

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

NOVEMBER, 2016

MANAGER'S REPORT

by Mark Sloan

Our 2016 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: John Waller, Steve Fister and Tom Hurst. 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 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. 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 2017 budgets. Management, the Board and Finance Committee are all working as

hard as we can to put in place the absolute best, most reasonable, efficient budget we can for our Association. The Board will be approving the 2017 Budgets at the November 19th meeting. 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.

Don't forget that Employee Appreciation Day is coming up on October 28th! This is best day of the year for our employees. Your generosity is much appreciated! If you would like to contribute please contact Marcia at administration@woodsonbendresort.com or at 606-561-5311. She can bill your account if you want to make a donation.

Thinking about updating or remodeling your condo???? We have big news to share with you! After 45 years of service, long time Remodeling Director Kenny Nevels announced his retirement. I want to publicly thank Kenny for his years of service and all that he has given to our wonderful community. Kenny will be sorely missed by all!!! We appreciate everyone that came out to his retirement party and the entire Woodson Bend family is certainly wishing Kenny a long and happy retirement!

As much as we will miss Kenny we must carry on...and with that said, I am very pleased to announce that our new Remodeling Director, Nick Jones, came on Board with us on October 10th. Nick is super excited to be a part of our team and we expect great things from him! Be sure and check out our "welcome to Woodson Bend" profile we have for Nick in this newsletter. Remodeling is busier than ever and we have a significant amount of projects lined up for the fall and winter. We would love to discuss your planned improvements with you ASAP! Don't hesitate, as spots are filling up quickly! Give Nick or Lisa a call at 606-561-5314 or email them at maintenancewb@woodsonbendresort.com.

[com](http://www.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.

NEW REMODELING DIRECTOR



Welcome to Woodson Bend New Remodeling Director Nick Jones!

I am very pleased and excited to announce our latest addition to the Woodson Bend Management Team! Mr. Nick Jones comes to us after 27 years of experience in the construction/concrete industry. Nick is extremely enthused to come on board with us here at Woodson Bend and certainly wants to do all he can to carry on with the excellence of our Remodeling program! Nick currently resides in Columbia, KY with his wife Rita and their two daughters, Katie and Hannah. When Nick isn't working he enjoys spending time with his family, fishing, playing music, cooking and watching football! We believe Nick will be an excellent addition to our Woodson Bend family and we look forward to integrating him into our daily activities.

Be sure to drop by Maintenance when you have the chance and welcome Nick on board with us. And while you are there you can discuss your plans for any upgrades to your condo you may have!

Thanks,

Mark Sloan

2016 GOLF, SOCIAL & WB EVENTS

- 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



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



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.

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

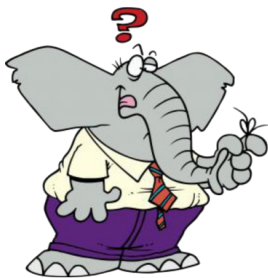
Bring your Chili to the
 pavilion by 5:00 pm
 1st Place Award and
 Bragging Rights!

Red & White Chili categories
 Sample the Chili after
 judging is complete!

WHAT A
 DAY !!!



EMPLOYEE APPRECIATION DAY



They say elephants never forget. Hmmm...maybe not, but gentle reminders never hurt! Maybe the same goes for people? Soooo...gentle reminder: Employee Appreciation Day is Friday, Oct. 28th. If you have contributed, **thank you!** If you have not, please do. There is still time.

This is "Christmas in October" for the employees and we want to make it a very merry "day." Call me at 606-561-5311 or reply to this email to bill a contribution to your account, or you can drop off contributions of actual gifts, gift cards or cash donations either at Security or Administration. Please don't forget ... We need your help.



**CHRISTMAS
 IN OCTOBER**



*Condolences
 are extended to the
 families of
 MIKE VERCHEAK
 (Unit 38-1)
 and
 DR. GUY SAVA
 (Unit 111-2)
 both of whom
 recently
 passed away.*



THE **BEND** AD-Visor NOVEMBER 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 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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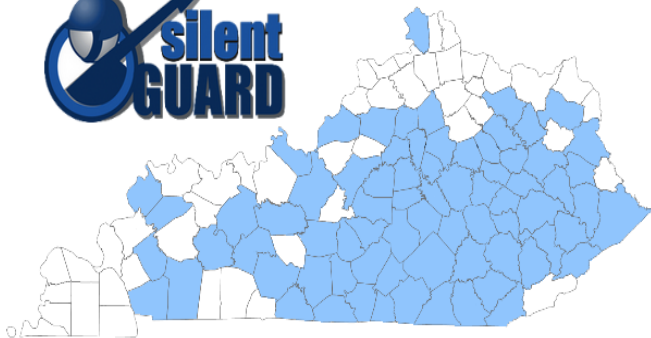
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Woodson Bend owner and full-time resident since 1989!

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!



VICKI BURCHFIELD

REALTOR®/Sales Associate

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(606) 678-4663 OFFICE

(606) 678-0885 FAX

vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



FOSTER REAL ESTATE, INC.

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Each Office is Independently
Owned and Operated.

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 **Reduced \$129,900**

7-4 Renovated lower level condo with 1BR, 2 BA. Porch glassed in for additional living space. 3 electric FP, Pella windows & doors w/plantation shutters. Near pool & clubhouse. MLS #23180 **Reduced! \$112,900**

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 **\$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 **\$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**



Lake Cumberland Realty
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ALL UNITS FURNISHED !!

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

72-3, \$81,900, newer HVAC, Kitchen & Bath
 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 \$94,900 31-3, \$99,900 priced reduced \$5000
 15-1 \$113,500 21-2, 41-4, 86-3 \$114,900 All 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. **PENDING**
 64-2 \$149,900 white and beige beautiful remolded **NEW LISTING**
 66-1 \$154,900 **NEW LISTING** Large 12X50 side porch
 74-4 \$139,900 **PRICE LOWERED \$15,000**, Golf Cart

GOLF COURSE 2BR/2BA with Major Remodeling

67-4 \$157,900 Owner wants offer!! Will consider any offer!
 Beautiful Unit, Glassed in Porch

GOLF COURSE CORE EXPANDED-3 – 4 BR

60-1 \$139,900 67-1 \$109,900 52-3 \$109,000
 48-3 \$134,900 Open kitchen design
 52-2 \$139,900 core space for 3rd Bath. Really Nice!!
 67-2 \$139,900 Great Sunrise over hills
 85-3 \$159,500 2 Window Walls, Great view. Must See!!

GOLF VIEW UNITS SOLD 29-1, 31-2, 31-4, 57-4, 53-2, 44-4, 19-4, 54-3,
 63-3, 37-1, 49-3, 56-1

LAKEVIEW 2 BR, 2BA Core Expanded

2 BR – 8-2, Recently Updated \$132,000
 8-3, \$134,900 **BOTH WANT OFFERS NOW!!**
 104-1 \$189,900 glass porch Golf Cart Storage
 105-2 \$188,900 Glassed in porch Open floor

LAKEVIEW Core expanded /larger units– 3 BR

118-2 \$185,900, **Huge Golf Storage** 120-2 \$225,000

LAKE SOLD 114-1, 116-2, 119-2, 94-4, 108-3, 5-3, 96-3, 3-4

2016 Is The Year To Take Advantage Of Many Great Buys

Featured Units

85-3 Spectacular 3 BR 3 bath unit, beautiful large kitchen w/island and many extra features, insulated throughout, tongue and groove ceiling on porch, modern bathrooms, larger porch. Only \$159,900

84-4 2 BR 2 bath remodeled unit, hardly been used. Could be 3rd bedroom. Only \$119,000. Possible owner financing.

66-1 2 BR 2 bath Great large side porch. Unit just needs your own decorating taste. \$154,900. Upstairs owner will do 8' bump out.

52-2 8', 4' bump out making 3 BR 2 bath, Vinyl sliders, Core expanded space could be 3rd bedroom, large master bathroom, large golf cart storage. \$139,900

48-3 8', 4' bump out making 3 BR 2 bath, modern kitchen and flooring, beautiful fireplace. Nestled in the trees. \$134,900

11 units under \$115,000

72-3, 56-4, 31-3, 43-1, 21-2, 86-3, 15-1, 59-3, 41-4, 56-4, 65-3
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See Listings on the left for many great buys. Or pick up a full description of the units on our office porch outside the gate. Let us show you several condos while you are here!!

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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 will 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% go 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.

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