



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

AUGUST, 2013

Manager's Report

By: Mark Sloan

WOW!!!! What a rainy and soggy 4th of July we had. I had high hopes for being able to have a great weekend. However, the weather just would not just allow for us to do the things we wanted to do! It's the first time in over a decade that we've had to cancel planned activities. It was extremely disappointing to me that we had to do it, but in the end, we felt it was best for all involved.

The good news is we have rescheduled everything for Labor Day Weekend! That's right.....FIREWORKS, the golf cart parade and the DJ by the pool will all be taking place on Labor Day Weekend. So make your plans now and be ready to have a great time!!

I have a very important item to discuss with you; you will soon be getting information about our upcoming Board election. We have three open spots. Fortunately, we have three current Board members that have agreed to run for those spots. However, we had no other candidates. When you receive your ballots later this summer you may be inclined to feel there is no reason to vote since there are three candidates and only three spots. However, it is VITALLY IMPORTANT that you still fill out the ballot and VOTE!!! Why? For us to have an official Annual Meeting and an official election we must have a quorum in returned ballots. That means we must still have at least 240 ballots returned for us to be able to conduct our business legally at our upcoming Annual Meeting in September. You will be seeing additional information about this in the coming weeks, but I wanted to get the word out now so everyone can get prepped to still VOTE!!!!

I want to remind everyone that our Annual Exterior Maintenance Survey is ongoing and you still have time to respond. We love hearing from you on how we're doing and what we can do to improve our services in the future for you! You may return

surveys all the way up to Friday August, 16th. Remember, we will be conducting a drawing for a \$200 gift certificate for one lucky participant just for returning a completed a survey. Thanks for your participation.

Please keep in mind that we will continue to have several exciting events taking place over the next few months, including live entertainment!! We will be sending email reminders and providing detailed information about these events in the newsletter. We encourage everyone to come on down and have a great time!

Lastly, I want to periodically remind everyone about our "Friends of Woodson Bend" donation program. This program was setup to provide enhancements to our resort not typically covered via the regular budgets. The cost will be a \$50 donation that can be made annually. Depending on the amount of "friends" that join, 2013 potential projects include, purchasing a handful of new golf ball washers for the golf course, purchasing some toys and items to be utilized at the pool for kids activities and games, to help with Garden Club projects & improvements and possibly a commercial grill to be installed at the shelter house for cookouts. All members will be listed in our monthly newsletter and member's

names will also be posted in various places throughout the resort. This is just phase one of this great project and as it continues to grow we will be looking to add some really interesting items to the program.....but we need your help now! Don't miss out on becoming a "Friends of Woodson Bend" in 2013. If you would like to become a friend then simply contact the Administration office at 606-561-5311 or via email and tell them you want to make a donation and become a FRIEND!!! The office will bill your account or you can stop by and make the payment in person.

We look forward to a great "rest of the summer"!! We'll see you soon!

Sympathy
is extended to the family of
Andy Dudley
who passed away 7/15.

Kids Golf Camp



2013 GOLF EVENTS

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

08/05	Summer 2-Man Sr. Classic 12:00 Lunch - 1:00 Shotgun Start \$30 WB members \$40 WB non-members
08/07	Ladies Member-Guest
08/14	Summer 2-Man Senior Classic
08/17	Night Golf
8/24-25	Woodson Bend Club Championship (open to any owner)
08/28	Ladies Bluebird Invitational (watch for email with entry forms where needed)
09/01	Labor Day 18-Hole Scramble
09/02	Labor Day Couples
09/07	High School Girls State Championship (course closed till 2:00)
09/09-11	Ladies Sr. State AM
09/12	Wounded Warrior Scramble
09/17	Cumberland Ladies Golf Assoc.
10/04	Last Friday Scramble

We had 40 kids in Golf Camp this year!
Next year we hope to be even bigger!

NEW EVENT FOR AUGUST "NIGHT GOLF"

**Saturday
August 10
9 holes @ 5 p.m.**

Dinner catered by Sonny's

**9 holes @ dark
Limit 72 players**

**Call Pro Shop
to sign up:
561-5316**

FRIENDS OF WOODSON BEND As of 7/15/2013

UNIT	NAME	UNIT	NAME
91-4	Waller, John & Carmella	28-2	Schriml, Jerry & Judy
48-3	Paul, Ken & Cheryl	100-1	Kist, Shannon & Don
48-3	Paul, Jay & Therese	105-1	Macke, Fred
119-2	Karch, Jack & MJ	120-3	Herbers, Ron
121-4	Fullenkamp, Joe & Karen	91-3	Barnett, Charles & Lois
117-1	Von Hoene, Rick & Sue	65-1	Hall, Robert & Patricia
004-2	Neal, Steve & Linda	26-3	Courtney, Darrell & Jane
53-3	Becknell, Jimmie & Brenda	91-4	Reeb, Arvil
204-3	Cameron, Mike & Eunie	004-1	Parks, Mark & Cathy
60-2	Siebenburgen, Dave & Marcia	36-3	Parrett, Denny & Judy
20-4	Hurst, Tom & Toni	30-3	Coverdale, Family
49-1	Scoggan, Robert & Mary	102-4	Dick, Anne & David
49-2	Carson, John & Deb	106-4	Tranbarger, Fran & Evelyn
205-1	Parker, Steve & Jan	112-2	Koester, Joe
76-2	German, Joe & Terry	67-3	O'Dell, Denny & Ann
30-4	Albanese, David & Julie	103-2	Jones, Mike & Debbie
55-4	Ross, Melissa	20-2	Dreher, Mark & Patty
68-1	Hogan, Tim & Jean	203-2	Walker, Larry & Kathy
78-1	The Carles	105-4	Wilson, Marsha
93-4	Bigelow, Bill & Nancy	25-1	Fister, Steve & Sandy
204-4	Dieruf, Tom & Janet	42-1	Forsythe, Ella
005-4	Iocono, Joe & Susan	204-2	Long, Cecil & Maryellen
99-1	Walter, Brian & Suzanne	119-1	Hill, Jenny & Chuck
71-1	Lane, Bud & Michele	79-2	Keckeis, Patti & Tom
83-3	Kurtz, Jay & Patti	77-4	Hughett, Doug & Nancy
Aframe	Minton, Bert & Olivia	57-2	Lamb, Karen & Michael
112-1	Bankemper, Joe & Beth	118-3	Campbell, Sherman & Faye
27-3	Brown, Tim & Lenna	23-4	Sudkamp, Jay & Cathy
58-1	Loyd, John & Betty	102-1	Todd, Marilyn & Ed
37-3	Daulton, Lisa	115-2	Rowland, Ron & Barb
87-2	Halpin, Mark & Mary Ann	103-3	Bullock, Bob & Angela
006-2	Foley, Ken & Sue	37-2	Buschle, Dave
53-2	Dudley, Tim & Christine	87-1	Wescott, Jordan & Sharon
	Sloan, Mark & Cindy	29-1	Mayer, Ed & Margie
29-2	Dilullo, Joan & Tom	111-4	Marchyn, Duane & Rachel
121-2	Mercke, Anne	58-4	Wright, Jolinda & Bill
72-1	Pierron, Mary & Tom	28-1	Viox, Jim & Nancy
25-1	Fister, Steve & Sandy	011-1	Baker, Jack & Victoria
105-4	Wilson, Marsha	99-2	Claudia's Sister Leslie
42-1	Forsythe, Ella	204-1	Molen, Dick & Pam
109-1	Ranz, Norb	81-4	Reeb, Linda
107-4	McDonald, Christine & James		
107-1	Clark, Roger & Geogianna		

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.



THE *BEND* AD-Visor AUGUST 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!!**

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: 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 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.



Lake Cumberland Realty

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nancybigelow@lakecumberlandrealty.com

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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

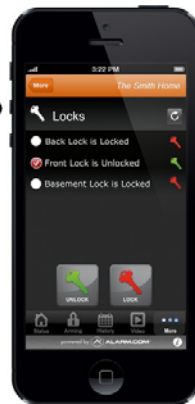
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and full-time resident since 1989!**

**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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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 **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

94-1 New Listing LAKEVIEW very nice condo, lower level,
fully furnished, 2BR, 2BA **\$139,900** MLS# 17107

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



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

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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 2nd bath can easily be added

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

22-3 \$99,000 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

GOLF COURSE CORE EXPANDED-GREAT BUY

\$118,900 - \$149,900 - 2 BR

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

75-1 \$144,900 priced to sell

\$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!

Can sleep 6 – Check out the View!

LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4, 105-4, 94-2, 96-2, 96-4, 105-4 All Really Nice Units \$139,900 - \$169,900

2-4 \$139,900 **Temporary Price Reduction** 2BR 2BA Major Lakeview

LAKEVIEW 3 BR, 2BA

94-4 New Listing Priced to sell, 3 bedroom, Golf cart storage \$169,900

LAKEVIEW Core expanded – 2 or 3 BR

\$143,900 - \$224,900

Sometimes it's worth it to pay more.

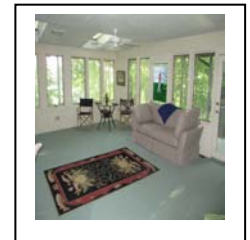
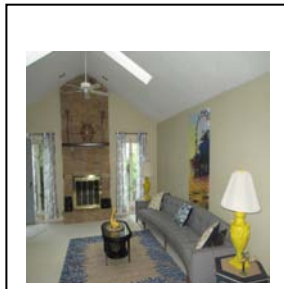
2 BR – 106-3, 8-2, 8-3, 114-3, 2-4

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

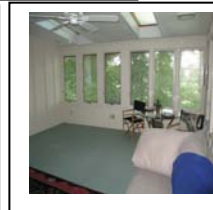
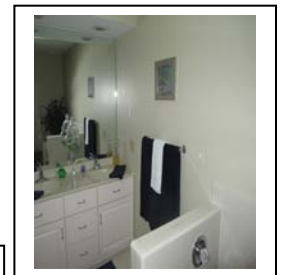
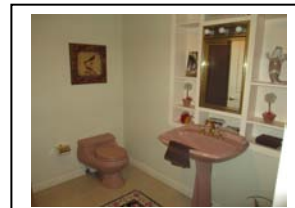
PATIO HOME FOR SALE

205-2 \$274,900

1st Patio Home ever listed under \$300,000



NEW LISTING 2 bedroom 2 bath, could easily be 3 or 4 bedrooms. Great wooded setting. All other Patio homes sold over \$300,000



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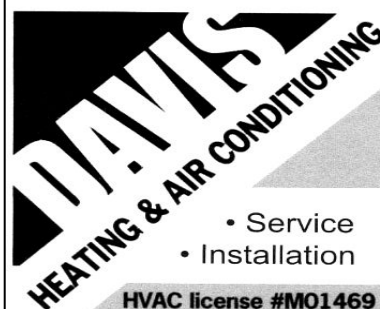
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