



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

NOVEMBER, 2018

Manager's Report

By: Mark Sloan

Our 2018 Annual Owner's Meeting was another success! Thanks to everyone for coming out on such a beautiful day. Congratulations to our newly elected Board members, Patty Hall, Rick Ernst and Brian Staten. I have no doubt they will do a fabulous job for us!

Allow me to share with you my regular fall message; I understand that many of you read this every year, but as a reminder to everyone and hopefully to allow our newer Owners to be aware of our leaf removal strategy, that this time of year presents a long and difficult job for our Maintenance Department. We will be working as hard as we can to remove the leaves quickly and efficiently. However, I want to take a moment to remind everyone of a few key points with leaf removal. Someone will be the first to have their leaves removed and someone will be last in getting their leaves removed. It takes weeks to cover the entire resort. We will move as quickly as possible, but please be patient with us. Secondly, it is important to note that we will have to return back to areas 2-3 times before all of the leaves have fallen and they can be removed. So you may see us in an area and it will be cleaned up and looking nice, then a few days later, leaves are everywhere again and you will see us return. We do

this because if we allow all of the leaves to fall before picking them up they become too wet or frozen to move and it's a mess that we can't keep up with. So, if it takes us a few weeks or better to cover the resort and we have to do it 2-3 times then you can see that total leaf removal is a several month job! We also have plans to start on the leaves as early as possible and stay on them. By getting on it and staying on it earlier, we hope to be ahead of the curve if we have a bad winter again.

We are currently working on the 2019 budgets! Management and the Board are all working as hard as we can to put in place the absolute best budget we can for 2019. As always, we will be doing all that we can to provide the most reasonable and efficient budget possible for our Association. The Board will be approving the 2019 Budgets at the November meeting (November 17th). You will then be receiving your copies of those budgets for your review and ultimate approval in January. More information will be forthcoming later in the year. For those of you who were not present at the Annual Meeting, let me share some info with you as we did during that meeting. We are trying to be very transparent with the Ownership and give everyone a "head's up", that we are likely facing some increases in 2019 in our budgets. Changes have occurred from the state regarding our water opera-

tion. We will be required to add another licensed operator for our water plant. In addition, we had to raise our part time pay for seasonal employees from \$8 to \$10 per hour to help reduce turnover and keep valuable employees. These items alone, will certainly present major challenges in our upcoming budgets, along with all of the normal annual challenges we face every year. We don't know where we will land yet, but since we're all in this together, we feel it's important to be talking about this with you ASAP. We will do our very best to keep the impact of these changes and challenges as minimal as possible, as always, and we appreciate your support!

I want to thank each of you for your generous donations to this year's Employee Appreciation Day and for the volunteers that helped with the food and clean up. From all of us, to all of you, THANKS! For making all of us feel appreciated!

Thinking about updating or remodeling your condo???? Give Nick a call in Remodeling at 606-561-5314. Or email him at remodeling@woodsonbendresort.com. Demand is high, so get on the list ASAP!

It's been another great summer and we look forward to getting many of our fall projects completed. We will be working hard to keep everything in order for 2018 and beyond!

Mulligan's Restaurant
is now CLOSED.
What a great season!
See you next year!

We had a fa-BOO-lous day!
Thank you for making our Employee
Appreciation Day Frightful & Fun
& for your generous contributions!
Employees of Woodson Bend

BOAT LAUNCH
IS NOW CLOSED

Please complete the Winter Services Form.

PRO SHOP NEWS

Hours

November - December

Monday - Friday

9:00 am - ?

Saturday & Sunday

8:00 am - ?

Closed Thanksgiving Day

Golf Shop Closed on

December 23rd - February 18th

*Come Shop the Pro Shop
Clearance!*



2018 Golf, Social & WB Events

Dec. 15 - Country Christmas Breakfast

Dec. 31 - NYE Party

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!



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 own an upper unit. AC Drain lines need to be cleaned each year and AC drain pans need to be checked for deterioration.

Contact Woodson Bend Maintenance
Department at 606-561-5314.

**WOODSON BEND WINTER SERVICES
2018-2019**

To help protect your condo during the winter, Woodson Bend offers the **Winter Temperature Check Program**. The temperature check program covers routine visits to your unit and employs the use of a **“WINTER WATCHMAN”** a temperature monitoring device. Should the temperature fall below a preset level in your condo, the Winter Watchman will activate a light placed in a window facing the roadway, a signal for our personnel to check the unit. The charge for this service is **\$150.00**. Owners should be advised that this temperature check program carries **no** warranties and the Association is **not** liable for any damage that may occur due to circumstances beyond our control. If you have questions, please call Maintenance at 606-561-5314 or email maintenancewb@woodsonbendresort.com.

For those units choosing to **not** enroll in the Temperature Check Program, and for which no other instructions have been given, when temperatures fall near or below freezing, it will be necessary to enter your condo to make sure the heat is on. The charge for this service is **\$35.00** per visit. If you do not want Maintenance to perform this service in your unit, complete the waiver section of the authorization form. **If the waiver form is NOT completed and returned, your unit will be checked by Maintenance as stated above.**

Effective November 2004 Woodson Bend WILL NO LONGER be financially responsible for repairs or damage caused by frozen water lines in units that have not been underpinned. The owner(s) of affected units will be billed for any and all repairs caused by frozen water lines.

If you need your heating system checked, you will need to contact **Davis Heating & Air at (606) 679-4217** or **Epperson Electric at (606) 679-7476**.

Insulation can be blown into the attic and between units. Insulation under the lower unit is recommended at 6” which will give you an R of 19, this is a good energy saving program. For further information regarding insulation, call Maintenance at (606) 561-5314.

Now is also the time to consider any remodeling to avoid summer interruptions.

PLEASE DETACH AND RETURN TO WOODSON BEND RESORT

_____ **YES**, I would like to enroll in the TEMP. CHECK PROGRAM. I understand the charge for this service is \$150.00 and I will be billed accordingly.

_____ **NO**, I **do not** wish to enroll in the TEMP. CHECK PROGRAM.

Owner: _____ Unit # _____

WAIVER: I **do not** want Maintenance to check my unit when the temperature falls near or below freezing. I understand that if damage occurs I may be liable for the needed repairs.

Owner: _____ Unit # _____

ALSO...

_____ **YES**, I would like my WASHER in my storage area winterized. I understand the charge for this is \$69.00.

Revised 09/16/09
Revised 10/15/12
Revised 10/10/14



THE BEND AD-VISOR

NOVEMBER 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

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

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



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Nancy, Bill & Brad Bigelow

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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!

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

IT'S NEVER TOO EARLY!

I'm on the hunt for a boat slip, preferably with a hydro-hoist, to sub-lease for the 2019 boating season. If you're interested, please call JOHN @ 513-310-9004.

For RENT: Unit #54-2

Upstairs unit on cul-de-sac: on putting green. Furnished. Small 2 br/1ba. Fireplace. Stack washer & dryer. Golf Cart Storage. 100 yards from the pool/Clubhouse. Pets: perhaps? Updated kitchen w/ Dishwasher. Porch & small sundeck & concrete patio with gas grill. One year lease (possibly longer) \$875 mo Plus utilities or \$1000 mo No Utilities

MICHELL SEARS

PAINTING

Wallpaper removal
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Free Estimates
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BEDBUGS?



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Sandra Davis

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(606) 679-4216

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www.davishvacexperts.com



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. **\$400**

Contact Rick @ 859-322-8302



Dec. 15 Country Christmas Breakfast
Dec. 31 NYE party

HM HILLTOP MARINE

www.hilltopmarine.com



Vicki Burchfield
Realtor
606-305-1879



606 679-SOLD
vicki@turnerrealtygrp.com
www.LakeCumberlandHomeFinders.com



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 & laundry. Off street parking and common golf cart storage. MLS 31340 **\$110,000**

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 **\$124,900**

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**

COLDWELL BANKER

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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!



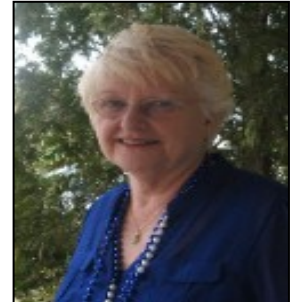
15-3 Woodson Bend. 2 Bedroom, 2 Bath, open floor plan, screened in back porch and covered entrance porch. located on Golf Course with off street parking. Renovated kitchen, washer and dryer. Golf cart storage and overlooks #5 Green. Asking \$95,000!



ADVANTAGE REALTY, A ROBINSON COMPANY



**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 MLS32550 26-2, \$119,900 MLS28138
23-1, \$139,900 MLS31802

2 bedroom/2 bath EXPANDED-REMODELED

29-3, \$129,000 MLS27119 **CORE** 42-2 \$124,900 MLS32484 64-2, \$129,900 MLS31304 **CORE**

3 bedroom EXPANDED-REMODELED

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

2 & 3 bedroom LAKEVIEW

105-2, \$179,900 MLS22903 **SIDEPORCH** 107-1, \$215,000 MLS30487 5-4, \$219,900 MLS31941
98-2, \$249,900 MLS31287 100-2, \$249,900 MLS31130 104-1, \$210,000 MLS31799 122-3, \$265,000 MLS31839

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