing Priced to sell, major lakeview \$174,900

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**

9-3 Very Nice 3 BR, 2BA furnished condo w/core and BR extensions. Large covered side porch w/view of #6 fairway & green. Porch furniture & flat screen TVs negotiable. MLS #15574 **\$157,500**

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**

22-4 Very nice furnished lower level unit located on #7 fairway. Condo has sliders on the screened porch, side common area deck and large golf cart storage and GREAT views. MLS#15513 **\$92,500**

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**

55-1 Lower level furnished condo with 2BR and 1BA on cul-de-sac near the social hub. Condo has updated kitchen, side common area deck & great play area. **\$79,900**
MLS #10789

106-2 Lake View upper level condo w/3BR & 2BA. Laminate flooring in open living space. Partially furnished & has core and 4' extension. Common area golf cart storage. MLS # 15926 **\$169,900**

NOTE: VISUAL TOURS @ www.coldwellbanker.com



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A New Year Means New Beginnings!

Cumberland Sea Ray is now **Sea Ray of Lake Cumberland** and is owned and operated by the Troxtell family and Lookout Marine, one of the oldest dealerships on Lake Cumberland. We invite all Lookout Marine and former Cumberland Sea Ray customers to stop by both locations to see the new 2013 model Sea Rays, Chaparrals, Bennington and Harris pontoons along with Lund fishing boats. Both locations will be offering Mercruiser, Mercury, Honda, Westerbeke, Kohler and Yamaha parts plus accessory departments along with certified service work. We would like to offer all our customers the following specials through 5/31/13 with this ad:

15% off all in stock parts and accessories purchased over the counter *

10% off all Service Labor at Sea Ray of Lake Cumberland

* Some exclusions may apply to oil and lube products

Thank you from The Staff at Lookout Marine and Sea Ray of Lake Cumberland

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Rhonda Blackburn & Betsy Smith

(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

Closed Sunday & Monday

Sat. 9am – 3:00 pm

Tues. – Fri. 11am-7:00pm

ph. (606) 425-4114



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