



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, 2019

Manager's Report

By: Mark Sloan

Summer has been lingering around a little in recent weeks! The weather around here is so unpredictable. For months it rains like we are living in the tropics, and in recent weeks it has barely rained, to the point we actually need to rain to help the vegetation. I guess it's true what they say, if you don't like the weather in Kentucky, wait a few minutes, it will change!! Another great season is wrapping up! We hope all of you have enjoyed your summer here at the Bend!!!!

Our 7th Annual Woodson Community Cookout is coming up on Saturday, September 21st. 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 4th. 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.

Folks, I also want to make you aware of our upcoming Annual Owner's meeting on Saturday the 28th, at 11am in the clubhouse. This is a great opportunity to swing by and hear about how things are going, some future plans and also to see the results of the pending Board election.

By the way, we are also having a special "Woodson Bend Resort Vendor's Day" that will be taking place in the clubhouse parking lot on that same day, Saturday the 28th, from 10am-6pm. This is a free event and we will have numerous local vendors from the community down here for you to meet,

gather information from and possibly even do business with!! These vendors will be folks that offer services or products that are relevant to life at Woodson Bend. We will have boats, golf carts, HVAC and satellite providers and a host of other Vendor's. So don't miss out, come on down and check everything out!

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.

Thanks to all of our owners for continuing to make our Resort one of the premier destinations in the country!

Employee Appreciation Day

You TACO 'bout our employees
of Woodson Bend & we will TACO 'bout
how awesome they are!
LETTUCE celebrate them!
Friday, October 4th

EMPLOYEE APPRECIATION DAY

Let's TACO 'bout how awesome our employees are!
Friday, October 4th

Please reflect on the year & how much that you've enjoyed your resort; it could not have been possible without the workers who took care of your maintenance requests, pool, launches, tee times, mowing, pickle ball courts, dock, playground, billings, correspondences, security, rentals, housekeeping & the list goes on & on. We rely completely on your generosity to make Friday, October 4th something to TACO 'bout. Please send your monetary contributions to ATTN: Lindsay, 14 WBR, Bronston, KY 42518 or you can call 606-561-5311 or email administration@woodsonbendresort.com to have a contribution billed to your monthly statement. ONLY with your generosity can we make this day a spicy kinda special for our employees! We will be serving a "taco bar" themed luncheon this day as well, all Owners are welcomed and encouraged to volunteer.

Golf, Social, & WB Events 2017

09/21	Annual Community Cookout	5:00pm
09/26	William Shearer Golf Outing	
09/28	Annual Board Meeting	
10/07	Hal Rogers Golf Outing	
10/18	Euchre	6:00pm
10/19	Poker Run & Chili Cookoff	
11/30	The Turkey Golf Scramble	
12/07	Christmas Breakfast	
12/07	Christmas Party	
12/31	New Year's Eve Party	
12/31	FrostBalls Golf Tournament	

this SATuRDay!

7th Annual Community Cookout

WB PAvillion
Sat., Sept. 21st
5:00 pm

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

There will be an inflatable
slide for the kids!

**Winter Temp
Check Program**
See attached form
and return

MULLIGAN'S GRILLE
will also close on October 13
Open Thursday and Sunday
8 am - 2 pm
Friday and Saturday
8 am - 3 pm

**MAKE SURE THAT ALL TRASH
IS SET OUT BEFORE 1:00 P.M.**

MULLIGAN'S RESTAURANT
Last Day Open - October 12th
Be sure to use your coupons!!!
Reservations are strongly
encouraged. 606-561-5221

TWO BIG EVENTS - OCTOBER 19th Double the Fun!!!

Chili Cook-Off-

Bring your chili to the Pavilion at 1:00pm sharp!
Judges decisions will be announced immediately after the Poker Run.
Categories: Red & White Chili
1st Place Award for each category & the bragging rights!
Sample the chili after the judging is complete.

Halloween Poker Run-

Poker Run will begin at 2:00pm
Meet at the Clubhouse to register between 1:30-2:00
Trick or Treat for a Poker Hand (registration) \$5pp
Cash prize for best poker hand / Name will be entered for
door prize drawings / Wear a costume for an additional
opportunity to win cash or prizes!!
Questions? Contact Toni Mitchell at tpowers821@gmail.com

WHAT A DAY!!!

Condolences

*Our deepest sympathies go out to
the family & friends of:
Bob Stachler Unit # 112-4
Ronald Lewis Unit #24-4*

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!

BOAT LAUNCH

The Boat Launch is Closed for the
regular season, BUT 2 days still
remain!

Day 1- Annual Meeting Day,
PULL IN / PULL OUT
September 28th.
9:00am - 7:30pm
(lunch 2:10-2:40)

Day 2- October 12th,
PULL OUT ONLY
9:00am - 4:30pm
(lunch 2:10-2:40)

You MUST have an Appointment
and Launch Ticket.
(obtain from Security)

EUCHRE TOURNAMENT

Friday, October 18th-6:00pm

Mulligan's Restaurant

Assemble at 6:00pm

Begin play at 6:30pm

BYOB and a dish to share

Enjoy a fun evening!

\$5 pp & .25 per euchre

RSVP Patty at 734-891-4237 or email

karlee6075@gmail.com

PRO SHOP

**Golf Course Re-Seeding Project is currently underway. Cart Path
Only until further notice.**

**Buck & Doe Golf Tournament - Watch for email for date & other
details. (waiting on progress of fairways)**

**NEW!!!! Turkey Golf Scramble (with a twist) - Saturday after
Thanksgiving, November 30th - 12:00pm - 4 person team - 9 hole
\$10 per person**

**Frosty Balls - Tuesday, December 31st - 9 Hole / 2 person
scramble**



Hear ye! Hear ye! **It's happening - Friday, October 4th**

Good morning, Woodson Bend Owners, from the Town Crier!

It has been a hot, hot summer here at the Bend. Since we live here on the resort, Barbara and I like to take our daily walk around. On our walks, we see many of our employees hard at work maintaining the grounds and providing necessary services. Many of you, who come to the Bend on weekends only, miss the pleasure of encountering many of our workers.

Our employees maintain our wonderful village. Yes, this is a village. We have many of the same departments as a small village: water plant, sewer plant, waste collection, and a police department of Specially Licensed Peace Officers. Our Administration Building houses our management and finance personnel. Being a "resort," we also have many amenities that must be operated and maintained: a wonderful golf course, a boat launch, swimming pool, tennis / pickle-ball, volleyball and basketball courts, and children's playground. We also have housekeeping and rental services available. Our remodeling department brings in funds that help keep our maintenance fees affordable.

Our Teams of employees do all that is necessary so that you can spend time here with family and friends and say, "Life is Good!"

It is that time of year that we traditionally show these employees our appreciation. **Employee Appreciation Day** is a celebration that includes a good lunch and good cheer! This year we will be serving a Taco-Bar themed luncheon. Afterwards, each employee will go home with prizes and a happy heart. If you can be here on **Friday, October 4th**, you will see these folks really feeling that they are appreciated.

Let us show them our sincere appreciation for their efforts on this traditional day. They work hard for their pay and deserve just a little bit more. They really look forward to this annual event. Let us share our blessings by contributing to their lives. "Paying forward" is self-rewarding. You will feel good about it.

Call Lindsay **right this minute** and contribute to this wonderful affair of a prize, a gift card or cash. **Do it now! Don't put it off.**

Call Lindsay at 606-561-5311 or email her:
administration@woodsonbendresort.com and tell her how much you want to donate. Charge it to your condo account. It is just that simple. PLEASE, PLEASE help. We're running out of time. Bless you for your kindness and generosity.

.... The Town Crier Doug & Barbara Fay 79-4

**WOODSON BEND WINTER SERVICES
2019-2020**

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 # _____

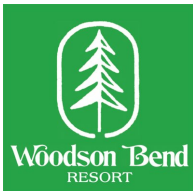
WAIVER: I **do not** want Maintenance to check my unit when the temperature falls near or below freezing. I understand that if damage occurs I may be liable for the needed repairs.

Owner: _____ Unit # _____

ALSO...

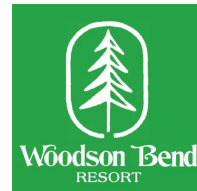
_____ **YES**, I would like my WASHER in my storage area winterized. I understand the charge for this is \$69.00.

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



THE BEND AD-VISOR

OCTOBER 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

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) 609-6029

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.



MUST SEE TO APPRECIATE!!!
PHONE 606-561-5953


30-2 LIFE WAY – VERY BEAUTIFUL CONDO WITH LOTS OF EXTRAS!!!

2 Bedrooms, 2 Full Baths, Living Room (Gas Fireplace) & Kitchen Combo, 12 Ft Deck with Vinyl Sliders, Side Covered Porch, Fully Furnished and all Appliances Stay, Kitchen & Bathrooms Updated (Granite Counter Tops & Vanity Tops), Common Area with Golf Cart, Nice Landscaping & etc.

MLS # 34770 **\$139,900**
Contact Dorcas Hunley
PHONE 606-561-5953



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

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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!



Linda Skaarup
606-305-2699



Tammy Price Anger
606-219-5299

 **(606) 679-4316**
MyEagleRealty.com

98-2 is a beautiful, well maintained, 3 bedroom / 2 bath condo with an awesome screened in porch, lake view (in the back) and golf course view in the front with golf cart storage. Comes fully furnished and move in ready! Call Eagle Realty today at 606-679-4316 for your private showing of MLS#34747

\$215,900



FOR SALE:

2015 Yamaha V1 Waverunner for sale.
Always garage kept & excellent condition.
Only 30 hours. Includes trailer/cover.

\$5900

Call John, unit #12-2 at 502-545-6332

“SUBLEASE WANTED”

We are looking for a boat slip to
sublease from someone for the 2020
season. Please contact Doug Siemer
if interested.

859-992-9469

FOR SALE: BUNK BEDS!!!

Two sets of bunk beds (4 beds) for sale. Includes
4 mattresses, 4 bunk boards, 4 mattress pads, 4
sets of sheets, 4 blankets, 4 comforters & 2
ladders. Excellent condition! **\$400**

Call Ken Foley (6-2) at 513-885-0394

This is no BULL.....someone is missing their
awesome bull float!!! If this is yours,
please call

Ken Kerkhoff to claim @ 859-433-5966



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**MULTIPLE ITEMS FOR
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Hilltopmarine.com



Vicki Burchfield
Realtor

606-305-1879



606 679-5010

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 15 years. If you, or someone you know, are in need of a realtor, please let me help!

15-3 Upper level condo with 2 bedrooms, 2 baths, open living space, updated kitchen with breakfast bar, and 4 ft bedroom expansion. Condo is located on the golf course and enjoy watching golfers from the screened porch. Common area cart storage and off street parking. MLS 35305 \$89,900.

18-1 LAKE VIEW! Lower level with 3 bedrooms, 2 baths, open living space, and laundry. Condo has 6 foot core space. Common area side porch and cart storage. MLS 33527 \$164,900.

21-3 Upper level with 2 bedrooms and 2 baths and open living area with glassed porch for additional space. Updated kitchen with large island. On #7 fairway. MLS 30429 \$130,000.

31-3 Upper level with 2 bedrooms, 2 baths, open living space, screened porch, common area golf storage, and off street parking. MLS \$89,900.

60-1 Lower level with 3 bedrooms (1 bunk) 2 baths, updated kitchen & core space. Screened porch, near the pool, and off street parking. MLS 33747 \$134,900.

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 \$119,900.

70-1 Lower level condo with 2 bedrooms, 2 baths, updated kitchen (with stainless appliances) and baths, laundry space, and screened porch with sliders (used as a den). Off street parking and large side porch. MLS # 35306 \$124,900.

78-3 Upper level with 2 bedrooms, 1 bath, updated kitchen & screened porch. Large cart storage & off street parking. MLS 34218 \$79,500

100-2 Lake View. Upper level condo with 3 bedrooms, 2 baths. Updated kitchen, laundry, & storage. Fully expanded with core four & 8 ft expansions. MLS 34423 \$199,000.

Shopwoodsonbend.com

**SOLD- 11-2, 42-2, 65-4, 15-1
SALE PENDINGS- 61-1**



Advantage Realty

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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.

All units completely furnished.

2 bedroom/2 bath TREMENDOUS DEALS

20-2 \$109,900 2BD/2BA MUST SEE! Open floor plan. All new windows throughout with the porch becoming part of the condo. New kitchen cabinets, appliances. Golf cart storage. Cart not included. (*348.03) **MLS33278 SF1087**

21-2 \$124,900 2BD/2BA Save money by not having to redecorate. Covered walk way, vinyl sliders. Great kitchen. On #7 Fairway. (*351.03) **MLS18740 SF1087**

23-1 \$129,900 2BD/2BA Close to the pool & nestled in the trees. Add your personal touches & start making memories. On #7 Fairway. **MLS31802 SF1119 (*350.14)**

41-3 \$109,000 2BD/2BA READY SET GOOOO!! This unit is tastefully furnished and ready for Summer. The features include two bedrooms, two baths, nice kitchen and appliances. Plenty of parking, golf cart storage. Let's go take a look. **MLS34567 1087.9SF (*346.19)**

50-3 \$109,900 2BD/2BA Condo on the golf course. Includes eat-in kitchen and Jacuzzi tub in the master bedroom. Overlooks # 2 fairway. (*348.20) **MLS 32672 SF1089**

69-4 \$160,000 2BD/2BA This is a really nice condo, washer/dryer, large expanded kitchen. Nice view of #7. Great golf cart storage! **MLS33884 (*360.28) SF1279.10**

78-4 \$114,900 2BD/1BA This is a really cute nice clean condo, washer/dryer and nice modern kitchen. Laminate floors, Vinyl sliders. Huge golf cart storage! Automated garage door opener. Can easily add a 2nd bath. Nice private location. Across from the lake, private cul-de-sac **MLS34704 (*342.52) 1038.1SF**

2 bedroom/2bath EXPANDED REMODELED

29-3 \$124,900 2BD/1BA Core space to make kitchen larger and add a beautiful, expanded master bathroom with walk in closet. Master is 4 Ft larger than most. Great as is but has potential for so much more!!! (*351.44) **MLS 27119 SF1108**

65-3 \$114,900 2BD/2BA Opportunity to get a core expanded unit. Golf cart storage. Easily updated with your own taste and even add a 3rd bedroom. **HEATING/AIR UNIT in 2014, a \$6000 value. (*358.55) MLS 32740 SF1218**

3 BD EXPANDED/REMODELED

67-2 \$129,900 3BD/2BA Looks down the #7 fairway! You're going to miss a good one if you don't make an offer. (*365.66) **SF1342 MLS18741**

2 & 3 bedroom LAKEVIEW

108-4 \$239,000 2BD/2BA One of the more recently built units. Large side porch, golf cart storage. Glass enclosed porch and a great view of the lake from the kitchen, dining room & living room. Updated kitchen and bathrooms very open floor plan on the lower level. (*357.67) **MLS33579 SF1364**

104-1 \$199,900 3BD/2BA Lower level, lake view. Glassed in porch to create a larger living room area. Lowest priced lake view unit. **MLS31799 (*362.56) SF1304**

107-1 \$215,000 Features really good lake view, **3BD/2BA**, nice kitchen, extended living room, glassed in porch area, 8' bump-out, and golf cart storage. (*378.99) **MLS32352 SF1571**

122-3 \$265,000 3BD/2BA One of the largest condos at the Resort with a full loft for bed & sitting area, cathedral ceilings. Possible 3rd bath. **MLS31839 SF1679 (*387.68)**

105-2 3bedroom option. 2 bath \$174,900 Glassed in porch, screened in side porch and an open floor plan. What a deal! You don't have to go through all the remodeling construction and paying out of pocket for some else's decorating taste. (*350.90) **MLS 22903 SF1084**

117-2 \$234,900 This condo has all the pluses. Lake front, 3bedroom, 2bath, 3rd bedroom is the loft. Open floor plan, Cathedral ceilings, sky lights, stone front fireplace. New stainless steel appliances. Huge side porch with vinyl's. (*406.11) **MLS 35277 SF1901**

SOLD in last 9 months – 20-1, 59-1, 67-1, 74-1, 66-1, 5-4, 16-4, 64-2, 48-2, 99-1, 4-3

Don't let the resort fee concern you as it covers...daily garbage pick-up, water, sewer, insurance on the building, mow grass, weed-eat, rake and remove leaves, maintain the roof, siding, steps and most importantly 24hr security.

Pick up a brochure for a full listing of resort units and other property listings in our area at our office, or visit us at

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