



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: www.woodsonbendresort.com

SEPTEMBER, 2020

MANAGER'S REPORT

by Mark Sloan

Summer is slowly saying goodbye!!! I hope everyone has enjoyed the past few months here at the Bend. We can all agree that this year has been unlike any that we can remember. I think we can all also agree that we hope that we don't see many years like this ever again. With that said, it's been great still seeing folks come down and find ways to enjoy their time here at the Resort. Labor Day Weekend is approaching and at the time I am writing this report (early August), we still don't know what we are going to be able to do or not do that weekend. By the time you actually receive this article you may have already received an email update as to what the Labor Day Weekend plans have turned out to be.

The Annual Owner's Meeting will be on the 26th of September. Also, be aware that start time for the meeting will be at 11AM. Please take the time to cast your vote and return to us. Your participation is very important for the continued success of our community! Electing Board members is one of the most important things you can do as an owner. The Annual Meeting is also a great opportunity to come in and hear about what is taking place with the Resort financially and hear about some future ideas and plans. Please stay tuned for additional information about this meeting as the meeting location may be shifted due to pandemic restrictions.

During the Annual meeting you will be given an opportunity to fill out forms letting us know if you are interested in serving on any Committees. This is a wonderful way to participate in the happenings around the Resort and make contributions.

Employee Appreciation Day is coming up on October 9th. It's our "We Can't MASK Our Enthusiasm For Serving You" celebration! If you are interested in making a donation you can contact Lindsay in Administration at 606-561-5311 or via email at administration@woodsonbendresort.com. Any donation you wish to make can be billed to your account. We appreciate your support. For some of our newer owners, let me tell you about Employee Appreciation Day. That day is set aside as a day for the owners to show their appreciation to the employees of Woodson Bend. Owners who feel compelled to contribute will make donations or provide door prizes to help make that day special for the employees. It's a wonderful day for all of the employees that includes a lunch cooked by volunteer owners and a half day off! So anyone wishing to get involved or donate just give Lindsay a call or shoot her an email.

Lastly, I would like to encourage all owners to contact our Remodeling Department for your condo upgrade needs. Our folks do jobs as small as adding a garbage disposal all the way up to building new side porches....No job is too small or big!!! If you have plans to do some work this winter, let me encourage

you to contact us soon.....the fall and winter are shaping up to look very busy! So call now and get scheduled ASAP. We would love to help you enhance your condo! Give Nick a call in maintenance at 606-561-5314 or email him at maintenancewb@woodsonbendresort.com.

ANNUAL MEETING

Saturday, Sept. 26th

11:00

WB Clubhouse

(venue subject to change
due to the Covid-19
pandemic)

MULLIGAN'S RESTAURANT

FRIDAYS & SATURDAYS

5:00 PM - 9:00 PM

TAKE OUT ONLY
606-561-7533

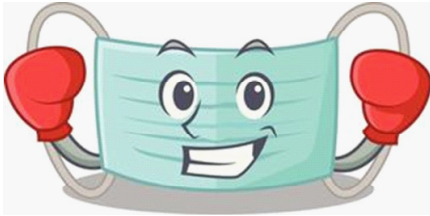
No Aerification until October
this year. September is a great
month to golf!!!!

Club Championship

September 12-13th

Tee Times start
at 12:00 pm



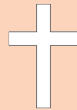


We Can't MASK
Our Enthusiasm For Serving You!!!
Employee Appreciation Day 2020

Please reflect on this difficult year & how much even through the pandemic and uncertainties that you've still enjoyed your resort; it could not have been possible without the workers who took care of your maintenance requests, launches, tee times, mowing, pickle ball courts, dock, billings, correspondences, security, rentals, housekeeping & the list goes on & on. We rely completely on your generosity to make Friday, October 9th something rewarding for our employees. Please send your monetary donations 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 directly to your monthly statement. ONLY with your generosity can we make this day special for our employees! Details on venue coming soon, but all Owners are welcomed and encouraged to volunteer!!!!



**WOODSON BEND
CHURCH SERVICES**



We are excited to announce that **Pastor Gordy Prather** (the Minister of Science Hill Christian Church) will be returning again this Summer to lead our non-denominational church services, at **8:00 A.M.**, each Sunday. His unique preaching style appeals to the kids as well as the grandparents, so be sure to bring the entire family! Worship services are held in the amphitheater, weather permitting; in case of rain, they are held in the Clubhouse. All Woodson Bend residents and guests are invited to attend this very casual 30 minute worship service, hear an inspiring message, and make new friends. Due to the recent pandemic of the COVID-19, we kindly ask that you practice social distancing while attending services. Masks are preferred.

SIDE NOTE FROM THE GENERAL MANAGER

I want to ask everyone that you take the time to ensure that any items you are flushing down the toilet are things that will not cause issues with our sewer system. When you place paper towels, NON-disposable baby wipes or other similar items into the system it creates multiple issues.....clogged or damaged pumps, clogged lines and other damaged equipment. All of this adds up to additional maintenance costs and potential poor service. I know that anyone reading this could simply ignore this request (as only you will ever know what you put into the system), but PLEASE remember, ignoring this only costs you and every other owner money out of your own pocket in the form of repairs to the system as they occur. It's in everyone's best interest to pay special attention to what you do and what kind of products you are buying that go into the system.....thanks for your help!



**BOAT
LAUNCH
INFO**

Boat Launch \$15 in / \$15 out

HOURS

Friday - Sunday 9am - 7:30pm
(lunch 2:10-2:40)

LABOR DAY WEEKEND HOURS

Friday - Monday 9am - 7:30pm
(lunch 2:10 - 2:40)

Launch is open on

ANNUAL MEETING DAY

Sept. 26th 9am - 7:30pm
(lunch 2:10 - 2:40)

FINAL LAUNCH DAY

Saturday, October 17th 9am - 7:30pm
(lunch 2:10 - 2:40)

**CALLING TO SCHEDULE A BOAT
LAUNCH**

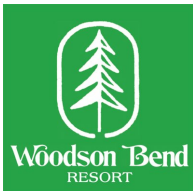
Monday - Thursday 8am - 4:30pm

Call Maintenance at 606-561-5314

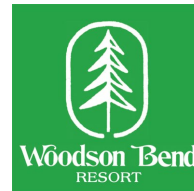
Friday - Sunday 9am - 7:30pm

Call Boat Launch at 606-561-7535

Once your time is scheduled, you may obtain your ticket at Security. You must have this ticket to launch.



THE BEND AD-VISOR SEPTEMBER 2020



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 !!!



"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 \$759.00. Closing costs of \$500.00 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.

Not using your jet ski slip or boat slip??

I'd love to share with you!!!

Please call David Denham
859-229-5914

LOOKING TO SLIP SHARE??? CALL ME!!!

Butch Collins Unit #37-1
859-991-2760



LAKE CUMBERLAND REALTY TEAM!



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

Nancy, Bill & Brad Bigelow
Selling at Woodson Bend for 42 years!
nancybigelow@lakecumberlandrealty.com
view units @lakecumberlandrealty.com

Pick up brochure at Century 21 Lake Cumberland
Realty office just outside the gate!

**We are in need of condo listings!
List today!**

*We live on the resort and will show units anytime,
so please call!*

Woodson Bend RENTAL PROGRAM



Not always here, and interested in making some
extra cash?!

Please call Jamma Underwood, Rental Director @
606-561-5300 or
1-800-872-9825

To sign up in our Woodson Bend Rental Program!

Golf Course View FOR SALE!!!!

Unit #66-2 \$185,000

Fully furnished unit with the best view of the golf
course from the second floor's expanded porch!

2 Baths / 2 Bedrooms with 4 ft. bump-out.

Updated kitchen with all new appliances.

Newly renovated Master Bath, enclosed Sunroom &
office (could be used as a 3rd bedroom), & cart garage.
Call or text James @ 937-818-5493 or 937-677-5550.

MICHELL SEARS

PAINTING

Wallpaper removal
Porch Painting

Free Estimates
shosho70@aol.com



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(606) 271-2725



BEDBUGS?

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606-622-0978

KY LPCO

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We can keep you connected to
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use app!



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606-677-1977 or 877-698-1854
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- Installation

HVAC license #M01469

Thiral Davis
Sandra Davis

(606) 679-4217

(606) 679-4216

220 Enterprise Drive
Somerset, KY 42501

www.davishvacexperts.com



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Somerset, KY 42503
(606) 679-1565



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Wallpaper, Blinds
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Patti Anderson

houseofcarpet@windstream.net

Vickie Calder



HOME OF

Manitou

PONTOON BOATS

606-561-7115

Hilltopmarine.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!

11-3 Upper level condo with 3 bedrooms (1 being a bunk room), 2 baths & 6ft. core space. Golf cart storage and off street parking. Located near the clubhouse. MLS #37214 \$114,900.

115-2 LAKE VIEW!! Newly remodeled upper level condo with 2 bedrooms, 2 baths, open living space, and laundry. Vaulted ceilings with sky lights. Also has 6 ft. core space and 4 ft. bedroom expansion. MLS #37545 \$184,500.

2020 Closings: 15-3, 17-2, 21-3, 21-4, 26-3, 30-3, 31-3, 46-4, 54-3, 57-1, 69-3, 70-1, 78-2, 107-1 & 111-4

Sale Pending: 11-2, 12-3, 29-3, 50-3, 56-3, 78-3, 111-3, & 117-2

Shopwoodsonbend.com

**Thank you to my sellers and buyers
For a wonderful 2020 season.
If you are considering selling your condo,
Please let me help!
Thank you so much!**



Advantage Realty
LAKE CUMBERLAND TEAM!

Welcomes you to Woodson Bend Resort

"The greatest vacation or retirement community on beautiful Lake Cumberland"

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



LET US GIVE YOU A TOUR OF THE DIFFERENT STYLES, PRICES AND SIZES

There is a RUSH on condo sales! NOW IS THE TIME TO LIST! We are in need of listings, if you are thinking of selling. Only 8 units for sale.

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 LOTS AND PROPERTIES.

All units completely furnished.

2 bedroom/1 bath DEALS DEALS DEALS

72-3 \$84,900 2BD/1BA Price lowered \$5,000. Tastefully decorated, priced right. Best deal on the resort!! (*363.44) MLS37030 SF1055

84-2 \$119,900 2BD/1BA Core expanded, could add 2nd bath and get larger kitchen or bunk room. Covered wrap porch. The water heater and HVAC system was replaced 5 years ago and there is a warranty transfer for the HVAC system. The 6' core expansion was added to the width of the condo where you can use it as storage or 3rd bunkbed room or make the kitchen bigger. And more important finish the 2nd bath. Golf cart storage. **Golf cart included with unit.** (*365.26) SF1079

PENDING 78-3 \$84,900 2BD/1BA Check out the peace and quiet in this cute home at the end of a cul-de-sac Plus there is a golf cart storage. Quiet. Private. (*364.12) MLS36038 SF1046

2 bedroom/2 bath TREMENDOUS DEALS

63-3 \$168,500 2BD/2BA This is a move in ready home close to the pool and tennis courts. Updated kitchen with new cabinetry and appliances. (*375.75) MLS36231 SF1204

PENDING 21-2 \$122,000 2BD/2BA Save money by not having to redecorate. Covered walk way, vinyl sliders. Great kitchen. On #7 Fairway. (*371.03) MLS18740 SF1087

PENDING 50-3 \$109,900 2BD/2BA A neat clean 2 bedroom 2 bath unit, washer/dryer, great golf view, good parking and great view of sunsets each night. Jacuzzi tub in master bedroom. (*368.20) MLS36325 SF1089

PENDING 56-3 \$124,500 2BD/2BA Located close to pool, practice putting green, tennis courts at the end of a cul-de-sac! Beautifully decorated and fully furnished. Golf cart included with cart storage. Better take a look!! (*363.31) MLS36345 SF1035

2 bedroom/2 bath EXPANDED REMODELED

65-3 \$112,000 2BD/2BA Could be a 3bedroom. This unit overlooks the golf course and has lots of parking and a large golf cart space. The room off the kitchen can be a bunk bed room (need to add a window) and has a large master bedroom and large bathroom and walk-in closet. Furnishings are basic but with this low price you can do your own decorating and not pay for someone else's taste, plus the owner is offering \$10,000 back to buyer for updates. This is truly a great buy! (*376.07) MLS37479 SF1218

PENDING 29-3 \$124,900 2BD/1BA Unit has core space so can become a "3BD/2BA" unit. Use this neat clean really cute unit as is until you decide to remodel. Nice decorating. Also has golf cart storage. One of the best golf views, in the treeS (*371.44) MLS 27119 SF1108

PENDING 75-1 \$149,900 2BD/2BA. One of two Woodson Bend lower level condos available for Sale!! If you are looking for lower unit that is 'core' expanded, nicely furnished and ready to move into. This is it!! Give us a call today. (*377.59) MLS37426 SF1238

PENDING 84-1 \$144,900 2BD/2BA Nestled in the trees, great parking. The unit has the 6' core expansion. Buyer could easily turn this into a bunkbed room by adding a window facing the golf course. Shared golf cart storage. (*368.33) MLS37492 SF1118

2 & 3 bedroom LAKEVIEW

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) MLS37956 SF1304

105-2 3bedroom option. 2 bath \$169,900 Glassed in porch, screened in side porch and an open floor plan. You don't have to go through all the remodeling construction and paying out of pocket for someone else's decorating taste. (*370.90) MLS 22903 SF1084

PENDING 122-3 \$220,000 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

We can also show other units listed by other realtors

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

SOLD in last 9 months – 13-2, 30-3, 31-2, 70-1, 78-2, 79-3, 100-2, 107-1, 108-4



Advantage Realty

LAKE CUMBERLAND REALTY TEAM!

**WE ARE IN NEED
OF LISTINGS
ESPECIALLY DOWNSTAIRS UNITS**

**ONLY 8 CONDOS FOR SALE AT
WOODSON BEND**

The sales have been really great this year so if you are thinking of selling now is the time to list.

Please call, 606-561-5335
Bill, Nancy or Brad Bigelow

**CURRENT LISTINGS FOR SALE BY
LAKE CUMBERLAND REALTY C21 ADVANTAGE
72-3, 84-2, 63-3, 65-3, 104-1, 105-2**