



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

APRIL, 2015

MANAGER'S REPORT

by Mark Sloan

OK, I think I need to explain something!!!! I typically have to submit my article for Around the Bend by the 9th of each month. Then that issue is not mailed out to you until the 20th of each month because it has to be prepared and sent to the copier etc..... The reason I am making you aware of this is because last month my article discussed how "nice" winter had been and how it seemed this winter was not going to be "as bad" as last winter. OH BOY!!!! Little did I know, or expect, that after my article had gone to print that we would be hit with not one, but two of the worst winter storms we've had in the area in over 30 years with not only snow and ice, but also arctic blasts of cold air dipping temperatures into record lows. So now that you know the timing of how Around the Bend works let me revise my statement from last month. Wow! What a terrible winter! One of the worst we have seen in decades. We hope everyone made it though it as best you could!

As you can imagine, the weather has really placed a burden on the maintenance staff at the resort. I want to publicly thank all of them along with our Security department employees who found a way to keep the resort open and manned during these terrible spells of weather. Our guys did a great job under the worst of conditions and we should all be very proud to have them here with us!

By the time you receive this month's ATB you will already have gotten an email from my office explaining how the weather has negatively impacted leaf removal and basic yard cleanup and repairs. At this point, we've lost nearly 4 full weeks of outside working time. This has been devastating to what we had hoped to accomplish for you by

now. Rest assured that we stand ready and committed to getting the job done. We will not abandon our plans, and although it will be later than expected, we will still get the remaining leaves out of here and move forward with getting the yards in great shape. So please be patient with us and have no worries; we will take good care of you!!!

The Links Restaurant will be opening up for the season on Friday, April 17th. Larry and Doug are excited for 2015 and will be continuing their successful partnership with the Somerset Community College Culinary School. Your 2015 restaurant coupon/billing will be included this month.

This is also the time of year that you will be billed for your 2015 trail fees. Don't forget that the process of bringing your golf cart up to Security for tire inspection before getting your 2015 sticker is still in place. We remain committed to ensuring that the Woodson Bend golf cart tire policy is followed for the benefit of the entire Resort. We appreciate your cooperation in advance on this process.

As many of you are aware, we have been negotiating with the Bronston Water Association for sometime now to purchase our drinking water from them instead of producing our own water. Unfortunately, Bronston Water has notified us that, at this time, they have no plans to enter into an agreement with Woodson Bend. They based that decision on a number of factors that included concern from their supplier in being able to keep up with our demand along with concerns for their own system when other areas outside of Woodson Bend continue to expand and be developed. The state of KY has no issues with us continuing to operate our own water plant and system based on this information. The Board has been made aware of this development. In light of this news, we consider the issue tabled until such time Bronston wishes to re-engage in a new dialog with us.

As the season approaches we will be furiously working to get caught up for the season regardless of what the weather has done to us! In the coming weeks we will be putting the finishing touches on leaf removal. Painting and roofing for 2015 will be starting back up as well. We will work to get these projects completed as quickly as possible. We are very excited about many of the improvements being made and we can't wait to make your visits during 2015 as enjoyable as possible. As always, we will be communicating with those of you who are scheduled for a new roof or painting job in advance to allow you to plan around that work being done at your building.

We look forward to seeing everyone this spring and summer! I want to close with another reminder that our 4th of July celebration will be taking place on Saturday, July 4th!!! So mark that date in your calendar!



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

Remembering

*Condolences
are extended
to the family of
Ray Coffman
Unit 104-1
who passed away
in late 2014.*

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

Thank You So Much!

We would like to express our sincere thanks and gratitude to Woodson Bend management, staff and employees who worked tirelessly through recent winter events to provide safety and comfort to residents and property owners of the resort.

Your proactive planning, implementation and dedication were unmatched by any community in this area.

**Vicki Burchfield and
Doug Huddleston**
owners unit 11-2

PRO SHOP NEWS

The Pro-Shop is back open and new spring merchandise is arriving daily. The Grill will open March 27 and will operate weekends only until mid-April.

It's time for our Annual Golf Memberships...now is the time to join.

OWNER RATES ARE:

Annual Single Membership \$720

Annual Couple Membership \$839

Annual Family Membership \$970

We have a 5-Payment Plan also available for April – August.

We offer a 10 round 9-hole card and an 18 hole card.

Please call Tim at the Pro Shop for any questions you may have. Our membership is an awesome value!!

2015 HANDICAPS

We are billing for 2015 Golf Handicaps. The fee is \$30 for the year. If you don't have a handicap and would like one this year, just let us know.

5TH ANNUAL AROUND THE BEND 5K RUN/WALK

May 23rd, 2015 - 9:00am - Clubhouse

Join us for the 5th Annual Run/Walk that benefits the WB Garden Club. 1st, 2nd & 3rd place trophies will be awarded after the race in 2 categories: ages 12-69 and 70-over. The race is timed and there will be a twist this year – the race will be run in the opposite direction from previous years! There will be an optional 1 mile race for those 11 and under around the “small loop” which will begin 5 minutes before the main race. First place trophy will be awarded in this category. Entry form is included.

WE NEED SPONSORS!!!

Sponsor's names will be on the tee-shirts. Sponsor fee is \$50. Deadline for sponsorship is May 8th. Send your check to:

Carmella Waller/WB Garden Club
c/o Woodson Bend Resort

14 Woodson Bend, Bronston, KY 42518
Or...have it billed to your account by calling 606-561-5311

Bottled water and a snack will be provided. Register the entire family for an event that gets bigger and better every year!

MARK YOUR CALENDAR NOW!



PRE-DERBY PARTY!

May 1st
Upstairs at
the
Clubhouse

BYOB & YOUR FAVORITE
“HEAVY” HORS D' OEUVRE

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!



DERBY PARTY!

May 2nd - Clubhouse
Doors open at 10:30
Bring drinks & snacks
Dress your Derby Best!

If you want a Program
or Racing Form contact
Marcia @ 606.561.5311
to order – \$10 each.
Will be delivered to
Security by 8 am on
Derby Day for pick-up.

**Prizes for classiest,
funniest and Woodson
Bendiest Hat!**



THE **BEND** AD-Visor

APRIL 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

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 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.

FOR SALE BY OWNER – UNIT 41-1 lower level, 2BR, 1½ BA very clean unit. New kitchen cabinets, new flooring, new paint & added moldings. 2 added LR windows. Sliders on screened porch. 2 side decks, storage closet, enclosed golf cart storage, W/D. Fully furnished, some furniture new. Move in ready!
\$114,900 Call local: Richard at 606-679-2260



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

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

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 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

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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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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!

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Lake Cumberland Realty office (just outside gate)

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

48-2, \$89,900 Cute Cottage Look 61-2, \$99,000 Perky bright **NEW LISTING**

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**

41-3 **\$102,900** OWNER WANTS OFFER

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

60-1, **NEW LISTING**, \$149,900 Freshly painted

GOLF VIEW UNITS SOLD 22-3, 22-4, 47-1, 53-4, 58-2, 17-4

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 \$139,900 94-2 \$148,900 Both Beautiful Decorating inside!

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

117-3, larger LOFT unit, Freshly painted \$5,000 carpet allowance \$149,900

LAKEVIEW Core expanded or larger units– 2 or 3 BR

2 BR – 8-2, \$129,900 8-3, \$139,900 BOTH WANT OFFERS NOW!!

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, 103-4, 104-4, 105-3, 106-1, 113-4, 114-3

Woodson Bend has one (1) PWC slip available. This is NOT a regular boat slip, but a small slip on the ends of the dock for a personal watercraft. These slips are \$585 per year. If you need a space for your jetski or waverunner, call 561-5311!



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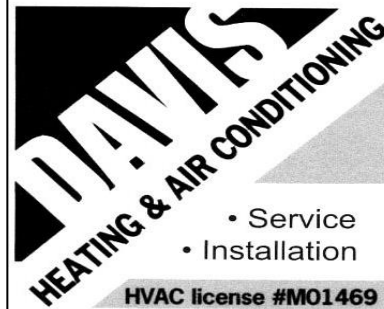
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3570 South Hwy 27 Somerset by stoplight 21

606-679-8040

5th Annual 'Around The Bend' 5K Memorial Run/Walk

May 23, 2015 - 9:00AM

Location: Run/Walk will start at the Clubhouse Parking Area and will proceed down the hill poolside and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking. The race will start at 9:00 am and will be completed by 10:30 am (for those who choose to walk) . **New:** 1 mile "Around the Small Loop" for 11 & under will begin 5 minutes before the adult race.

Cause: This run/walk will benefit the **Woodson Bend Garden Club.**

Registration: Entry fees: Individual \$ 20 or Family (3 or more) \$17.50
Pets are welcome.

Awards: Trophies will be given for 1st, 2nd & 3rd place except 1st place only in 1 mile race.
Each contestant will receive an "Around the Bend" t-shirt. Every entry will be timed.

First Name:_____Last Name:_____participation #_____

Age_____Male_____Female_____ T-Shirt Size(s)_____ (available Adult S,M,L,XL, XXL)

Additional Family Members_____

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
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Address_____City_____Zip_____

Telephone_____email_____

Make checks payable to: **Woodson Bend Garden Club**
Mail to: **Woodson Bend Resort**
14 Woodson Bend
Bronston, KY 42518 or email: **administration@woodsonbendresort.com**

Registration Deadline will be: **May 21, 2015 (please register early so we can order t-shirts)**

Waiver (Every participant must sign)

In consideration of your acceptance of this entry, I for myself, my heirs, devisees, executors, administrators, and assigns hereby waive, release and discharge any and all claim against the officials or the sponsors of the 'Around the Bend' 5k Memorial Day Run/Walk for all damages or injuries I may suffer.

Signature of entrant(s)

Date

Guardians signature if under 18 yr age

Woodson Bend Golf Cart Policy

Implemented September 2006 by WB Board of Directors

All Woodson Bend licensed Golf Carts must adhere to the following specifications:

- All carts used for golf must have **sand bottle(s)** attached in order to fill divots.
- All carts **used for golf** must have **golf bag straps** and associated hardware attached.
- All carts must have turf style tires, **no off road or knobby tires allowed** on carts at any time on Woodson Bend property.
- Utility style carts, even though they have a golf cart body will **not** be allowed on premise, except for Woodson Bend maintenance or security departments use.
- You **must** be 16 years of age and possess a valid driver's license to operate a golf cart.

Any deviation of this policy must be approved and documented by the General Manager of the resort.

March 10, 2015

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PLEASE NOTE...

The knobby tires provision is effective immediately!

March 20, 2015

Dear Woodson Bend Owner:

These three pictures are some simple examples of the types of tread patterns that would be considered OK for use within the resort and keep you in compliance with the WB golf cart tire policy. Your tires can have different tread patterns as long as they are not “knobby tires”. We have included these pictures strictly as a reference to help you better understand the policy of what we allow. If you have any questions about your tires prior to the inspection you may contact me or Security at your convenience.

Thanks,

Mark Sloan

Mark Sloan
General Manager
msloan@woodsonbendresort.com



WOODSON BEND RESORT

Senoritas & Margaritas

2-LADY SCRAMBLE



DATE: Wednesday, April 22, 2015
12:30 PM SHOTGUN START at 1:00
Entry Fee \$80 per team
(includes cart, lunch 12:30, prizes)



dreamstime

PRIZES DETERMINED BY GROSS & NET SCORES

LIMIT First 48 Teams

Senoritas & Margaritas

NAME: _____ Max 36
HANDICAP: _____

Address _____ email _____

NAME: _____ Max 36
HANDICAP: _____

Address _____ email _____

MAKE CHECKS PAYABLE TO DUDLEY GOLF & MAIL ENTRY TO:

Woodson Bend Golf Shop
ATTN: TIM DUDLEY
14 Woodson Bend Resort
Bronston, KY 42518
Ph. 606-561-5316



2015 WOODSON BEND RESORT

MEN'S CLASSIC GOLF TOURNAMENT

Wednesday , April 29, 2015

SHOTGUN START AT 1:00
Lunch between 12:30 – 1:00

FORMAT: 2 PERSON SCRAMBLE

ENTRY FEE: \$80 PER TEAM (includes cart & prizes)

GROSS & NET PRIZES

Junior Division 49-under

Senior Division Ages 50-64 White Tees ...65-69 Gold Tees

Super Senior Division 70 – over Gold Tees

(to play in Super Senior both players must be 70 or over)

LIMIT First 48 Teams

WOODSON BEND MEN'S CLASSIC

NAME: _____ Max 20
HANDICAP: _____ age _____

Address _____ email _____

NAME: _____ Max 20
HANDICAP: _____ age _____

Address _____ email _____

MAIL ENTRY TO:
Woodson Bend Golf Shop
ATTN: TIM DUDLEY
14 Woodson Bend Resort
Bronston, KY 42518
Ph. 606-561-5316

MAKE CHECKS PAYABLE TO:
DUDLEY GOLF

