



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, 2018

Manager's Report By: Mark Sloan

Would someone please tell Mother Nature that winter is over? As I write this report, we are still getting freeze warnings overnight! Rain is everywhere. We get a day or two of no rain, then several days in a row with all day rain! The weather this "spring" has truly been some of the most bizarre I have seen in many years. With that said, 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.

Mulligan's restaurant opened on Friday, April 13th. Chef Michael & Chef Ed and their crew are off to a great and exciting season and looking forward to their third season! As a reminder, Mulligan's took over the operation of the Pro Shop Grill in 2018! Your restaurant coupons will be able to be used in the grill as well as the restaurant! Grill hours will be flexible and will be expanding, as we get deeper into the season. So be on the lookout in the weekend handout or upcoming Around The Bend's for expected hours of operation for the grill.

I would like to announce to everyone that we will be conducting a "Woodson Bend Remodeling Open House" on Saturday, June 9th, from 10am-2pm. This will be an excellent opportunity for all owners to come out and spend a few hours going by and visiting several recently renovated condos. This is a great way to see the various expansions and improvements that can be made to your condo. There will be no cost for you to attend. In fact, we will be offering raffle tickets free of charge for you to fill out at each condo you visit for a drawing that will take place after the event for a \$300 gift certificate. The gift certificate will be good at any location within with the resort to use inside the resort anyway you wish to use it. There will be more details coming about this event as we get closer. So please mark the date and plan on coming out and getting ideas on how to improve your condo!

Speaking of Remodeling; 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 for the fall and winter. Remarkable improvements to units are being made all over the resort. However, it looks like we have a space for a project or two to take place over the summer for any of you willing to engage in a summer

remodel. Don't miss out on this opportunity to get your work scheduled sooner, rather than later! 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 requires permits or inspections. In addition, restrictions 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.

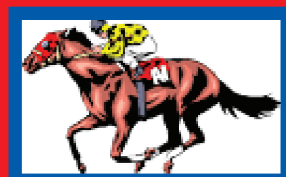
Here's another reminder to everyone that the Garden Club will be having their 8th Annual Memorial Day 5k Run/Walk on Saturday, May 26th, starting at 8:30am at the Clubhouse. Are you ready to get some good exercise? You can run, walk or crawl during the event!!!! This is a great event because it allows you to work on getting healthier while helping the Garden Club raise funds to beautify the Resort. 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 5th. 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 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 in Admin by no later than Friday, April 27th for us to be able to get your program in time for the party. You can reach Lindsay at 606-561-5311 or via email at administration@woodsonbendresort.com for information and pricing on the programs.

Help Woodson Bend grow our Rental Department! Would you like to earn some money two different ways? 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, June 30th, as we conduct our **RED, WHITE and BOOM!** celebration with our annual fireworks show!

**Last Chance to
Order Programs!!!**



DERBY PARTY!

MAY 5th - CLUBHOUSE

Doors open at 11:00

Bring drinks & snacks

Dress your Derby Best!

**If you want a Program or Racing
Form, contact Lindsay at
606-561-5311 to order - \$10 each.
Will be delivered to Security by 8
am on Derby Day for pick-up.**

**MULLIGAN'S RESTAURANT
IS NOW OPEN!!!**

PRO SHOP GRILL HOURS

Thursday - Sunday

8:00 am - 3:00 pm

Order to go 606-561-5863

RESTAURANT HOURS

Fridays and Saturdays

5:00 pm - 9:00 pm

Call for Reservations 606-561-5221

**Did you know that you can use your
restaurant card at BOTH locations?!**

FRIENDS OF WOODSON BEND 2018

**Become a "Friend" by making your
\$50 donation today!**

**Call Lindsay at 606-561-5311 or by emailing
administration@woodsonbendresort.com**



8th Annual "Around The Bend" 5K Memorial Run/Walk May 26th, 2018 – 9:00 a.m.

Clubhouse

Join us for the **8th 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!

GOLF SHOP NEWS

The Golf Shop is gearing up for a big year! Please stop by and see all the changes! We are transforming the Golf Shop into a gift, golf & souvenir shop, with hopes to serve all Owners and guests, and not just golfers. All new items range from Woodson Bend cutting boards to Woodson Bend key chains, with a big emphasis on kid's apparel. We are making one more change that we are hoping will be ready by Memorial Day weekend!

Mondays & Tuesdays we will have Senior Days 50 & Over.

18 Holes with or without cart- \$130

(We will even give you 3 golf balls to lose!)

UPCOMING EVENTS

April 24th - AIM Golf Outing 1:00pm

May 2nd - Men's Spring Classic 1:00pm

May 9th - Ladies Spring Classic 1:00pm

June 2 - Night Golf – Limit (72) \$20/per player (Woodson Bend Rental Carts will NOT be available)

June 9 - *****NEW DATE** ***18 Hole Par 3 Tournament – Every Hole is a Par 3-

3:00pm Shotgun Start

\$20/per person-Member

\$30/per person-Non-Member



MEMORIAL DAY WEEKEND ACTIVITIES

May 25 - Friday Night Scramble- 5:00pm \$5/per player

May 27 - Sunday 18 Hole Memorial Scramble - 1:30pm
\$10/per player

May 28 - Monday 9 Hole Couples Scramble - 1:30pm \$20/per couple

2018 Events Schedule

April 24	AIM Golf Outing	1:00 pm	
May 2	Men's Spring Classic	1:00 pm	
May 5	Derby Party	11:00 am	
May 9	Ladies Spring Classic	1:00 pm	
May 26	Memorial Day 5K Run & Walk	9:00 am	Pavilion
May 26	Lightning Rod & the Thunderbolts	8:00 pm	
May 27	18 Hole Memorial Scramble	1:30 pm	Cart Barn
	Drive-In Movie	Dusk	
May 28	9 Hole Memorial Day Couples	1:30 pm	Poolside
June 2	Night Golf	Dark	
	Music by Shawn	7:30 pm	
June 9	Double Couples Golf Scramble	1:00 pm	Poolside
	Motown by Ella	8:00 pm	
June 13	Men's Senior 2 Man Best Ball	12:00 pm	Poolside
June 16	Music by Travis	7:30 pm	
June 18	Kentucky Manufacturing Golf Outing	10:00 am	Poolside
June 19	Pool Aerobics	10:00 am	
June 22	Pool Aerobics	10:00 am	Poolside
June 23	Steve Fulton Music	8:00 pm	
June 26	Pool Aerobics	10:00 am	
June 29	Pool Aerobics	10:00 am	
June 30	Red, White, & BOOM!	TBA	Poolside
	Cart Parade		
July 3	Pool Aerobics	10:00 am	Poolside
July 4	9 Hole 4th of July Scramble	1:00 pm	
	Music by Ella	8:00 pm	Poolside
July 4,5,6	Junior Golf Camp	9:00 am	
July 6	Pool Aerobics	10:00 am	Poolside
July 7	WB 2nd Annual Raft UP	TBA	
	Music by Travis	7:30 pm	Poolside
July 10	Pool Aerobics	10:00 am	
July 13	Pool Aerobics	10:00 am	Poolside
July 14	Music by Shawn	7:30 pm	
July 17	Pool Aerobics	10:00 am	
July 20	Pool Aerobics	10:00 am	
July 21	Margarita Golf	5:00 pm	Pavilion (RSVP)
July 24	Pool Aerobics	10:00 am	
July 27	Pool Aerobics	10:00 am	
July 28	Family Scavenger Hunt	4:30 pm	
	Hot Dog Roast		Poolside
July 31	Pool Aerobics	10:00 am	
Aug. 3	Pool Aerobics	10:00 am	Poolside
Aug. 7	Pool Aerobics	10:00 am	
Aug. 10	Pool Aerobics	10:00 am	Poolside
Aug. 11	Hillbilly Golf	5:00 pm	
Aug. 14	Pool Aerobics	10:00 am	Poolside
Aug. 17	Pool Aerobics	10:00 am	
Aug. 18-19	WB Club Championship	12:00 pm	Poolside
Aug. 18	Music by Travis	7:30 pm	
Aug. 21	Pool Aerobics	10:00 am	Poolside
Aug. 24	Pool Aerobics	10:00 am	
Aug. 28	Pool Aerobics	10:00 am	
Aug. 29	Ladies Bluebird Invitational	(Stroke Play)	
Sept. 1	Cart Wash and Bake Sale	TBA	Pavilion
Sept. 1	The Brownstones	8:00 pm	
Sept. 2	18 Hole Labor Day Scramble	1:30 pm	
Sept. 3	9 Hole Couples Scramble		
Sept. 7,8	Girls All-A State Championship		TBA
Sept. 15	WB Raft UP		
Sept. 22	Annual Community Cookout		
Sept. 27	William Shearer Golf Outing		
Oct. 6	Buck & Doe Invitational		6:00 pm
Oct. 8	Hal Rogers Golf Outing		
Oct. 12	Last Friday Golf Scramble		TBA
Oct. 19	Euchre Tournament		
Oct. 20	Poker Run & Chili Cookoff		
Dec. 15	Country Christmas Breakfast		
Dec. 31	NYE Party		

REMODELING

**More details
to come...**



**Mark your
Calendars!!!**



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

April 20, 2018

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 2017 was \$504,341.26 out of a total operating expense of \$2,034,792. This is 24.8 % of total expenses. Total square footage of all living area in the resort is 627,941.22. 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 \$266.26. 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 2018 is \$0.066931 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



April 20, 2018

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 15, 2018. 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, 2018, 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 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 #

8th Annual "Around The Bend" 5K Memorial Run/Walk

May 26, 2018 - 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
------	-----	-----	--------------

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 24, 2018 (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

2018 WOODSON BEND RESORT

MEN'S CLASSIC GOLF TOURNAMENT

Wednesday, May 2, 2018

SHOTGUN START AT 1:00

Lunch will be served at 12:30
(Hot dogs, chips & drink)



FORMAT: 2 PERSON SCHAMBLE

ENTRY FEE: \$60 PER TEAM (includes cart, prizes & Mulligan)

FORMAT: Twosome better of two ball score for team with a "Twist". (The Twist: Both players hit tee shots, select better tee shot and both players play their own ball into the cup from that position, posting the net better ball score for the hole for team score). Scorecard playoffs will be used to break ties under the direction of the Club Professional.

**PRIZES DETERMINED BY NET SCORES.
Senior Division- Ages 55 & Up**

WOODSON BEND MEN'S CLASSIC

NAME: _____ Max 20
HANDICAP: _____ age _____

Address _____ email _____

NAME: _____ Max 20
HANDICAP: _____ age _____

Address _____ email _____

MAIL ENTRY TO:
Woodson Bend Golf Shop
ATTN: TIM DUDLEY
14 Woodson Bend Resort
Bronston, KY 42518
Ph. 606-561-5316

MAKE CHECKS PAYABLE TO:
DUDLEY GOLF



2018 WOODSON BEND RESORT

LADIES SPRING CLASSIC GOLF TOURNAMENT

WEDNESDAY, MAY 9, 2018

SHOTGUN START AT 1:00



ENTRY FEE: \$60 PER TEAM (includes cart, prizes & mulligan)

FORMAT: Twosome better of two ball score for team with a “Twist”.
(The Twist: Both players hit tee shots, select better tee shot and both players play their own ball into the cup from that position, posting the net better ball score for the hole for team score). Scorecard playoffs will be used to break ties under the direction of the Club Professional.

PRIZES DETERMINED BY NET SCORES

LIMIT First 48 Teams

WOODSON BEND LADIES SPRING CLASSIC

NAME: _____ Max 36
HANDICAP: _____

Address _____ email _____

NAME: _____ Max 36
HANDICAP: _____

Address _____ email _____

MAIL ENTRY TO:

Woodson Bend Golf Shop
ATTN: TIM DUDLEY
14 Woodson Bend Resort
Bronston, KY 42518
Ph. 606-561-5316

MAKE CHECKS PAYABLE TO:

WOODSON BEND
LADIES SPRING CLASSIC

MULLIGANS Grille

Breakfast Menu

7:00am-10:30am

All American Golfer 8
Choice of sausage, bacon, or ham, 2 eggs
cooked to order, home fries and toast.

9th Hole Nap Time 7
Biscuits and gravy, choice of sausage, bacon
or ham. 2 eggs cooked to order.

Hole in One Omelet 8
3 Egg Omelet with choice of sausage, bacon
or ham, onions, tomato, green pepper,
mushroom, cheddar and toast.

That's It! 5
2 Biscuits with Gravy

Breakfast Sandwiches 4
Sausage Egg Cheese Biscuit
Ham and Cheese Biscuit
Bacon Egg and Cheese Biscuit

Side Items

Home Fries	3	Sausage	3
Whole Fruit	1	Ham	3
Eggs	3	Bacon	3
Muffin	3	Toast	1
Danish	3	Biscuit	1

MULLIGANS Grille

Grille hours:

(Weather permitting)

7:00am- 2:00pm

Thursday-Sunday

**Memorial weekend thru
Labor Day weekend**

7:00am-2:00pm

Monday through Sunday

**Mulligans cards are now
accepted at all locations.**

Drinks

Coke products 2
Bottled Water 2
Coffee 2
Orange Juice 3

Griddle Selection

French Toast 4
Pancake 4

MULLIGANS Grille

Snack Bar and Carryout Snacks

11:00 am-2:00pm

Chicken Tenders w fries	7
Ranch, BBQ, Honey Mustard	
Mozzarella sticks w marinara	7
Fried Green Tomatoes	7
French Fries	3
Chili Cheese Fries	5
Chips	2
Candy Bars	1.75
Ice Cream Sandwich	1.50

SANDWICHES

Sandwiches include choice of fries or chips.

Mulligans Cheeseburger	10
Mushroom Swiss	12
Grilled Chicken, Bacon, Swiss	11
Pork Tenderloin	9
Ham and Cheese	7
Pulled Pork Sandwich	10
Bratwurst with peppers onion	8

HOT DOGS

Hot dog	2
Chili dog	3
Chili cheese dog	4

APPETIZERS

Crab Cakes	9
Onion Rings	6
Crab Mushroom Leek Dip	9
Chicken Wings (choice buffalo sauce, sweet Chili glaze or dry rub)	9
Fried Green Tomatoes	7
Appetizer of the Day	Market Price

SOUPS & SALADS

House Salad	3
Wedge	8
Caesar	sm. 5 lg. 8
Strawberry Salad	7
Soup du jour cup	3
Bowl	5

Add chicken-3, shrimp-6, salmon 7

Dressings: Balsamic Vinaigrette, Caesar, Blue Cheese,
Ranch, Honey Mustard, Oil & Vinegar, Strawberry Vinaigrette

STEAKS

Filet Mignon	28
New York Strip	25
Rib Eye	28
Sirloin	18
Beef Medallions	23

ENTREES

(Includes choice of 2 sides)

Pork Chop w/bourbon peach glaze	15
Chicken Cordon Bleu	16
Shrimp & Grits	20
Atlantic Salmon	18
Fried Whitefish	14
Catch of the Day	market price

PASTAS

Chicken Parmesan	15
Alfredo	12
Shrimp Scampi	18
Lasagna (vegetarian)	13
Add chicken – 3 Add shrimp – 6 Add salmon-7	

SANDWICHES

All sandwiches include French fries & condiments

Mulligans Cheeseburger	10
Black & Bleu Burger	12
Mushroom Swiss Burger	12
Grilled Chicken	11
Fried White Fish	11
Pulled Pork	10
Pork Tenderloin	9

SIDES

Yukon Gold mashed potatoes	3
Baked potato w/butter & sour cream	3
Loaded potato (bacon, cheese, & green Onions)	5
Seasoned French fries	3
Basmati rice	3
Vegetable of the Day	3
White Cheddar Grits	3

KIDS MENU

Includes drink, one side and sundae

Chicken Tenders	7
Ham & Cheese	5
Linguini w/Marinara	5
Mac & Cheese	5

DESSERTS

Berry Salad w/ Chantilly	4
Fruit Pie of the Day (ala mode)	5
Chocolate Cake (w/ice cream, fresh berries & raspberry sauce)	7
Sundae (choice of vanilla or chocolate ice cream, Choice of raspberry or chocolate sauce)	4

DRINKS

Coke, Diet Coke, Root Beer, Mellow Yellow, Sprite	2
Iced Tea	2
Coffee	2

We also offer glasses, ice buckets, ice and openers for your
personal drinks.

MULLIGANS

Call for Reservations...561-5221

Currently open Fri & Sat. 5:00pm - 9:00pm



**We Cater! Contact Chef Michael
@ 606-561-5221**

chef.michael@somersetculinarycompany.com

