



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

DECEMBER, 2013

Manager's Report

By: Mark Sloan

Old man winter is starting to knock on the door. When I was a little kid I welcomed cold weather but as I've gotten older I have come to dislike the cold quite a bit. I envy many of you that are able to head south for the winter!!! Even though I don't like the cold weather I do love Thanksgiving and Christmas, so I'm looking forward to those great days and being able to spend time with loved ones. I'm hoping for a mild winter to allow us to be as productive as possible in maintenance projects. Let's keep our fingers crossed that we have a mild one!!!

By the time you receive this newsletter the 2014 operational and capital budgets will have been approved. Many hours have been spent by management, the Board and Finance Committee in an effort to put in place the best budgets possible as we move into 2014. Everyone involved is committed to seeing the resort continue to move forward while being as frugal as possible with our funding. I thank everyone that has been involved in the budgeting process for 2014. You will receive your copies of these budgets in the coming weeks. Please note that we are now operating under new KY law that requires our ownership to provide final approval of the budgets. In addition to receiving copies of the budgets, you will also receive information about a special owner's meeting that will be in January for the purpose of approving the budgets. Please be watching for further details on this subject.

As we work to finish the year we are already working hard to remove leaves throughout the resort. It's early November (as I write this) and the weather has been helpful thus far in the leaf removal. We are able to accomplish a great deal during mild and dry weather. We will continue to devote every man hour possible to removing the leaves as timely as possible. It's

a long and difficult process. Please be patient with us as we work on this. If all goes well it will be the early part of 2014 before all of the leaves are completely removed. I want to stress, as I do each year, that we try to shift where we begin and where we finish in the leaf removal process. Some of you will be first and some will be last. However, no preferential treatment will be given and we will do all we can to be as fair as possible. Thanks for your cooperation.

I want to remind everyone that we offer a "Winter Temp Check Program". This program allows you to pay a fee to the Association and in return your unit is monitored and checked on a regular basis throughout the winter months for any issues or power failures. This is an excellent program and if you are interested in signing up or learning more about it then contact maintenance at: 606-561-5314 or via email at:

maintenancewb@woodsonbendresort.com.

They will be happy to assist you.

The winter is an excellent time to remodel your condo. You can get that expansion done you have been thinking about in time for next spring. If you would like pricing and scheduling on a project give Kenny a call or send him an email with the info listed above. In addition, you can access a list of pricing for common jobs and sample contracts via our owner's page on the website. Remodeling demand is high right now.....so don't wait to schedule your project!!!

I hope everyone has a great finish to their year and gets to enjoy the upcoming Holidays with your loved ones. Please note that this will be the last newsletter you receive until the February 2014 newsletter that will be mailed out on January 20th.

Thank You

The family of Andy Dudley would like to thank the members of Woodson Bend and also the employees for their gracious acts of kindness during the illness and death of our precious husband, father and grandfather. He loved the many people of Woodson Bend and especially playing golf or hanging out on the porch enjoying the fun times with you men (seeing who could tell the biggest tale!).

We thank each of you for always being his friend and for the kindness shown to our family during his passing, especially to Tim, Christine and Maddie.

The Andy Dudley Family

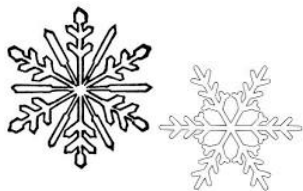
Remembering ...

Condolences are extended to the families of

Pearl Ball (Unit 31-4) and
Jim Deaton (Unit 48-1)
who passed away this month.

NEW "FRIENDS OF WOODSON BEND"

- 43-3 Caudill, Shirley & Ray
- 46-2 Kaufmann, Mark & Jennifer
- 75-1 Blank, Lisa & Gary
- 94-2 Williams, Larry & Jane



**BRRRRRRRR....
IT'S THAT TIME OF YEAR!**

Have you returned your
**WINTER TEMPERATURE
CHECK FORM?**

If you have a washer
in your unheated core space
call for winterization.

Cost is \$65.00

**CONTACT
NUMBER
CHANGES**

If your phone numbers or email
addresses change, be sure to
notify Administration at

606-561-5311 or

administration@woodsonbendresort.com

or include a note with your monthly
maintenance fees payment.

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



NEW YEAR'S EVE PARTY

at the Clubhouse
DJ from 8:30 – 12:30
BYOB and hors d'oeuvres to share
Champagne provided at midnight

**WOODSON BEND COOKBOOKS – \$15
HISTORY BOOKS – \$25**

are still available in Security & Administration.

They make a GREAT Christmas gift!

\$30 if you buy one of each!

WINTER TRASH REMOVAL

*Until further notice, trash will be picked up
once per day, late in the afternoon.*

PRO SHOP NEWS

*The Pro Shop will be CLOSED on
Thanksgiving and Christmas days ...
also from Jan. 1st thru Feb. 9th.*

NOV. – DEC. HOURS

(weather permitting)

Mon.-Fri. – 9:00 – 4:00

Sat. – Sun. – 8:00 – 5:00

Pro Shop Gift Certificates must be redeemed by Dec. 31, 2013.



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!**



THE *BEND* AD-Visor DECEMBER 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. Take a look...you'll love it!

Condo FOR RENT: Unit 54-2 2BR, 1BA unit located on quiet cul-de-sac near putting green, swimming pool, restaurant & tennis courts. 2nd floor condo, remodeled, fully furnished, W/D, FP, screened porch. No pets please. \$750 per mo. + electric. Contact Steve at steveawinter@gmail.com or call 513 -235-0535.

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



Lake Cumberland Realty

606-271-1005

800-688-5737

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

When Looking to **LIST** or **BUY** contact
LAKE CUMBERLAND REALTY the
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AT WOODSON BEND RESORT
FIND YOUR VACATION HOME HERE!
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FINANCING Citizens Nat'l Bank 606-679-6341

PICK UP BROCHURE OF UNITS at

Lake Cumberland Realty office

Just outside of the gate or

View units www.lakecumberlandrealty.com

FOR SALE BY OWNER – Unit 84-4 nestled in the trees on Eagle Dr. with plenty of parking. On #8 fairway with a view from tee to green. Completely remodeled, core expanded, all elec. and plumbing updated. 2BR & 2 new full BA, fireplace, laundry room with W/D. New kitchen. All rooms fully furnished with custom furniture. Screened porch, ground level walk out & **HOT TUB!** Side deck entry to screened porch & golf cart storage under unit. **\$139,900 OBO** Call Terry @ 513-582-7672 for more information.



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



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

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This is as good as Craigs
List!
Place your ad here.
Low rates & Fast action!
Call 606-561-5311 to place
an ad.*

**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!



Each Office is Independently
Owned and Operated.

VICKI BURCHFIELD

REALTOR®/Sales Associate

(606) 305-1879 CELL

(606) 678-4663 OFFICE

(606) 678-0885 FAX

vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



FOSTER REAL ESTATE, INC.

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**

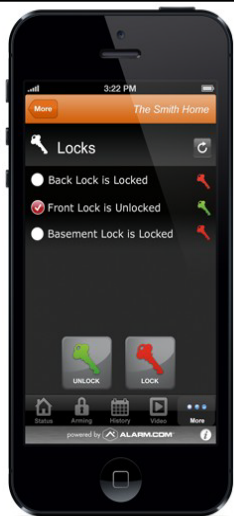
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Sea Ray of Lake Cumberland and is owned and operated by the Troxell family and **Lookout Marine**, one of the oldest dealerships on Lake Cumberland. We invite all Lookout Marine and former Cumberland Sea Ray customers to stop by both locations to see 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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cell 606.305.8586

email: schoolcraftbrad@gmail.com

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Tues. – Fri. 11am-7:00pm

Sat. 9am – 3:00 pm

ph. (606) 425-4114



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woodford992@hotmail.com



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