



# 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)

DECEMBER, 2015



*Merry Christmas and Happy New Year*



## MANAGER'S REPORT

**Mark Sloan**

Old Man Winter is on his way.....if he can get around El Nino!!! The weather this fall has been spectacular and we are very thankful for how beautiful it has been. Even though we are experiencing nice fall weather, we know that winter is coming! We here at the Resort are sure hoping to see a milder winter than the last two and know each of you feel the same way. I would like to 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 degrees. 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 better winter than recent ones!!!

By the time you receive this newsletter the 2016 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 2016. 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 2016. You will receive your copies of these budgets in the coming weeks. Please note that we continue to operate 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.

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 thus far for leaf removal. We have been hitting them hard already! 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 2016 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.

We 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](mailto:maintenancewb@woodsonbendresort.com). They'll 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 2016 newsletter that will be mailed out on January 20th.



## NEW YEAR'S EVE PARTY

*Clubhouse - Dec. 31*

**C & C DJs**

**8:30 - 12:30**

**BYOB and  
hors d'oeuvres to share**

*Champagne at midnight.*

Call 606-561-5311 or email  
[administration@woodsonbendresort.com](mailto:administration@woodsonbendresort.com)

to register the number of guests  
you will have attending.

**Fee (\$5 per person) will be  
billed to your account.**

## GOLF NEWS

### 2016 GOLF CALENDAR

04/08	1st Friday Scramble
04/27	Ladies Spring Classic
05/04	Men's Senior Classic
05/29	Memorial Day 18-Hole Scramble 1:00 Steak dinner following \$30 pp
05/30	9-Hole Couples Scramble \$20 per team
06/11	Double Couples Golf Scramble 1:00
06/28	Central KY Ladies Golf (course closed until 3:00)
07/03	4th of July Scramble 1:00
07/16	Margarita Golf
08/06	Night Golf (putting)
08/10	WB Ladies Member-Guest
08/20	Hillbilly Golf
08/27-28	WB Club Championship
08/31	Ladies Bluebird Inv.
09/04	18-Hole Labor Day Scramble 1:00
09/05	Couples 9-Hole Scramble
09/9-10	Girls High School Golf Championship
10/1-2	Buck & Doe
10/10	Hal Rogers Golf Outing
10/30	1 Man Scramble

### PRO SHOP HOURS & DAYS

#### December

Monday 12:00 - ??  
Tuesday - Sunday 9:00 - ??

### PRO SHOP CLOSED

*Thanksgiving &  
Christmas days.*

Pro Shop will be  
**CLOSED**  
but the Golf Course  
will be **OPEN**  
January 4 thru  
mid February

### January 1 3rd ANNUAL FROSTY BALLS 2 Person 9-Hole Scramble

\$20 Couple -  
12:00 Start

*Entry Form Attached*

THANKSGIVING  
WEEK-END SALE  
**TAKE 25% OFF**  
*already  
marked down  
prices!*

### God's Food Pantry

The God's Food pantry donation barrel is located in the Rental foyer just beside the Mouse Pad.

Contributions of non-perishables are much appreciated. Personal care items are much needed.

God's Food Pantry serves over 900 households per month, and the need is even greater over the holiday season. Please help us to help others. When you leave the resort, drop off your extra!

## HOLIDAY PARTY

### Clubhouse

**Dec. 5th - 5:00 p.m.**

**DRESSY CASUAL**

**BYOB**

**Hors D'oeuvres to share  
& bring an unwrapped  
child's toy**

### WELCOME 2015 NEW OWNERS

UNIT	OWNER	FROM
02-2	Jeff & Beth Rouse	Covington, KY
07-2	Paul & Kimberly Lloyd & Matt & Crista Makrancy	Lawrenceburg, IN
10-4	Greg & Shannon Williams	Houston, TX
17-1	Michael & Kathy Duwel	Independence, KY
17-4	Raymond & Connie Lippert	Cincinnati, OH
18-3	Tony & Susan Fink	Louisville, KY
27-1	Harold & Doris Hall	Conroe, TX
41-3	Thomas & Vicki Booth	Lexington, KY
43-2	Kevin & Katarzyn Keen	Atoka, TN
45-1	Glen & Julie Holbert (also own 49-3)	Colleyville, TX
57-1	John Luxmore (formerly 62-2)	Bronston, KY
61-2	James & Jackie Dierig	Ft. Thomas, KY
62-2	Kathy Knueven	Ludlow, KY
65-4	David & Jill Miller	Cincinnati, OH
77-1	Greg & Karen Foster	Cincinnati, OH
79-1	Patti Keckis (also owns 79-2)	Cincinnati, OH
79-3	Ken & Dodie Taishoff	Simpsonville, KY
82-4	Mark Wilson	Somerset, KY
84-3	Trisha & Mark Berner	Union, KY
85-1	Huddleston & Burchfield (also owns 11-2)	Bronston, KY
94-2	Eric & Lisa Montgomery	Lexington, KY
97-1	Victor Espinosa (also owns 14-1)	Nicholasville, KY
103-4	Garren & Susan Colvin	Villa Hills, KY
105-3	Jim & Kathy Lapeus	Morrow, OH
105-4	Linda Price	Tarpon Spgs, FL
114-3	Chris & Kathleen Kempton	Bellbrook, OH
117-3	Walter & Nancy Skiba	Lexington, KY

### WINTER TRASH REMOVAL

Until further notice, trash will be picked up once a day, around 3:00 pm. If you depart later, please take your trash to the designated receptacle at Maintenance.



## THE *BEND* AD-Visor DECEMBER 2015



**FOR SALE:** Dark Pine 4-piece BR suite & color TV. Dresser, chest of drawers, nightstand & bed. Bed is 4-poster w/head & footboards. Can be adjusted from full to queen. TV is 27" w/remote. Excellent condition. Asking \$500 for bedroom suite...TV is free w/purchase! Call 606-423-2172

**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**



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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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[www.coldwellbanker.com](http://www.coldwellbanker.com)



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**

**18-3** Upper level with **LAKE VIEW!** 3BR, 2BA & floor plan. MLS#22270 **\$169,900**

**SOLD**

**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

**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 (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 **\$129,000**

**SOLD**

I wish everyone a nice Thanksgiving. I am very thankful for all my WB sellers and buyers. I have been blessed with several closings in the past 3 months: I had 3 in Aug., 1 in Sept., 1 in Oct., 1 in Nov. with 1 pending! I know all these buyers will enjoy the Bend as well as we do. Thanks so much!

Vicki



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

### Still Many, Many Great Buys!

Sales for 2015 are the best ever for winter/early spring. **ALREADY**

**SOLD 19 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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#### 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- 3 BR/3BA

49-3 \$149,900 **NEW LISTING Tremendous Buy. Spectacular Unit**  
Golf Cart Storage

#### 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 \$149,900( reduced **\$10,000**) **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 3 bedr. 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

#### 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 lament 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, 114-1, 114-3**



## Selling your boat?

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*Michell Sears-Harris*

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*New Years Day*

# *FROSTY BALLS*

## *TOURNAMENT*



**2-PERSON - 9-HOLE – COUPLES SCRAMBLE**

**Friday, January 1, 2016**

**12:00 Shotgun Start**

**ENTRY FEE \$20 per team**  
**Couples Flights:**



**Man/Man    Man/Woman    Woman/Woman**

Make plans to bundle up and join us on New Year's Day for a fun, 2-Person Scramble. Teams will be randomly drawn on tournament day or you can bring a partner. There will be lots of prizes.

**Return with payment to: Tim Dudley, Woodson Bend Pro Shop, 14 Woodson Bend Resort, Bronston, KY 42518. Phone entries accepted with credit card. Call: 606-561-5316.**

**Player 1:** \_\_\_\_\_  
name email

\_\_\_\_\_  
Address city state zip cell phone #

\_\_\_\_\_ Pair me randomly on tournament day **OR** \_\_\_\_\_ Pair me with the person listed below:

**Player 2:** \_\_\_\_\_  
Name email

\_\_\_\_\_  
Address city state zip cell phone #