

# 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](http://www.woodsonbendresort.com)

NOVEMBER, 2015

## Managers Report

by Mark Sloan

Our 2015 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 Tom Dieruf and David Dick. I have no doubt they will continue to do a fabulous 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, 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 also have plans to start on the leaves as early as possible and stay on them. Last year, the weather did not cooperate in January and February, which caused us to finish the job later than we hoped. By getting on it and staying on it earlier, we hope to be ahead of the curve if we have a bad winter again.

We are currently working on the 2016 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 2016. 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 2016 Budgets at the November meeting (November 21st). 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 2015 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!!!!

**PRO SHOP GRLL**  
**Open till Nov. 1**  
**Fri., Sat., Sun.**  
**8am-2pm**

**PRO SHOP HOURS**  
**Mon.-Fri. 9:00-5:00**  
**Sat. & Sun. 8:00-5:00**

**Pro Shop**  
**will be**  
**CLOSED**  
**Thanksgiving**  
**Day**

**The Buck &**  
**Doe Tourney**  
**Rescheduled for**  
**Oct. 25th**  
**1:00 Shotgun start**

## 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.*

We would  
like to wish  
everyone a  
Happy  
Thanksgiving



## Recently Added FRIENDS of WOODSON BEND

UNIT #	NAME
055-1	James, Greg & Sandra
115-1	Park, Brad & Sundae
017-2	Hollstegge, Dan & Karen
082-3	Proctor, Martha
005-4	Iocono, Joe & Susan
081-2	Keen, Ed & Anne
008-1	Clements, John
045-4	Schablein, John & MaryJo
022-1	Phillips, Bill & Shirley
203-4	Stecher, Ken & Carol
017-4	Lippert, Ray
017-4	Lippert, Connie
041-2	Kreidenweis, Bob & Kim

## YOU WORKED HARD SO WE DIDN'T HAVE TO . . .

What a Day! Thank you to everyone who worked to make Employee Appreciation Day so special. We appreciated each gift/gift card/donation, the scrumptious food and the time you spent on our Day in preparation & clean-up! We generally work hard so you don't have to. Today, the reverse was true. Thank you if you participated in any way!!

## OCTOBER 24TH - 2 BIG EVENTS! *DOUBLE* the FUN!

### HALLOWEEN POKER RUN

Meet at Clubhouse  
between 11:30 - noon  
Trick or Treat for a  
Poker Hand (\$5 per)  
Costume Contest  
Decorate your Golf Cart



Questions? Contact Mary  
at [mascoggan@hotmail.com](mailto:mascoggan@hotmail.com)



### CHILI COOK-OFF

Bring your Chili to the  
pavilion by 5:00 pm  
1st Place Award and  
Bragging Rights!  
Red & White chili categories  
Sample the chili after  
judging is complete

**What a Day !!!**



# THE *BEND* AD-Visor

## NOVEMBER 2015



### HOLIDAY PARTY

@ CLUBHOUSE

5:00 pm - Dec. 5<sup>th</sup>

DRESSY CASUAL

Bring an unwrapped child's toy  
BYOB & Hors D'oeuvre to share

**FOR SALE BY OWNER: 67-1** First floor overlooks #7 fairway. 2 BR plus a bunk room, 2 full BA. Core expanded, newer HVAC, remodeled kitchen, screened porch. Fully furnished. **\$125,900** Call Carole or Bob @ 513-922-2177 or 513-680-6507.

**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: Unit 10-3** Uniqueness! 100 yds. from the Clubhouse & Pool. Fabulous **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](mailto:mark_gates@yahoo.com). Will send photos & website.



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view units @[lakecumberlandrealty.com](http://lakecumberlandrealty.com)

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

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

**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: 2011 Yamaha Drive Golf Carts –**  
2- seater **electric** (48 volt) starting at **\$2550** each.  
**Gas** 2- seater carts, starting at **\$3500** each. Have others with lights and rear seats. Contact Tim at 513-226-1872



**I am interested in buying a good used boat. Prefer a deck boat. Must be in excellent condition. Call me (David) at 970-691-3251**

# C & P Marine

2988 Hwy 90 Bronston, Ky. 42518  
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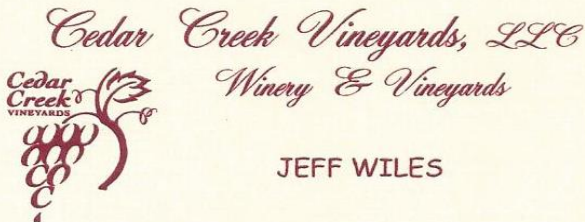
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I'm Vicki Burchfield a **Woodson Bend owner**  
**and full-time resident since 1989!**

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](mailto:vicki.burchfield@coldwellbanker.com)

Thank you so much!



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FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



**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 **\$79,900**

**21-3** Upper level condo with 2BR, 2BA, open living area inc. glass screened porch. Renovated kitchen w/nice island. Hall BA has entrance to master. On #7 fairway. Common area storage w/2 carts included. MLS#22146 **\$149,900**

**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 **\$99,500** with furniture, appliances and golf cart included! MLS \$11343

**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**

**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**

**48-2** Upper level condo with 2BR, 1BA. Open floor plan w/laundry and sliders on screened porch. Located on cul-de-sac w/view of #8 fairway. MLS #22185 **\$89,900**

**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**

**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 **REDUCED \$134,900**

**82-4** Lower level condo with 3BR (this 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! **sold** MLS 20831 **\$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 HOPE YOU ENJOY YOUR VISIT TO OUR RESORT!!**



## Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

Nancy, Bill & Brad Bigelow

Available 7 days a week

[nancybigelow@lakecumberlandrealty.com](mailto:nancybigelow@lakecumberlandrealty.com)

### Still Many, Many Great Buys!

Sales for 2015 are the best ever for winter/early spring. **ALREADY SOLD 14 CONDOS** and 2 villas and units pending.

**STILL THE BEST REAL ESTATE COMPANY to sell your unit!**

**LIST WITH LAKE CUMBERLAND REALTY**

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**CALL ANYTIME! (606-271-1005 cell)**

**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](http://www.lakecumberlandrealty.com)**

#### GOLF UNITS – 2BR/1BA, 2<sup>nd</sup> bath can be added

72-3, \$84,900, newer HVAC, Kitchen & Bath

31-4 \$89,900

84-2, \$119,900 **NEW LISTING**

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

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

21-2, 59-3 \$114,900 Really Nice

56-4, 15-1, 43-1, 50-3, \$119,900 Really Nice

41-4, \$122,500 **NEW LISTING** 86-4 \$129,900

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

65-3 \$114,900 65-4 \$134,900 NEW HVAC **PENDING**,

84-4 \$119,000 37-1 \$139,900

28-4 \$149,900 Highly upgraded. Beautiful, Easy access.

52-3 \$125,500 Core not finished.

**74-4 \$159,900 PRICE LOWERED \$10,000**

#### 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 \$166,900 **Glassed in Porch**, Huge cart storage, **Outstanding Unit**

#### GOLF COURSE CORE EXPANDED-3 – 4 BR

29-1 \$184,900

60-1, 60-3, 67-2 \$149,900 **Very Nice**

9-3 \$139,900, 57-4 \$158,900 **Both have big side PORCHES**

52-2 \$154,900 core space for 3<sup>rd</sup> Bath and larger kitchen

19-1 \$147,900 remodeled Great kitchen **Reduced \$30,000**

53-2 \$119,500 **PRICE LOWERED GLASSED IN PORCH**

85-3 \$164,900 **NEW LISTING** 2 Wall Windows, Great view

74-2 \$189,900 **NEW LISTING** Can be 3BR. Spectacular.

**GOLF VIEW UNITS SOLD** 17-4, 45-1, 84-3, 61-2, 57-1, 43-2, 41-3, 65-4

#### LAKEVIEW UNITS – 2 BR, 2 BA – GREAT PRICE

10-4 \$134,900 nicely inside! Ready for a great summer! **PENDING**

97-1 \$116,500 2BD/1BA 2<sup>nd</sup> can be added. **PENDING**

#### LAKEVIEW 3 BR, 2BA

**94-4 Priced to sell, 3 bedroom, Golf cart storage \$159,900**

**Kitchen can be opened up for larger living area, no steps**

#### LAKEVIEW Core expanded or larger units– 2 or 3 BR

**2 BR** – 8-2, Has new laminate floorings, take another look \$134,900

8-3, \$139,900 **BOTH WANT OFFERS NOW!!**

116-2 \$169,900 **NEW LISTING**

**3 BR** – 119-2 \$184,900 **PRICE REDUCED \$40,000**

118-2 \$199,900 5-2 \$195,900 **SPECTACULAR**

#### NEW LISTING LAKEVIEW 4BR, 2BA Totally Remolded

5-2 Large Open kitchen, Golf Cart Storage **\$195,900 PENDING**

**LAKE SOLD** 2-2, 10-4, 79-1, 79-3, 94-2, 103-4, 105-3, 105-4, 117-3, 97-1, 114-3, 114-1



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**WOODSON BEND WINTER SERVICES  
2015-2016**

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