



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RE

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

Website: www.woodsonbendresort.com

DECEMBER, 2019



Merry Christmas and Happy New Year



MANAGER'S REPORT

by Mark Sloan

Winter is on it's way! Another season is over at Woodson Bend! We hope everyone had a great year! 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 off when you leave for the winter!

By the time you receive this Newsletter, the 2020 Operational and Capital budgets will have been approved by the Board. Many hours were spent by management, the Finance Committee and the Board in an effort to put in place the best budgets possible as we move into 2020. Everyone involved is committed to seeing the resort continue to move forward while being as frugal as possible. I thank everyone that has been involved in the budgeting process for 2020. You will receive your copies of these budgets in the coming weeks. 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 2020 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. Thanks 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 then contact Maintenance at 606-561-5314 or via email at maintenancewb@woodsonbendresort.com. They will be happy to assist you.

The winter is an excellent time to remodel your condo. You can get that expansion done you have been thinking about 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 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 2020.



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.



Plan ahead !!!

2020 GOLF CART PARADE

Categories: Most Creative,
Woodson Bendiest, Movie Theme,
Most Patriotic, Summer Fun

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.



PRO SHOP NEWS

Frosty Balls Golf Tournament

12:00 pm December 31st

Pro Shop will be closed on Christmas Day. Course will remain open, however golf carts will not be available.

Course Closed Dates:

January 1st - February 24th

CONGRATULATIONS TO ALL

CHILI COOK-OFF WINNERS!

White Category - Gail Deye

Red Category - Cody Printer

EUCHRE TOURNAMENT WINNERS!

1st - Nancy Bigelow

2nd - Bill Bigelow

Woodson Bend



December 7th- 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!**



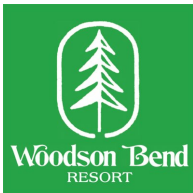
let's Jingle and Mingle

at the Christmas gathering at Woodson Bend

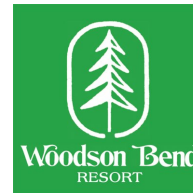
Saturday, December 7th

6:00 pm - clubhouse

Please bring hors d'oeuvres to share along with an unwrapped child's toy for boy or girl.



THE BEND AD-VISOR DECEMBER 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
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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!*



"Did you know that our
**\$99 Mortgage
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can be used
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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
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NMLS #707598



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.

"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



Linda Skaarup
606-305-2699



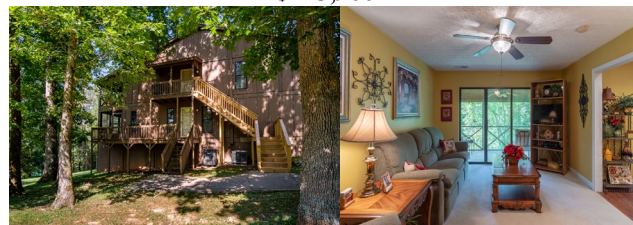
Tammy Price Anger
606-219-5299



**(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



MICHELL SEARS

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Advantage Realty

LAKE CUMBERLAND TEAM!

Welcomes you to Woodson Bend Resort

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



"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

21-2 \$124,900 2BD/2BA Save money by not having to redecorate. Covered walk way, vinyl sliders. Great kitchen. On #7 Fairway. (*371.03) **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. (*366.19) **MLS34567 SF1087.9**

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 (*371.44) **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.** (*378.55) **MLS 32740 SF1218**

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. (*377.67) **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. (*382.56) **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. (*398.99) **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. (*407.68) **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. (*370.90) **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. (*426.11) **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, 78-4, 20-2, 69-4, 71-3

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

www.lakecumberlandrealty.com

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



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.

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

Merry Christmas!!!