



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, 2018

Manager's Report

By: Mark Sloan

Summer is slowly going away! It's been another great season! We hope all of you have enjoyed your summer here at the Bend!!!!

Thanks to everyone that came out to the Annual Meeting and took place in voting in our newest Board members. We appreciate your commitment to keeping our Resort moving forward!

Our 6th Annual Woodson Community Cookout is coming up on Saturday, September 22nd. We will be down there prepping and cooking all day long, so come on down and help or hang out if you want. Food will be served around 5pm. Please let Lindsay know if you plan to attend or if you plan to bring a side dish. 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!!!

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday, October 19th. 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.

In the last few weeks we have noticed that some of our older, longstanding policies, that we take for granted, are not widely known by newer Owners, for example, our Rental Management Fee.

Many questions have been raised regarding Woodson Bend's Rental Management Fee. It has become apparent that many of our owners are unaware that this fee exists. Here is how it works; for anyone renting a unit, a \$10 per night Rental Management Fee is added to the normal rates of their stay. For anyone renting a unit on a monthly basis, a \$75 per month Rental Management Fee is added to the normal rates of their stay. This fee was created and approved in February 2007, by the Board Of Directors. Some people have questioned why we have a Rental Management Fee? At the time the fee was approved, the committee that reviewed the process and made the recommendation to the Board pointed out that the fee would help cover and defray costs associated with;

- * Added Security personnel during

Holiday weekends and heavy rental times

- * Time spent issuing Temporary Boat Storage Registrations and providing directions
- * Additional service requests of maintenance personnel by renters
- * Renters tax the sub-systems such as the pool, water sewage, garbage pickup and removal, creating of potable water
- * Fee would provide additional revenue for advertising for the Resort
- * Tolerance by other owners

Some additional questions have been asked regarding who pays this fee?

* The Board's intention is that guests staying pay this fee. This fee is added onto every single stay that occurs through the Woodson Bend Resort Rental Department and also with every stay through Lake Cumberland Realty Rental Department.

* Owners who rent their units privately are encouraged to not absorb this fee and make it a part of whatever monthly or daily amount you agree upon with your Renter. The policy is intended to include private rentals.

Speaking of rentals.....did you know that placing your unit in the Woodson Bend Rental Program is 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..... 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 a call in Rental 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!



October 20th - 2 BIG Events 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 Parking Lot at 2 pm! (which is different than years past)

1st Place Award & Bragging Rights! Red & White chili categories.

Sample the chili after the judging is complete.

WHAT A DAY!!!

2018 Golh. Social & WB Events

Sept. 22	Annual Community Cookout
Sept. 27	William Shearer Golf Outing (Course Closes at Noon)
Oct. 6	Buck & Doe Invitational
Oct. 8	Hal Rogers Golf Outing (Course Closes at Noon)
Oct. 12	Last Friday Golf Scramble
Oct. 19	Employee Appreciation Day
Oct. 19	Euchre Tournament 6:00 pm
Oct. 20	Poker Run & Chili Cookoff
Oct. 25	Homebuilders Association Golf Outing (Course Closes at Noon)
Dec. 15	Country Christmas Breakfast
Dec. 31	NYE Party

Condolences

Our deepest sympathies

go out to the family

and friends of:

David Coverdale Unit

#30-3

George Ratterman

#50-1

EUCHRE

TOURNAMENT

Friday, October 19th - 6:00 pm

Mulligan's Restaurant

Assemble at 6:00 pm

Begin Play at 6:30 pm

BYOB and a dish to share

Enjoy a fun evening!

\$5 pp and .25 per Euchre

RSVP Patty at 734-891-4237

or email karlee6075@gmail.com

BOAT LAUNCH CLOSED

October 13th

PULL OUT ONLY

You **MUST** have an

Appointment and a

Launch Ticket

(\$10 - obtain from Security)

Call 561-5314 or 561-5313

PRO SHOP NEWS

9/27	William Shearer Golf Outing (Course Closes at Noon)
10/6	Buck & Doe Invitational
10/8	Hal Rogers Golf Outing (Course Closes at Noon)
10/12	Last Friday Golf Scramble
10/25	Homebuilders Association Golf Outing (Course Closes at Noon)

PRO SHOP HOURS

Mon. - Thurs.

9 - 5 pm

Fri. - Sat. - Sun.

8 - ?

MULLIGAN'S RESTAURANT

Last Day Open

October 13th

Be sure to use your coupons
Reservations strongly
encouraged 606-561-5221

God's Food Pantry Bin
is located inside of the Rental
Department. With the
Holidays coming up,
non-perishable food items are
more appreciated than ever!



6TH ANNUAL COMMUNITY COOKOUT



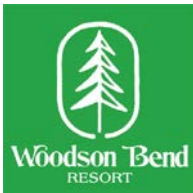
WB PAVILLION - SAT., SEPT. 22ND, 5:00PM

WB supplies the meats, just bring your favorite side dish
and/or dessert & drink of choice!

There will be an inflatable slide for the kids!

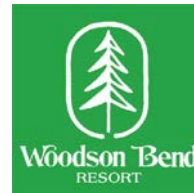
Come join us for a day of fun!

To RSVP & if you plan on bringing a side dish or dessert, please
contact Lindsay @ administration@woodsonbendresort.com



THE BEND AD-VISOR

OCTOBER 2018



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 17-3 PRICE REDUCED! NOW \$149,900 Must see! Fully furnished, completely remodeled, and beautifully decorated golf course view 2BR, 2 full BA core expanded with golf cart garage. Screened porch with vinyl sliders with heat and AC. 4 large flat screen TV's stay. Photos available. Call Barb 419-303-8809.

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 !!!

FOR SALE-1/3 ownership in condo 98-4. Enjoy the Bend at 1/3 the cost of full ownership. 2BR/2BA lower level unit. Golf cart storage, laundry room, all new appliances and TV. New carpet in LR and Hall. Includes golf cart and private concrete patio.
\$49,900. Contact Bill Girton at (513) 226-0609

FOR SALE 23-4 Core. \$189,900
* Lower level condo on #7 Fairway with beautiful Golf Course and Sunset views, convenient to pool and restaurant.
* 3 Bedroom, 2 Updated Bath Rooms (Master with custom tile walk in shower and second bath with unique design)
* Core space provides a large updated kitchen with island, as well as a Bunk Room with a custom Shiplap built-in.
* Laundry Closet with washer and dryer.
* Wood Laminate Flooring thru out with new 5 1/4" baseboard molding.
(Except carpet only in Bunk Rm) Beautiful crown molding thru-out.
* Living Room has custom Stone Wall.
* Windows have been upgraded.
* Back porch with finished side walls for added privacy/additional living space.
Screened wall has tinted vinyl sliders and cool-a-roo shades.
Contact Cathy @ 859-492-6343



LAKE CUMBERLAND REALTY TEAM
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Nancy, Bill & Brad Bigelow

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[view units @lakecumberlandrealty.com](http://viewunits@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!

FOR SALE---2013 Harris FloteBote, Solstice 240DL, 3 tube, 150 HP Mercury. Mooring cover, Double bimini tops, Full camper enclosure, Pop-up changing station, Dual batteries, Ski bar, Trailer and more. 230 hours, always stored inside and serviced yearly. Asking \$38,999. Contact Glenn Knight #98-4 at (513) 290-7802.

2005 Sea Doo GTX Supercharged (SC) for sale \$4,000

New battery in 2018 - winterized annually - no major repairs

Stored inside Sept-May - Includes trailer & cover
At WB dock for viewing 7/28-29 or 9/1-2 or by appt.
Call Rob at 513-254-1231



Queen Headboard & Queen Box Spring &Frame. Mattress included if wanted.
Call Ken Kerkhoff
FOR PRICING
859-433-5966

COBALT 233 FOR SALE

23 feet, Merc 7.4 engine, new Bravo3 outdrive, stainless prop, rare closed bow, v-berth. In excellent condition, tandem trailer, black/white, 1998 with only 380 total hours, speed up to 60 mph. Always kept in storage or on hydro hoist.
\$16,750 Call Joe Koester 859-468-3267

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FOR SALE---Couch, Coffee Table & End Table with Glass Tops, Rocker, Glider Chair, all covered with Sunbrella Fabric cushions and throw pillows. On property- Has truck to assist with move. **\$600**

Contact Rick @ 859-322-8302



Sept. 22 Annual Community Cookout
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Oct. 20 Poker Run & Chili Cookoff TBA
Dec. 15 Country Christmas Breakfast
Dec. 31 NYE party

HM HILLTOP MARINE

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REAL ESTATE, INC.**



**Donna V. Foster
Principal Broker**

**5383 S. HWY 27
SOMERSET KY 42501
CELL: 606-305-7774**



**MULTIPLE LISTING SERVICE
MLS**



11-3 Woodson Bend. 3 bedroom, 2 bath. Nice upper level condo. Located on #6 Fairway and very near clubhouse. Off street parking and common area golf cart storage. Asking \$119,900!



15-3 Woodson Bend. 2 Bedroom, 2 Bath, open floor plan, screened in back porch and covered entrance porch. located on Golf Course with off street parking. Renovated kitchen, washer and dryer. Golf cart storage and overlooks #5 Green. Asking \$95,000!



ADVANTAGE REALTY, A ROBINSON COMPANY

**Lake Cumberland
REALTY**

**Nancy Bigelow
814 Colyer Road
Bronston, KY 42518
Office 606-561-5335
Cell 606-271-1005**



Century 21 Advantage Realty, A Robinson Company **Lake Cumberland Realty Team**

Welcomes you to **Woodson Bend Resort** "The greatest vacation or retirement community on beautiful Lake Cumberland"

LET US GIVE YOU A TOUR OF THE DIFFERENT STYLES, PRICES AND SIZES NO SALES PRESSURE

If quiet, relaxed, and carefree resort living is on your "bucket list", let us show you our 2 and 3 bedroom units. Beautifully remodeled units, units with expansion possibilities, units with golf course views and units overlooking Lake Cumberland.

WE ALSO SELL RESIDENTIAL HOMES AND LAKE AREA PROPERTIES.

2 bedroom/2 bath TREMENDOUS DEALS

43-1, \$109,900 MLS30573 21-2, \$124,900 MLS18740 30-1, \$155,000 MLS30572 26-2, \$119,900 MLS28138
31-3, \$99,900 MLS22865 15-1, \$113,500 MLS20828 50-3, \$109,900 MLS30927 23-1, \$139,900 MLS31802

2 bedroom/2 bath EXPANDED-REMODELED

29-3, \$129,000 MLS27119 **CORE** 65-3, \$114,900 MLS15816 **CORE** 64-2, \$129,900 MLS31304 **CORE**

3 bedroom EXPANDED-REMODELED

67-2, \$135,500 MLS18741 85-3, \$159,900 MLS22002 13-2, \$189,900 MLS30087

2 & 3 bedroom LAKEVIEW

2 Bedroom 105-2, \$179,900 MLS22903 **SIDEPORCH** 108-4, \$249,900 MLS30833 **SIDEPORCH** **3**
bedroom 98-2, \$229,900 MLS31287 100-2, \$221,900 MLS31130 104-1, \$210,000 MLS31799 122-3, \$265,000 MLS31839
3 bedroom 4-3, \$217,900 MLS32314 107-1, \$215,000 MLS32352 5-4, \$214,900 MLS31941

Pick up a brochure for a full listing of resort units and other property listings at our office, or visit us at www.lakecumberlandrealty.com

WE RESIDE AT THE RESORT AND ARE AVAILABLE TO SHOW UNITS 7 DAYS A WEEK.

606-271-1005 606-271-1007



Vicki Burchfield
Realtor
606-305-1879



I am Vicki Burchfield, a full-time Owner since 1989. I have had the pleasure of representing Sellers & Buyers of our Resort for 14 years. In order to best serve my Clients, I have recently become affiliated with Turner Realty Group.

7-2 Upper level with 2 bedrooms, and 1 bath. Recently remodeled and updated kitchen and bath. Located across the street from the clubhouse. MLS 30457 **\$79,900**

7-4 Lower level condo with 1 bedroom and 2 baths. Open floor plan with glassed screened porch for extra living space. Off street parking with NO STEPS!! Located across the street from the clubhouse and pool. MLS #31691 **\$109,900**

20-2 Upper level with 2 bedrooms and 2 baths, glassed porch for open living space, and 4 ft. Bedroom extension. Located on #7 fairway with golf cart storage. MLS 31393 **\$129,900**

21-3 Upper level with 2 bedrooms and 2 baths. Open living area with glassed porch for additional space. Updated kitchen with large island. Located on #7 fairway. MLS 30429 **\$139,500**

21-4 Lower level with 2 bedrooms and 1 1/2 baths and laundry. Sliders on screened porch, common area side porch and cart storage. Located on #7 fairway. MLS 30279 **\$89,500**

25-2 Upper level with 2 bedrooms & 2 baths. Also core space (with laundry & storage) and 4 ft bedroom expansion. MLS#32249 **\$130,000**

31-2 Upper level with 2 bedroom, 2 baths, open living space with updated kitchen, and 4 ft bedroom extension. Off street parking and common golf cart storage. MLS 31340 **\$119,500**

24-2 Upper level with 2 bedrooms, 2 baths, open living space and updated kitchen including laundry. Located on #7 fairway with off street parking. MLS 30599 **\$114,900**

47-4 Lower level with 2 bedrooms and 2 baths, open living space with updated kitchen, and laundry. Located on cul de sac with off street parking. MLS 31392 **\$124,500**

48-4 Lower level with 2 large bedrooms (4 and 8 ft. Extensions) and 2 baths and open living space. Extra windows in living area and master bath. Located on #8 fairway. MLS 30164 **\$129,500**

60-1 Lower level condo with 3 bedrooms (1 being a bunk room) and 2 baths. Open living space and screened porch to enjoy watching the golfers on #7 fairway. Off street parking and only 1 step! Located near the clubhouse and pool. MLS # 31772 **\$134,900**

61-1 Lower level with 2 bedrooms 2 baths, open living area with glassed porch for extra space. Common area side porch and cart storage and off street parking. MLS 30527 **\$124,500**

69-3 Upper level with 2 bedrooms and 2 baths, 4 ft. Bedroom extension and core space also in screened porch. Common area cart storage and off street parking. MLS 30781 **\$134,900**

85-4 Lower level with 3 bedroom (1 being a bunk room), 2 baths. Condo has core space (also into screened porch) and 4 foot bedroom expansion. Located on #8 green with off street parking. MLS 32000 **\$130,000**