



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

DECEMBER, 2014



Merry Christmas and Happy New Year



Manager's Letter

By: Mark Sloan

It cannot already be time for winter!!!! It seems like it was only a few weeks ago that it was here last year. As we all know, last winter was brutal. I'm hoping that this year is much milder. Only time will tell. In the meantime, let me ask everyone to make sure as you "winterize" your condos that you take steps to make sure you leave your heat setting around 50°-55°, if possible. In doing this, you are taking a big step towards preventing possible freeze-ups. Anyone that experienced a freeze-up last year knows how terrible that can be. So, let's collectively keep our fingers crossed that we have a mild one!!!

By the time you receive this newsletter the 2015 operational and capital budgets will have been approved. Many hours were spent by management, the Board and Finance Committee in an effort to put in place the best budgets possible as we move into 2015. 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 2015. You will receive your copies of these budgets in the coming weeks. Please note that we are now operating under 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 somewhat helpful, but not perfect for leaf removal. However, we will continue to devote every man-hour possible to remove the leaves in a timely fashion. 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 2015 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 would like 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 2015 newsletter that will be mailed out on January 20th.



NEW YEAR'S EVE PARTY

at the Clubhouse

C & C DJs

(new, exciting, upscale
entertainment)

from 8:30 – 12:30

BYOB and

hors d'oeuvres to share

**Champagne provided
at midnight.**

***Come ring in the
New Year with us!***



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".

*Condolences are extended
to the family of
Richard Lethander (unit
3-4) who passed away
October 28, 2014*

Woodson Bend Welcomes New Owners in 2014

Unit	Owner	From
12-4	Jonathan & Margaret Mitchell	Brookville, OH
22-3	Stephanie & Kenneth Meade	Independence, KY
22-4	Edmund & Deanna Brooks	Aurora, CO
47-1	Scott & Annette Schloemer	Lebanon, OH
53-4	Scott & Lurie Baeten	Lebanon, OH (prev. unit 66-4)
55-1	Gregory & Sandra James	Highland Heights, KY (prev. unit 106-2)
58-2	Timothy & Michelle Merman	Edgewood, KY
63-3	Rick & Teresa Ernst	Erlanger, KY
89-2	John Dourson	Hamilton, OH
93-1	Steve & Jennifer Lohrer	Cincinnati, OH
94-1	Mark & Pat Dreher	Springboro, OH (unit 20-2)
96-2	Tom & Janet Combs	Georgetown, KY
106-1	Bill Remke	Petersburg, KY
106-2	Bill Remke	Petersburg, KY
113-4	David & Stephany Dornbach	Cincinnati, OH
114-3	Pamela Burton & Steve Dalton	Germantown, OH
118-3	Bill & Nancy McGuffey	Bronston, KY (former 67-4)
204-3	Betty Dudley	Winchester, KY (unit 53-2)
205-2	John & Diana Moran	Centerville, OH (unit 66-2)

PRO SHOP NEWS

The Pro Shop will be closed on Thanksgiving and Christmas Days.

December hours - 9 am - ? (weather permitting)

CLOSED JAN. 1 - FEB. ?

WINTER TRASH REMOVAL



Until further notice, trash will be picked up **ONCE** per day, around 3 pm. If you depart later and have trash, please take it to the designated area at maintenance.

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

DECEMBER 2014



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

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

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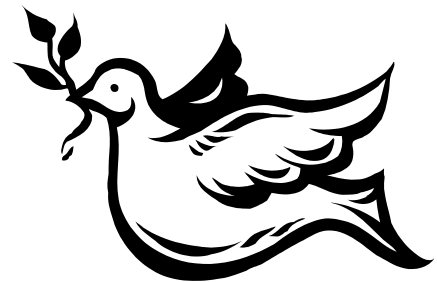
FOR SALE: Unit 53-2 \$134,900 3BR, 2BA unit with core. **GREAT** location on cul-de-sac close to pool, restaurant, playground & putting green. Partially furnished. Hardwood floors. Call Christine @ 606-872-8512

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.

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Merry
Christmas



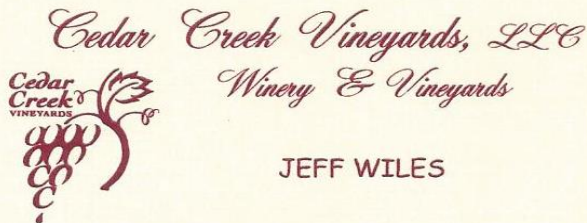
HAPPY NEW YEAR

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



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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

Thank you so much!



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Owned and Operated.

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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. NO STEPS! 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 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 GREAT 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, 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**

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. Beautifully 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

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GOLF UNITS – 1BA 2nd bath can be added

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

GOLF UNITS – 2BA

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 59-2 \$99,900, 56-4 \$119,900

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 \$139,900, 84-4 \$132,500

LARGER UNITS WITH GREAT LOCATIONS

66-2 \$174,900 Top of the line decorating, not a core but has BIG SIDE PORCH

NEW LISTING 21-3 \$159,900 Not a core but has glassed in porch. Making LR, DR, Kitchen one big room.

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

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, 1 BA

105-3 Nicely remodeled 2nd bath can be added \$119,900

LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4, 94-2 All Really Nice Units \$129,900 - \$149,900

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

Sometimes it's worth it to pay more.

2 BR – 8-2, \$129,900 8-3, \$139,900

3 BR – 114-1, \$172,900 basement, 117-3, \$159,900 loft

NEW LISTINGS 103-4 \$229,900 4-3 \$205,000 119-2 \$215,000

Lakeview Sold 1-4, 2-4, 12-4, 89-2, 93-1, 96-2, 104-4, 106-1, 113-4



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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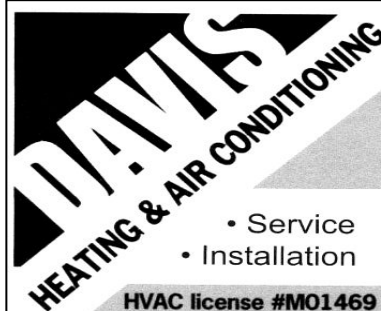
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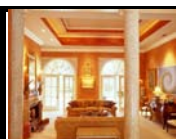
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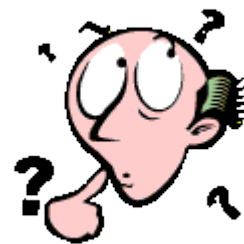
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