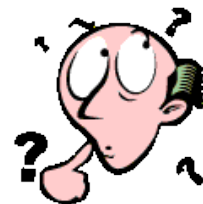


WOODSON BEND RESORT 2013 EXTERIOR MAINTENANCE CUSTOMER SATISFACTION SURVEY



HOW DID WE DO?

In an effort to improve our services for 2013 and beyond please take a moment to fill out this survey and return back to the Administration or Security office at your convenience.

Please rate your satisfaction level from 1 (not satisfied at all) to 7 (extremely satisfied) on the following:

1. Friendliness & helpfulness of Maintenance personnel _____
2. Satisfaction with the maintenance provided to your building _____
3. Satisfaction with the timeliness of response to your requests _____
4. Satisfaction with cleanliness of your building after project _____
5. Satisfaction with quality of work _____
6. Were you satisfied with the level of communication from Maintenance Director & personnel during your repairs or requests _____
7. Satisfaction of grass cutting at your building _____
8. Satisfaction of weed eating and trimming at your building _____
9. Satisfaction of leaf removal at your building _____
10. Satisfaction with gutter maintenance at your building _____
11. Satisfaction with the condition of the common areas (clubhouse, pool, pro shop, tennis courts, fitness center, dock, etc. _____
12. OVERALL SATISFACTION WITH EXTERIOR MAINTENANCE IN 2011 _____

Did you use the online work order system in 2012? _____ Yes _____ No
Do you plan to use it this year? _____ Yes _____ No

If "no" would you please tell us why? _____

What can we do to continue to improve our job performance or service for the remainder of 2013?

Thank you for choosing Woodson Bend Resort. Please drop off this survey at the Security or Administration office at your convenience.

Name _____ date _____ Condo# _____
Address _____
Phone# _____ email _____

(Note: Woodson Bend Resort does not share personal contact information with any other agency).



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

JULY, 2013

Manager's Report

By: Mark Sloan

It's summer time again!!!! The lake is back up, the golf course looks great, the common areas are well manicured, everything is clean and all we need now is.....YOU!!! The 2013 season has kicked off in splendid fashion. Memorial Day Weekend saw a very large crowd on property....in fact, many of us felt it was one of the larger Memorial Day crowds we have seen in a while. Everyone seemed to have a great time.

We want to remind everyone that our annual "RED, WHITE, AND BOOM!!!" celebration will be taking place on Saturday the 6th of July. Please make your plans to attend the fireworks show. As always, we would love to see some donations for the show. 100% of all donations will go to purchase additional fireworks to enhance the show. The more we purchase, the better and more spectacular the show is. If you are interested in donating to the show you may do so by contacting Marcia in Administration at 606-561-5311. You may email her at administration@woodsonbendresort.com. Your donations can be billed to your account.

The Woodson Bend Open House was a tremendous success. We had roughly 50 non-owner visitors and many more in house owners take a look at the various condos. The Open House has and will result in units being sold and many other units being remodeled! That's the kind of progress we want to see. I was extremely proud to be your General Manager during this event and see the positive reactions of our visitors towards our great facility. Many owners volunteered to help in various capacities and it was a heartwarming thing to see the way this community comes together

for events like this. While many folks helped make the event a success, I do want to thank owner/Board Member Jenny Hill for being the architect of the Open House. She and all of the volunteers did a wonderful job!

It's time for our 2013 Exterior Maintenance Survey!! The last few years we have received fewer and fewer responses. I want to assume that it means the majority of you are pleased with the job maintenance is performing. If so, that is exactly the goal we have. However, it would be very beneficial for all owners to take the time to respond to the included survey. Your responses help us gauge our performance. Greg Dungan, our Exterior Maintenance Director, is committed to providing each of you the best service he possibly can. All of us here at the Bend take great pride in taking care of the resort for our owners. The survey is an excellent tool to help us enhance our services. We would like to ask that every owner please take the time to fill out the survey and return it back to our office by Friday, August 16th. As a thank you for your participation, we will be conducting a random drawing the week after the deadline to give one lucky person a \$200 gift certificate that can be used anywhere within Woodson Bend, including any amenity or towards a remodeling job or maintenance fees!!!!

As we get deeper into the season, I would like to encourage everyone to participate in the usage of our amenities. Plan to eat at the restaurant, play some golf, spend some time at the pool and participate in planned golf events! Your involvement creates an excitement that spreads to other visitors and owners.

Please do all you can to adhere to

the posted rules about placing garbage out in a timely fashion for us to pick up. In addition, please remember that anything other than household garbage should be brought back by the owner to the dumpster.

We want to provide you with a few quick reminders about a few other items as well. Don't forget to use the recycling bins down below the Pro Shop on the service road for the paper products and plastic. NO GLASS please! Don't forget to clean up after your pets! Everyone loves animals and Woodson Bend is a great place to bring your pets.....BUT, please use the strategically located "doggie stations" while walking your dogs!

We are looking forward to the summer and can't wait to see each of you!

 **RED,
WHITE &
BOOM!!!**

**SATURDAY,
JULY 6th, 2013**

4:30 Golf Cart Parade
*(line up by 4:00 in the Clove Hitch
Circle across from the pool)*

**Prizes 1st, 2nd, & 3rd
in 3 categories:**

**FUNNIEST • MOST PATRIOTIC
MOST ORIGINAL**

Fireworks at dusk!

**DJ Poolside
8 pm - Midnight**



2013 GOLF EVENTS



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

Most water
warranted for
water heater

REMINDER!

heaters are only 5 years. If your 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.

PRO SHOP NEWS



KIDS GOLF CAMP



July 1-3
\$35 per kid
Ages 5-15

Call 606-561-5316 for more information.

June 22 - Ladies Beginning Golf Clinic

2:00 at Pro Shop
30 minute lesson and 3 Hole
Scramble
FREE of charge!!~

Call Pro Shop 561-5316 to sign up!

Golf cart rentals available at Pro Shop.
Cruise the resort in a cart.

4th of July 18-Hole Scramble
1:00 Thursday, the 4th

GARDEN CLUB NEWS

We had 83 runners / walkers this year for the 3rd Annual Memorial Run/Walk! The ages ranged from 80+ to being pushed over the finish line in a stroller.

This year was the first year a young man won! Previous years girls ruled!

It's a great fundraiser for the Garden Club and we appreciate all the sponsors and participants. We could not do all the work we do without the support of all Woodson Bend owners and visitors.

Can't wait for next year !!



Jackson Paul
1st Place
(in 19 min. 9 seconds)



#1 Jackson Paul
#2 Amy Kremer
#3 Chris Snyder



Carrie Hilbert
Age 0-11 Category
1st place



Linda Reeb
Senior
1st Place



THE *BEND* AD-Visor JULY 2013



FOR SALE by Owner – Condo 69-3 \$139,000

Great setting in the trees on #7 fairway. 2BR, 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: Unit 67-4 Beautiful open concept 2 BR, 2BA condo. Unique features include outstanding newer custom cabinet kitchen, built-in 46" 3-D Plasma TV, Lg. walk-in closet in Master BR, jetted tub and neo-angle shower in Master BA, inside Laundry with new W/D, Office, 30' Glassed in Porch. High traffic areas are tiled, otherwise carpeted. Built-ins & accent lighting thru-out. Too many extras to list! Asking **\$168,500** Call Denny or Ann O'dell at 606-561-3193 or cell 937-684-7836 **MUST SEE!!**

19" Philips LCD TV Flat Screen, this TV is excellent and has a beautiful picture, has an HD mode, FM Radio Mode, also a PC Mode, has only been used approximately 2 months. Has the remote and owners manual. **\$75.00** Call 606-561-0136.

FOR SALE: Dresser w/mirror 56"x17"x30" \$50. Panasonic 32" 3-D Stereo TV (not a flat screen) \$200. Vertical Blinds (beige cloth) fits patio doors from BR to porch 99¾" x99¼" \$50. Call 513-563-1681 or email kmulcare@fuse.net

FOR SALE: 2 Yamaha Jet Skis '93 Waverunner & '94 Raider models, rarely used, great condition. With double trailer. **\$3800 REDUCED \$2400** for all. Contact Mark @ (859) 221-9416. **\$2400 for all!!!!**



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FOR SALE: 2002 Sea-Doo GTI Jet-Ski, Trailer, Custom Cover. Stored indoors, Runs great. **\$1,999.** Call Larry @ 937-609-8743

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: Golf Clubs: **Woods** – Taylor Made Driver 12% Regular Flex. King Cobra Woods – Driver, 3 & 5 Regular Flex. Callaway 4 Iron. **Putters:** 3 True Line- 2 Odyssey White Hot XG, Dual Force, 1 Golf Craft Pro Series plus several other putters. Some collectibles. Hogan Travel Bag with wheels. Call Fred @ 606.561.4431 or 937.286.4338



**I'm Vicki Burchfield a Woodson Bend owner
and full-time resident since 1989!**

**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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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 **REDUCED! \$119,000**

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 **REDUCED! \$149,900**

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 2BR., 1 BA 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 **\$89,500**

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 included. On #7 fairway. Great sunsets, walk to pool. MLS#11343 **REDUCED!! \$121,000**

43-4 Nicely furnished lower level unit with 2BR, 1½ BA & renovated kitchen. Screened porch on back and common area side porch with steps to shaded back yard. Cul-de-sac location. MLS #16782 \$114,900

45-2 Completely renovated, beautifully furnished upper level condo w/3BR, 2BA. Glassed porch space inc. in large open living area. All expansions including covered 12' side porch & Very large common area cart storage. \$199,900 MLS #16821

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

92-4 Very nice lower level **Lakeview** condo w/2BR & 2BA. Open living space, updated kitchen, 4' BR expansion, sliders on SP. Common area & golf cart storage. **\$144,900** MLS #16498

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 **\$159,900**



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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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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.

Don't forget our "Friends of Woodson Bend" project. Call (606.561.5311) or email us at administration@woodsonbendresort.com today to participate. Your \$50 contribution, which can be renewed annually, will be used this year for several ball washers on the golf course, to fund some of the Garden Club's plantings, to purchase items for children's pool activities, and possibly to purchase a commercial grill for the new shelter.

Free Cheese Coney

with the purchase of a 3, 4, or 5 way
for Woodson Bend residents



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Units Sold 2013

14-4, 26-4, 43-2, 41-3, 10-2, 92-2, 65-1, 9-1, 104-2, 116-1
Patio Homes 203-3 and 205-4

GOLF UNITS – 1BA

72-3 \$84,900 Private, newer HVAC, W/D

22-3 \$119,900 Larger kitchen, covered sidewrap, vinyl sliders,
huge golf cart storage, quality decorating

GOLF UNITS – 2BA \$89,900-\$124,900

NEW LISTING 47-1 \$89,900

43-1, 47-1, 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

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

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

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

17-1, 44-3, 52-2, 57-1, 57-4, 58-2, 75-4, 83-4, 84-4

57-1 \$189,900 New listing has 8' and 4' Core and is 4 Bedroom, golf cart
storage

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

LAKEVIEW UNITS – 1 BR 1 BA – NEW LISTING

2-2 \$149,900 "Couples Paradise" Spectacular Lakeview, Beautiful Kitchen,
Absolutely top of the line!

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LAKEVIEW UNITS – 2 BR – GREAT PRICE

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

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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, 8-3, 114-3, 2-4

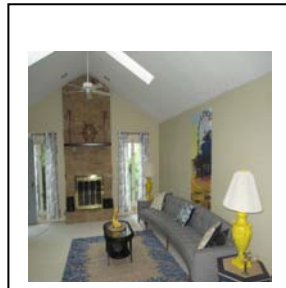
3 BR 3-2, 80-4, 104-4, 117-3, 118-2, 119-2

3-2 New Listing Priced to sell, major lakeview \$169,900

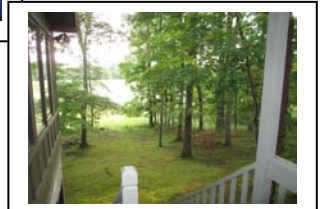
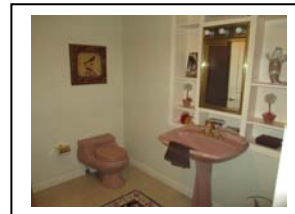
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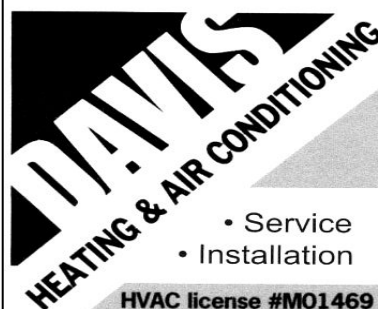
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