



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: www.woodsonbendresort.com

OCTOBER, 2020

MANAGER'S REPORT

by Mark Sloan

Summer is coming to a close on what has been one of the most unusual and challenging years in many of our lifetimes! I recently had a conversation with my father, who is soon to be 80 years old, and I said "Dad, I've never seen a year like this" and he said "I'm almost 80 and I haven't either!" It's safe to say that this year has been a challenge to everyone. So let's hope as the 2020 summer comes to a close that better times are coming! Or at least times that we are more accustomed to are coming back.

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday October 9th. It's our "We Can't Mask Our Enthusiasm for Serving You" day. 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. We're looking at making this year's event a drive through service to help ensure social distancing and employee safety.

Folks, I also want to make you aware of our upcoming Annual Owner's meeting on Saturday the 26th, at 11am, most likely to be held down at the Pavilion. However, the meeting location may be fluid, depending on weather, so please keep your eye on any emails or announcements about where the meeting will ultimately take place. 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. In addition, we will also be discussing some preliminary results of a possible expansion project involving additional patio homes. I want to stress that the presentation is to simply make the owners aware of what has been taking place pertaining to a feasibility study for expansion. As you know, any expansion under consideration, must be voted on by the owner's. However, before any vote can be considered, the project must be looked into and that is what has been taking place. This info will be presented during this meeting. For anyone unable to attend, we will make the info available online in the coming days after the meeting.

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

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 remodeling@woodsonbendresort.com for schedules and quotes. Nick or Lisa will be happy to help you!

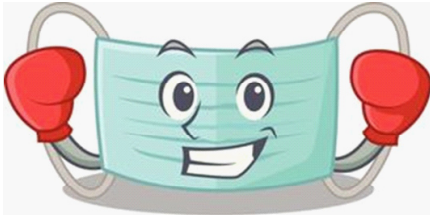
Thanks to all of our owners for continuing to make our Resort one of the premier destinations in the country! Your support this year has been tremendous and it is much appreciated!

ANNUAL MEETING
Saturday, September 26th
11:00 am - WB Pavillion

MULLIGAN'S
RESTAURANT
LAST DAYS SEPT. 25 & 26
FRIDAYS & SATURDAYS
5:00 PM - 9:00 PM
TAKE OUT ONLY - 606-561-7533
LIMITED MENU ONLY

WINTER TEMP CHECK
PROGRAM!
See attached form
& return

We're getting so close! It's not too late to donate!!!



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!!!!

This will be a "drive-thru" event!

BOAT LAUNCH CLOSED

Here's your last chance days!

Boat Launch \$15 in / \$15 out

HOURS

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
Pull Out ONLY on this day!
(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.

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!

PRO SHOP NEWS

October Hours:

Mon-Th 9:00am-5:00pm
Fri-Sun 8:00am - 6:00pm

Hal Rogers Golf Outing
October 12th.

Aerification of the Greens
October 13-15
The Course will be CLOSED

WATER HEATERS & AC DRAIN LINES

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 the 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.



THE BEND AD-VISOR OCTOBER 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.

FIRST & FARMERS
NATIONAL BANK
NMLS #707598

Member
FDIC
Equal Housing
Lender

Not using your jet ski slip or boat slip??

I'd love to slip share with you!!!

Please call David Denham
859-229-5914

Best View of the Golf Course for Sale!!!!

Unit #36-4 Remodeled 3BR/2BA
\$249,900

Floor to ceiling windows in the totally opened remodeled unit. Scenic golf views of holes 1,2,3 & 9! Front of the unit faces tennis/pickle ball courts. Beautifully finished, *sold turnkey* with upscale furnishings.
Call Pam Denham @859-229-5915



**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



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

Thiral Davis
Sandra Davis

(606) 679-4217

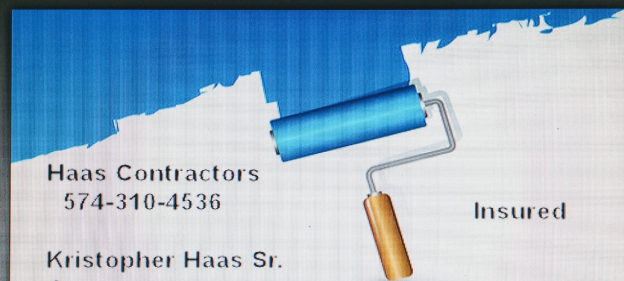
(606) 679-4216

- Service
- Installation

220 Enterprise Drive
Somerset, KY 42501

www.davishvacexperts.com

HVAC license #M01469



Haas Contractors
574-310-4536

Insured

Kristopher Haas Sr.
Owner

Painting Interior. Exterior. Porch Painting &
Wall Paper removal. Free estimates
Senior & Veteran Discounts

House
of Carpet

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



Free Local Estimates

Hardwood, Tile
Wallpaper, Blinds
Decorating Consultant In House

Patti Anderson

houseofcarpet@windstream.net

Vickie Calder



HOME OF

Manitou

PONTOON BOATS

606-561-7115

Hilltopmarine.com

**WOODSON BEND WINTER SERVICES
2020-2021**

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



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

PENDING 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. **Contingent upon owner finding another condo.** (*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

PENDING 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

PENDING 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, 29-3, 30-3, 31-2, 56-3, 70-1, 78-2, 78-3, 79-3, 100-2, 107-1, 117-2, 122-3



Advantage Realty

LAKE CUMBERLAND REALTY TEAM!

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

**ONLY 4 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, 104-1**



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.

27-4 Lower level condo with 2 bedrooms, 2 baths, open living space, screened porch has sliders and blinds. Condo has the core, as well as the 4 & 8 foot bedroom expansions. Common area porch and large cart storage. MLS 38230 \$159,900.

2020 Closings: 11-2, 12-3, 15-3, 17-2, 21-3, 21-4, 26-3, 29-3, 30-2, 30-3, 31-3, 46-4, 54-3, 56-3, 57-1, 69-3, 70-1, 78-2, 78-3, 98-2, 107-1, 111-3, 111-4, 117-2

Sale Pending: 50-3, 60-3, 63-3 & 115-2

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!**

**JOIN US IN CONGRATULATING VICKI
IN SURPASSING 100 TRANSACTIONS
IN WOODSON BEND IN 32 MONTHS!!!**

#1 in Sales Last 3 Years

**Special thanks to
all of her clients
over the last 3
years.**



**VICKI BURCHFIELD
606-305-1879
WWW.SHOPWOODSONBEND.COM**