



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, 2016

MANAGER'S REPORT

by Mark Sloan

As I sit here writing this article, we are still feeling the aftermath of the recent "Snowmageddon" down here at the Bend! I don't recall a winter storm quite like that one since I was a very little boy. I can't praise the employees who were able to make it in during the storm enough! They braved the weather; several of them even spent a couple of nights on property to ensure that our roads were open, Security was manned and the water plant was making water! They did a fabulous job under tough circumstances; we're lucky to have the team we do. Let's keep our fingers crossed that the remaining weeks of winter will be kind!

Our recent special owners meeting to approve the 2016 budgets was a success. The 2016 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 that the \$396 special assessment that was approved will be in your May 20th billing statement.

The 2016 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 2016 will begin in the spring and carry on throughout the summer and into early fall.

We continue to work on leaf removal and we hope that you will be pleased with the progress. The maintenance teams got a great start to the leaf removal this season and are further along at this point than they have ever been. We have a few touch-up areas and pockets that need some attention. However, the bulk of the removal has been completed.

As the 2016 season approaches I am excited and optimistic that we will continue to see an upswing in visitors and participation at the resort. 2016 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! Be on the lookout for some membership drive giveaways from the Pro Shop this year! We'll keep you posted, but Tim has some really neat things brewing!

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 2nd!!!** Please mark this in your calendars. This will be a continuation of our "RED, WHITE, & BOOM!" celebration.



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

2016 GOLF & SOCIAL EVENTS

04/08 1st Fri. Scramble
 04/09 Euchre Tournament
 04/27 Ladies Spring Classic
 05/04 Men's Senior Classic
 05/07 Derby Party
 05/28 Jimmy Buffet nite (poolside)
 05/29 Memorial Day 18-Hole Scr. 1:00
 Steak Dinner after \$30 pp
 05/30 9-Hole Couples Scramble \$20 per team
 06/04 Band "South of Sanity" (Pavilion 8pm-12am)
 06/11 Double Couples Scramble 1:00
 Movie Night poolside (dark)
 06/18 Live Acoustic music poolside (5:30-8:30)
 06/28 Central KY Ladies (course closed till 3:00)
 07/02 Fireworks, Golf Cart Parade, etc.
 07/03 July 4th Scramble
 07/16 Margarita Golf
 07/17 Live Acoustic Music poolside (5:30-8:30)
 07/23 Band "Out of the Ashes" (pavilion 8pm-12am)
 07/30 Movie Night Poolside
 08/?? Band TBA
 08/06 Night golf (putting)
 08/10 WB Ladies Member/Guest
 08/13 Movie Night poolside
 08/20 Hillbilly Golf
 8/27-28 WB Club Championship
 08/31 Ladies Bluebird Inv.
 09/03 Band "Brownstones" (Pavilion 8pm-12am)
 09/04 Labor Day Scramble 1:00
 09/05 Couples 9-Hole Scramble
 9/9-10 Girls HS Golf Championship
 10/1-2 WB Buck & Doe
 10/10 Hal Rogers Golf Outing
 10/30 1 Man Scramble
 12/31 New Year's Eve party

Several people have expressed interest in having a Talent/Variety Show this year, perhaps in September. If you would be interested in participating, please contact **Patty Hall** at:
 606-416-5112 or 734-891-4237 or
 email karlee6075@gmail.com.
 Whether you shake your booty, warble like a bird, have a stand-up comedy act, juggle, whatever....be sure to contact her by March 25!

PRO SHOP NEWS

Spring is just around the corner and we have spruced up the Pro Shop with new paint & carpet.

In a couple of weeks the new spring merchandise will be arriving. With that we are implementing several new programs. We will post these on Facebook at "Woodson Bend Pro Shop".

1. We have added a **"Player of the Year"** for men & women. Points are accumulated for every event in which you play. List of points is at the Pro Shop. We simply want to recognize and award the people who support the golf course the most.
2. Starting in April, on Mondays we'll be having a 9-Hole Ladies group play at 11am. We will be playing various different games but with having fun the main objective! This is open to anyone.
3. One Saturday a month we will have a 30-minute free golf clinic with a 9-Hole Couples Golf to follow. I have lots of other golf events planned for this year!
4. We are in the process of going on-line with our tee-time reservations and our goal is to have it up and running by the time you get this newsletter. More details to follow.

Golf Memberships will be starting in April. The best value you have at the Bend is your golf membership! Call me at 606-561-5316.

2016 HANDICAPS

Handicap cost is \$30, same as last year. If you had or want a handicap or do NOT want one, let me know at thdgolf@gmail.com.

1st Event of the Year and 1st Points for Player of the Year

Saturday, February 27th

Cold Golf, Warm Hearts Couples.

\$30 per team (members) or \$40 per team (non-members)

2nd Event of the Year

Monkey's Uncle 4-person Golf Scramble

Entry form attached along with details.

WBR Spring Break Junior Golf Camp

April 4, 5, 6 - 10 am - 12 pm daily

Ages 10-16 – \$75 per kid

I am now a Ping Certified Golf Club Fitter! Give me a call or stop in and we can get you fitted for a new set of clubs.

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.



THE **BEND** AD-Visor

MARCH 2016



FOR SALE BY OWNER: Unit 56-1 Just steps away from the "social-hub", located in the cul-de-sac of Clove Hitch, closest unit to the putting green. This unit has everything you need to start making memories!! 2BR, 2BA, beautifully furnished, extras include: Pergo flooring, new carpeting, garage & sliders. Don't wait... this can be your Happy Place!! Call Connie 513/379-6969 or email dcal@fuse.net for more information, pictures or access. Asking \$99,900

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

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. Will send photos & website.



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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 EZ-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



FOR SALE by OWNER: Unit 63-3...\$159,900
Truly Turn Key! Tastefully furnished. Overlooks #7 fairway. 2BD, 2BA. Open floor plan, large open kitchen w/island & spacious cabinets. Core expanded w/walk-in closet, laundry room & more storage. Porch completely enclosed w/floor to ceiling windows. Covered side porch. Large parking area w/minimal steps to condo. All updates done. Additional storage under condo. Golf cart included! Call Rick at 859-322-8302 or balde57@yahoo.com for photo tour. Can see anytime. **We love this condo but are purchasing a larger one for our growing family at "The Bend"!**

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If you, or someone you know, are in need of a realtor, please
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Thank you so much!



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19-1 Lower level condo with 3BR and 2BA. Open floorplan with newly renovated kitchen & stainless steel appliances. Core space included. View of #6 green & fairway. Off street parking. Screened porch to enjoy watching golfers **MLS#22622 \$144,900**

21-3 Upper level condo with 2BR, 2BA, open living area inc. glass screened porch for additional living space. Renovated kitchen with wonderful island. Hall BA has entrance to master. On #7 fairway... near Clubhouse & pool. 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 REDUCED! Lower level with 2BR, 2BA, newer Kitchen, HVAC to porch plus sliders. W/D and handicapped assessable. A good buy **\$97,500** 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 REDUCED! 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. Enjoy watching golfers & deer from your back porch! **MLS #22185 \$85,900**

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**

I would like to thank my sellers and buyers for a wonderful 2015. There were 23 Woodson Bend closings and I was blessed to be involved in 11 of them. I know 2016 is going to be another great year for our resort. I already have had 1 closing and have 1 sale pending!

Vicki



A love for boating extends well beyond the water's edge!

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Have fun and be safe during this 2016 season from all of us at Sea Ray of Lake Cumberland and Lookout Marine!

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GOLF UNITS – 2BR/1BA 2nd bath can be added
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 31-3 99,900 31-4 89,900
 84-2, \$119,900

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 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 84-4 \$119,000
 28-4 \$149,900 Highly upgraded. Beautiful, Easy access.
 52-3 \$125,500 Core not finished.

74-4 \$149,900 PRICE LOWERED \$20,000
GOLF COURSE 2BR/2BA with Major Remodeling Without Core
 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 \$179,900 (Reduced \$5000.00
 60-1, 67-2 \$149,900 Very Nice

57-4 \$129,900(reduced \$40,000) Both have big side PORCHES
 52-2 \$139,900 core space for 3rd Bath and larger kitchen
 53-2 \$119,500 PRICE LOWERED GLASSED IN PORCH
 85-3 \$164,900 2 Wall Windows, Great view
 74-2 \$189,900 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 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 lamenet 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

LAKE SOLD 2-2, 5-2 10-4, 79-1, 79-3, 94-2, 103-4, 105-3, 105-4, 117-3, 97-1, 114-3

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Additional charges apply for Laundry, Exterior Window Cleaning (Lower or Tilt-In Windows only), Cleaning of Vinyl Sliders, Mildewed Porch Furniture or Cushions, Professional Carpet Cleaning, Replacement of Furnace Filter, Light Bulbs We do not move extremely heavy pieces of furniture or appliances....

Call Rentals & Housekeeping to schedule.....

606 561 5300.....Jamma Underwood
rentals@woodsonbendresort.com





THE MONKEY'S UNCLE 4-MAN GOLF TOURNEY

Saturday April 2, 2016

1:00 pm Shotgun Start

12:30 pm lunch

Entry Fee \$160 Per Team

Includes Tournament Fees, Prizes, Cart Fees & lunch

Members can deduct \$10 per player

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 1st.**

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

Handicap

Name **#2 Player**

Mailing Address

City

State

Zip

Email

Handicap

Name **#3 Player**

Mailing Address

City

State

Zip

Email

Handicap

Name **#4 Player**

Mailing Address

City

State

Zip

Email

Handicap