



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

14 Woodson Bend Resort • Bronston, Kentucky 42518 • (606) 561-5311

Website: www.woodsonbendresort.com

DECEMBER, 2018



Merry Christmas and Happy New Year



MANAGER'S REPORT

by Mark Sloan

Summer is swiftly making its way out of here! Another season is over at Woodson Bend! We hope everyone had a great year! Even though it's been a great season, we know ole man winter is coming and there is nothing we can do to stop it. So with that said, I would like to ask everyone to make sure as you "winterize" your condos and that you take steps to make sure you leave your heat setting around 50-55 degrees. In doing this, you are taking a big step towards preventing possible freeze-ups. Anyone that experienced a freeze-up last year knows how terrible that can be. Please heed this tip as it can be very easy to forget to leave your heat on when you leave for the winter!

By the time you receive this newsletter, the 2019 operational and capital budgets will have been approved. Many hours were spent by management and the Board in an effort to put in place the best budgets possible as we move into 2019. Everyone involved is committed to seeing the resort continue to move forward while being as frugal as possible with our funding. I thank everyone that has been involved in the budgeting process for 2019. You will receive your copies of these budgets in the coming weeks. Please note that we continue to operate under KY law that requires our ownership to provide final approval of the budgets. In addition to receiving copies of the budgets, you will also receive information about a special owner's meeting that will be in January for the purpose of approving the budgets. Please be watching for further details on this subject.

As we work to finish the year we are already working hard to remove leaves

throughout the resort. We will continue to devote every man-hour possible to remove the leaves in a timely fashion. It's a long and difficult process. Please be patient with us as we work on this. If all goes well it will be the early part of 2019 before all of the leaves are completely removed. I want to stress, as I do each year that we try to shift where we begin and where we finish in the leaf removal process. Some of you will be first and some will be last. However, no preferential treatment will be given and we will do all we can to be as fair as possible. Thank you for your cooperation.

I would like to remind everyone that we offer a "winter temp check program". This program allows you to pay a fee to the Association and in return your unit is monitored and checked on a regular basis throughout the winter months for any issues or power failures. This is an excellent program and if you are interested in signing up or learning more about it, contact maintenance at 606-561-5314 or via email at maintenancewb@woodsonbendresort.com. They will be happy to assist you.

Winter is an excellent time to remodel your condo. You can get that expansion done you have been thinking about just in time for next spring. If you would like pricing and scheduling on a project give Nick a call or send him an email with the info listed above. In addition, you can email Nick directly at remodeling@woodsonbendresort.com for any questions you may have.

I hope that everyone has a great finish to their year and gets to enjoy the upcoming Holidays with your loved ones. Please note that this will be the last newsletter you receive until the early part of 2019.

HEADS UP!!!

Please notice that Spectrum has sent out notices that you must have a new box in order for your tv to work, if you have Spectrum Cable. Please contact your provider.

TRASH REMOVAL



Until further notice, trash will be picked up once a day, around 3:00 p.m. If you depart later, please take your trash to the designated receptacle at Maintenance.



NEW YEAR'S EVE PARTY

Clubhouse - Dec. 31st

DJ's

8:30 pm – 12:30 am

BYOB &
hors d'oeuvres to share

*If you want to toast with
champagne at midnight, please
bring your own.*

Water Heater & AC Drain Lines Reminder

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



HAVE YOU
TURNED IN YOUR
WINTER SERVICES
FORM YET?

WELCOME 2018 NEW OWNERS

We are so glad you are here!

56-2 Tom & Carla Colina
10-1 Melvin & Sheila Gibson
115-3 Vic & Jennifer Wiggins
111-3 Sherman & Lillie Fay Campbell
83-4 David & Kim Feck
118-4 Christopher & Sharon Rockwell
56-4 Rudolph & Rhonda Brock
116-2 Joe & Connie O'Nan
12-2 John & Rebecca McCauley
47-1 Larry Anderson & Linda Barnes
107-2 Mitch & Ann Haynes
52-3 Jeffery & Diana Mobley
72-3 Thomas & Laurie Bessler
86-4 Donald Byrnes & Karen Boyce
24-2 Mark & Christina Crowthers
74-1 James & Barbara Beiting
17-3 Jimmy & Jan Pangallo
15-4 Judy Hogan & Kathleen Crosley
66-1 Craig & Lisa Ericson
59-1 Julie Goodin
67-1 Robert Smyth
20-1 Steven & Donna Farmer
64-1 Emma Hughes
32-2 David Jordan & Sue McCandless
41-1 David Delph
66-4 Shawn & Sarah Wuertz
86-3 Michael & Brenda Gallagher
68-3 Brian & Tracy Johnson
111-1 George III & Bonny Kees
1-1 Doug Huddleston & Vicki Burchfield
41-4 Elizabeth Compton
204-4 Clay & Kelly Balyeat
84-4 Chris & Judy Winkler

PRO SHOP HOURS

Closed Thanksgiving Day

BLACK WEEKEND SALE

Friday, Saturday, & Sunday
at Least 50% OFF

Monday - Sunday 9 am - ?

Frosty Balls Tournament
Dec. 15th (see insert)

Plan ahead

**2019 GOLF CART
PARADE CATEGORIES!**

Most Creative
Woodson Bendiest
Movie Theme
Most Patriotic
Summer Fun



Let's Jingle and Mingle AT

THE CHRISTMAS GATHERING AT WOODSON BEND

SATURDAY, DECEMBER 1ST

AT 6 P.M. - CLUBHOUSE

PLEASE BRING HORS D'OEUVRES TO SHARE ALONG
WITH AN UNWRAPPED CHILD'S TOY FOR BOY OR GIRL.

Woodson Bend



December 15th- 10:00 a.m.

at Mulligan's Restaurant

FREE TO EVERYONE!!!

**Country ham, bacon, sausage, biscuits, scrambled eggs,
pancakes & sausage gravy & endless coffee!**

Please RSVP to Lindsay by emailing
administration@woodsonbendresort.com or calling 606-561-5311.

Please bring a few canned food donations for God's Food Pantry!

Congratulations to All

2018 WB CHILI COOK-OFF WINNERS!

Kim Rastoni - Red Chili Category

Ken Poe - White Chili Category

EUCHRE TOURNAMENT WINNERS!

1st - Rachel Marcotte

2nd - Kathy Knueven

3rd - Patty Hall

4th - Tom Hurst

FROSTY BALLS

TOURNAMENT

2-PERSON - 9-HOLE – COUPLES SCRAMBLE

December 15, 2018

Following the Country Breakfast est.12:00pm

ENTRY FEE \$30 per team

Couples Flights:

Man/Man

Man/Woman

Woman/Woman

Make plans to bundle up and join us for a fun, 2-Person Scramble.

**Return with payment to: Tim Dudley, Woodson Bend Pro Shop, 14 Woodson Bend Resort,
Bronston, KY 42518. Call: 606-561-5316.**

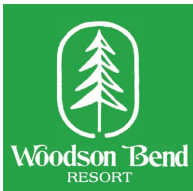
Player 1: _____
name email

Address city state zip cell phone #

_____ Pair me randomly on tournament day **OR** _____ Pair me with the person listed below:

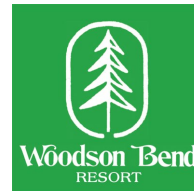
Player 2: _____
Name email

Address city state zip cell phone #



THE BEND AD-VISOR

DECEMBER 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



LAKE CUMBERLAND REALTY TEAM
CENTURY 21 ADVANTAGE TEAM
606-271-1005 or 800-688-5737

Nancy, Bill & Brad Bigelow

#1 in sales for over 40 years!

nancybigelow@lakecumberlandrealty.com
[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

Lake View Unit For Sale- #96-3 Upper level 2 BR (one king/one queen), 2BA, sleeper sofa, screened in porch overlooking the lake, 3 new flat screen TV's. Unit has a garage for golf cart or toys. Kitchen is newly updated. Stack washer & dryer in the closet. \$155,000

Call Anita 859-983-4824.

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
Call Steve W @513-235-0535

MICHELL SEARS

PAINTING

Wallpaper removal
Porch Painting



Free Estimates
shosho70@aol.com

Insured
(606) 271-2725



BEDBUGS?



BROWN RECLUSE?

DEAL WITH THE TRUE EXPERTS IN THEIR FIELD!

STATE-OF-THE-ART EXTERMINATORS

606-546-4949

606-622-0978

KY LPCO

Stay Connected!

Did you know Silent Guard services
the Northern Kentucky area?

We can keep you connected to
your home and condo right
from your smart phone,
all in one easy to
use app!



232 Enterprise Dr. Somerset KY, 42501
606-677-1977 or 877-698-1854
www.silentguard.net

IT'S NEVER TOO EARLY!

I'm on the hunt for a boat slip, to
slipshare for the 2019 boating
season. If you're interested, please
call **Melissa @ 513-319-9452**



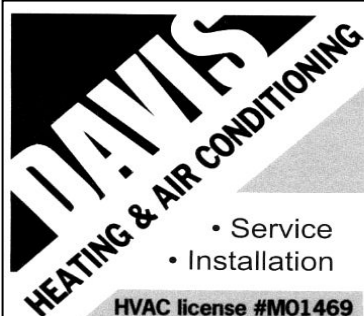
I'm on the hunt for a boat slip,
preferably with a hydro-hoist, to
slipshare for the 2019 boating
season. If you're interested, please
call **JOHN @ 513-310-9004**.



Dec. 1st- Mingle till you Jingle

Dec. 15 Country Christmas
Breakfast

Dec. 31 NYE party



- Service
- Installation

HVAC license #M01469

Thiral Davis
Sandra Davis

(606) 679-4217
(606) 679-4216

220 Enterprise Drive
Somerset, KY 42501
www.davishvacexperts.com



LAKE CUMBERLAND REALTY TEAM!



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



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 50-3, \$109,900 MLS32672
42-2, \$124,900 MLS32484

2bedroom/2bath EXPANDED REMODELED

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

3 BD Expanded-Remodeled

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

2 & 3 bedroom LAKEVIEW

107-1, \$215,000 MLS30487 5-4, \$214,900 MLS31941
98-2, \$229,900 MLS31287 100-2, \$221,900 MLS31130
104-1, \$210,000 MLS31799 122-3, \$265,000 MLS31839
105-2, \$179,900 MLS22903 **SIDEPORCH** 4-3, \$217,900
MLS32314

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



FOSTER

REAL ESTATE, INC.



Donna V. Foster
Principal Broker

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



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!



78-3 Woodson Bend. Nice reasonable priced upper level condo. This condo is at end of street cul-de-sac for privacy. It has 2BR/1BA and has common area golf cart storage and off street parking. Asking \$84,900!



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**

16-4 LAKE VIEW. Lower level with 2 bedrooms and 1 bath. Condo has core space. A small portion is finished, but most is used for storage. Condo has off street parking and storage under the condo. MLS 32682 **\$139,000**

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**

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 **\$119,500**

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**

85-1 Lower level with 2 bedrooms, 2 baths, large open living space. Recently renovated with flooring, appliances (including a gas range), counter tops, kitchen island, stone gas fireplace, tile walk in master shower, outdoor walkway lights and much more. Owner/Agent MLS 32656 **\$179,000**

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 **\$138,000**