

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, 2017

MANAGER'S REPORT by Mark Sloan

Wow! Where did summer go?! It's hard to believe that we are already entering Fall and Old Man Winter will be here before you know it.

Our Annual Owner's Meeting will be taking place at the clubhouse on Saturday, the 23rd of September. Please make sure that you vote and come on out. The meeting takes place at 3:30PM. 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.

By the time you receive this newsletter, our 5th 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! 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 13th. If you are interested in making a donation to this wonderful event please contact Lindsay 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.....so 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 in Rental a call 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 to 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!



**ANNUAL
MEETING**
Sat., Sept. 23rd
Clubhouse @ 3:30

Two Big Events

OCTOBER 21st
Double the Fun!

HALLOWEEN POKER RUN

*Meet at the Clubhouse
between 11:30-noon
Trick or Treat for a Poker
hand (\$5per)
Costume Contest
Decorate your Golf Cart
Questions? Contact Mary @
mascoggan@hotmail.com*

CHILI COOK-OFF

*Bring your Chili to the
pavilion by 5pm sharp.
1st Place Award & Bragging
Rights! Red & White chili
categories. Sample the chili
after the judging is complete.*

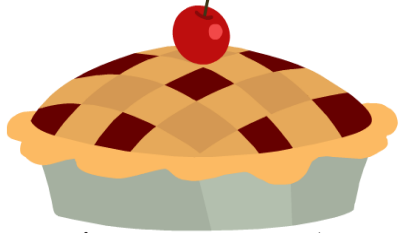
EUCHRE TOURNAMENT

Friday, October 20th
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 @ 734-891-4237
or email
karlee6075@gmail.com

MULLIGANS RESTAURANT

*will close October 14.
Be sure to use your coupons!*

EMPLOYEE PIE



For most of us, **pie** conjures up good memories and associations, moon **pie**, lemon **pie**, apple **pie**.....today, let's take a look at a different type of **pie**.....employee **pie**!

Most pies have 3 layers

P Passion (Crust) **I** Inspiration (Filling) **E** Emotion (meringue)

PASSION : It takes passion to be an excellent employee. Passion drives you, passion leads you, and passion excels you. Passion is when you put more energy into your job than what is required to do it.

INSPIRATION : Be the hustle that inspires other employees.

EMOTION : No matter the situation, never let your emotions overpower your intelligence.

Directions:

Roll out passion and you have the perfect golden crust. Mix up the inspiration and you have the perfect consistency for the filling. Last but not least, add in some emotion, and you've got what describes nothing short of a Woodson Bend Employee. You'll never go somewhere where you don't see a group of employees giving it their all, more than here. How many times have you seen our employees going that extra mile, I see it all of the time!

The very last ingredient that is not mentioned in the list is appreciation. That's where you come in. Please reflect on the year and how much you have enjoyed your resort; it could not have been possible without the employees who took care of your maintenance requests, pool, launches, tee times, mowing, pickleball courts, dock, playground, billings, security, rentals, cleaning....the list goes on and on. We rely on your generosity to make Oct. 13th our special day. Please send your contributions to ATTN: Lindsay, 14 WBR, Bronston, KY 42518 or you can call (606-561-5311) to have a contribution put on your monthly statement. Only with your generosity, can we make this day *as sweet as pie!* "Where it's a Great Day to be a Woodson Bend Employee, no matter How you Slice it!"



PRO SHOP NEWS

THURSDAY - 9/28
WILLIAM SHEARER
MEMORIAL GOLF

Course will CLOSE at 1:00 p.m.

SATURDAY - 10/7
BUCK & DOE
10:00 A.M. START

SATURDAY - 10/7
PRO SHOP GRILLE
LAST DAY!

MONDAY - 10/9
HAL ROGERS GOLF OUTING
Course will CLOSE at
12:00 Noon

BOAT LAUNCH CLOSED
Open September 23 / October
14 (pull out only)
You MUST have an Appoint-
ment and a Launch Ticket.
(\$15 Obtain from Security)
Call 561-5314 or 561-5313

2017 GOLF, SOCIAL, GARDEN CLUB SCHEDULE

- 09/23 Annual Meeting:
Clubhouse at 3:30 p.m.
- 09/28 William Shearer Memorial
Golf
- 10/07 Buck & Doe
- 10/09 Hal Rogers Golf Outing
- 10/13 Employee Appreciation Day
- 10/14 Mulligans Restaurant will
close. Be sure to
use your coupons!
- 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 Clubhouse
- 12/16 **WB Country Christmas
Breakfast**
- 12/31 New Year's Eve party

WOODSON BEND RESORT



27th Buck & Doe

10:00 SHOTGUN START

18-HOLE SCRAMBLE

DATES: SAT. OCTOBER 7TH

PRE-FLIGHTED BY HANDICAP

ENTRY FEE: \$25 COUPLE-MEMBER

\$40 COUPLE-NON-MEMBER

PRIZES: NET SCORES

NAME _____ NAME _____

ADDRESS: _____

CITY: _____ HANDICAP _____ / _____

SEND ENTRIES TO: TIM DUDLEY

14 WOODSON BEND RESORT

BRONSTON, KY 42518



THE *BEND* AD-Visor OCTOBER 2017



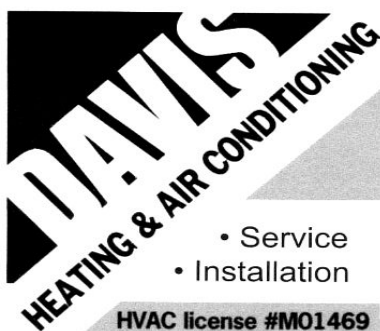
FOR SALE: Unit 10-3 Uniqueness! 100 yds. from the Clubhouse & Pool. Fabulous **LAKE VIEW!** 2BR, 2BA, walk-thru large closet, fully furnished.

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 !!!



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Sandra Davis**

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(606) 679-4216**

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- Installation

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shows pulse/ fan on console/ folds up & locks into place
\$125 OBRO Must pick up
Donna Nolan / 30-2 / 606-561-0136



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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!

Take Time to Plan for Your Future

Every first in life deserves to be special, but it also plays an important role in planning for your future. Don't wait until you are ready to retire to get all of your affairs in order. And if you are already there, make sure your assets are protected.

A common misconception is that estate planning is only for those who are older and wealthy. Many believe that "estate" lends itself to luxury cars, extravagant homes and a large pocketbook. The truth is your age and size or value of your estate is immaterial to the issues of whether or not you need to engage in estate planning of some sort.

Did you recently have a baby? Are your children getting ready to go away to college? Do you plan on purchasing a second home? These are milestones in life that deserve attention in your estate plan.

What Things Do I Need to Consider?

Who are your powers of attorney? Have you appointed guardians for your children? Who will raise them in the event of an unfortunate accident? What does it mean to fund your revocable trust and what is the importance? Do you have the appropriate beneficiaries designated on your life insurance policies, pensions and IRAs? Getting all these questions answered and in writing beforehand will help eliminate a lot of headache, and possibly heartache, in the future.

What Happens If I'm Not Prepared?

Your family may have to endure a lengthy, public and possibly costly probate in order to administer the estate. Farther your assets may end up being distributed from the state in which you reside, which may not necessarily reflect your personal preferences. Is there more you need to know? Call DBL.

Contact Woodson Bend Property Owners at DBL Law:

Jim Dressman · jdressman@dbllaw.com · 859.426.2150

Mark Guilfoyle · mguilfoyle@dbllaw.com · 859.426.2149



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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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FOSTER REAL ESTATE, INC.

5383 S. Highway 27, Somerset, KY 42501



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/plantation shutters. Near pool & clubhouse. MLS #23180 **\$109,900**

15-3 Upper level unit w/ 2 BD, 2BA. Renovated kitchen. Off street parking. On golf course, overlooks #5 green MLS #23414 **\$109,900**

31-2 Upper level condo w/ 2BR, 2BA. Condo has open floor plan, updated kitchen, and screened porch with sliders. Off street parking and common area golf cart. **\$124,900**

47-1 Lower level condo with 2 bedrooms & 2 baths. Updated kitchen & baths. Glassed screen porch. Common area side porch & cart storage. Located on #8 fairway. MLS #27026- **\$139,900**

48-4 Newly updated beautifully furnished & decorated 1st floor unit on scenic #8 fairway. 8' bumpout allows for large BRs & large master BA. Stacked W/D included. Nice cart/pool toy storage under. Vinyl sliders. A must see! (Personal items & sports memorabilia **not** included in sale) **\$129,500**

60-1 Lower level condo with 3BR (One being bunk room) & 2BA, open floor plan and updated kitchen, Located on the #7 fairway near pool & Clubhouse with off street parking. MLS#26953 **\$134,900**

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 **\$129,900**

66-4 Lower level condo with 2 BR, 2BA. Updated kitchen with core space. Also 4 ft. bedroom expansion. Located on #7 fairway & off street parking.

78-3 Upper level condo with 2BR, 1BA. Condo has common area golf cart storage, and located in the cul de sac. Located across the street from the lake. **\$94,500**

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 **\$115,000**

86-3 Upper level with 2BR, 2BA, open living space w/ nice kitchen. Screened porch with sliders currently used as family room. Condo has 4' BR expansion & laundry. Limited area golf cart storage; located across the street from the lake with a view. MLS #21117 **\$109,900**



Lake Cumberland Realty

Nancy 606-271-1005

Bill 606-271-1007

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Nancy, Bill & Brad Bigelow

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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

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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 \$112,000
64-1 \$129,900 Have a cup of coffee while watching the golfers
*NEW 29-3 \$134,000 2 bed 1 bath core expanded for 2nd bath
64-2 \$139,900 white and beige beautiful remolded
66-1 \$154,900 Large 12X50 **side porch**
74-1 \$229,000 NEW LISTING

GOLF COURSE CORE EXPANDED-3 – 4 BR

52-2 \$149,900 core space for 3rd Bath. Really Nice!!
67-2 \$139,900 Great Sunrise view 67-1 \$99,900
85-3 \$169,900 2 Window Walls, Great view. 3 baths
13-2 \$189,900 3bed/3bath 38-1 \$239,900 3bed/3bath **NEW**

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, 31-4, 59-3, 78-2

LAKEVIEW 2 BR 1BA Core Expanded

10-1, \$110,000 2nd bath can be added

LAKEVIEW 2 BR, 2BA Core Expanded

8-3, \$129,900

14-3 \$199,900 **PRICED REDUCED \$40,000 WOW!** Tastefully Decorated
105-2 \$188,900 **Glassed in porch Open floor**
111-3 \$249,000 **NEW LISTING**

LAKEVIEW 3 BR, 3BA Core Expanded

118-4 \$249,000 **NEW LISTING**

BASEMENT UNIT

111-1 \$249,000 3bed, 2ba

13 units under \$115,000

72-3, 56-4, 31-3, 43-1, 21-2, 15-1, 41-4, 56-4, 65-3, 67-1,
84-4, 10-1

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

LAKE SOLD 8-2, 114-1, 116-2, 119-2, 94-4, 108-3, 5-3, 96-3, 3-4, 105-4, 12-4



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BASEMENT UNIT FOR SALE!!
111-1 Remodeled, Call for Details!!