



# Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: [www.woodsonbendresort.com](http://www.woodsonbendresort.com)

MARCH 2019

## MANAGER'S REPORT

by Mark Sloan

This winter has been another wet one. Can we all agree we are so tired of all of this rain? However, I shouldn't complain too much, as the temperatures have been unseasonably warm, with the exception of a couple of days, so we are thankful for that! Wintertime is always a challenge for us, but we just have to dig in and do our very best to get crucial projects done! I'm crossing my fingers in hopes that we make it through the next six weeks or so with continued decent weather!

I want to update everyone on some recent happenings "Around the Bend". Our recent Special Owner's Meeting to approve the 2019 budgets was a success. The 2019 budgets passed with a 475-4 vote in favor of the budgets. This process will be continued in future years as well. The Board and management thank all of our Owners for their support in allowing the resort to continue moving forward.

**Just a reminder: Two special assessments totaling \$462 will be in your May 20th billing statement. You will have the option of paying in three installments with the final installment due by August 10th! Let us know if you choose the three payment option by contacting Sheila or Lindsay @ 606-561-5311.**

The 2019 painting will get underway by the end of March or early April, (weather permitting). If your building is scheduled to be painted, we will contact you as far in advance as possible to hopefully prevent any scheduling conflicts that may occur. The roofing for 2019 will begin as soon as possible and will carry on throughout the summer and into early fall. We have a high number of roofs to do this year. We will do our best

to accommodate your plans of being at the unit without interference, but please understand, with the number of roofs we have to complete in 2019, your cooperation and understanding of our scheduling issues will be appreciated!

We continue to work on leaf removal and we are hopeful that you we can make some good progress in the coming weeks. The rain has slowed down where we hoped to be at this point, but rest assured, Greg and his team will stay on it until they are done!

As the 2019 season approaches I am excited and hopeful that we will continue to see an upswing in visitors and participation at the resort. 2019 is the perfect time for everyone to give strong consideration to becoming golf members or participating in our WB Rental Program.....why not do both? Our golf course continues to be in fabulous condition, and owner rates for memberships are extremely fair and affordable. Your membership provides excellent benefits to you, while helping the Association at the same time. Give Tim Dudley a call at 606-561-5316 or email him at [thdgolf@gmail.com](mailto:thdgolf@gmail.com) to let him know you want to be a member this year!

Thinking about remodeling your condo? Give our Remodeling Director, Nick Jones, a call at Maintenance to discuss your project! He would love to help bring your vision for your condo to fruition. Give him a call at 606-561-5314 or email at [remodeling@woodsonbendresort.com](mailto:remodeling@woodsonbendresort.com). Call now to get your project booked ASAP!

Jamma Underwood, Rental/Housekeeping Director, would love to hear from you regarding your participation with her programs! Jamma is ready to take care of your entire rental and housekeeping needs. Did you know that by participating in the Woodson Bend Rental Program you not only receive money for

daily rentals of your unit, but that 100% of the profit made in the program goes back into the Woodson Bend General Fund to help offset maintenance costs as well!?!?!? This is a WIN WIN for you as an Owner.....you get paid twice for your participation. Give Jamma a call at 1-800-872-9825 or via email at [rentals@woodsonbendresort.com](mailto:rentals@woodsonbendresort.com). She would love to discuss the details of our program with you. Please note, we would also be happy to assist you with any cleaning needs you may have as we get closer to the season.....talk with Jamma about your cleaning needs as well. All profits made within the Housekeeping program ALSO go back into the general fund to offset costs of operating the resort.

Everyone should always remember that every time you choose to rent your unit with us, hire us to clean, contact remodeling for projects to your unit, or become a golf member, that you are DIRECTLY helping the resort be more successful.....which means you are not only helping all Owners but helping yourself!!!! So please keep your Association amenities and services in mind this year!!!

Lastly, **Don't forget that we will celebrate 4th of July with our fireworks show on Saturday, July 6th!!!** Please mark this in your calendars. This will be a continuation of our "RED, WHITE AND **BOOM** CELEBRATION"!!

## Deepest Condolences

**Our deepest condolences are extended to Louie & Lanette Wright, #116-1, and family on the loss of Louie's father, Gene Wright.**

## 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.



## Golf, Social, & WB Events 2019

03/16	Euchre	6:00pm
03/30	One Man Scramble	1:00pm
04/01	1st Ladies 9-Hole League	10:00am
04/04	1st Ladies 18 Hole League	9:00am
04/05	1st Friday Scramble	5:00pm
04/08	1st Men's Night	5:30pm
04/23	AIM Golf Outing	1:00pm
05/01	Men's Spring Classic	1:00pm
05/04	Derby Party	tba
05/08	Ladies Spring Classic	1:00pm
05/25	Drive-In Movie	tba (weather permitting)
05/26	18 Hole Memorial Scramble	1:30pm
05/26	Lightning Rod & The Thunderbolts	8:00 pm
05/27	9 Hole Memorial Scramble	1:00pm
06/02	Monkey's Uncle Golf Scramble	1:00pm
06/08	Steve Fulton @ pool	8:00pm
06/09	Double Couple Golf Scramble	1:00pm
06/15	Travis Taylor @ pool	8:00pm
06/17	Pool Aerobics (Every Tues & Fri)	10:00am
06/22	Magic Show @ Pool (weather permitting)	1:00pm
06/22	Sean Meadows @ pool	8:00pm
06/29	Steve Taylor @ pool	8:00pm
07/1-3	Junior Golf Camp	tba
07/04	18 Hole 4th of July Scramble	1:00pm
07/06	Red, White & BOOM! & Golf Cart Parade	
07/06	Balloon Animals	12-3
07/13	Travis Taylor @ pool	8:00pm
07/13	WB Raft Up (every 2nd weekend)	tba
07/20	Sean Meadows @ pool	8:00pm
07/27	Wheat Alder @ pool	8:00pm
08/03	Travis Taylor @ pool	8:00pm
08/10	Steve Taylor @ pool	8:00pm
07/20	Bubbles!!!! Clubhouse Prkg Lot	1:00pm
08/10	Margarita Golf	tba
08/17-18	Woodson Bend Club Championship	
08/31	The Brownstones @ pavilion	8:00pm
08/27-28	Ladies Bluebird Invitational	
09/01	Labor Day 18 Hole Scramble	
09/02	Labor Day 9 Hole Couples	
09/26	William Shearer Golf Outing	
10/05	Buck & Doe Invitational	
10/07	Hal Rogers Golf Outing	
10/18	Euchre	6:00pm
12/07	Christmas Party	
12/31	New Year's Eve Party	



Pro Shop is now open for the season.

2019 Handicaps-\$30  
If you want a handicap or don't want a handicap, just send an email @ [thdgolf@gmail.com](mailto:thdgolf@gmail.com).

New Events for 2019:  
Men's league on Monday nights  
Couple's league on Sunday afternoons

2019 Golf Memberships are a Great Value!!! Call the Pro Shop for details! 606-561-5316

## GOLF MEMBERSHIPS

2019 Golf Memberships start April & are good thru March 2020. Woodson Bend Golf Memberships is a great bargain. Call the Pro Shop with any questions.

### OWNER MEMBERSHIPS

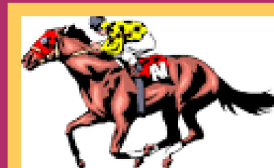
Single - \$720  
Couple - \$839  
Family - \$970

### NON-OWNER MEMBERSHIPS

Single - \$1149  
Couple - \$1410  
Family - \$1660

Annual Trail Fee \$215 (Owners)  
\$415 (Non-Owners)  
Annual Trail Fee for Golf Non-Members is \$230

## PRE-DERBY PARTY!



*Mark your calendars now!*

**May 4th**

**Upstairs at the Clubhouse**

**BYOB & your favorite**

**Hors D' Oeuvre**

**Just come in and**

**have some fun!**

**Buying a horse is optional.**

**Doors open at 6:00pm First**

**Auction at 7:00pm**

**Don't Miss It!**



"Like" us on Facebook at Woodson Bend Resort & Woodson Bend Pro Shop to keep up with the latest!

**2019 Phone Books  
are in the Rental  
Office Foyer**

**God's Food Pantry Bin  
is located inside the  
WB Rental Office. All  
donations are greatly  
appreciated.**



# THE BEND AD-VISOR

## MARCH 2019



**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. **\$14,900** 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](mailto:tmarcumrentals@yahoo.com). View on line at [www.tmarcumrentals.com](http://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

### LAKE VIEW Unit For Sale

**#96-3** – Upper level 2BR (one king/one queen), 2BA, sleeper sofa, screened in porch overlooking the lake, 3 new flat screen TV's/ Unit has 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 2br/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 Winter @ 513-235-0535.



**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](mailto: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!**

**IT'S NEVER TOO EARLY.** I'm on the hunt for a boat slip, preferably with a hydro hoist, to sublease for the 2019 boating season. If you're interested please call **John at 513.310.9004.** Thank you!

### FOR SALE 27-3 core expanded \$149,000

- Upper level condo overlooking #7 fairway
- 2 BR, 2 Bath with Den as a 3<sup>rd</sup> BR option
- Updated kitchen with backsplash, new dishwasher ('16), refrigerator ('17)
- New HVAC system installed in 2018
- Carpet – 2 years old
- Gas Fireplace
- 60" flat screen TV over fireplace
- Crown molding
- Vinyl sliders with screened porch
- Side by side washer/dryer
- Large closets for storage
- Golf cart (stores 2 carts and includes additional refrigerator)

Call Tim @ 954 614-4271

### LOWER LEVEL UNIT FOR SALE

**Unit # 30-4**

**2 Bedroom & 2 Bath with enclosed parking garage & so much more!**

**Call Mr. Albanese for more info  
@ 513-871-3040**



# MICHELL SEARS

## PAINTING

Wallpaper removal

Porch Painting

Free Estimates  
[shosho70@aol.com](mailto:shosho70@aol.com)



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03/16 Euchre 6:00pm

03/30 One Man Scramble 1:00pm

04/01 1<sup>st</sup> Ladies 9-Hole League 10:00am

04/04 1<sup>st</sup> Ladies 18 Hole League 9:00am

04/05 1<sup>st</sup> Friday Scramble 5:00pm

04/08 1<sup>st</sup> Men's Night 5:30pm

04/23 AIM Golf Outing 1:00pm





Vicki Burchfield  
Realtor

**606-305-1879**



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.**

**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**

**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**

**46-2-** Upper level with 2 bedrooms and 1 bath. Screened porch with sliders. Condo located on a cul-de-sac with off street parking. MLS 32736 **\$99,000**

**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**

**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, island kitchen, 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**

# 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

20-2, \$129,900 MLS33278 21-2, \$124,900 MLS18740  
23-1, \$129,900 MLS31802 30-1, \$155,000 MLS32550  
42-2, \$124,900 MLS32484 43-1, \$109,900 MLS30573  
50-3, \$109,900 MLS32672

## 2bedroom/2bath EXPANDED REMODELED

29-3, \$124,900 MLS27119 **CORE** 64-2, \$129,900 MLS31304 **CORE**  
65-3, \$114,900 MLS32740 **CORE**

## 3 BD Expanded-Remodeled

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

## 2 & 3 bedroom **LAKEVIEW**

4-3, \$217,900 MLS32314 5-4, \$214,900 MLS31941  
98-2, \$219,900 MLS31287 100-2, \$221,900 MLS31130  
104-1, \$199,900 MLS31799 107-1, \$215,000 MLS30487  
105-2, \$179,900 MLS22903 **SIDEPORCH**  
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](http://www.lakecumberlandrealty.com)

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

606-271-1005

606-271-1007



**The Woodson Bend Remodeling Department has openings in their schedule for additional jobs in the coming months! If you need any remodeling done this spring, summer or fall, please call Nick at 606-561-5614 or email him at [remodeling@woodsonbendresort.com](mailto:remodeling@woodsonbendresort.com) for estimates and scheduling.**





Owners, you have invested in your little piece of Paradise here at Woodson Bend. You spend all your spare time at the condo and you share with friends and family.

**BUT....it's not used all of the time so WHY NOT **grow your investment** by participating in the **Official Woodson Bend Rental Program**?!**

\$\$\$ It's a win-win! \$\$\$

*I wonder how it works?.....*

Join with us, let us rent it for you and we'll assume all the work! We provide the linens and towels, clean thoroughly after each WB rental, and you simply sit back and collect your 55%! All profits from Woodson Bend's 45% go to help keep your monthly maintenance fees lower!



*When is my unit available to me?....*

**It's your unit, you decide your stay times...** simply block off the time you or your family will be here. Any time the condo is not rented, just call Jamma to confirm she hasn't rented it last-minute and come on down!

Your condo is saying....



!!!!!!

Call Jamma at 606-561-5300 or email her at [www.rentals@woodsonbendresort.com](mailto:www.rentals@woodsonbendresort.com) for more details.

Let us **grow your investment**  
**& put cash in your pocket!!!**