



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, 2016

MANAGER'S REPORT

by Mark Sloan

WOW!!!! What a fantastic 4th of July! We managed to maintain beautiful weather for most of the weekend and the weather cooperated enough to allow all of the scheduled events to take place as planned. It was so great seeing all of the participation and everyone having a great time! I don't know if I ever remember seeing our amenities so utilized... and Pickle Ball appears to be a hit! 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 big 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 we will have our 4th Annual Woodson Bend Community Cookout on Saturday, September 17th! The food should be ready to eat around 5pm. Woodson Bend will be supplying the meats, the cooks to get the meat ready and 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 young 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 that you plan on attending. The great news is that it's free for everyone! So, 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 to prepare 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 17th!

Speaking of September, don't forget that we have a Board election and we have three spots available. Please be sure and look over the information you will receive about the candidates. It is very important that you take the time to vote. Electing Board members is one of the most important things you can participate in as an owner!

The 2016 "Friends of Woodson Bend" is ongoing. Numerous owners have complimented the improvements at the pool but we still need more "Friends". If you would like to participate and help with these recent improvements please contact Marcia in Admin at 606-561-5311 to become a "Friend".

As we get deeper into the season, I want to remind you that if you plan to do any remodeling to your condo to 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!

DID YOU KNOW...

...that the "Friends of Woodson Bend" project for 2016 is the new loungers at the pool? Aren't they wonderful? We are currently in sight of our goal of paying for them, but we still need \$3576.27. In addition, if we exceed our goal, the "Friends" would like to purchase small lounge tables to further enhance your pool experience. As you enjoy these enhancements to our pool, please consider becoming a "Friend"! It is only \$50 to be a member, and it can be billed directly to your account. Call 606-561-5311 or you can email us at administration@woodsonbendresort.com.

WOODSON BEND CHURCH SERVICES

We are excited to announce that Pastor Gordy Prather (the Minister of Science Hill Christian Church) will be returning again this summer to lead our non-denominational church services at 8:00 a.m. each Sunday beginning on Memorial Day Weekend Sunday, May 29. His unique preaching style appeals to the kids as well as the grandparents, so be sure to bring the entire family!

Worship services are held in the amphitheater, weather permitting; in case of rain, they are held in the library located in the Clubhouse. All Woodson Bend residents and guests are invited to attend this very casual 30 minute worship service, hear an inspiring message, and make new friends.

PRO SHOP NEWS

The summer is flying by! The golf course is in good shape so take advantage of these beautiful days for a round of golf.

2016 GOLF, SOCIAL & WB EVENTS

- 07/23 Band "Out of the Ashes" (pavilion 8pm-12am)
- 07/30 Acoustic Music Poolside 7:00 - 10:15 pm
- 08/?? Band TBA
- 08/02 Southwestern High School Inv. (course will be closed till 2 pm)
- 08/06 Night Golf Putting \$20 pp
- 08/10 WB Ladies Member/Guest 9:00
- 08/13 Movie Night poolside
- 08/13 Hillbilly Golf - 5:00 pm
- 08/24 Unite Golf Scramble (course closed at 1:00)
- 8/27-28 WB Club Championship
- 08/31 Ladies Bluebird Inv 2-Lady Team - 9:00 start 9-Hole Scramble 5:00
- 09/02 Band "Brownstones" (Pavilion 8pm-12am)
- 09/04 Labor Day 18-Hole Scramble \$20 pp
- 09/05 Couples 9-Hole Scramble \$20 per couple
- 9/9-10 Girls HS State Tournament (course closed both days)
- 09/17 4th Annual WB Community Cookout (pavilion)
- 09/24 Annual Meeting
- 10/1-2 WB Buck & Doe
- 10/10 Hal Rogers Golf Outing
- 10/28 Employee Appreciation Day
- 10/30 1 Man Scramble
- 12/31 New Year's Eve party

LABOR DAY WEEKEND GOLF EVENTS

Saturday - September 2
9-HOLE SCRAMBLE – 5:00 pm

Sunday - September 4th
18-HOLE SCRAMBLE – \$20 pp

Monday - September 5th
COUPLES 9-HOLE SCRAMBLE
\$20 per couple

Friday & Saturday
September 9 & 10

Girls High School
STATE Tournament
(course closed both days)

Call Pro Shop to register for these events.

SHOP GRILL

NOW OPEN

Wed. – Mon. 8:00 – 2:00
Closed on Tuesdays

4th of July GOLF CART PARADE WINNERS

Movie/TV Theme



Hughetts Unit 77-4

Woodson Bend-iest



Deye Unit 89-4

Funniest



Keckeis Unit 79-2

Most Creative



Keckeis Unit 79-1

Most Patriotic



Scoggan Unit 49-1

The "Woodson Bend-iest" Crew





THE **BEND** AD-Visor

AUGUST 2016



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.

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 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

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.

FOR SALE by OWNER – 95-1 This unit has everything: 3BR, 2BA, core expanded, sliders on porch, lake view, newly decorated, new 'fridge, W/D, commercial refrig. in storage area. Golf cart is included! Friendly neighbors up & down. Stone FP and flat screen TV make a great unit to relax in after a day on the lake or golf course. Call 513-236-2181 or email me at NRyan@equity.net to arrange a tour or see pics. **\$196,900**



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

We live on the resort and will show units anytime, so please call!

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



Summertime is rapidly approaching and you are going to be lounging & sunning in the new loungers at the pool or enjoying the new tables & chairs under the pergola. These are the 2016 "Friends of Woodson Bend" projects. Are you a Friend? Owners, your \$50 contribution makes projects like these happen. Call Marcia (606) 561-5311 or email her at administration@woodsonbendresort.com to make your contribution!

**HAPPY
SUMMER
VACATION!**

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www.silentguard.net**

Got something to sell? Give away? Looking to buy something? Place your ad HERE! Call 606-561-5311 or you can email me at administration@woodsonbendresort.com

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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!



Each Office is Independently Owned and Operated.

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FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



2-1 Million Dollar Lake View!! Lower level with 1 BR & 1BA.

Screened back porch w/electric fireplace and sliders. Front deck, off street parking. GREAT lake view. MLS #23182 **\$137,900 Reduced!**

8-4 Lake View! Lower level w/2BR, 2BA, open living space, large updated kitchen. Condo has core space, larger deck & off-street parking. Near Clubhouse & pool. MLS #23806 **\$144,000**

7-4 Renovated lower level condo with 1BR, 2 BA. Porch glassed in for additional living space. 3 electric FP, Pella windows & doors with plantation shutters. Near pool & clubhouse. MLS #23180 **\$113,900**

12-2 Lake View! Upper level w/2BR, 3BA, open floor plan, updated kitchen & separate laundry. Condo has core w/ 4' BR expansion. Off-street parking, near Clubhouse, pool, tennis courts. MLS 23784 **\$159,900**

15-3 Upper level unit w/ 2 BD, 2BA. Renovated kitchen. Off street parking. On golf course, overlooks #5 green MLS #23414 **\$109,900**

19-1 Lower level w/ 3BR, 2BA. Newly renovated kitchen & stainless steel appliances. Core space & off street parking.. View of #6 green. Screened porch to watch golfers. MLS#22622 **\$139,900**

21-3 Upper level w/2BR, 2BA. Renovated Kitchen w/lg island. Glassed in back porch. On #7 fairway. 2 golf 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 #10811 **\$102,900**

24-4 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**

36-4 Lower level. 2BR, 2BA. Common area side deck & cart storage. Overlooks #2 & #3 fairways. Off street parking. MLS#23298 **\$115,900**

43-4 Lower level w/2BR, 1.5BA. Renovated Kitchen, common area side deck & storage. On cul-de-sac. MLS #23681 **\$107,000**

44-3 Upper level w/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. MLS#21401 **\$144,900**

48-2 Upper level w/2BR, 1BA. Open floor plan. Sliders on screened porch. On cul-de-sac w/view of #8 fairway. Enjoy watching golfers & deer from your back porch! MLS #22185 **\$79,900**

53-2 - Nice upper level with 3BR, 2BA, open living space & glassed in screened porch/ Has core and 4' expansion. Located behind pool. MLS#24113 **\$119,900**

53-3 Upper level w/ 2BR, 3BA, open floor plan, renovated kitchen. Core plus 4' & 8' BR extensions. Screened porch w/sliders, separate heat & air. Across the street from Clubhouse. MLS 20988 **\$146,900**

63-3 SALE PENDING

68-3 Upper level w/2BR, 2BA. Very nice updated kitchen & dining area. Stone Fireplace. Condo is core expanded. Convenient off street parking. MLS #21092 **\$134,900**

96-3 Lake View! Very nice upper level w/2BD, 2BA, open living space & screened porch w/sliders. Cart storage. M:S #24114 **\$144,900**



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

Brad 606-271-1896

Nancy, Bill & Brad Bigelow

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GOLF UNITS 1BR/1BA

54-3 \$59,900 NEW LISTING

GOLF UNITS - 2BR/1BA 2nd bath can be added

72-3, \$81,900, newer HVAC, Kitchen & Bath

31-2 89,900 31-4 \$79,900 84-2, \$119,900 HAS CORE

SPACE

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

Great Starter Units 59-3 \$99,900 Great Deal 31-3, \$99,900

15-1 \$113,500 21-2, \$114,900 Really Nice

56-4, 43-1, \$109,900 Really Nice

41-4, \$114,500 NEW LISTING 86-3 \$114,900 86-4 \$123,900

61-1 \$135,000 Can be 2, 3 or 4 bedroom

Glassed in porch. MUST SEE NEW LISTING

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

65-3 \$114,900 84-4 \$119,000 85-2 \$125,000

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

66-1 \$154,900 NEW LISTING Large 12X50 side porch

74-4 \$144,900 PRICE LOWERED \$30,000

GOLF COURSE 2BR/2BA with Major Remodeling

67-4 \$159,900 Beautiful Glassed in Porch, Huge cart storage, Outstanding Unit

GOLF COURSE CORE EXPANDED-3 - 4 BR

29-1 \$179,900 (Reduced \$5000.00)

60-1 \$139,900 67-2 \$139,900 Very Nice

52-2 \$139,900 core space for 3rd Bath. Really Nice!!

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

67-2 \$139,000 Great Sunrise over hills

85-3 \$164,900 2 Window Walls, Great view. Must See!!

61-1 \$135,000 Can be 2, 3 or 4 bedroom NOT CORE EXPANDED but Glassed in porch. MUST SEE!! NEW LISTING

GOLF VIEW UNITS SOLD, 45-1, 84-3, 61-2, 57-1, 57-4, 43-2, 41-3, 49-3, 60-3, 65-4

LAKEVIEW 2 BR, 2BA Core Expanded

2 BR - 8-2, Recently Updated \$134,900

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

116-2 \$169,900 Owner downstairs will do side porch

105-2 \$192,500 NEW LISTING Glassed in porch Open floor Plan

104-1 \$195,000 New listing, glassed porch

LAKEVIEW Core expanded / larger units- 3 BR

118-2 \$185,900, Huge Golf Storage

108-3 \$234,900, Really nice Kitchen, Glassed in porch

114-1 \$169,900 Lakeview with Walk out Basement, upstairs owner will do side porch and maybe 8' bumpout. PENDING!!!

LAKE SOLD 2-2, 5-2 10-4, 79-1, 79-3, 94-2, 94-4, 103-4, 105-3, 105-4, 117-3, 97-1, 114-3, 119-2, 94-4

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Woodson Bend Resort
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NEW 2 LADIES FORMAT

34th Annual



*Wednesday,
August 31,
2016*

**34th
Ladies
Bluebird
Invitational
Tournament**



TUESDAY, AUGUST 30

Practice Round

Individually Scheduled

WEDNESDAY, AUGUST 31

Registration-Coffee and Doughnuts

8:00 a.m. E.S.T.

18-Hole Tournament

9:00 a.m. E.S.T. - Shotgun Start

Luncheon and Awards

Following Play

FORMAT

First 9 - Alternate Shot

Both players tee off then select drive then alternate until holed out.

Second 9 - Scramble:

Both players play best ball until holed out.

ENTRY FEES

\$60.00 - All events on Wednesday, August 31

Entry deadline - Wednesday, August 24, 2016

*Entries will be limited to first 42 paid teams and
entry fees are **not refundable**.*

CASH PRIZES

Gross and Net

USGA rules will be followed except where local rules prevail.

Current copy of Mini-Max Handicap or handicap attested by pro or handicap chairman must accompany the entry form. Maximum handicap allowed - 36.

Free Practice Round Cart Not Included.

Call the Pro Shop to schedule a tee time for your practice round.

(606) 561-5316

Make checks payable to:
Tim Dudley

Condos Available
(606) 561-5311

Mail to:
Woodson Bend Bluebird
14 Woodson Bend, Bronston, KY 42518

Hope you can join us!!!

ENTRY FORM

Team Member #1: _____

Home Course Handicap: _____

Email: _____

Team Member #2: _____

Home Course Handicap: _____

Email: _____

_____ Tournament and Luncheon

All questions directed to Pro Shop (606) 561-5316