



April 20, 2017

Dear Woodson Bend Property Owner,

We are in the full swing of Spring here at the Bend! Flowers are blooming, grass is growing and mowers are buzzing as our Staff prepares for your arrival to begin a new season of activities. You just won't believe how wonderful the Resort looks and how much progress has been made over the last few months of Fall and Winter!

Looking ahead, we are only six months away from our Annual Meeting of the Woodson Bend Property Owners Association on September 23, 2017. At that meeting, three owners will be elected to serve as Directors of the Board. There will be two 3-year terms and one 1-year term to be filled. Each property owner has the opportunity to stand for election and to nominate fellow owners as candidates for the office. The bylaws of Woodson Bend POA specify that at least two names for each open Directorship be placed in nomination.

Our Resort is full of potential nominees, many with years of career experience in the prospective jobs. Please consider bringing that experience to our Board and sharing your insight and expertise in moving our Resort forward, or think of someone you consider to be a great nominee.

The volunteers of your Nominating Committee must complete our work by the end of July, including interviews with each candidate. Please complete and submit a nomination form for each potential candidate by June 1, 2017, and return to: Nominating Committee, Woodson Bend P.O.A., Inc., 14 Woodson Bend Resort, Bronston, Kentucky 42518.

The members of the 2017 Nominating Committee are:

Owner Unit 91-4	Owner Unit 85-1	Owner Unit 93-4	Owner Unit 63-4
John E. Waller (Chair)	Vicki Burchfield	Nancy Bigelow	Jim Walter
23 Woodson Bend	PO Box 111	814 Colyer Road	629 Vonda View Blvd.
Bronston, KY 42518	Somerset, KY 42501	Bronston, KY 42518	Franklin, KY 42134
606-561-7775	606-305-1879	606-271-1005	636-244-0599

If you have any questions regarding this request for your participation, please talk to any member of the Nominating Committee.

We'll see you around the Bend,

John

John Waller, Chairman



Woodson Bend Resort
14 Woodson Bend - Bronston, KY 42518
Phone: (606)-561-5311 - Fax: (606)-561-5311
WoodsonBendResort.com

April 20, 2017

Dear Woodson Bend Owner,

Woodson Bend Resort is continuing the process of billing a portion of your monthly Maintenance Fees on a square footage basis. This change will take effect on your April 20th statement. If your unit has been expanded since last year please note your new total livable square footage on the enclosed spreadsheet. I would like to point out that even if your square footage total has not changed the amount you pay per square foot this year will be different than last year based on the amount of expense associated with Condominium Building Maintenance and Insurance Expense. See below for more details.

For those who may not recall, this change in how monthly fees are assessed is necessary for us to comply with Kentucky Condominium Law. We have dealt with this requirement by taking the one area of expense that varies depending on size of units and assessed that area of expense on a square footage basis. This area of expense is Condominium Building Maintenance and Insurance Expense.

The Condominium Building Maintenance Expense in 2016 was \$446,283.92 out of a total operating expense of \$1,983,060. This is 22 ½ % of total expenses. Total square footage of all living area in the resort is 624,061.02. Dividing the Condo Maintenance and Insurance Expense by the total square footage of all units tells us how much we should collect per square foot for the whole year. Dividing that figure by 12 months tells us how much to bill monthly and lastly looking at the square footage of your unit tells us how much your proportionate share of this expense should be.

In an effort to help clarify this process please note that all owners will pay a “base” maintenance fee of \$267.36. The remainder of each owner’s maintenance fee will be determined by the total amount of living area square footage in their unit. The monthly assessment for square footage for 2017 is \$0.059594 per livable square foot.

Should you have any questions about your new monthly billing on a partial square footage basis please contact us at Woodson Bend Administration. We will do all we can to help.

Sincerely,

Mark

Mark Sloan
General Manager
Woodson Bend Resort



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

MAY, 2017

Manager's Report By: Mark Sloan

The season is coming! We are working to get the Resort ready for you to come and enjoy spending time with us! We look forward to seeing everyone very soon.

Mulligans restaurant will be opening on Friday, April 14th. Chef Michael, Chef Ed and their crew are really excited and looking forward to their second season! By now, everyone should have his or her restaurant cards. Remember to bring them with you when you visit the restaurant, as you must have your card with you to use it. Please go to our main Woodson Bend website; the restaurant menu is available for you to check out online.

I would like to remind everyone that the Garden Club will be having their 7th annual 5K "Garden Club Run/Walk" on Saturday, May 27th, starting at 8:30am at the clubhouse. This fundraiser is a great way to show support to the Garden Club while engaging in a healthy activity. Please look for sign up information and details within this newsletter.

This year's Derby Party will be taking place at the clubhouse on Saturday, May 6th. We will continue the tradition of the party being free to attend. You are welcome to bring your own party snacks and beverages. However, please note that programs & racing forms (\$10/ea.) must be ordered in advance and paid for by the requesting party. We will be happy to bill your account for this, but you must notify Lindsay or Marcia in Admin by no later than Tuesday, May 2nd for us to be able to get your program in time for the party. You can reach Marcia or Lindsay at 606-561-5311 or via email at administration@woodsonbendresort.com for any questions.

As the season approaches let me remind you that if you wish to use the Pavilion you will need to contact Security at 606-561-5313 to make a reservation for the date you want to use it.

I would like to encourage anyone that is thinking about any kind of remodeling for your condo to give Nick Jones a call at 606-561-5314 or email him at remodeling@woodsonbendresort.com. Remodeling demand is very high right now and remarkable improvements to units are being made all over the resort! Nick would love to discuss any plans you have for your condo! I would also like to remind you

we have approved policy restricting who may do work pertaining to any electrical or plumbing projects that require permits or inspections. In addition, restrictions now apply to who can do work that involves drywall or internal stud walls. If you have any questions give maintenance a call for more info.

Would you like to pick up some additional money? Give Jamma a call in our Rental department at 1-800-872-9825 or email her at rentals@woodsonbendresort.com. She would love to enroll your unit into our Rental program! Placing your unit in the rental program is an effective way to pick up some additional cash to help offset the cost of owning. In addition, please be aware that all profits from the rental department go back into the general fund to help offset annual maintenance fees. Supporting the rental program is a great way to support the entire resort. Many people are unaware that you can make your condo available for renting as much or as little as you like. We do not place restrictions on the amount of days you make available to rent your unit. If you would like to know more, Jamma would be happy to give you all the details you need!!!

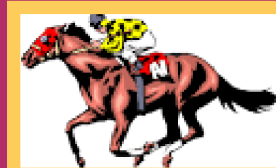
Lastly, mark your calendars for Saturday, July 1st, as we conduct our **RED, WHITE and BOOM!** celebration with our annual fireworks show!



The Golf Shop is fully stocked and ready for Spring. Stop by and see the new collections: Vineyard Vines, Spartania, Flip Flop golf shoes, Dog Collars & Leashes with WB logo. Also new this year is a 20% owner discount on merchandise; the only exceptions are golf balls, golf clubs and clearance items.

May is a busy month with a couple of outings that will keep the course closed until 2:00 on May 12 and May 19. If you have any questions, call the Golf Shop at 606-561-5316.

DERBY PARTY!



MAY 6th - CLUBHOUSE

*Doors open at 11:00
Bring drinks & snacks
Dress your Derby Best!*

If you want a Program or
Racing Form contact
Marcia at 606.561.5311 to
order - \$10 each.

Will be delivered to Security by
8 am on Derby Day for pick-up.

Memorial Day Weekend Golf Events

Friday – May 26 – 5 p.m.
FRIDAY SCRAMBLE

Sunday – May 28 – 1 p.m.
**MEMORIAL DAY
18-HOLE SCRAMBLE**

followed by
Hamburger/Hot Dog Cookout – \$20 pp

Monday – May 29 – 1 p.m.
MONDAY 9-HOLE COUPLES
(\$20 per couple)

Golf Grip Special - \$5 per club

Every Monday – 11 a.m.
LADIES' 9-HOLE LEAGUE

Every Monday – 5:30 p.m.
MEN'S 9-HOLE LEAGUE

2017 GOLF, SOCIAL, GARDEN CLUB SCHEDULE

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

7th ANNUAL AROUND THE BEND



May 27th, 2017 – 9:00 a.m.
Clubhouse

Join us for the 7th Annual Run/Walk that benefits the WB Garden Club. 1st and 2nd place trophies will be awarded in 4 categories: Ladies (ages 12-69), Men (ages 12-69), Senior Ladies (70-over) and Senior Men (70-over). There will also be a 1st place trophy in the 11 – under category; they will have an optional 1 mile race around the “small loop” which will begin 5 minutes before the main race.

The race will be timed & will begin at the clubhouse parking lot, go down Star Trek, around the loop and back up by the pool. Entry form is included.

WE NEED SPONSORS!!

Sponsor's names will be on the tee-shirts. Sponsor fee is \$50. Deadline for sponsorship is May 10th.

Send your check to:
Carmella Waller/WB Garden Club
c/o Woodson Bend Resort
14 Woodson Bend
Bronston, KY 42518
OR, have it billed to your account
by calling 606-561-5311

Bottled water and a snack will be provided. Register the whole family for an event that gets bigger and BIGGER every year!

NEED YOUR CONDO SPRING CLEANED?



Call
Jamma at
606-561-5300
or email her at
rentals@woodsonbendresort.com





Marcia's Retirement Party!!

After 30 years of the best Customer Service that Woodson Bend could ever have the joy of having, Marcia has decided to fly the coop! Come celebrate with Marcia and the staff to show your appreciation for Marcia throughout the years. The Bend will sure not be the same without her!

Friday, May 19th
4:00- 6:00
@ The Clubhouse



THE **BEND** AD-Visor

MAY 2017



FOR SALE BY OWNER: Unit 53-3 Fully furnished 2 BR / 3BA condo directly across from pool. Well maintained & beautifully decorated. New kitchen, screened porch (w/ vinyl sliders & additional heat /a/c), all the bump outs. **\$139,000** Call Jimmie or Brenda @ 513-720-7640. GREAT Location!!

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 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 . View on line at 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 !!!

Got something to sell?
Call us! 606-561-5311



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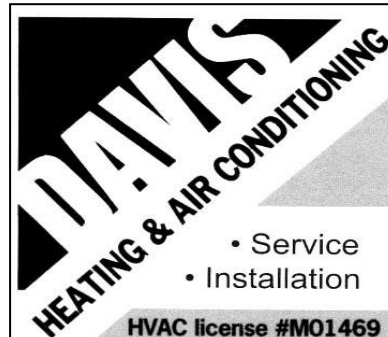
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If you, or someone you know, are in need of a realtor, please
contact me at (606)305-1879 or email

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

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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**

7-4 Renovated lower level condo with 1BR, 2 BA. Porch glassed in for
additional living space. 3 electric FP, Pella windows & doors w/planta-
tion shutters. Near pool & clubhouse. MLS #23180 **\$109,900**

8-4 Lake View! Lower level w/2BR, 2BA Large updated kitchen
w/island. Larger deck & off-street parking. MLS #23806 **\$129,900**

9-3 Upper level, 3BR, 2BA. Has 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. MLS24735 **\$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**

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**

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**

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 **REDUCED! \$129,900**

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**



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

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

78-2 \$103,900 Newer Kitchen

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, \$98,500 price reduced \$16,000 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

13-2 \$189,900 3bed/3bath

48-3 \$134,900 60-1 \$139,900 67-1 \$109,000 52-3 \$109,000

52-2 \$149,900 core space for 3rd Bath. Really Nice!!

67-2 \$139,900 Great Sunrise view

85-3 \$169,900 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 2nd bath can be added

LAKEVIEW 2 BR, 2BA Core Expanded

2 BR – 8-2, Recently Updated \$132,000 SOLD

8-3, \$129,900 BOTH WANT OFFERS NOW!!

14-3 \$239,900 WOW! Tastefully Decorated

104-1 \$189,000 Glassed in Porch

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

LAKE SOLD 8-2, 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, 65-3Be
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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 se

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**WOODSON BEND P.O.A. BOARD OF DIRECTORS
NOMINATION FORM**

To nominate any owner, including yourself, complete the form below and send to the Nominating Committee, 14 Woodson Bend Resort, Bronston, KY 42518, ATTN: Marcia

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

_

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

Print your name

unit #

Date

Your email address

Your phone #

7th Annual "Around The Bend" 5K Memorial Run/Walk

May 27, 2017 - 9:00AM

Location: Run/Walk will start at the Clubhouse Parking Area and will proceed down Star Trek and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking. The race will start at 9:00 am and will be completed by 10:30 am (for those who choose to walk) . **OPTION:** 1 mile "Around the Small Loop" for 11 & under will begin 5 minutes before the adult race.

Cause: This run/walk will benefit the **Woodson Bend Garden Club.**

Registration: Entry fees: Individual \$ 20 or Family (3 or more) \$17.50
Pets are welcome.

Awards: Trophies will be given for 1st & 2nd place except 1st place only in 1 mile race.
Each contestant will receive an "Around the Bend" t-shirt. Every entry will be timed.

First Name:_____Last Name:_____participation #_____

Age_____Male_____Female_____ T-Shirt Size(s)_____ (available Adult S,M,L,XL, XXL)

Additional Family Members_____

Name	Age	M/F	t-shirt size
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Name	Age	M/F	t-shirt size
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Name	Age	M/F	t-shirt size
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Name	Age	M/F	t-shirt size
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Address_____City_____Zip_____

Telephone_____email_____

Make checks payable to: **Woodson Bend Garden Club**
Mail to: **Woodson Bend Resort**
14 Woodson Bend
Bronston, KY 42518 or email: **administration@woodsonbendresort.com**

Registration Deadline will be: **May 25, 2017 (please register early so we can order t-shirts)**

Waiver (Every participant must sign)

In consideration of your acceptance of this entry, I for myself, my heirs, devisees, executors, administrators, and assigns hereby waive, release and discharge any and all claim against the officials or the sponsors of the 'Around the Bend' 5k Memorial Day Run/Walk for all damages or injuries I may suffer.

Signature of entrant(s)

Date

Guardians signature if under 18 yr age