



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, 2014

MANAGER'S REPORT

by Mark Sloan

Would someone please tell spring to come on? It cannot get here fast enough. What a terrible winter for all of us. The record low temperatures, the snow, the ice, frozen water pipes and the wind have been unkind! I'm sure we're all suffering a bit of "cabin fever" at this point. We hope everyone is making plans to spend lots of time here at the Bend during the spring, summer and fall. It's going to be a great year!

I want to update everyone on some recent happenings "around the bend". Our recent special owner meeting to approve the 2014 budgets was a success. The 2014 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 \$335 special assessment that was approved will be in your May 20th billing statement. The final audit of 2013 has not been completed, but it appears that we will have met our 2013 budget. I want to thank the staff, employees and Board for their help in allowing us to meet our goal!

The 2014 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 2014 will begin in the spring and carry on throughout the summer and into early fall.

Please be aware that we are working diligently to get caught up on leaf removal. The bad weather has put us behind. So don't worry, we haven't forgotten anyone; it's just taking a bit longer to get it all done this winter! Your patience is appreciated. As the 2014 season approaches I hope we will see an upswing in visitors and participation at the resort. The announcement of

the lake levels increase being delayed because of the Dusky Tail Darter minnow has generated a great deal of controversy for the upcoming season in our area. However, our politicians, tourism office and other agencies are putting pressure on the CORPS to reconsider this decision. I hope we will see a reversal of that decision and our lake levels will be back to normal this season!

2014 is the 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!

I would like to let everyone know that we have a new Rental/Housekeeping Director. Jamma Underwood has worked in the rental/housekeeping office for two years and will do a great job of taking care of this program for us in the future. Jamma 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 Jamma 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 Jamma 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 member 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 setup 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!!!

I would like to provide some details to a question that has been asked by some owners in the past regarding why we have a "cart path only" policy in the late fall, winter and early spring on the golf course. I hope this information will allow all our owners to fully understand why this decision was made to help our golf course. Several years ago Woodson Bend experienced "winter kill" in our Bermuda fairways that unfortunately increased with every year that passed. Four years ago winter kill and overall thinning of the grass in the fairways was so bad that the course did not recover until late July to mid August. In the fall of that year the Board, GM, Golf Pro and Golf Superintendent visited courses in KY to review a healthier variety of Bermuda grass with the intent to change to one of the newer varieties of Bermuda less prone to winter kill. The cost estimate was \$250,000 to \$350,000 to replace our current grass. Obviously, other considerations had to take place due to the cost. At the direction of the golf superintendent we invited Dr. Powell, the PGA and the KY Golf Superintendent Association to review the WB golf course. Dr. Powell was a Professor in Research and Extension Specialist in Turf Grass for 30 years at UK. Dr. Powell has a BS & MS in Agriculture and a PHD in Turf Grass Science. The following finding was unanimous by all three groups:

- 1) Our Course Has Extremely Poor Soil
- 2) 1st generation variety of Bermuda for

northern courses (which is the type we have), is prone to "winter kill" and severely aggravated by winter cart travel by damaging grass roots.

3) No carts on the grass during dormancy will help the Bermuda be healthier during the growing season.

With that advice by three highly educated professionals we set policy and it worked. This past summer was our third season utilizing that policy and our fairways are lush and beautiful.

Lastly, don't forget that we will celebrate 4th of July with our fireworks show on Saturday July 5th!!! Please mark this in your calendars. This will be a continuation of our "**RED, WHITE AND BOOM**" celebration!!

2014 Golf Events will be on the WB website, Woodson Bend's Facebook page and on the Woodson Bend Pro Shop Facebook page. Please "like" us on our page! You will have the benefit of seeing results of our golf events.

1st FRIDAY SCRAMBLE *of the year is April 4th.*

First event of the year: **2nd ANNUAL ONE MAN SCRAMBLE** *on April 5th.*

This event was a blast last year! Entry form is included in this newsletter.

We are starting these events this spring (and still working on scheduling):

1 Sat. per month
Parent-Child Scramble

1 Sat. per month
Beginning Clinic and Scramble

1 Sat. per month
Couples Scramble

DRIVING RANGE
will re-open mid-March.

We are building a practice bunker that will be ready this spring.

As you see, we have an action-packed spring & summer ahead. Give Tim a call (606-561-5316) if you are bringing a group or have questions.

Remembering
Condolences are extended to the families of
Carolyn Madden (59-4)
Bea Dummitt (60-3)
Patsy Gruner (31-1)
All have passed away since the last newsletter.

PRO SHOP NEWS

As I am writing this article I'm watching it snow outside but we have seen a few robins flying around so spring is just around the corner.

Golf Shop is gearing up for an exciting year. New shipments of apparel and new items will start arriving early March.



The PRO SHOP GRILL **WILL BE EXCITING THIS YEAR!**

We have 2 new experienced ladies who are enthusiastic about working with us. We will be **OPEN Fri, Sat, & Sun. starting Friday, March 28th; weekends only until April 14th.** Our ladies have all kinds of ideas for the grill to "kick it up a notch!"

GOLF MEMBERSHIPS

2014 Golf Memberships start April and are good thru March 2015. Woodson Bend Golf Membership is a great bargain. We offer several different payment options, so call the Pro Shop with any questions.

OWNER Membership		NON-OWNER Membership
	<u>Single</u>	
\$720		\$1099
	<u>Couple</u>	
\$839		\$1360
	<u>Family</u>	
\$970		\$1610

*****JOIN NOW*****

Annual Memberships
*are NOT pro-rated****

TEN (10) ROUND CARDS
are available for owners only.

Buy a 10 Round Card, get 11 rounds.

9 Hole Rate	\$200
18 Hole Rate	\$340

HANDICAPS

are available @ \$25 per player.

If you had a handicap we will bill you in March.

GOLF EVENTS 2014

4/04	First Friday Scramble
4/05	1-Man Scramble
4/16	Men's Spring Classic
4/23	Ladies Spring Classic
5/25	Memorial Day Scramble & steak dinner
5/26	9-Hole Couples Scramble
5/31	Men's 18-Hole Shamble
6/7-8	Two Couples Inv.
6/17	Men's Senior Inv.
6/30 - 7/2	Junior Golf Camp
7/4	4th of July Scramble
7/7-9	Junior Golf Camp
7/19	Margarita Night
8/6	WB Ladies Member-Guest
8/11	Men's Summer Classic
8/16	Hillbilly Golf
8/23-24	WB Club Championship
8/26	Ladies Bluebird Scramble
8/27	Ladies Bluebird Inv.
8/31	Labor Day 18-Hole Scramble
9/1	Labor Day 9-Hole Scramble
9/6	Girls High School State Championship
10/3	Last Friday Night Scramble
10/4-5	Buck & Doe

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May 2nd
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the
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Doors Open at 6:00 P.M.
First Auction at 7:00 P.M.

Chris Fugmann
Auctioneer

DON'T MISS IT!

2014 WOODSON BEND RESORT

ONE MAN SCRAMBLE

Saturday, April 5th
12:00 Lunch – 1:00 Shotgun Start

One Man Scramble Rules:

Each player will receive 2 mulligans on each hole to use any way they choose.
Mulligans will not be carried over to the next hole. ***Use them or lose them!***

\$40 Entry Fee per player

Includes Lunch, Cart, Green Fee, & Prizes

Gross & Net Prizes in each Division

Open Division (under 50)

Senior Division (over 50)

Ladies Division

Name

email

Address

city

state

zip

age

handicap (max 18 - Men)
(max. 36-Women)

MAIL ENTRY TO:

Woodson Bend Pro Shop
ATTN: Tim Dudley
14 Woodson Bend Resort
Bronston, KY 42518
Ph. (606) 561-5316
thdgolf@gmail.com

MAKE CHECK PAYABLE TO:

Woodson Bend Pro Shop



THE *BEND* AD-Visor MARCH 2014



Unit 77-1 For Sale by Owner. A nicely furnished 2 Bedroom, bath and a half unit. Remodeled kitchen and roomy storage under Condo. View on line in Condos for Rent (near the bottom). Asking **\$97,900**. Contact Bill @ 270-564-2375 or email whatcher@comcast.net

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. Possible pet friendly. \$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 [VRBO](http://VRBO.com) #235106.



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FOR SALE: 2004 Seadoo GTI RFI with trailer. Fuel Injected. Garage Kept. Has towing cover. Used very little, mint condition. Garaged at Woodson Bend. \$3500 Call 614-374-2060

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.



Free Cheese Coney

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



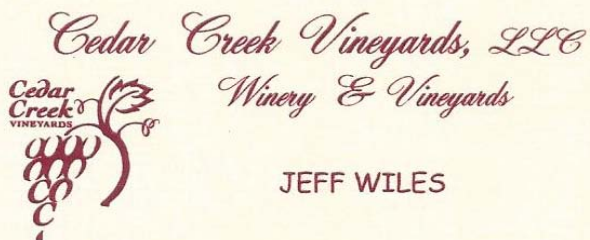
Hello fellow Woodson Bend owners! I am a Cincinnati resident and Realtor.® I sell residential property in the greater Cincinnati and SE Indiana area. If you are considering buying or selling soon, please let me help you. I am a full time agent and top producer. I sell in all price ranges and I would be happy to help you with your real estate needs. I look forward to meeting

you in 2014!

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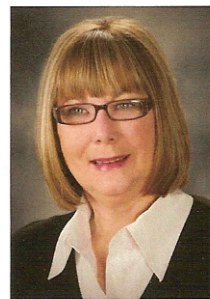
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jeff@cedarcreekvineyards.net

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www.cedarcreekvineyards.net

**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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10-1 LAKE VIEW lower level condo with 2BR, 1BA, updated kitchen & open living space. Enjoy the view from this screened porch & common area side deck. Great price on a lake view condo. MLS 18170 **\$107,900**

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 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

41-1 Very nice lower condo with 2 BR, 1½BA & updated kitchen. Condo has screened back porch, common area side deck and steps to back yard & patio area. Also has common area golf cart storage. **\$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

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**



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

Hurry Up Spring!
We are excited about 2014 .
Still some great buys!

BILL, NANCY, BRAD BIGELOW WILL BE
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GOLF UNITS – 1BA 2nd bath can be added

72-3 \$84,900 Private, newer HVAC, W/D –nicely decorated, remodeled bathroom

GOLF UNITS – 2BA \$99,900-\$124,900

41-3, 43-1, 47-3, 50-3, 55-3, 58-2, 59-3, 70-1

GOLF COURSE CORE EXPANDED-2 BR

\$118,900 - \$149,900

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

GOLF COURSE CORE EXPANDED-3 BR

\$139,000 - \$194,900

44-3, 48-3, 52-2, 57-1, 57-4, 58-2, 9-3

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

45-1 \$134,900 Glassed in porch, Large side porch

48-3 \$149,900 Newly remodeled 3 bedr, owner wants larger unit

53-4 \$169,900 Reduced \$30,000 This one has it all!

LAKEVIEW UNITS – 1 BR 1 BA – NEW LISTING

2-2 \$149,900 “Couples Paradise” or Bachelor/Bachelorette pad Spectacular Lakeview, Beautiful Kitchen, Absolutely top of the line!

Could sleep 6 – Check out the View!

LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4, 94-2, 96-2 All Really Nice Units \$139,900 - \$159,900

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

LAKEVIEW 3 BR, 2BA

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

LAKEVIEW Core expanded – 2 or 3 BR

\$129,900 - \$179,900

Sometimes it's worth it to pay more.

2 BR – 8-2, 8-3, 106-1, 114-3, 2-4

3 BR – 12-4, 113-4, 114-1, 117-3

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These are NOT the larger boat slips but the smaller slips for Jet-Skis, Sea Doo's, etc.

If you would like a PWC slip, call us at (606) 561-5311 or you may email us at administration@woodsonbendresort.com .

Boating season is just around the corner!



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