



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

AUGUST, 2015

Managers Report

by Mark Sloan

I can't believe we managed to get through this 4th of July with all the rain.....again! Even with the rain, we managed to catch a couple of breaks and still do our scramble on Friday; the cart parade was rain free and the rain even managed to hold off long enough for our fireworks show. However, it sure was a wet one for the books! I really do appreciate everyone hanging in with us and coming out for the events despite the weather. It was great to see everyone having a great time!! I The quality of the carts in the parade was once again outstanding. Congratulations to our winners!

The inflatables we had up at the clubhouse were a huge hit again. It was fantastic to see so many people using them and having a great time! They will be back again next year.

The season is half over and it's been a great one so far, but let me remind you that in addition to our upcoming Labor Day Weekend, I am pleased to announce our 3rd Annual Woodson Bend Community Cookout will be on Saturday, September 26th! The food should be ready to eat around 5pm. Woodson Bend will be supplying the meats and the cooks to get the meat ready plus we will supply the paper products. We would like to ask you to prepare your favorite side dish or dessert (or both!), and bring your drink of preference. Although dinner will be at 5pm, feel free to come on up and socialize with the cooks and volunteers helping get the event ready to go. Many of you already know how wonderful this event is. It's a great way to interact with your fellow owners and make new friends. We plan to have an inflatable slide at the event for kids and kids at heart throughout the day and into the evening! A great time will be had by all! We need your help though.....to plan an event like this and ensure we have the correct amount of meat necessary, we need to know if you plan on attending. The great news is that it's free for everyone! If you plan on coming, please let us know via email or phone the number of guests you will have. Also, please let us know if you are planning on preparing a side dish or dessert or both!!! You can let us know by contacting:

Marcia at 606-561-5311 or at

administration@woodsonbendresort.com.

So mark your calendars for Saturday, September 26th!

If you happen to be looking at your calendars you will notice that the cookout is planned on the 4th weekend of September. That is correct. PLEASE MARK YOUR CALENDARS THAT OUR ANNUAL OWNER'S MEETING WILL ACTUALLY BE ON THE THIRD WEEKEND IN SEPTEMBER, SATURDAY THE 19TH!

Speaking of September, don't forget that we have a Board election and we have 2 spots available. We have 2 incumbents who have agreed to run for the spots. Additional nominees graciously declined to run at this time. Even though we have 2 candidates running for 2 open spots we still need your votes. Please understand that when you receive your ballots it is vitally important that you vote and return your ballot. We must still achieve a quorum to have an official election and meeting. This situation occurred a few years ago and I asked for your help with this matter and you did wonderfully in stepping up making sure we achieved our goal. Just be mindful of this again as we move forward in the coming weeks.

The 2015 "Friends of Woodson Bend" is ongoing. The Board recently approved the Friends program goal of adding a pergola on the lower end of the pool deck. In addition, the Board approved the Friends request to look at doing a number of updates over the next couple of years to our pool complex that would include a possible pergola in the baby pool area, new tables and chairs and new loungers. This is great news and something that I know many owners have expressed a desire to see improved. There has never been a better time to donate to the Friends program. They need your help and your donations in helping them to achieve their goals. If you would like to become a "Friend", simply call or email Marcia at the number and email listed above and she will get you signed up. We can bill your account for the donation!

As we get deeper into the season, I want to remind you that if you plan to do any remodeling to your condo, please give Kenny a call at 606-561-5314 or 5315 to make your plans ASAP. Our Remodeling department continues to be very busy and the sooner you call the sooner we can get your project on the books! We look forward to helping bring your improvements to life!



Golf Camp 2015

(L) Trevor Gumm and
his grandfather John Gumm
(R) Cameron Kirksey with
his Grandfather, Bill Kirksey

GOD'S FOOD PANTRY

God's Food Pantry has been serving Pulaski Co. for 35 years. Volunteer staff gives 300 hours weekly. They served over 25,000 people in 2014 and are currently serving 900 families per month plus 288 senior households. How Can YOU Help...

A donation barrel is now located in the foyer between the Rental Office and the Mouse Pad. If you would like to contribute, they are in need of any non-perishable foods, especially: canned vegetables, fruits, soups, tuna, beans, rice, instant potatoes, noodles, mac & cheese, peanut butter, jelly, oil, flour, hamburger helper, boxed baking mixes. They also need personal care items, such as shampoo, toothpaste/brushes, soap.

2015 GOLF & SOCIAL EVENTS

7/25 The Bobby Perry Band at the 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

*Condolences are extended to the family of
Barbara Donnelly
(unit 13-2) who passed away last week.*

Recently Added FRIENDS of WOODSON BEND

UNIT #	NAME	
53-4	Baeten, Scott & Lurie	
71-3	Ehnes, WR & Carol	
88-4	Air, Gordon & Dorothy	
119-2	Hill, Chuck & Jenny	
203-3	Schuh, Tom & Maria	
<i>Correction: Reeb, Arvil & Linda are in unit 81-4, not 18-4 as shown in last month's Newsletter. We apologize for any inconvenience.</i>		
50-1	Ratterman, George & Lisa	

WOODSON BEND CHURCH SERVICES

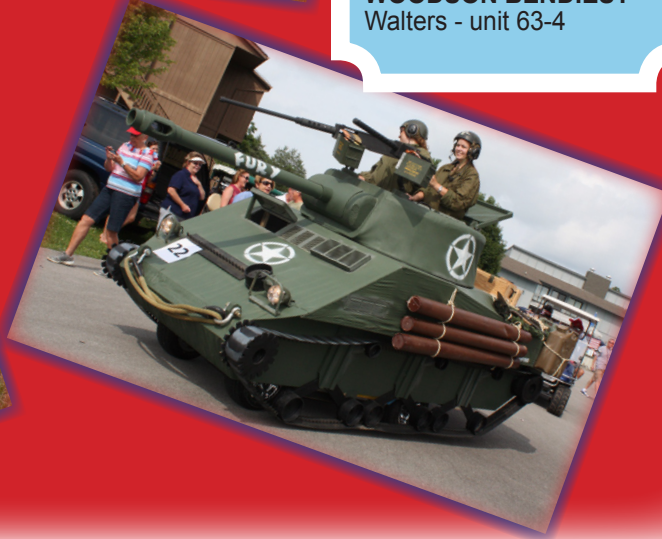
Pastor Chuck Aden – Sundays 8:00 a.m.

Services in the Amphitheater,
weather permitting

*(In Case of rain services will be held
in the Library, located in the Clubhouse)*

PRO SHOP GRILL
Open Every Day thru September

Golf Lessons Available
Call Tim at 606-561-5316



4th of July GOLF CART PARADE WINNERS

MOST PATRIOTIC
The Fritsch Family (unit 56-3)

FUNNIEST
Emily Bayer - Unit 66-1

MOVIE/TV THEME
Zephs & Julians - units 19-2 & 3

MOST CREATIVE
Lamb Family - unit 57-2

WOODSON BENDIEST
Walters - unit 63-4



THE **BEND** AD-Visor

AUGUST 2015



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~~
REDUCED \$152,000 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

FOR SALE: Unit 10-3 Uniqueness! 100 yds. from the Clubhouse & Pool and **LAKE VIEW!** 2BR, 2BA, walk-thru large closet, fully furnished. **Price Reduced \$149,000** Now **\$139,900 and negotiable** Call Charlie at 513-678-4155

FOR SALE BY OWNER – Unit 10-1 2BR, 1BA, open remodeled kitchen, ceramic & hardwood throughout, close to pool. Excellent rental history! Lowest price lake view: **\$93,000** Call or text 513 377-5098 anytime or email: mark_gates@yahoo.com. Will send photos & website.



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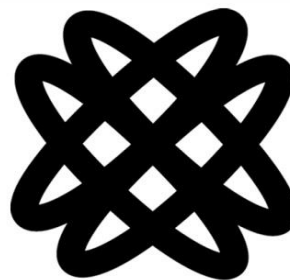
Pick up brochure at Lake Cumberland Realty office just outside the gate!

2011 EX-GO RXV gas golf cart w/13.5hp Kawasaki engine, EZ-Go head and tail light kits, new rear facing black seat that folds down to diamond plate bed, new black front seats. Runs & looks excellent . **\$4200.00**
Call 859-250-9560

FOR SALE BY OWNERS: Unit 54-3 \$69,500
1 BR, 1BA, GREAT View, fully furnished, completely remodeled this spring. Screened porch. Contact Larry at 513-519-2526 or Doug at 606-627-4330

new new new new new new new new new new new new new new new

FOR SALE: 2011 Yamaha 48 volt electric golf carts
2 seaters, excellent condition. **\$2650 each** Contact Tim at 513-226-1872



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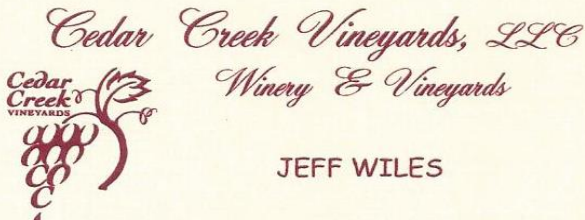
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I'm Vicki Burchfield a **Woodson Bend owner**
and full-time resident since 1989!

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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7-3 Upper level with 1 BR, 1BA, nice kitchen & glassed in porch. Floor plan could be modified to 2BR. Located across from Clubhouse. MLS #21274 **REDUCED! \$79,900**

21-4 Lower level condo with 2 BR and 1.5 BA. Updated Kitchen. Common area side porch and golf cart storage. Overlooks #7 tee and fairway. MLS #1303422 **\$102,900**

24-4 Lower level with 2BR, 2BA, newer Kitchen, HVAC to porch plus sliders. W/D and handicapped assessable. A good buy at **\$104,900** with furniture, appliances and golf cart included! MLS #11343

27-1 Lower level w/2BR, 2BA, glassed porch, open living space, updated kitchen & baths, large laundry. Condo has core & 4' BR expansion. On #7 fairway. Common area golf cart storage. MLS #21104 **\$139,900**

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

41-4 Lower level with 2BR, 2BA, updated kitchen, open living area, Screened porch w/sliders. Common area side porch & golf cart storage. On cul-de-sac w/ off street parking. MLS 18580 **\$119,500 REDUCED!**

44-3 Upper level condo 3BR, 3BA, open living space, separate laundry. Screened porch. Core, 4 & 8' expansions. Complete new interior in 2007. On cul-de-sac w/off street parking. Wooded lot. MLS#214021 **\$149,900**

53-3 Upper level condo with 2BR, 3BA, open floor plan & renovated kitchen. Has core plus 4' & 8' BR extensions. Screened porch w/sliders, separate heat & air, used as den. Across the street from Clubhouse. Enjoy the property behind for your outside activities. MLS 20988 **\$149,900**

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 **\$110,900**

68-3 Upper level w/2BR, 2BA, open living space w/beautiful fireplace, renovated kitchen, dining area & baths. Condo has core and screened porch w/sliders to enjoy the view. Great outdoor space for everyone to play. MLS #21092 **\$139,900**

82-4 Lower level condo with 3BR (1 is a bunk room), 2BA, open floor plan & separate laundry room. Condo has core & 4' BR extension. Screened porch w/sliders. Located on #8 fairway. Sit on your back porch and watch the golfers & deer! MLS 20831 **REDUCED! \$129,000**

86-3 Upper level w/2BR, 2BA, open living space w/nice kitchen. Screened porch w/ sliders currently used as family room. Condo has 4' BR expansion and laundry. Limited area golf cart storage; located across the street from the lake with a view. MLS#21117 **\$114,900**

I would like to express my sincere appreciation to all my sellers and buyers for placing your trust and confidence in me. I am so pleased to have had 11 Woodson Bend closings in the past year. I also have buyers with 2 sale-pending contracts. Thank you again for selecting me as your realtor!



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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Pickup brochure of units at 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, \$84,900, newer HVAC, Kitchen & Bath
31-4, 48-2, \$89,900

GOLF UNITS 2BR – 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** Really Nice
15-1, 43-1, 50-3, 56-4 **\$119,900** Really Nice
86-4 **\$129,900**

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

65-3 \$114,900 65-4 \$129,900 84-4 **\$119,900** 37-1 \$139,900
28-4 \$159,900 Highly upgraded. Beautiful, Easy access.

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

66-2 \$174,900 not core expanded but has large side porch overlooking golf course. Must See!

67-4 \$169,900 **Glassed in Porch**, Huge cart storage, **Outstanding Unit**

GOLF COURSE CORE EXPANDED-3 – 4 BR

60-1, 60-3, 67-2 \$149,900 **Very Nice**
57-1 \$145,000 4 Bedroom reduced \$36,000
9-3 \$139,900, 57-4 \$158,900 **Both have big side PORCHES**
52-2 \$149,900 core space for 3rd Bath and larger kitchen
19-1 \$147,900 remodeled Great kitchen **Reduced \$30,000**
23-4 \$179,900 Wow What a nice unit, **MUST SEE**
53-2 \$134,900 **NEW LISTING** Glassed in Porch

GOLF VIEW UNITS SOLD 22-3, 22-4, 47-1, 53-4, 58-2, 17-4, 84-3, 61-2

LAKEVIEW UNITS – 1 BR 1 BA-PRICE REDUCED

2-2 \$124,900 “COUPLES PARADISE” or BACHELOR/BACHELORETTE
Spectacular Lakeview **PENDING!** Absolutely top of the line!
Could sleep 6 – Check out the View!

LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4 \$134,900 nicely inside! Ready for a great summer!
97-1 116,500 2bd/1ba 2nd can be added

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, no steps

LAKEVIEW Core expanded or larger units– 2 or 3 BR

114-3 **\$139,900 PENDING**

2 BR – 8-2, Has new laminate floorings, take another look \$134,900
8-3, \$139,900 **BOTH WANT OFFERS NOW!!**

3 BR – 114-1, \$165,900 basement, 119-2 \$189,900 loft
118-2 \$189,900

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

LAKE SOLD 1-4, 2-2, 2-4, 12-4, 79-1, 79-3 89-2, 93-1, 94-2,
96-2, 103-4, 105-3, 106-1, 106-2, 113-4, 114-3, 105-4, 117-3

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