



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

DECEMBER, 2016



Merry Christmas and Happy New Year



MANAGER'S REPORT

Mark Sloan

I'm sitting here looking at the calendar and it tells me we are in the middle of fall and heading towards cold weather! However, as I write this article, it's going to be near 70°. Summer is hanging around and it continues to be very dry around here. As nice as it's been we know ole man winter is on his way! We here at the Resort are sure hoping to see a milder winter than the last few! I know each of you feel the same way. We would like to ask everyone to make sure as you "winterize" your condos that you make sure you leave your heat setting around 50-55°. 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. Please heed this tip as the unseasonably warm weather may make it easy to forget to leave your heat on when you leave for the winter!

By the time you receive this newsletter the 2017 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 2017. 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 2017. 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 helpful thus far for leaf removal. We will continue to devote every man-hour possible to remove the leaves in a timely fashion. It's a long and difficult process so please be patient with us as we work on this. If all goes well it will be the early part of 2017 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.

I 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 contact Maintenance at 606-561-5314 or via email at 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 Nick a call or send him an email with the info listed above. In addition, you can email Nick directly at remodeling@woodsonbendresort.com for any questions you may have.

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 March 2017 newsletter that will be sent out on February 20th.



NEW YEAR'S EVE PARTY

Clubhouse - Dec. 31st

C & C DJ's

8:30 – 12:30

BYOB and

hors d'oeuvres to share

*If you want to toast with
champagne at midnight,
please bring your own.*

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.

THANK YOU!

To everyone who contributed to Employee Appreciation Day...we thank you for helping make our day the success that it was. We enjoyed the delicious food, the great door prizes, the half day off, but the best part was feeling so appreciated by the owners, co-owners and vendors who contributed. Individual "thank you" notes were sent, but if we inadvertently missed anyone, please know that we sincerely appreciate your contribution.

WELCOME 2016 NEW OWNERS

60-3	Toby & Sarah Stecher	Cincinnati, OH
14-3	Denise & Kenny Evans	Lexington, KY
37-1	Butch & Beverlee Collins	Union, KY
19-4	Garry & Lynda, Jeff & Katie Jackson	Covington, KY
57-4	Dianne & Patrick Downey	Southgate, KY
44-4	Edward & Mary Jacob	Burlington, KY
03-4	Rick & Theresa Ernst	66-3 WBR
63-3	Velda Barlow	Somerset, KY
53-2	Andy & Maria Dalton	Crestview Hills, KY
31-2	Paula & Dennis McGlothlin	Shelbyville, KY
96-3	Michael & Anita Christopher	Nicholasville, KY
31-4	Knues & Adlers	Cincinnati, OH
119-2	Dewell & Melissa Gossett	Richmond, KY
94-4	Donna Duncan	Versailles, KY
49-3	Jamie & Lori Lancaster	Florence, KY
116-2	Trace & Amy Upchurch	Belvedere, IL
114-1	Jon & Margaret Mitchell	Brookville, OH
108-3	Kim & Whitney Brady	Milford, OH
54-3	Keith & Teresa Thomas	London, OH
29-1	Jason & Brooke Keller	Lexington, KY
56-1	Rebecca Allf	Cincinnati, OH

PRO SHOP NEWS

Blow-Out sale currently in process! Tons of inventory!

PRO SHOP will be closed Thanksgiving and Christmas days.

Pro Shop will be closed (but the course will be open)
Jan. 2 thru Feb. 17.



January 1
4th Annual **FROSTY BALLS**
2 person - 9-Hole Scramble
\$25 per couple - 12:00 start
(entry form attached)



WB CHRISTMAS PARTY

Clubhouse

Dec. 3rd – 5:30 p.m. - ?

**BYOB and hors d'oeuvres to share
& bring an unwrapped child's toy**



*Buck & Doe
Championship
Flight
Maggie Ratliff &
Justin Moore*



*Buck & Doe
Championship
Flight
Runners-Up
Patty & Bob Hall*



*Buck & Doe First
Flight Winners
Wendell & Lynne
Hyden
Runners-Up
Mike & JoElla
Shelley*



*Buck & Doe 2nd
Flight Runners-Up
Walt & Karen
Terrell
Winners
Vicki Burchfield &
Doug Huddleston*

NEW WOODSON BEND POLICY

As you know we have endeavored to communicate the passing of members of our Woodson Bend Resort "Family" so that owners may extend condolences, send flowers or attend services. Effective immediately, all notifications will only be sent after the family provides their permission to send a resort wide notification.



THE **BEND** AD-Visor DECEMBER 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...!**

Luxury Orlando Rental in Reunion Resort
3 Bedroom, 3 Bath newly renovated condo minutes from the Disney entrance. Golf on 3 World Class Courses, Multimillion Dollar Waterpark, 12 Heated Pools, Spa and Tennis. Visit Reuniongrealty.com for photos and details or call Nancy at 860-559-9229



LAKE CUMBERLAND REALTY
606-271-1005 or 800-688-5737

Nancy, Bill & Brad Bigelow

#1 in sales for over 40 years!

nancybigelow@lakecumberlandrealty.com
view units @lakecumberlandrealty.com

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!



- Service
- Installation

HVAC license #M01469

Thiral Davis
Sandra Davis

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(606) 679-4216

220 Enterprise Drive
Somerset, KY 42501
www.davishvacexperts.com

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534 Ogden St. Somerset

Wishing you all a very **Merry Christmas** and a Happy New Year!

From the WB Staff & Employees

We've got you Covered!



Did you know Silent Guard has members in over half the state of Kentucky?

Help us expand even more by referring your family and friends to Silent Guard and receive \$50 cash when they purchase any of our Silent Guard products or services.

220 Enterprise Dr. Somerset KY, 42501
606-677-1977 or 877-698-1854
www.silentguard.net

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

(606) 305-1879 CELL

(606) 678-4663 OFFICE

(606) 678-0885 FAX

vicki.burchfield@coldwellbanker.com

www.coldwellbanker.com



FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



Each Office is Independently
Owned and Operated.

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 **Reduced \$129,900**

4-2 New Listing....**ALREADY PENDING!!**

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 **\$154,900**

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. **\$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 **REDUCED! \$74,900**

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
 Nancy 606-271-1005
 Bill 606-271-1007
 Brad 606-271-1896
 Nancy, Bill & Brad Bigelow
 Available 7 days a week
nancybigelow@lakecumberlandrealty.com

LIST YOUR UNIT WITH LAKE CUMBERLAND REALTY
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Pickup brochure of units at Lake Cumberland Realty office (just outside gate). To get more details on units and a map VIEW LISTINGS at www.lakecumberlandrealty.com

ALL UNITS FURNISHED !!

GOLF UNITS – 2BR/1BA 2nd bath can be added
 72-3, \$81,900, newer HVAC, Kitchen & Bath

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 \$114,500 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**
 64-1 \$139,900 Have a cup of coffee while watching the golfers
 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!!**
 105-2 \$188,900 Glassed in porch Open floor

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

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
 Be ready for next summer!

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Hours of Operation
 M-F 8:00-5:00
 Sat. 9:00-1:00



\$65.00 trip charge. I inspect your unit both inside & out. In most cases I can fix your unit while I am there to save you a second trip charge.

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 with the purchase of a 3, 4, or 5 way
 for Woodson Bend residents*




*For dine-in only. Limit 1 coupon per person.
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606-679-8040

New Years Day

FROSTY BALLS

TOURNAMENT



2-PERSON - 9-HOLE – COUPLES SCRAMBLE

Sunday, January 1, 2017

12:00 Shotgun Start

ENTRY FEE \$25 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 #