

Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: www.woodsonbendresort.com

JULY 2020

MANAGER'S REPORT by Mark Sloan

The summer of unknowns, AKA 2020, is here! Even with the difficulties we have seen, we are still looking forward to the season. By the time you receive this we will only be a few weeks away from the 4th of July Weekend. We know recent announcements certainly changed some things for all of us. Closing the pool for the summer was the most difficult decision I've seen us have to make in the 17 years I have served as your GM. We appreciate the words of encouragement and support from many of you and we also appreciate hearing from those who were opposed. Every opinion matters. The good news is that we are looking at moving as many activities as possible to Labor Day Weekend. In addition, our Resort is beautiful and we are seeing more folks walking, riding bikes, playing golf, playing tennis/pickleball and just enjoying being outside than we have seen in a long time! Not to mention the amount of boating activity going on for the Resort and lake in general. It's great to see so many of our owners and guests finding ways to enjoy their time in the sun!

Speaking of the 4th of July, I want to remind everyone that our annual "RED, WHITE, AND BOOM!!!" celebration has been cancelled/postponed. Our goal is to reschedule this event for the Saturday of Labor Day Weekend. Please make your plans to attend the fireworks show. I would also like to announce that we are planning on having a few inflatable's available again for the kids, or kids at heart, to have some fun on throughout the day on Saturday of Labor Day Weekend, if all goes well!

As we get deeper into the season, I would like to encourage everyone to remember that many of our plans are fluid and subject to change. By the time you read this, the restaurant will have expanded back to the pro shop grill to serve from that area for lunch and some breakfast as well. The plan is to have some limited seating on the porch and to ensure safety measures and social distancing inside while you are

picking up your food. This pandemic situation has been difficult on our operators, so please support them all you can! We will be posting hours and days of operation for you to be aware. We do not have a definitive date as to when the inside of the restaurant will be opening back up to limited availability, but the carry out window will continue! Always remember, this is subject to change as things are changing daily with the COVID-19 situation.

Please do all you can to adhere to the posted rules about placing garbage out in a timely fashion for us to pick up for you. In addition, please remember, that anything other than household garbage should be brought back to the dumpster by the owner. We are seeing an increase of folks who are not tying their bags when they set it out. This creates a greater risk of animals getting into the garbage, while also slowing down the garbage pickup process. We respectfully ask that all bags be tied properly when setting your garbage out! Thanks for your help.

I want to provide you with a few quick reminders about a few other items as well; don't forget to use the recycling bin down below the pro shop on the service road for the paper products and plastic. NO GLASS OR STYROFOAM please! Don't forget to clean up after your pets! Let's do all we can to keep our beautiful Resort looking the best we can! Please remember, the boat launch days have been expanded to include Friday! If you wish to make a reservation call maintenance or security and they will be happy to assist you. We are looking forward to the summer and can't wait to see each of you!

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

Congratulations!



**Congratulations to our Golf Pro,
Tim Dudley & Staff
for being awarded as
2019 Top 100 PING
fitter of the year!**



PRO SHOP NEWS

**JULY 4- GOLF SCRAMBLE - TEE TIMES
STARTING AT 12!**

**MAKE YOUR OWN TEAMS OF 4 & CALL
AHEAD FOR TEE TIME!
GROSS & NET PRIZES**

\$10 Members - \$25 Non-Members

In celebration of the Pro's 60th Birthday & 30 years as being the Woodson Bend Pro, EVERYONE will get Member's Pricing (30% off) on all Golf Shop Merchandise. (Starting June 20th & running through July 31st!)

For every \$100 you spend, your name goes into a drawing for a brand new PING G-400 DRIVER to be given away on July 31st!!!!!!



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.



TRASH PICK-UP

Please have trash out for pick-up **BEFORE 2:00 pm!**

Also a friendly reminder to **TIE UP YOUR BAGS!!!** We have lots of critters that would love to get into it!



BOAT LAUNCH HOURS

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

**TO SCHEDULE A
BOAT LAUNCH:**
Monday - Thursday
8:00-4:30
Call Maintenance at
606-561-5314

Friday - Sunday
9:00am - 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.

WATER HEATER 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.



MULLIGAN'S RESTAURANT

MULLIGAN'S GRILLE IS NOW OPEN AT THE
PRO SHOP & THE TAKE OUT WINDOW!

PRO SHOP GRILLE OPERATING HOURS:

(*WEATHER PERMITTING*)

For faster service, please call ahead @ 606-561-5863

THURSDAY (8AM-2PM)

FRIDAY & SATURDAY (8AM-3PM)

SUNDAY (8AM-2PM)

TAKE OUT WINDOW OPERATING HOURS:

(*WEATHER PERMITTING*)

For faster service, please call ahead @ 606-561-7533

THURSDAY - SATURDAY (11AM-9PM)

(Times and Dates are subject to change per management discretion)





THE BEND AD-VISOR JULY 2020



**Not using your jet ski slip or
your boat slip???**



**I'd love to slip share with you!!
Please call David Denham
@ 859-229-5914.**

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 \$739.66. 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



REMODELING

**Need to update or upgrade your
Condo? Give Nick Jones,
Remodeling Director a call
@ 606-561-5314 or 5315
today!**



**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!

**3 BR UNIT AT THE VILLAS OF WOODSON
BEND! \$200,000 FURNISHED**

*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!**

MICHELL SEARS

PAINTING

Wallpaper removal

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Free Estimates
shosho70@aol.com



Insured
(606) 271-2725



BEDBUGS?

BROWN RECLUSE?

DEAL WITH THE TRUE EXPERTS IN THEIR FIELD!

STATE-OF-THE-ART EXTERMINATORS

606-546-4949

606-622-0978

KY LPCO

Stay Connected!

Did you know Silent Guard services
the Northern Kentucky area?

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



More Than Just Security

232 Enterprise Dr. Somerset KY, 42501

606-677-1977 or 877-698-1854

www.silentguard.net

DAVIS HEATING & AIR CONDITIONING

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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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of Carpet

2855 N. Hwy. 1247
Somerset, KY 42503
(606) 679-1565



Free Local Estimates

Hardwood, Tile
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Patti Anderson

houseofcarpet@windstream.net

Vickie Calder



www.hilltopmarine.com

HOME OF

Manitou

PONTOON BOATS

606-561-7115

Hilltopmarine.com



May 20, 2020

Dear Woodson Bend Property Owner,

We are in the full swing of the season here at the Bend! Flowers are blooming, grass is growing and mowers are buzzing as our Staff prepares for your arrival to begin a new season. We look forward to seeing everyone, even amongst the changes of COVID-19.

Looking ahead, we are less than a handful of months away from our Annual Meeting of the Woodson Bend Property Owners Association on September 26, 2020. At that meeting, three owners will be elected to serve as Directors of the Board. There will be two 3-year terms & one 1-year term to be filled. Each property owner has the opportunity to stand for election and to nominate fellow owners as candidates for the office.

Our Resort is full of potential nominees, many with years of career experience in the prospective jobs. Please consider bringing that experience to our Board and sharing your insight and expertise in moving our Resort forward, or think of someone you consider to be a great nominee.

The volunteers of your Nominating Committee must complete our work by the end of July, including interviews with each candidate. Please complete and submit a nomination form for each potential candidate by June 30, 2020, and return to: Nominating Committee, Woodson Bend P.O.A., Inc., 14 Woodson Bend Resort, Bronston, Kentucky 42518.

The members of the 2020 Nominating Committee are:

Owner Unit 91-4
John E. Waller (Liason)
23 Woodson Bend
Bronston, KY 42518
606-561-7775

Owner Unit 85-1
Vicki Burchfield
PO Box 111
Somerset, KY 42501
606-305-1879

Owner Unit 93-4
Nancy Bigelow
814 Colyer Road
Bronston, KY 42518
606-271-1005

Owner Unit 63-4
Jim Walter(Chair)
629 Vonda View Blvd.
Franklin, KY 42134
636-244-0599

Owner Unit 116-1
Louie Wright
PO Box 409
Monticello, KY 42633
606-219-6527

If you have any questions regarding this request for your participation, please talk to any member of the Nominating Committee.

We'll see you around the Bend,

John

John Waller, Chairman

**WOODSON BEND P.O.A. BOARD OF DIRECTORS
NOMINATION FORM**

To nominate any owner, including yourself, complete the form below and send to the Nominating Committee, 14 Woodson Bend Resort, Bronston, KY 42518, ATTN: Lindsay

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

_

I nominate (**print** name)_____

(Please provide complete information of nominee)

Unit #_____

Address_____

Home phone #_____work phone_____

Cell phone_____email_____

Print your name

unit #

Date

Your email address

Your phone #



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

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

30-3 Upper level with 2 bedrooms and 2 baths. Screened porch with sliders, covered entrance, porch and common area cart storage. Located on #7 fairway. MLS#36955 \$114,900.

54-3 Upper level with 1 bedroom and 1 bath. Condo has updated kitchen, laundry, and screened porch has sliders. MLS#36565 \$69,900.

98-2 LAKE VIEW. Condo has 3 bedrooms and 2 bath. Updated kitchen & baths, screened porch overlooking the lake. 4 & 8 foot bedroom expansions. MLS# 36744 \$194,500.

**Thank you to my sellers and buyers
for a wonderful beginning to our 2020 season.
We have fewer active listings than we have had in years.
If you are considering listing your condo.
please call and let me help!
Thank you so much and enjoy your summer!**

Shopwoodsonbend.com

SALE PENDINGS- 21-4, 26-3, 31-3, 70-1, 107-1, & 111-4

SOLD 57-1 & 69-3



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 LOTS AND PROPERTIES.

All units completely furnished.

2 bedroom/1 bath DEALS DEALS DEALS

78-2 \$104,500 2BD/1BA Located on quiet cul-de-sac, could add 2nd bath. Golf cart storage. (*367.64) MLS36590 SF1093

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

72-3 \$89,900 2BD/1BA Tastefully decorated, priced right. (*363.44) MLS37030 SF1055

2 bedroom/2 bath TREMENDOUS DEALS

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

63-3 \$169,900 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

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

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 and or REMODELED

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 nestled in the tree (*371.44) MLS 27119 SF1108

65-3 \$108,000 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) SF1218

3 bedroom CORE EXPANDED

79-3 PENDING \$224,900 3BD/3BA Fully-screened in 10' extra-large porch enclosed w/sliders & fully-covered side porch. BUMPOUTS.4', 8' and 6' CORE expansion. Estimate\$60,000 value. Underneath the unit has been dug out to create a very deep space for 1 or 2 golf carts. Fully furnished. CURRENT HOME WARRANTY conveyed at closing. (*389.32) MLS36278 SF1388

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) MLS31799 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

107-1 PENDING \$210,000 3BD/2BA Features really good lake view, nice kitchen, extended living room, glassed in porch area, 8'bump-out, and golf cart storage. (*398.99) MLS32352 SF1571

115-2 \$184,500 2Bd/2BA Although damaged by a water leak, it is time to be made whole again and be ready for summer!!! There is plenty of time to make changes, pick out flooring and paint colors. Furnished. (*386.66) MLS36300 SF1352

117-2 \$234,900 3BD/2BA This condo has all the pluses. Lake front, 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

122-3 \$245,000 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

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.

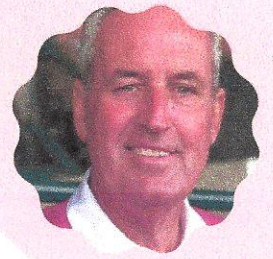
Pick up a brochure for a full listing of resort units and other property listings in our area at our office, or visit us at

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 – 20-2, 23-1, 41-3, 42-2, 47-4, 69-4, 71-3, 78-4, 100-2, 108-4, 115-1

LETS CELEBRATE THE PRO!



IN HONOR OF TIM TURNING 60 AND HIS 30TH
ANNIVERSARY AS THE WOODSON BEND GOLF PRO,
EVERYONE GETS MEMBER PRICING!

JUNE 20-JULY 31

PING PUTTERS
AND G400
DRIVERS

PING GOLF
BAGS

NEW
BALANCE
GOLF SHOES

VINEYARD
VINES

KIDS

UNDER
ARMOUR

30% OFF!

EVERYTHING IN THE PRO SHOP IS 30% OFF AS
A THANK YOU FOR ALL THE SUPPORT HE HAS
RECEIVED.

**JUNE
27TH
5PM**

**THIS IS A PUTTING ONLY
EVENT, ALL 9 HOLES.
NO HANDICAPS!**

All ages welcome!

FLAT STICK TOURNAMENT

\$5 a player

\$10 if you need a cart

**FORM YOUR OWN
TEAM. YOU CAN
HAVE UP TO 6
PLAYERS**

**BEST 3 SCORES
ON EACH GREEN
WILL COUNT
TOWARDS TEAM
TOTAL.**