

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

OCTOBER, 2016

MANAGER'S REPORT

by Mark Sloan

Another summer has come and gone. It's been a great summer and we've had a great time taking care of you!

Our annual Owner's Meeting will be taking place at the clubhouse on Saturday the 24th of September at 3:30 pm. Please make sure you vote! This is a great opportunity for you to be a part of electing Board members and helping shape our future at the Resort. It's also a great chance to hear about what has been taking place and what we are thinking about for the future. We look forward to seeing you there.

By the time you receive this newsletter, our 4th Annual Woodson Community Cookout will have been completed. Thanks to all who came and participated and thanks to all that helped with the food! This event has turned into one of the premiere events held at the Resort! It was a great time for all involved. We look forward to seeing you next year.

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday, October 28th. This year's theme is "Christmas in Octo-

ber." If you are interested in making a donation to this wonderful event please contact Marcia at administration@woodsonbendresort.com. Your donation can be billed to your account. This is typically the highlight of the year for the employees and your generous donations over the years have made very positive impacts into the lives of our employees.

Did you know that Woodson Bend Resort operates a Rental Department? It's a great way for you to pick up some extra cash at times when you aren't planning on being at the Resort. Not only do you get a full 55% of every dollar that is brought in to rent your unit, you also have the benefit of knowing that 100% of all profits from the Woodson Bend Rental department go back into the general fund to help offset maintenance fees. What a great situation.....sign up your unit in our rental program and get paid TWICE - once directly and another indirectly! Many folks ask me if they have to agree to a minimum number of nights to make their unit available in a year and the answer is NO! The number of nights you make your unit available for us to rent

is totally up to you. I would like to encourage you to give Jamma a call in Rental at 606-561-5300 or email her at rentals@woodsonbendresort.com. She will be happy to discuss the details of our program and how to get your unit signed up!

Our Remodeling Department stands ready to assist you with any remodeling needs you may have this fall and winter. If you are thinking of doing any work give us a call in maintenance at 606-561-5314 or via email at maintenancewb@woodsonbendresort.com for schedules and quotes. Current demand for remodeling continues to be high.....so the sooner you can let us know what you want, the sooner we can get your project on the "work to be done" log!! Don't wait!!!

Don't forget to be on the lookout in our monthly newsletter for important dates on when some of our amenities, such as the restaurant and boat launch, will be shutting down for the season.

Thanks to all of our owners for continuing to make our Resort one of the premier destinations in the country!

CHRISTMAS IN OCTOBER



If you have never been a part of Employee Appreciation Day, you have never seen the excitement when door prizes are awarded! It is truly like "Christmas in October" to the employees. And *only* by your generosity can we make that happen.

Please, Owners, reflect on the past season(s) and the effort that goes into maintaining the resort. The employees endeavor to make your Woodson Bend experience the best that can be. Help reward them on their day. For door prizes we appreciate actual gifts, gift cards and cash donations. You can drop our contribution off at Security or Administration. If you prefer to contribute cash, you can have it billed to your account. Just contact Marcia at 606-561-5311 or email me at: administration@woodsonbendresort.com. Thank you for your generosity.

2016 GOLF, SOCIAL & WB EVENTS

- 09/24 WB Annual Meeting
 09/24 Boat Launch
 9:00am - 6:50pm
 09/29 Wm. Shearer Golf Outing
 (course closed at noon)
 10/1 WB Buck & Doe - 1:00 Shotgun
 Start \$25 per couple gross & net
 10/10 Hal Rogers Golf Outing
 (course closed at noon)
 10/15 Boat Launch Pull-out Only
 9:00am - 4:00pm
 10/21 Euchre Tournament
 10/22 Poker Run / Chili Cookoff
 10/28 Employee Appreciation Day
 10/30 1 Man Scramble
 12/31 New Year's Eve Party



CHAMPIONSHIP FLIGHT
 1st Shirley Caudill • 2nd Brenda Wilson
1st FLIGHT
 1st Carolyn Dalton • 2nd Cathy Parks
2nd FLIGHT
 1st Fran Kenison • 2nd Patty Hall



1ST FLIGHT
 1st Dan Stephens
 2nd Greg Spurlock



2ND FLIGHT
 1st Mike Duwel
 2nd Steve Mickey



SENIOR CHAMPIONSHIP
 1st Wendell Hyden • 2nd David Dick
1st FLIGHT
 1st Ron Spurlock • 2nd Steve Fister

BOAT LAUNCH CLOSED

Open September 24
 9:00am – 6:50pm
 October 15 (pull-out only)
 9:00am - 4:00pm
 You must have an Appointment
 and a Launch Ticket
 (\$10 - obtain from Security)
 Call 561-5314 or 561-5313



CHAMPIONSHIP FLIGHT
 1st Tom Schuh
 2nd Buzz Rush

MULLIGANS RESTAURANT

will CLOSE Oct. 15

Be sure to use your coupons!



Friday, October 21st

MULLIGANS RESTAURANT

- Assemble at 6:00 pm
- Begin play at 6:30 pm
- BYOB, a dish to share

Enjoy a fun evening!
 \$5 pp and 25¢ per Euchre

RSVP

Patty at 734-891-4237 or
 Email: karlee6075@gmail.com

OCTOBER 22TH - 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



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 OCTOBER 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 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 Unit 68-3 Unfurnished 2BR, 2BA. Core expanded, remodeled kitchen & baths. Covered side porch. Screened balcony. Sliders. Ample off-street parking. Private & quiet. **\$129,900** Call Tim Hogan at 513-677-5606

FOR SALE BY OWNER – Unit 69-3 \$129,000 Great setting in the trees on #7 fairway. 2BR, 2 full BA, lots of closet space, screened porch w/vinyl sliders, cart storage under unit **includes golf cart.** Completely remodeled w/full core expansion & fully furnished including washer/dryer. Call Lee @ 937-902-1144 or email rlwelsh@woh.rr.com

FOR SALE: 2010 DTS Cadillac Luxury Collection, Northstar 4.6L, V8 w/4 speed automatic transmission, front wheel drive, cruise, leather surface seats, power lumbar seats, moon roof. Low mileage, many extras. \$16,800 FIRM Call Jim @ 606-561-7496 **NEW...NEW...NEW...NEW...!**



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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!



Thiral Davis
Sandra Davis

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(606) 679-4216

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I hope everyone has had a nice summer. It has been a good year for new owners coming to our wonderful resort. I would like to thank all of my sellers and buyers for allowing me to help in your quest to sell or buy at Woodson Bend. For my sellers whose condos have not sold, I assure you I am trying to add your condo to this list!

Below is a list of my 2016 closings.

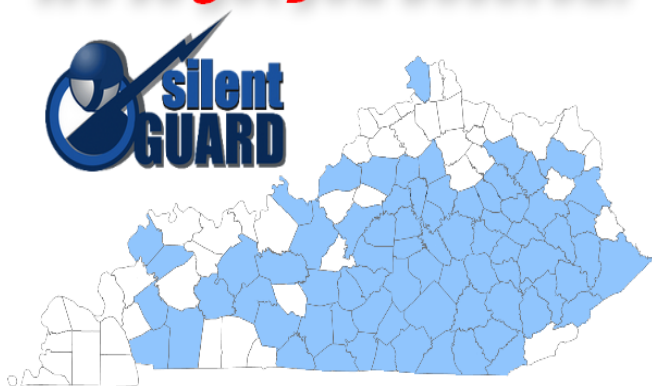
Coldwell Banker Foster Real Estate is **CB**.

Lake Cumberland Realty is **LCR**.

Thank you all so much, *Vicki*

<u>Month</u>	<u>Condo</u>	<u>Listing Co.</u>	<u>Selling Co.</u>
Feb.	60-3	LCR	CB
Apr.	37-1	CB	CB
May	19-4	CB	CB
June	44-4	CB	CB
	57-4	LCR	CB
July	63-3	CB	Century 21
	56-1	CB	Key Assoc.
Aug.	29-1	LCR	CB
	31-2	LCR	CB
	96-3	CB	CB
	53-2	CB	CB
Sept.	31-4	LCR	CB

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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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(606) 678-4663 OFFICE

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vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



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

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

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**

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**

9-3 Upper level, 3BR, 2BA. Has core, 4' & 8' expansions. Large side porch overlooking #6 green. Off street parking. Near Clubhouse. **\$135,000**

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. 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**

15-4 Lower level, 2R, 1BA w/updated kitchen & bath. Located on golf course near Clubhouse. Off Street parking w/ nice side yard.

NEWLY REDUCED!! \$89,900

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 **REDUCED! \$134,900**

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 **JUST REDUCED! \$109,900**

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**

53-3 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**

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**



Lake Cumberland Realty

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Bill 606-271-1007

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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

31-4 Sold 84-2, \$119,900 HAS CORE SPACE for remodeling

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

Great Starter Units 59-3 \$99,900 31-3, \$94,900 priced reduced \$5000

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

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

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

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

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

28-4 \$134,900 Highly upgraded. Easy access.

64-2 \$149,900 white and beige beautiful remodeled NEW LISTING

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

74-4 \$139,900 PRICE LOWERED

GOLF COURSE 2BR/2BA with Major Remodeling

67-4 \$157,900 Owner wants offer!! Will consider any offer!

GOLF COURSE CORE EXPANDED-3 - 4 BR

60-1 \$139,900 67-2 \$139,900 Very Nice 52-3 \$114,000

48-3 \$134,900 Open kitchen design

52-2 \$139,000 core space for 3rd Bath. Really Nice!!

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

85-3 \$159,900 2 Window Walls, Great view. Must See!!

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

Glassed in porch. MUST SEE!!

GOLF VIEW UNITS SOLD, 31-2 45-1, 84-3, 61-2, 57-1, 57-4, 43-2, 41-3, 49-3, 60-3, 65-4, 31-4

LAKEVIEW 2 BR, 2BA Core Expanded

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

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

104-1 \$195,000 glass porch Golf Cart Storage

105-2 \$188,900 NEW LISTING Glassed in porch Open floor

LAKEVIEW Core expanded / larger units- 3 BR

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

108-3 \$234,900, 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, 114-1, 114-3, 116-2, 119-2, 94-4

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ATTENTION!

**Woodson Bend has
(3) vacant PWC slips.**

If you are looking

for a slip

for your personal

water-craft,

Give us a call.

606-561-5311.



The available slips are

L, M, and N.

If you are planning on

Purchasing a PWC

for next year,

NOW is the time

to acquire one!

MAXIMIZE YOUR INVESTMENT!

(and put some extra cash in your pocket!)

Owners, you have invested in your little piece of Paradise here at Woodson Bend. You spend all the time you can spare at the condo and you share with friends and family.



BUT....it's not used all the time so why not **maximize your investment** by participating in the *official* Woodson Bend Rental Program?



Join with us, let us rent it for you and we'll assume all the work! We provide the linens and towels, clean thoroughly after each WB rental and you can simply sit back and collect your 55%! All profits from Woodson Bend's 45% goes to help keep your monthly maintenance fees lower!



You can still use your unit...simply block off the time you or family will be there. Any time the condo is not rented, just call Jamma to confirm she hasn't rented it last-minute and come on down!

Call Jamma at 606-561-5300 or email her at www.rentals@woodsonbendresort.com for more details.

Let us **maximize your investment** and **put cash in your pocket!!!**

