

HALLOWEEN POKER RUN

~~ Costumes Encouraged ~~

OCTOBER 26

GATHER AT CLUBHOUSE @ 2:30



TRICK-OR-TREAT

YOUR WAY TO THE BEST

POKER HAND!

\$5.00 PER HAND

1ST & 2ND PLACE CASH PRIZES

How to Play:

1. Register and pay for your poker run hand at the Restaurant Club House @ 2:30
2. The game is based on 5 card stud; but the most important thing is to meet your neighbors, eat, drink, and have fun!!!
3. We will travel to 5 host locations. At each stop, you will receive a "card" sealed in an envelope and a special treat.
4. If you are also submitting an entry in the Chili cook-off we'll allow 30 minutes between the 4th and 5th card locations to bring your chili to the Log Cabin.

It's that easy! Looking forward to seeing you there!

More details will be available at check in.

If you have any questions, please contact Mary Scoggan @ mascoggan@gmail.com



**WOODSON BEND WINTER SERVICES
2013-2014**

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.

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.

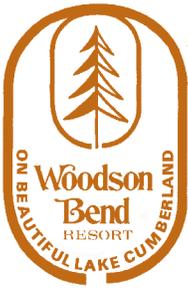
Owner: _____ Unit # _____

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!!NEW!!

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



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

NOVEMBER, 2013

Manager's Report

By: Mark Sloan

I want to say "job well done" by you, the owners, concerning our recent Board election. Everyone was aware that we had three incumbents running un-opposed. It was very important that we still received a quorum to have a valid election. I am extremely pleased to say that we had well in excess of a quorum and as a result, everything went smoothly. Congratulations to Jenny Hill, John Waller and David Dick! Even with the difficult challenges that face us every year, they were willing to serve again and we are all thankful for that!

Allow me to share with you my regular fall message: I understand that many of you read this every year, but as a reminder to everyone and hopefully to allow our newer owners to be aware of our leaf removal strategy that this time of year presents a long and difficult job for our maintenance department. We will be working as hard as we can to remove the leaves quickly and efficiently; however, I want 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 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!!!

We are currently working on the 2014 Budgets. 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 2014. As always, we will be doing all we can to provide the most reasonable and efficient budget possible for our Association. The Board will be approving the 2014 Budgets at the November meeting (November 16th). You will then be receiving your copies of those budgets for your review and ultimate approval in January. More information will be forthcoming later in the year.

I want to personally thank EVERY owner that donated to the 2013 Employee Appreciation Day!! Your generosity and willingness to help the employees is amazing! 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!

Thinking about updating or remodeling your condo???? Give Kenny or Lisa a call at:

606-561-5314

or email them at

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. Please note, demand is currently high for remodeling work, so plan in advance to allow us and you time to get your dream job done!!!!

PRO SHOP NEWS

The Pro-Shop Grill is now closed.

11/28

Thanksgiving Day
Golf Shop closed

NOV. – DEC. HOURS

(weather permitting)

Mon.-Fri. – 9:00 – 4:00

Sat. – Sun. – 8:00 – 5:00

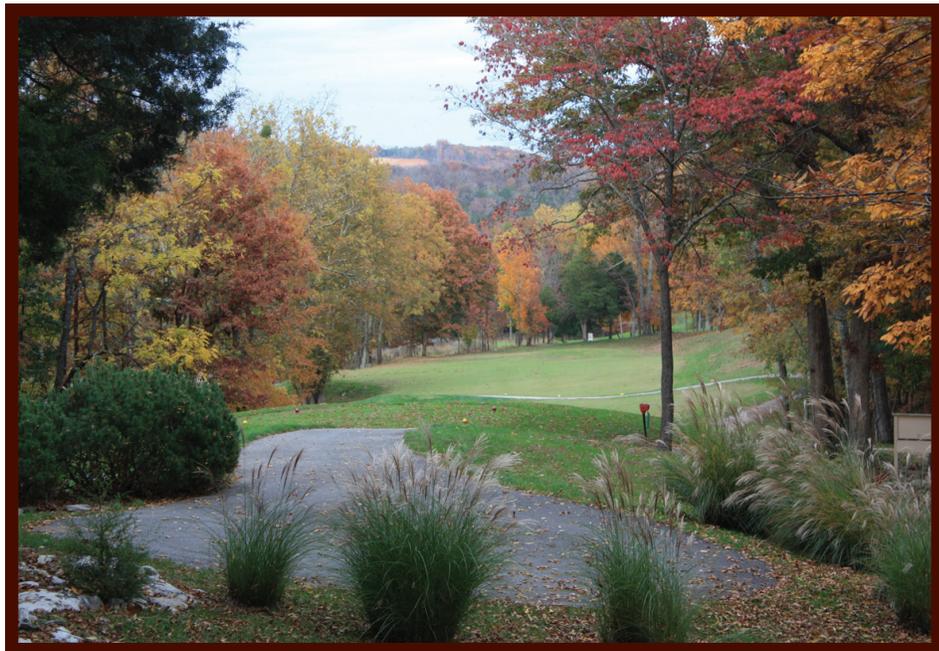
NEW "FRIENDS OF WOODSON BEND"

- 75-2 Mitchell, Paul & Mona
- 89-1 Wahl, Ted & Peggy
- 88-1 Melching & Brishaber
- 17-2 Hollstegge, Dan & Karen
- 205-4 McKay, Steve & Julie
- 18-4 Gates, Tom & Cathie
- 73-2 Kaleps, Karen
- 90-3 Guentner, Sharon
- 90-3 Guentner, Paul
- 16-1 Fischer, Henry & Elaine
- 011-3 Brecht, John

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



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.

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.

CONTACT NUMBERS

General Manager606-561-5311
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



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

DID YOU KNOW...



Garbage pick-up for ordinary household trash is included in your monthly maintenance bill. However, if you place items other than normal garbage by the road or if you put remodeling/construction materials in the open top, there will be an additional fee charged on your monthly bill for the extra labor/removal.



THE *BEND* AD-Visor NOVEMBER 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 by OWNER: Unit 79-3
Beautifully furnished with awesome LAKEVIEW!
3BR, 3BA, Completely Remodeled with Updated appliances. Cart storage under. On peaceful cul-de-sac. GREAT rental unit. See photos at WB website www.woodsonbendresort.com ... click on **Photo Tours**. \$169,900 call 602-741-7160 or email vpbritsch@gmail.com

FOR SALE BY OWNER

Vinyl Porch Sliders – Frames & Track Dark Brown

Set A - 86½”W x 75¾”H
Set B – 148½”W x 75¾”H **\$225 for the set**
Set C – 134½”W x 75¾”H
Set D – 75¾”W x 75¾”H
Call Jim @606-561-7496 to inspect at storage location

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](http://VRBO.com) #235106.



Lake Cumberland Realty

606-271-1005
800-688-5737

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

When Looking to **LIST** or **BUY** contact
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AT WOODSON BEND RESORT
FIND YOUR VACATION HOME HERE!
THE PRICES ARE RIGHT**

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Call 606-561-5311 to place an
ad.*

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for Woodson Bend residents



3570 South Hwy 27 Somerset by stoplight 21
606-679-8040



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Phone 606-561-7115 service@hilltopmarine.com
FALL 2013

MERC Single Engine Winterization \$161.49
MERC Twin Engine Winterization \$322.98

MERC SINGLE ENG – SPECIAL WINTER PKG \$285.09
Drain Block, Fill With Antifreeze, Fog Cylinders
Stabilize Fuel, Change Water Sep/ Fuel Filter
Remove & Replace Outdrive Gear Lube
Remove & Replace Oil and Filter (Max 5 Quarts.)

MERC TWIN ENGINE – SPECIAL WINTER PKG \$570.18
Drain Blocks, Fill With Antifreeze, Fog Cylinders
Stabilize Fuel, Change Water Sep/ Fuel Filters
Remove & Replace Outdrive Gear Lube
Remove & Replace Oil and Filters (Max 10 Quarts.)

MERC Single Engine Oil Change and Filter \$142.02
Maximum 5 quarts of Oil and W7 Oil Filter
MERC Twin Engines Oil Change and Filters \$234.07
Maximum 10 quarts of Oil and W7 Oil Filters

Prices Do Not Include Sales Tax and applicable marina service calls.

**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!



VICKI BURCHFIELD

REALTOR®/Sales Associate

(606) 305-1879 CELL

(606) 678-4663 OFFICE

(606) 678-0885 FAX

vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



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5383 S. Highway 27, Somerset, KY 42501



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 A good buy at \$115,000 and has everything. Lower level furnished condo with 2BR, 2 full BA, WD, heat & AC to the porch w/sliders. Updated LR furniture; kitchen cabinets like new. Handicap accessible. Golf cart included. Beautiful view of sunsets; short walk to pool. MLS#11343

43-4 REDUCED!! 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 **\$104,900**

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

68-3 Very nice upper level condo with 2BR & 2BA. Has core, renovated kitchen & baths, open living space w/beautiful fireplace! Screened porch has sliders and nice view. MLS #17634 **\$144,900**

84-3 Very nice upper level fully furnished condo with 2BR, 2 BA, updated kitchen, full core and 4' BR expansion. Screened porch w/sliders and heat/air. On #8 fairway with off street parking. Large shaded common area. **(INCLUDES GOLF CART under unit!)** MLS # 16985 **\$125,000**

94-1 LAKEVIEW! Very nice lower level furnished condo w/2BR, 2BA, renovated kitchen & open floor plan. Common area side porch & golf cart storage. Great view and nice side yard. **\$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 **\$149,900**

Did I lock the door?

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Houseboat and in water service now available.

Integrity above all else.



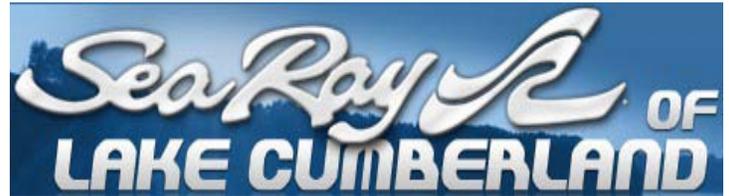
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*Most single engine boats

Let us get you ready for winter with our
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Sea Ray of Lake Cumberland and is owned and operated by the Troxell 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 2014 model Sea Rays, Chaparrals, Bennington and Harris pontoons along with Lund fishing boats.

Both locations will be offering Mercruiser and Mercury parts and accessory departments along with certified service work. Honda and Yamaha parts are available at Lookout Marine and Westerbeke and Kohler parts are available at Sea Ray of Lake Cumberland.

We would like to offer all our customers the following specials through 11/31/13 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 , labor and winterization specials

Thank you from the staff at Lookout Marine and Sea Ray of Lake Cumberland.

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(formerly of Regis Salon)

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(Recommended by Lake Cumberland Realty – Nancy & Bill Bigelow)

****NOTE: 10% discount at Two Tails with this ad!!****

Get your TAIL to
TWO TAILS!



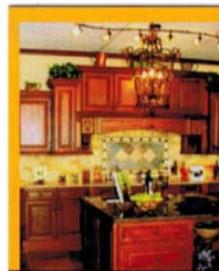
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Ken Ford, Owner

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