



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

Bronston, Kentucky 42518 • (606) 561-5311 • Web Site: www.woodsonbendresort.com

OCTOBER, 2014

Manager's Letter

By: Mark Sloan

I don't know about you, but I think we've had a wonderful summer! We fought off a bit of rain on Labor Day weekend but nothing we couldn't handle. It was great to see our major holiday weekends be so well attended and to see us have favorable weather. We appreciate everyone coming down on Labor Day and celebrating with us.

Our 2nd Annual Woodson Bend Community Cookout was another tremendous success! Great times and delicious food all around! I want thank everyone that helped volunteer or chose to be a part of the fun, for taking time to participate in the event. We are already looking forward to seeing everyone again next year.

By the time you receive this, our Annual Owner's meeting will only be a few days away. Please make sure you have filled out your ballot and taken the time to vote. We have three open Board posi-

tions this year. Electing Board members is an extremely important function of you being an owner. Remember, our Board members vote on budgets and decide overall resort policy. The importance of your part in all of this cannot be overstated!

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday, October 3rd. If you are interested in making a donation to this wonderful event please contact Marcia at:

administration@woodsonbendresort.com.

Your donation can be billed to your account. This is typically the highlight of the year for the employees and your generous donations over the years have made very positive impacts into the lives of our employees.

Don't forget that our Remodeling Department stands ready to assist you with any remodeling needs you may have this fall and winter. If you are thinking of doing any work contact Kenny in maintenance at 606-561-5314 or via email at:

maintenancewb@woodsonbendresort.com

for schedules and quotes. Current demand for remodeling has created a bit of a backlog on work.....so, the sooner you can let us know what you want, the sooner we can get your project on the work to be done log!! Don't wait!!! Call Kenny now!!!

Be on the lookout in our monthly newsletter for important dates on when some of our amenities, such as the restaurant and boat launch, will be shutting down for the season.

Thanks to all of our owners for continuing to make our Resort one of the premier destinations in the country!

Recently Added FRIENDS OF WOODSON BEND

- | | |
|-------|----------------------|
| 25-1 | Steve & Sandy Fister |
| 81-1 | Tom & Karen Seitz |
| 97-3 | Dean & Roxanna Holt |
| 111-4 | Duane Marchyn |
| 203-3 | Tom & Maria Schuh |

EMPLOYEE APPRECIATION DAY October 3rd

You're
Gr-r-reat!!!



The day YOU, our *Gr-r-reat* owners, show your appreciation for the employees and the *Gr-r-reat!* things they do for you all thru the year. We think our employees are *Gr-r-reat!* and we hope you will be generous in showing them so. Please support this very important event by contributing gifts, gift cards or cash donations for the door prizes. For you newer owners, this is an annual event and it is the biggest day of the year for the employees. We have half day off after a wonderful lunch prepared by our owner volunteers, but the absolute high-light is the drawing for the door prizes. It's like Christmas in October! You can call (606-561-5311) or email (administration@woodsonbendresort.com) to have contributions billed to your account or you can mail to: 14 Woodson Bend, Bronston, KY 42518...ATTN: Marcia. Thank you for appreciating the *Gr-r-reat!* folks who take care of your resort!

PRO SHOP NEWS

The course will be
CLOSED
October 13th
for the Hal Rogers outing.

Last Friday Night

Scramble
is October 3rd.

Buck and Doe
is on October 4th.
(entry form attached)

Photos By Ella



Pool closing party one week early.

One of our four legged residents.

OCTOBER 25TH - TWO BIG EVENTS

GOLF CART POKER RUN

**Sign-ups begin at 12:30
at Clubhouse
Halloween costumes
encouraged!!!**



CHILI COOK-OFF BEGINS AT 5 PM

**PLEASE have your chili at the
Pavilion no later than 5:00.
Everyone is invited
to participate.**



**TRICK
OR
TREAT**

**Happy
Halloween**



Remember the
cold temps last
winter and how
you fussed over
the electric bill's
at the condo?

And YOU
didn't want to
underpin?
Reconsidering?
Call 561-5314



WATER HEATER 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.

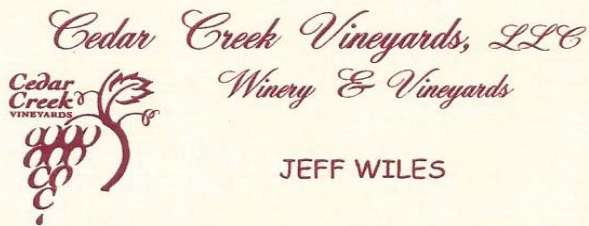
steveandlindaneal.com to arrange a time to see at Woodson Bend storage unit.

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



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COME BY AND SEE US TODAY!

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.com
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



7-4 Renovated lower level condo with 1 bedroom, 2 baths, and glassed in screened porch. Lots of storage space, 3 electric fireplaces, and plantation shutters. Large common area golf cart storage. MLS 18725 **\$129,900.**

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 **\$79,500 Sale Pending!**

24-4 Lower 2BR, 2BA unit with excellent location on #7 fairway and Handicap Access. Walk to pool, plus all the upgrades you're looking for...bathrooms, kitchen, and new large living room sectional. W/D included. AC and heat to porch plus sliders. Golf cart included at **\$109,500.00** Call today for your showing. 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**

41-4 Very nice lower level condo with 2BR, 2BA, updated kitchen & open living area. Screened porch w/sliders. Steps to back yard, common area side porch & golf cart storage. Located on cul-de-sac with off street parking. MLS 18580 **\$129,900**

43-4 Lower level furnished condo with 2 bedrooms, 1 1/2 baths, and renovated kitchen. Screened back porch and storage area. Common area side porch and storage under the condo. Nice shaded back yard to relax in. MLS #19228 **\$98,990.**

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. **Reduced!! \$189,900** MLS #16821

55-1 Lower level condo with 2BR and 1 BA. Updated kitchen, common area side deck, great view and back yard, Located on cul-de-sac near Clubhouse, Pool & Putting Green. **\$79,900 SALE PENDING!!**

56-1 Nice lower level condo with 2 BR, 2BA and open floor plan! Hall BA has entrance from BR. Screened porch with sliders. Common area golf cart storage with extra large entrance. Located on cul-de-sac near putting green and social hub! **NO STEPS! MLS #19822 \$114,900**

77-1 Lower level furnished condo with 2 bedrooms, 1.5 bath, updated kitchen, and open living space. Large common area golf cart storage and side porch with storage. Located on quiet cul de sac. MLS # 18832 **\$107,900.**

79-3 LAKE VIEW! Extra nice upper level condo with 3BR, 3BA, updated kitchen and open living area. Screened porch w/sliders. Common area golf cart storage. Located on quiet cul-de-sac. MLS 18648 **\$169,900 REDUCED!**

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 SOLD!!**



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

Nancy, Bill & Brad Bigelow

nancybigelow@lakecumberlandrealty.com

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To get more details on units and a map

VIEW LISTINGS at www.lakecumberlandrealty.com

Lake Cumberland Realty Sold

SOLD 19 Units in 2013. 9 Units Sold in Aug & Sept! Yeah!!!

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GOLF UNITS – 1BA 2nd bath can be added

22-3 \$75,000 **PRICE REDUCED \$25,000 MORE**

72-3 SOLD **\$5,000 MORE** newer HVAC, kitchen & bathroom

NEW LISTING 43-2 Price lowered \$68,900

GOLF UNITS – 2BA Remodeled kitchens and bathrooms

41-3 \$104,900 43-1, 56-4, 21-2, 50-3 \$119,900

59-3 \$114,900; 70-1 \$118,900

NEW LISTING 21-3 \$159,900 Not a core but has glassed in porch,

NEW LISTING 59-2 \$99,900

GOLF COURSE CORE EXPANDED-2 BR

\$114,900 - \$149,900

65-3 \$114,900 **17-4 Reduced to \$129,900** 65-4 \$139,900

84-3 \$109,000, 37-1 \$149,900

LARGER UNITS WITH GREAT LOCATIONS

66-2 \$174,900 Large Side Porch, Beautiful unit, Good location **NEW LISTING**

GOLF COURSE CORE EXPANDED-3 BR

48-3 \$139,900 3 large bedrooms

44-3 \$159,900 3 large bedrooms 44-4 \$164,900 3 large Bedrooms

57-1 \$179,900 has 8' and 4' Core and is 4 BR golf cart storage

48-3 \$144,900 Newly remodeled 3 bedr

****SOLD 53-4 \$169,900 Owner says dump it, must see. **SOLD**

9-3 \$139,900 Large side porch – 3 bedr.

67-2, \$149,900 Unique remodeling features

57-4 \$164,900 Big Side Porch

LAKEVIEW UNITS – 1 BR 1 BA-PRICE REDUCED

2-2 \$129,900 “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 All Really Nice Units \$129,900 - \$149,900

2-4 \$149,900 2BR 2BA Major Lakeview

96-2 SOLD

LAKEVIEW 3 BR, 2BA

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

LAKEVIEW Core expanded or larger units– 2 or 3 BR

\$129,900 - \$215,000

Sometimes it's worth it to pay more.

2 BR – 8-2, 8-3 114-3 SOLD

3 BR – 12-4, 114-1, 117-3, 119-2

NEW LISTINGS 103-4 \$249,900 4-3 \$205,000

89-2 SOLD, 93-1 SOLD, 104-4 SOLD, 106-1 SOLD, 113-4 SOLD



Hello fellow Woodson Bend owners! I am a Cincinnati resident and Realtor.® I sell residential property in the greater Cincinnati, Northern Kentucky, 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.

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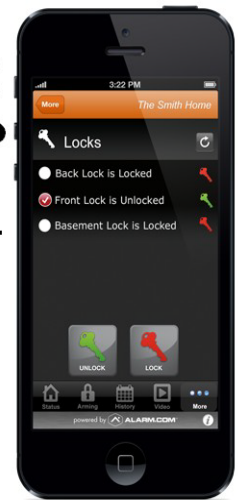
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WOODSON BEND RESORT

24th Buck & Doe

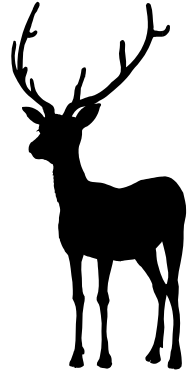
12:00 SHOTGUN START

DATES: **SAT. OCTOBER 4th**

PRE-FLIGHTED BY HANDICAP

ENTRY FEE: \$30 COUPLE

PRIZES: NET SCORES



NAME _____ NAME _____

ADDRESS: _____

CITY: _____ HANDICAP _____ / _____

SEND ENTRIES TO: TIM DUDLEY

14 WOODSON BEND RESORT

BRONSTON, KY 42518