



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, 2015

MANAGER'S REPORT by Mark Sloan

Although I do not like winter at all, at least this winter has not been as bad as last year! At the time I am writing this we still have a few weeks of winter left and I hope that it will continue to be manageable for all of us. Spring will be here soon! I hope everyone is making plans to spend as much 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 owners meeting to approve the 2015 budgets was a success. The 2015 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: the \$375 special assessment that was approved will be in your May 20th billing statement.

The 2015 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 2015 will begin in the spring and carry on throughout the summer and into early fall.

We continue to work on leaf removal and hope to have that project

completed by the end of February or the very early part of March. Your patience is appreciated.

As the 2015 season approaches I am excited and anticipate that we will continue to see an upswing in visitors and participation at the resort. 2015 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!

Jamma Underwood, Rental/Housekeeping Director, would love to hear from you regarding your participation with her programs! 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!!!

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

Remembering

*Condolences are extended
to the families of
Laura Monson (72-4)
Jon Quatman (17-3)*

*Both passed away since the
last newsletter.*

2015 GOLF & SOCIAL EVENTS

- 4/3 1st Friday Scramble 5pm
- 4/4 Monkey's Uncle Golf Tourney
- 4/6-8 Spring Break Jr. Golf Camp
- 4/22 Senorita & Margaritas 2-Lady Scramble
- 4/29 Men's Spring 2-Man Scramble
- 5/4-5 Ladies Spring Golf Camp
- 5/24 Memorial Day Scramble & Steak Dinner
- 5/25 Couples 9-Hole Scramble
- 5/30 **WB Open House 11 – 3pm**
& Parrot Head night poolside
(awards for best outfit!)
- 6/1 WB Jr. Golf Championship
- 6/6 **Band – South of Sanity – at Pavilion**
- 6/6-7 Buck & Doe
- 6/13 **Movie poolside – title TBA**
- 6/27 **New Owner Picnic**
- 6/29-7/1 Junior Golf Camp
- 7/3 **Band – Out of the Ashes –at Pavilion**
- 7/4 **Arts & Crafts Tent/Golf Cart Parade**
/DJ Poolside/Fireworks
- 7/5 4th of July Scramble
- 7/11 **Movie poolside**
- 7/18 Margarita Night
- 7/25 **Band – The Bobby Perry Band –**
at Pavilion
- 8/1 Night Golf
- 8/5 WB Ladies Member-Guest
- 8/8 **Movie Poolside**
- 8/15 Hillbilly Golf
- 8/22-23 WB Club Championship
- 8/26 Ladies Bluebird Inv.
- 9/6 Labor Day 18-Hole Scramble
- 9/7 Labor Day 9-Hole Couples
- 9/12 Girls High School State Championship
- 10/3 1-Man Scramble
- 10/9 Last Fri. Night Scramble
- 10/12 Hal Rogers Golf Outing



PRO SHOP GRILL

OPENS FRIDAY, APRIL 3RD

(weekends only until mid-April)

Watch while we try new things...like
 Sunday buffet during season and
 pancakes for the kiddos!

"Snowmageddon 2015 – Snow Much Fun"



Photo by Ella



"LIKE"
 us on
Facebook
 at Woodson
 Bend Pro
 Shop for
 tournament
 results and
 event
 information!

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.



PRO SHOP NEWS

FREE Ladies Golf Clinics (3:30)
 and optional scramble
 (4:00) on the following
 Saturdays:

5/16
 6/13
 7/11
 8/08

COUPLES GOLF

(\$10 per couple)
 4:00 pm on the following
 Saturdays:

5/09
 6/27
 7/25
 8/29
 9/26

PARENT/CHILD SCRAMBLE

\$10 per team on the following
 Saturdays:

5/30
 6/20
 7/11
 8/08

MARK YOUR CALENDAR NOW!



PRE-DERBY PARTY!

May 1st
Upstairs at
the
Clubhouse

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Just come in
 and have some fun!
 Buying a horse is optional.

Doors Open at 6:00 P.M.
First Auction at 7:00 P.M.

Chris Fugmann
Auctioneer

DON'T MISS IT!



THE **BEND** AD-Visor

MARCH 2015



The **OFFICIAL** Woodson Bend Rental Program needs **YOUR** condo!

Call Jamma at 606-561-5300

We are booking reservations for 2015 now.



Start Earning Income from your Unit!!!!

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



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nancybigelow@lakecumberlandrealty.com
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Pick up brochure at Lake Cumberland Realty office just outside the gate!

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: 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 by OWNER – Unit 7-2 Located across from pool, tennis courts, fitness center & restaurant! 1BR, 1BA Lg Screened porch, seasonal lake view. Fully furnished. Newly remodeled shower. **GREAT** rental history. **Price reduced \$65,000** Call Tim at 513-226-1872

FOR SALE BY OWNER – Unit 17-1 Core expanded, 2 BR, 2 full BA. Open LR (w/electric fireplace) kitchen & dining. Fully furnished. Large front porch overlooking 5th green. Golf cart storage under unit & golf cart included! **\$157,000** Call Whitey @ 606-451-1239 or 606-219-1322 or email patshack@twc.com.

new...new...new...new...new...new...new...new

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

C & P Marine

2988 Hwy 90 Bronston, Ky. 42518
606-561-4949

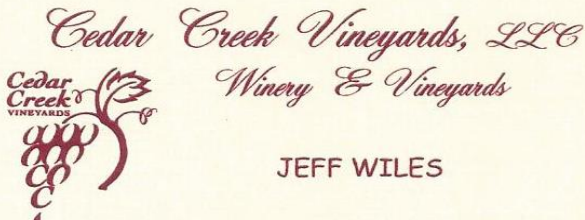
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I'm Vicki Burchfield a **Woodson Bend owner**
and full-time resident since 1989!

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!



VICKI BURCHFIELD

REALTOR®/Sales Associate

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vicki.burchfield@coldwellbanker.com

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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**

24-4 This lower unit HAS IT ALL!!! 2BR, 2BA, newer Kitchen, Heat & AC to the porch plus sliders, Washer/Dryer and handicapped assessable. A good buy at **\$104,900** with furniture, appliances and golf cart included! MLS 11343

31-2 Upper level condo with 2 BR, 2BA, open living space with very nice updated kitchen, full-size W/D. Includes screened porch w/sliders, common area golf cart storage & located on wooded lot w/off street parking. Call for appointment. MLS # 20190 **\$110,900**

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**

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!**

97-1 LAKE VIEW! Lower level furnished condo with 2 BR, 1BA, open living space, screened porch and common deck area. Call for appointment. **\$112,000** MLS # 20142

I would like to thank my sellers and buyers for making 2014 the most successful in many years for our resort!

Looking forward to 2015 being another wonderful year!



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

Nancy, Bill & Brad Bigelow

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nancybigelow@lakecumberlandrealty.com

Still Many, Many Great Buys!

Sales for 2015 are the best ever for January. Already sold 4 condos and 2 villas. Sold 13 units & 1 Patio Home in 2014.

STILL THE BEST REAL ESTATE COMPANY to sell your unit!

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To get more details on units and a map

VIEW LISTINGS at www.lakecumberlandrealty.com

GOLF UNITS – 2BR/1BA 2nd bath can be added

72-3, \$78,900 REDUCED \$7000, newer HVAC, Kitchen & Bath

43-2, \$59,900 Price Lowered Again, Fixer Upper

GOLF UNITS – 2BA Remodeled kitchens and bathrooms All Good units

47-3, 59-2 \$89,900 Great Starter Units

56-4, 21-2, 59-3 \$114,900

43-1, 50-3, 70-1 \$119,900

GOLF COURSE CORE EXPANDED-2 BR/2BA Great Buys

84-3 \$109,000 65-3 \$114,900 65-4 \$129,900 37-1 \$139,900

GOLF COURSE 2BR/2BA with Major Remodeling Without Core

21-3 \$159,900 Not a core but has glassed in porch which has become part of the Living Space. Great open kitchen with Island.

66-2 \$179,900 not core expanded but has large side porch overlooking golf course

28-4 \$179,900 only one like it on the golf course.

GOLF COURSE CORE EXPANDED-3 – 4 BR

60-3, 67-2, 60-4 \$149,900

44-3 \$159,900 3 Bath, 57-1 \$179,900 4 Bedroom

44-4 \$164,900 3 Bath

9-3 \$139,900, 57-4 \$164,900 Both have big side porches

52-2 \$139,900 core space for 3rd Bath and larger kitchen

GOLF VIEW UNITS SOLD 22-3, 22-4, 47-1, 53-4, 58-2

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, NEW KITCHEN, LAMINATED FLOORS, 2nd bath can be added \$119,900

LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4 \$139,900 94-2 \$129,900 Nicely decorated, ready to move in

LAKEVIEW 3 BR, 2BA

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

Kitchen can be opened up for larger living area

LAKEVIEW Core expanded or larger units– 2 or 3 BR

2 BR – 8-2, \$129,900 8-3, \$139,900

Sometimes it's worth it to pay more.

3 BR – 114-1, \$172,900 basement, 119-2 \$199,900 loft

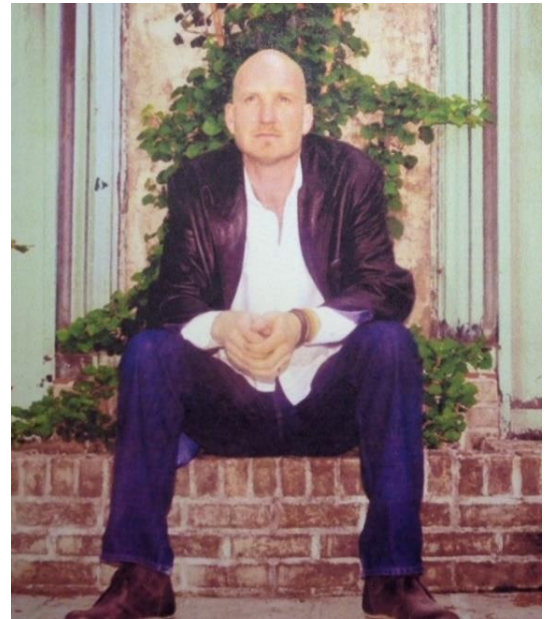
4-3 \$205,000 MAJOR REMODELING: Top of line decorating

LAKE Sold 1-4, 2-4, 12-4, 79-1, 89-2, 93-1, 96-2, 104-4, 106-1, 113-4, 114-3

BRETT BIGELOW

With the OTL Band – James Irvin,

Kenny Berry & Christian Clark



BRETT BIGELOW, youngest son of Bill and Nancy Bigelow of Lake Cumberland Realty has produced an album and the proceeds will go to Scottsboro Alabama “Animal Rescue Clinic”. He has written both the words and the music for the songs and was fortunate enough to have James Irvin, {one of his dental patients} an Alabama/Nashville musician, listen to his tape of songs and asked him what his next step would be to get it professionally produced. His finished product ended up being digitally mastered at Abbey Road in London, UK.

Brett and his wife Tuesday are successful Dentist and Surgeon so making the album was not necessarily done to make money, ... any proceeds for the album will go their town's “Animal Rescue Clinic”. Some of his songs talk of the day he met his wife here at Woodson Bend, the fun he had growing up at Woodson Bend and boating on Lake Cumberland. His songs mix country, southern rock, Americana and even Indie/Alternative sounds. Just fun good listening songs with a great beat. When he performs he is accompanied by some top backup singers and musicians from Nashville. He is hoping to bring his band here to Woodson Bend this summer so he can share Woodson Bend, “the place that he loved growing up” with his fellow musicians!

It is a fun album and can be bought on iTunes under Brett Bigelow music. He also has 2 videos on iTunes, one of him driving his boat, “Boat Bouncin” and the “Front Porch Swing” refers to the day he met his wife at Woodson Bend.

If you are so inclined **BRETT WILL BE OPENING FOR ONE OF NASHVILLE'S POPULAR GROUPS AT THE CITY WINERY IN DOWNTOWN NASHVILLE ON MARCH 20th.** The CD can also be bought (\$9.99) at Lake Cumberland Realty office.



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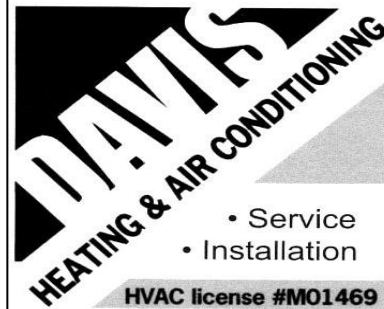
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THE MONKEY'S UNCLE 4-MAN GOLF TOURNEY

Saturday April 4, 2015

12:00 AM Shotgun Start

11:30 am lunch

Entry Fee \$160 Per Team

Includes Tournament Fees, Prizes, Cart Fees & lunch

Call Pro Shop
606-561-5316

**BIG
FUN!**

MONKEY'S UNCLE TEAM FORMAT

Different Format on Every Hole!

4- Person Scramble, Best Ball, Better Ball of 2-Person Scramble, Alternate Shot, 4 tee off – 3 hit second shot -2 hit third shot – 1 hits fourth shot, and thirteen other formats! This will be a lot of fun!

Let's
Play
Golf!



- ☐ **4 Person Team Event (Ladies Welcome)**
- ☐ **Flights based on Saturday's Score**
- ☐ **Lunch**
- ☐ **Entry deadline Friday, April 3rd.**

Send Check Payable to: Woodson Bend Golf Shop, Attention Monkey's Uncle Tourney, 34 Woodson Bend, Bronston, KY 42518

Name **#1 Player** _____ Mailing Address _____ City _____ State _____ Zip _____

Email _____ Cell Phone _____

Name **#2 Player** _____ Mailing Address _____ City _____ State _____ Zip _____

Email _____ Cell Phone _____

Name **#3 Player** _____ Mailing Address _____ City _____ State _____ Zip _____

Email _____ Cell Phone _____

Name **#4 Player** _____ Mailing Address _____ City _____ State _____ Zip _____

Email _____ Cell Phone _____