



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 2019

Manager's Report

By: Mark Sloan

Our 2019 Annual Owner's Meeting was another success! Thanks to everyone for coming out on such a beautiful day. It was nice to see a good crowd and so many of our newer owners present. Congratulations to our newly elected Board members, Brian Staten and Doug Hughett. I have no doubt they will do a fabulous job for us!

Our Vendor's Day was a nice success! Many owners and vendors expressed their satisfaction with the event. This has proven popular enough that we will revisit this again in 2020 and choose a Saturday in the summer months to allow more owners to attend next time!

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 2020 budgets! Management and the Board are all working as hard as we can to put in place the absolute best budget we can for 2020. As always, we will be doing all we can to provide the most reasonable and efficient budget possible for our Association. The Board will be approving the 2020 Budgets at the November meeting (November 16th). 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. We have faced many difficult challenges in 2019. We may be facing more difficult challenges as we look forward to 2020 and beyond. Those challenges will certainly present obstacles we must overcome 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 2020 and beyond!

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!

**Mulligan's Restaurant
& Grill is now CLOSED.**

**What a great season!
See you next year!**

**BOAT LAUNCH
IS NOW CLOSED**



Golf, Social, & WB Events 2019

- 11/30 The Turkey Golf Scramble
- 12/07 Christmas Breakfast
- 12/07 Christmas Party
- 12/31 New Year's Eve Party
- 12/31 Frost Balls Golf Tournament

PRO SHOP NEWS

Hours:

Monday - Thursday
9:00 am - ?
Friday - Sunday
8:00 am - ?

Closed Thanksgiving Day

*Season Closes January 1st
and will re-open on or
around February 15th.*

WATER HEATERS & AC DRAIN LINES



Most water heaters are only warrant-
ed for 5 years. If your water heater is older
than this, you may want to consider replac-
ing 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.

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

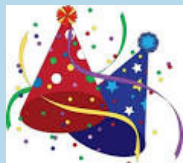
Frosty Balls - Tuesday, December 31st - 9 Hole / 2 person
scramble

THANK YOU!

TACO 'BOUT WHAT A GREAT
PLACE WE WORK FOR!!! THANK
YOU TO EACH AND EVERY ONE
OF YOU FOR YOUR GENER-
OUS CONTRIBUTIONS THAT
MADE OUR EMPLOYEE APPRE-
CIATION DAY SO WONDERFUL!

EMPLOYEES OF
WOODSON BEND

**NEW
YEAR'S
EVE
PARTY**



DEC. 31ST

Woodson Bend

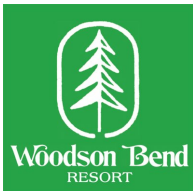


December 7th



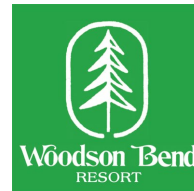
So Very
Thankful





THE BEND AD-VISOR

NOVEMBER 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



LAKE CUMBERLAND REALTY TEAM!
C21
Advantage Realty
A Robinson Company

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

Nancy, Bill & Brad Bigelow
1 in sales for over 40 years!

nancybigelow@lakecumberlandrealty.com
view units @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!



"Did you know that our
\$99 Mortgage Closing Costs Special*
can be used
toward **refinancing**, too?
Give me a call today!"

Jamie Smith 677-2344
NMLS #1815652

*Subject to credit approval. Certain terms and conditions may apply. Based upon financing of \$100,000 on a 5/1 ARM at Annual Percentage Rate of 4.00% amortized for 15 years, the estimated monthly payment amount on principal/interest is \$739.09. Closing costs of \$99.00 are not included in financed amount. Closing Costs do not include prepaid interest, taxes, insurance, and escrow reserves. To obtain offer, you must be purchasing or refinancing owner-occupied residential real estate. For a limited time only.

FIRST & FARMERS
NATIONAL BANK
NMLS #707598



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



Linda Skaarup
606-305-2699

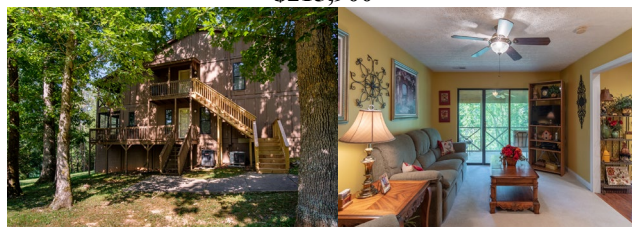


Tammy Price Anger
606-219-5299

Eagle Realty (606)
679-4316
E Development, LLC 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



MICHELL SEARS

PAINTING

Wallpaper removal

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Free Estimates
shosho70@aol.com



Insured
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BEDBUGS?

BROWN RECLUSE?

DEAL WITH THE TRUE EXPERTS IN THEIR FIELD!

STATE-OF-THE-ART EXTERMINATORS

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606-622-0978

KY LPCO

Stay Connected!

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



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Thiral Davis
Sandra Davis

(606) 679-4217

(606) 679-4216

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Somerset, KY 42501

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Haas Contractors
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Painting Interior. Exterior. Porch Painting &
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(606) 679-1565

Patti Anderson

houseofcarpet@windstream.net

Vickie Calder



Free Local Estimates

Hardwood, Tile
Wallpaper, Blinds
Decorating Consultant In House

**HM HILLTOP
MARINE**
www.hilltopmarine.com

HOME OF

Manitou

PONTOON BOATS

606-561-7115

Hilltopmarine.com

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

Did you know that we have a paperback Library located inside of the Clubhouse?



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

Ken Kerkhoff to claim @ 859-433-5966



HOME OF

Manitou

PONTOON BOATS

606-561-7115

Hilltopmarine.com



Kitchen Remodel Items for Sale:

GE Refrigerator: Counter Depth. Top Freezer 22 or 23 CF with Ice Maker. Black Reflective Panels.
\$150.00

GE Range: Spectra. Ceramic Cooktop. Self Clean. Stainless Steel. **\$110.00**

GE Dishwasher: Black Reflective Panel. Triton XL. **\$75.00**

Bisque Kohler Cast Iron Steel with Pullout Faucet 22X33 Top mount. **\$95.00**

Badger 5/8 In Sink Erator Garbage Disposal. **\$25**

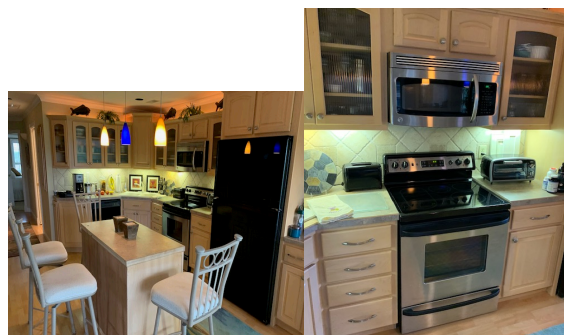
Amisco Bar Height Stools; Swivel & Return; Taupe Metal Legs & Back/Cream Seating:

4@ **\$50.00 each**

Round Pedestal Glass Dining Table: 48" **\$125.00**

* All the items above are in excellent condition. Currently in storage unit on property. Pictures available. Can View By appointment.

513-235-6248 Cell or text. Email ron.myers21@yahoo.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 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.

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 \$120,000.

69-3 Upper level with 2 bedrooms and 2 baths, and updated kitchen with breakfast bar. Also has 4 ft. Bedroom extension and core space (also in screened porch). Located on the golf course and has 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 common area side porch. MLS # 35306 \$124,900.

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

100-2 Lake View. Upper level condo with 3 bedrooms, 2 baths and large open living space. Updated kitchen, laundry, & storage. Fully expanded with core & 4 & 8 ft expansions. MLS 34423 \$199,000.

**DUE TO A VERY GOOD YEAR FOR CONDO SALES, OUR INVENTORY IS LOW!
IF YOU ARE CONSIDERING LISTING YOUR CONDO, PLEASE CALL ME TO DISCUSS.
(IF YOUR PROPERTY IS CURRENTLY LISTED, PLEASE DISREGARD)**

THANK YOU SO MUCH!!

Vicki



Advantage Realty

LAKE CUMBERLAND 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.

All units completely furnished.

2 bedroom/2 bath TREMENDOUS DEALS

20-2 PENDING \$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**

41-3 PENDING \$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. **(*346.19)** **MLS34567 SF1087.9**

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

71-3 \$125,000 2BD/2BA Ready set go! This condo is ready to move into. Bring your toothbrush. **(*342.41)** **MLS35482 SF1036.6**

78-4 PENDING \$114,900 2BD/1BA HUGE GOLF CART STORAGE **(*342.52)** **MLS34704 1038.1SF**

2 bedroom/2bath EXPANDED REMODELED

29-3 \$124,900 2BD/1BA Nestled in the trees great location. Use this neat clean really cute unit as is. Nice decorating. Also has golf cart storage and one of the best golf views nestled in the tree **(*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)** **MLS18741 SF1342**

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. **(*362.56)** **MLS31799 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. **(*387.68)** **MLS31839 SF1679**

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 – 5-4, 16-4, 64-2, 48-2, 99-1, 30-4, 4-3, 42-2, 23-1, 47-4

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

www.lakecumberlandrealty.com

WE RESIDE AT THE RESORT AND ARE AVAILABLE TO SHOW UNITS 7 DAYS A WEEK. 606-271-1005 606-271-1007