

**WOODSON BEND WINTER SERVICES  
2014-2015**

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 **\$150.00**. 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](mailto: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 **\$35.00** 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.**

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**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 \$150.00 and I will be billed accordingly.

\_\_\_\_\_ **NO**, I **do not** wish to enroll in the TEMP. CHECK PROGRAM.

Owner: \_\_\_\_\_ Unit # \_\_\_\_\_

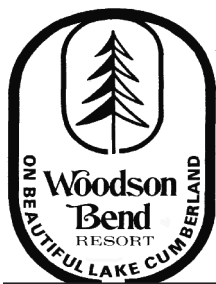
**WAIVER:** I **do not** want Maintenance to check my unit when the temperature falls near or below freezing. I understand that if damage occurs I may be liable for the needed repairs.

Owner: \_\_\_\_\_ Unit # \_\_\_\_\_

**ALSO...**

\_\_\_\_\_ **YES**, I would like my WASHER in my storage area winterized. I understand the charge for this is \$69.00.

Revised 09/16/09  
Revised 10/15/12  
Revised 10/10/14



# Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

NOVEMBER, 2014

## Manager's Letter

By: Mark Sloan

Our 2014 Annual Owner's Meeting was a success! Thanks to everyone for coming out on such a beautiful day. Congratulations to our newly elected Board members: Scott Baeten, Ken Paul and David Dick. All three of them will continue to do a great job for us!

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 take a moment to remind everyone of a few key points with leaf removal. Someone will be the first to have their leaves removed 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 2015 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 2015. 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 2015 Budgets at the November meeting (November 15th). 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 2014 Employee Appreciation Day!! Your generosity and willingness to help the employees is amazing! Every year it is truly amazing to see how generous everyone continues to be. 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](mailto: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!!!!

### Recently Added FRIENDS OF WOODSON BEND

25-2 Bob & Arline Nold

### The Pro Shop Grill

is now CLOSED for the season.

## PRO SHOP NEWS

*The Pro Shop will be  
CLOSED on Thanksgiving  
and Christmas days.*

*November – December Hours*

*(weather permitting)*

*Monday – Friday  
9:00 am – 4:00 pm*

*Saturday – Sunday  
8:00 am – 5:00 pm*



Follow us on Facebook. Search "Woodson Bend Resort" and click on the "WB tree" icon. Feel free to comment, add pictures or just "like" our postings. Also, follow the activities at the Pro Shop by searching "Woodson Bend Pro Shop".

A GR-R-REAT  
BIG  
THANK YOU!!



What an incredible Employee Day we had on Oct. 3rd! We are so grateful for every donation, each gift/gift card, for the delicious food and for the time you contributed on our "Day" in the preparation and clean-up. The raffle was such fun, the door prizes were wonderful, and the donation made in memory of Mike Cameron was so appreciated and touching. Such a tribute to our dear departed friend! As always, individual "thank you" notes were sent; if you have not received yours, we apologize and hope this will suffice. We are truly thankful to each of you who participated in any way.

## HALLOWEEN POKER RUN AND CHILI COOK-OFF



**OCTOBER 25TH**

**Get ready for loads of fun!!**



**Wearing Costumes and Decorating your Cart are encouraged!**

**Register and pay for your poker run hand (\$5 per hand)  
at the Clubhouse at 12:30. Game is based on 5 card stud.**

**You'll travel to 5 host locations & receive a card in a  
sealed envelope at each stop...and a treat!**

**1ST PLACE and 2ND PLACE CASH PRIZES**

**Questions? Email Mary Scoggan at [mascoggan@hotmail.com](mailto:mascoggan@hotmail.com)**

**Chili should be delivered to the Pavilion by 5:00 pm for the judging.**

**(Pssst! Rumor has it that the 3-time winner will not enter this year!)**

### ***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.

### **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.*



# THE *BEND* AD-Visor

## NOVEMBER 2014



**FOR SALE by Owner – Unit 53-3** 2 BR (1 very large) w/3 full BA. Core expanded, completely renovated. Open LR (with FP) & kitchen. All new appliances. W/D. Porch with heat, air, sliders. Fully furnished or will sell without furniture. Close to pool, restaurant, volleyball & basketball courts & playground. Large grassy area for kids play! Off-street parking. **\$150,000** Call Jim or Brenda 606-531-7461  
**location...location...location...location...location...location**



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Pick up brochure at Lake Cumberland Realty office just outside the gate!


FOR SALE by OWNER: Unit 68-3 Core expanded & completely remodeled. 2BR, 2BA, screened porch with sliders, wood-burning fireplace, laundry, scr. balcony off master BR, covered entrance porch, large closets, new roof & ext. paint, fully or partially furnished. **\$144,900** Call 513.677.5606 or email [justus681@yahoo.com](mailto:justus681@yahoo.com)

FOR SALE: Unit 53-2 \$134,900 3BR, 2BA unit with core. *GREAT* location on cul-de-sac close to pool, restaurant, playground & putting green. Partially furnished. Hardwood floors. Call Christine @ 606-872-8512

**Must see...Must see...Must see...Must see...Must see...Must see...Must see...**

**FOR SALE Two Golf Cars EZ Go Electric**  
2003 model - 36 volt Recently replaced batteries.  
Make an offer. Can be seen at unit **57-4**.  
Phone 513 - 382 - 1207.

**new new new new new new new new new new new new new new new**

**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 plbg. 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. **\$125,000** Seller can help with financing. Call Terry @ 513-582-7672 or email [tparrott@zoomtown.com](mailto:tparrott@zoomtown.com) for more information. Unit also available for long-term lease.

**FOR SALE by OWNER – Unit 7-2** Located across from pool, tennis courts, fitness center & restaurant! 1BR, 1BA Large Screened porch, seasonal lake view. Fully furnished. **GREAT** rental history. **\$68,000** Call Tim at 513-226-1872

**FOR SALE by Owner – Condo 69-3 Price Reduced \$10K to \$129,000!** 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](mailto:rlwelsh@woh.rr.com)

FOR SALE by OWNER Unit 45-1 3BR, 3BA Unfurnished. You will need to finish. This is your opportunity to make this one your own! Located on a quiet cul-de-sac. Screened porch, overlooks #7 green. Shared golf cart storage underneath. \$139,000 OBO Call Ben at (606) 271-7096

**New New New New New New New New New New New New**

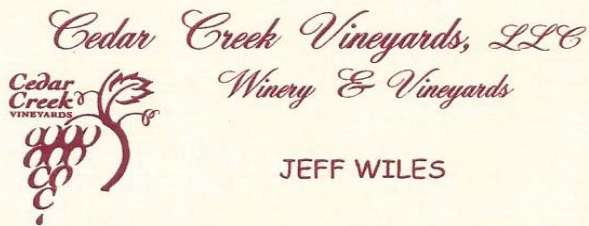


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I'm Vicki Burchfield a **Woodson Bend owner**  
and **full-time resident since 1989!**

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](mailto:vicki.burchfield@coldwellbanker.com)  
Thank you so much!



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(606) 678-0885 FAX

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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.**

**10-1 Lake View!** Nice lower level condo with 2 BR, 1 BA, updated kitchen & open living space. Common area side porch. Near Clubhouse & pool. Priced to sell at **\$99,000** MLS19929

**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 **SOLD!** upper level 2BR., 1 BA unit located on #7 fairway. Condo has sliders, screened porch, side common area deck and large golf cart storage and **CREAT** views. MLS#15513 **\$79,500**

**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**

**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 **SALE PENDING!**

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

**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** **SOLD!** upper level condo w/3BR & 2BA. Laminate flooring in open living space. Fully 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](mailto:nancybigelow@lakecumberlandrealty.com)

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**Lake Cumberland Realty Sold**

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

**Still the best Real Estate Co. to use to sell your unit!**

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**GOLF UNITS – 1BA 2<sup>nd</sup> bath can be added**

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

72-3 **SOLD** newer HVAC, kitchen & bathroom

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

47-3 \$89,900 2BD/2BA

**GOLF UNITS – 2BA Remodeled kitchens and bathrooms**

43-1, 56-4, 50-3 \$119,900

21-2, 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**

52-2 \$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

60-1, 60-3 \$149,900 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 \$229,900 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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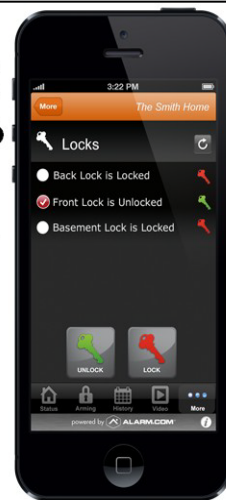
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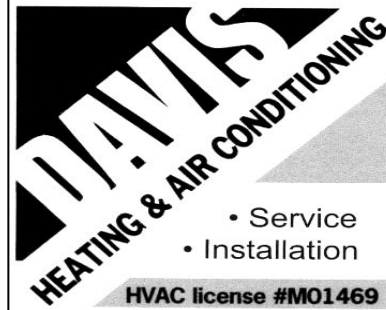


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