



# 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](http://www.woodsonbendresort.com)

MARCH, 2017

## Manager's Report By: Mark Sloan

Winter 2017 thus far: not so bad, just very wet. However, we have been fortunate to escape some of the really bad weather we had gotten already by this time last year! I'm crossing my fingers in the hopes that we make it through the next 6 weeks or so with continued decent weather! I want to update everyone on some recent happenings "around the bend". Our recent special owners meeting to approve the 2017 budgets was a success. The 2017 budgets passed with a 479-0 vote in favor of the budgets. This process will be continued in future years as well. The Board and management thank all our owners for their support in allowing the resort to continue moving forward.

Just a reminder that the \$550 special assessment that was approved will be in your May 20th billing statement. You will have the option of paying in three installments with the final installment due by August 10th!

By the time you receive this newsletter, we should be nearing the end of installing our new wave-breaker for the dock. We are so excited for you to see this much needed improvement to our facilities. Upon its completion, we should be providing more wave attenuation and protection to our dock than we have ever been able to provide before. We'll keep you posted on the progress.

The 2017 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 2017 will begin in the spring and carry on throughout the summer and into early fall.

We continue to work on leaf removal and hope that you will be pleased with the progress. The maintenance teams got a great start to the leaf removal this season and are moving along nicely.

As the 2017 season approaches I am optimistic that we will continue to see an upswing in visitors and participation at the resort. 2017 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](mailto:thdgolf@gmail.com) to let him know you want to be a member this year!

Thinking about remodeling your condo? Give our new Remodeling Director, Nick Jones, a call at Maintenance to discuss your project! Over the last few months, Nick has proven to be a great addition to our management team. He would love to help bring your vision for your condo to fruition. Give him a call at 606-561-5314 or email at [remodeling@woodsonbendresort.com](mailto:remodeling@woodsonbendresort.com). Demand is high, so don't wait; book your project today!

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](mailto: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 1st!!! Please mark this in your calendars. This will be a continuation of our "RED, WHITE AND BOOM!" celebration.

## NEED YOUR CONDO SPRING CLEANED?



Call  
Jamma at  
606-561-5300  
or email her  
at

[rentals@woodsonbendresort.com](mailto:rentals@woodsonbendresort.com)

## 2017 GOLF, **SOCIAL**, Garden Club SCHEDULE

- 03/25 **Euchre Tournament @ restaurant 6:30**
- 04/02 1 Man Scramble 1:00
- 04/03 1st Ladies 9-Hole League 10am
- 04/07 1st Friday Scramble 5pm
- 04/26 AIM golf outing (course closed at 1pm)
- 05/05 **Pre-Derby Party**
- 05/06 **Derby Party**
- 05/03 Mens' Spring Classic 1pm
- 05/10 Ladies Spring Classic 1:00
- 05/12 Consolidated Pipe golf (course closed until 2pm)
- 05/19 Ducks Unlimited golf outing 8am (course closed till 2pm)
- 05/27 **7th Annual 5K Run/Walk**
- 05/27 **Brownstones (band) pavilion 8-midnight (Classic Rock)**
- 05/28 18-Hole Memorial Day Scramble 1pm & Steak Dinner after
- 05/29 9-Hole Couples Golf 1pm
- 06/03 Night Golf
- 06/10 Double Couples Scramble 1pm
- 06/10 **Sean Meadows poolside 7-10pm (R&B/Pop/Rock/70's to present)**
- 06/14 Men's Senior 2-Man Shamble 1pm
- 06/17 **Travis Cook poolside 7-10pm (Rock/Traditional Country)**
- 06/23 **FAMILY FUN WEEKEND:**
- 06/24 **Cart Karaoke for Kids poolside 7:30-10pm**
- 06/24 **Scavenger Hunt @ Pavilion 3pm**  
(adults to drive carts if under 16 or no license)  
**After Hunt, HAYRIDE & roasting hotdogs**
- 07/01 **Cart Parade, DJ & Fireworks**
- 07/04 18-Hole Scramble 1pm
- 7/5-7 Junior Golf Camp
- 07/07 **WB 1st RAFT-UP (details later)**
- 07/08 **Travis Cook poolside 7-10pm (Classic Rock/Traditional Country)**
- 07/15 Margarita Golf
- 07/15 **Jimmy Buffet night @ Pro Shop 8pm (music by Ella)**
- 07/22 **Sean Meadows poolside 7-10pm (R&B/Pop/Rock/70's to present)**
- 08/07 Ladies 9-Hole Member/Guest 9am
- 08/12 Hillbilly Golf
- 08/12 **Travis Cook poolside 7-10pm (Classic Rock/Traditional Country)**
- 8/19-20 WB Club Championship
- 08/26 **Lightnin' Rod & the Thunderbolts**  
**@ pavilion 8-11:30pm (Classic Rock/Oldies)**
- 08/30 Ladies Bluebird Invitational
- 09/02 **Cart Wash & Bake Sale 8:30-1:30**
- 09/02 **Brownstones (band) @ Pavilion 8-midnight (Classic Rock)**
- 09/03 Labor Day 18-Hole Scramble 1pm
- 09/04 Couples Golf 1pm
- 9/8-9 Girls High School State Championship
- 09/16 5th Annual WB Community Cookout
- 09/28 William Shearer Memorial golf
- 10/07 Buck & Doe
- 10/09 Hal Rogers golf outing
- 10/20 **Euchre Tourney 6:30 in the restaurant**
- 10/21 **Poker Run and Chili Cookoff**
- 10/27 Last Friday Scramble
- 10/28 18-Hole Closing Scramble
- 12/02 Pot Luck at CH
- 12/16 WB Country Christmas Breakfast
- 12/31 New Year's Eve party



The Golf Shop is now open every day (weather permitting). The Pro Shop Grill will open the last of March or as quickly as we find help! If you plan to bring groups down this spring please call us as soon as possible as spring is booking up fast.

### 2017 WOODSON BEND OWNER GOLF MEMBERSHIP

– *The best value for golf!* –

Single: \$ 720

Couple: \$ 839

Family: \$ 970

Call the Pro Shop at 606-561-5316 if you have questions

### NEW FOR 2017 DRIVING RANGE PROGRAM\*

Single: \$50/year

(April - March)

Couple/Family: \$100/year

(April – March)

**\*NOTE:**

**Memberships no longer have range balls included.**

### 2017 HANDICAPS

Handicap cost is \$30, same as last year. If you had or want a handicap or just do not have one let me know at [thdgolf@gmail.com](mailto:thdgolf@gmail.com).

### 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.





## THE **BEND** AD-Visor MARCH 2017



**FOR SALE: 2005 Black Club Car. Two seater.**  
**Kept in storage; good condition. \$2000. Call Steve**  
**at 502-550-1536.**

**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](mailto:rlwelsh@woh.rr.com)

### **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 [Reunioncrealty.com](http://Reunioncrealty.com) for  
photos and details or call Nancy at 860-559-9229

**For Rent at Woodson Bend : Condo 7-3**  
Extremely large luxury condo 1BR, 1BA Sleeps 6  
Contact Tony Marcum@859 512 8018 or email  
[tmarcumrentals@yahoo.com](mailto:tmarcumrentals@yahoo.com) . View on line at  
[www.tmarcumrentals.com](http://www.tmarcumrentals.com) or contact Jamma  
Underwood Director of Rentals @ Woodson Bend  
606 561 5300. This condo is available for long or  
short term or just for the weekends at the Bend !!!



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

**Nancy, Bill & Brad Bigelow**

**#1 in sales for over 40 years!**

[nancybigelow@lakecumberlandrealty.com](mailto:nancybigelow@lakecumberlandrealty.com)  
view units @[lakecumberlandrealty.com](http://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!**

### **WISE CUSTOM CABINETS**

236 S. Richardson Drive  
Somerset, KY 42501  
606-875-3602  
[wcustomcabinets@aol.com](mailto:wcustomcabinets@aol.com)

Insured

Established 1983

**BILL WISE**



- Service
- Installation

HVAC license #MO1469

**Thiral Davis**  
**Sandra Davis**

**(606) 679-4217**  
**(606) 679-4216**

220 Enterprise Drive  
Somerset, KY 42501  
[www.davishvacexperts.com](http://www.davishvacexperts.com)

*Granite. Marble, Tile, Cabinets, Fireplaces*

## **Compton's Custom Countertops**

office: 606.676.0302

cell 606.305.8586

email: [schoolcraftbrad@gmail.com](mailto:schoolcraftbrad@gmail.com)  
[www.comptonscountertops.com](http://www.comptonscountertops.com)



## Michell Sears-Harris



### PAINTING

Wallpaper removal  
Porch Painting

Free Estimates  
[shosho70@aol.com](mailto:shosho70@aol.com)

Insured  
(606) 271-2725

## Healing Hands Massage Therapy

Sauna

Swedish  
Aromatherapy  
Hot Stone  
Deep Tissue  
Shiatsu  
Reflexology



Pregnancy  
Sports  
Seasonal  
Body Scrubs  
Back  
Thai

**606-271-4114**

[www.healinghandsofsomerset.com](http://www.healinghandsofsomerset.com)

534 Ogden St. Somerset

## MEDICARE QUESTIONS?

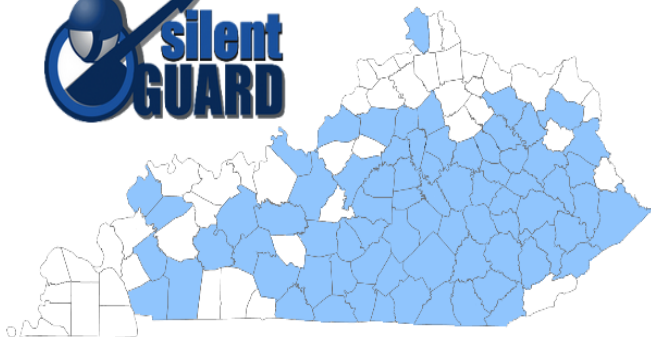
Call Steve Winter @ 513-489-4111

Licensed Certified Broker

No charge to answer your Medicare questions!

email: [steveawinter@gmail.com](mailto:steveawinter@gmail.com)

## 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](http://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](mailto: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](mailto:vicki.burchfield@coldwellbanker.com)

[www.coldwellbanker.com](http://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 **\$124,900**

**4-2** New Listing....**SOLD!!**

**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 **\$109,900**

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

**11-3** Upper lever, 3BR (one is a bunk room), 2BA. Core expanded, located on #6 fairway, off street parking. MLS#24735 **\$129,900**

**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. 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 **\$129,900**

**24-4** Lower level with 2BR, 2BA, newer Kitchen, HVAC to porch plus sliders. W/D and handicapped assessable. A good buy with furniture, appliances and golf cart included! MLS #11343 **\$89,500**

**36-4** Lower level. 2BR, 2BA. Core expanded. Large side deck & cart storage. Overlooks #2 & #3 fairways. Off street parking. MLS#23298 **\$109,900**

**PENDING!**

**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 **\$137,500**

**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 **\$74,900**

**61-1** Lower level 3BR, 2BA. Open floor plan, extra windows in LR. Glassed screened porch. Common area side porch, cart storage & off street parking. MLS #23744 **\$134,900**

**67-4** Lower level w 2BR, 2BA. Open floor plan w/beautiful updated kitchen & glassed screened porch. Great common area cart storage & work shop! MLS 25200 **\$156,900**

**85-2** Upper level, 2BR, 2½BA, open floor plan with updated kitchen. Core expanded, laundry room & extra storage. Overlooks #8 green & has off-street parking. MLS 25254 **\$125,000**



**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](mailto:nancybigelow@lakecumberlandrealty.com)

**LIST YOUR UNIT WITH LAKE  
 CUMBERLAND REALTY**  
 40 YEARS of Dedicated Services to  
 Woodson Bend Resort

WE'RE STILL THE BEST REAL ESTATE COMPANY to sell your unit!  
 AVAILABLE 7 DAYS A WEEK TO SHOW CONDOS.  
 WE LIVE ON THE RESORT SO WE ARE READILY  
 AVAILABLE. 24/7 CALL ANYTIME! (606-271-1005  
 cell)

**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](http://www.lakecumberlandrealty.com)**

**ALL UNITS FURNISHED !!**

**GOLF UNITS – 2BR/1BA** 2<sup>nd</sup> 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 41-4, \$114,500 All Really Nice  
 56-4, 43-1, \$109,900 Really Nice  
 21-2 \$114,900 86-4 \$123,900

**GOLF COURSE CORE EXPANDED-2 BR/2BA Great Buys**  
 65-3 \$114,900 84-4 \$119,000

64-1 \$139,000 Have a cup of coffee while watching the golfers  
 64-2 \$149,900 white and beige beautiful remodeled  
 66-1 \$154,900 Large 12X50 side porch

**GOLF COURSE CORE EXPANDED-3 – 4 BR**

60-1 \$139,900 67-1 \$109,000 52-3 \$109,000  
 48-3 \$134,900 Open kitchen design  
 52-2 \$149,900 core space for 3<sup>rd</sup> Bath. Really Nice!!  
 85-3 \$159,500 2 Window Walls, Great view. Must See!!

**GOLF VIEW UNITS SOLD** 28-4 29-1, 31-2, 31-4, 57-4, 53-2, 44-4, 19-4, 54-3,  
 63-3, 37-1, 49-3, 56-1, 74-4, 36-4

**LAKEVIEW 2 BR 1BA Core Expanded**  
 10-1, \$110,000 2<sup>nd</sup> bath can be added

**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, 105-4

**Sold Patio Home \$204-1 Listed 320,000**

**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!

All units would be great rentals if you wanted to rent.



Come to Hilltop Marine where you are treated like family.  
 We are your trusted sales, service, fiberglass repair and  
 storage facility.

- New & used boats.
- Professional boat brokerage services.
- Fiberglass repair – from minor scratches to major damage. We can fix it all!
- Our Service Department is second to none.
- Storage – we have 184 individual storage units from 30' to 50'.

We are located on Hwy 90 in Bronston just 4.5 mi. from Woodson Bend

Ph. (606) 561-7115  
 74 Shaw Ln.  
 Bronston, KY 42518

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



**DONALD (BO) TAYLOR**  
OWNER

937 East Brown Ridge Rd.  
Russell Springs, KY 42642

*"Serving Lake Cumberland  
and surrounding area"*

**606-871-1926**  
**606-219-3288**

**Commercial & Residential**

\$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.

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




\*For dine-in only. Limit 1 coupon per person.  
**3570 South Hwy 27 Somerset by stoplight 21**  
**606-679-8040**

# 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](mailto:www.rentals@woodsonbendresort.com) for more details.

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

