

Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: www.woodsonbendresort.com

MAY 2021

MANAGER'S REPORT

by Mark Sloan

Spring cannot get here soon enough for us! It has been a reasonable winter outside of the ice storm we had a few weeks back. We have started working to get the Resort ready for you to come and enjoy spending time with us! We look forward to seeing everyone very soon. Just a quick reminder that we plan to have the pool open, the fireworks show and all normal summer activities this season. The pandemic is still affecting folks, so we do ask that you try to social distance and wear masks when around other people. We will keep everyone updated if there are any changes to our plans. We're hoping that as more and more people get vaccinated we will see a full return to normal in the coming months, but let's be as safe and courteous as we can.

Mulligans restaurant opened on Friday April 2nd. Chef Michael & Chef Ed and their crew have hit the ground running and are off to their 6th season with us. As a reminder, Mulligan's will continue to operate the pro shop grill! Your restaurant coupons will be able to be used in the grill as well as the restaurant! Grill hours will be flexible and will be expanding, as we get deeper into the season. So be on the lookout in the weekend hand-out or upcoming Around The Bend's for expected hours of operation for the grill.

Just a quick reminder for some of our newer folks; please remember that when you are out on the golf course "animal spotting" in the evenings that we may still have golfers playing golf. We really encourage anyone interested in doing this to wait until dusk to head out onto the course to animal spot. In addition, please remember that while out animal spotting or sight seeing, the course is cart path only at that time. Lastly, the course closes at midnight for anyone wishing to animal spot or doing any kind of riding around.

Owners, as we are now into our 2021 roofing and painting, we need your help! We have a lot to accomplish this year. We try our best to make sure this kind of work does not interfere with your visiting plans. It's important to us that we do our best to not disrupt your visit. However, due to a year with a heavy workload, we may be unable to accommodate putting your project on hold at the times you plan to be here etc. We apologize in advance for any inconvenience this may cause and maintenance will be working hard to give you as much notice as possible on when to expect us getting to your unit, (for those of you scheduled for roofing and painting in 2021).

I would like to encourage anyone that is thinking about any kind of remodeling for your condo to give Nick Jones a call at 606-561-5314 or email him at remodeling@woodsonbendresort.com. Remodeling demand continues to be high for the fall and winter, but we may have some openings coming up during the summer. Remarkable improvements to units are being made all over the resort. Don't miss out on this opportunity to get your work scheduled sooner, rather than later! Nick would love to discuss any plans you have for your condo! I would also like to remind you we have approved policy restricting who may do work pertaining to any electrical or plumbing projects that requires permits or inspections. In addition, restrictions apply to who can do work that involves drywall or internal stud walls. If you have any questions give maintenance a call for more info.

Here's another reminder to everyone that that we will be having our 11th annual 5K "Garden Club Run/Walk" on Saturday, May 29th, starting at 8:30am at the clubhouse. Are you ready to get some good exercise? You can run, walk or crawl during the event!!!! This is a great event because it allows you to work

on getting healthier while helping the Garden Club raise funds to beautify the resort. Please look for sign up information and details within this newsletter.

This year's Derby Party will be taking place at the clubhouse on Saturday, May 1st. The party is free to attend. Feel free to bring your own party snacks and beverages. However, please note, that programs must be ordered in advance and paid for by the requesting party. We will be happy to bill your account for this but you must notify Lindsay in Admin by no later than Friday, April 23rd for us to be able to get your program in time for the party. You can reach Lindsay at 606-561-5311 or via email at administration@woodsonbendresort.com for information and pricing on the programs.

Help Woodson Bend grow our Rental Department! Would you like to earn some money two different ways? Give Jamma a call in our Rental department at 1-800-872-9825 or email her at rentals@woodsonbendresort.com. She would love to enroll your unit into our Rental program! Placing your unit in the rental program is an effective way to pick up some additional cash to help offset the cost of owning. In addition, please be aware that all profits from the rental department go back into the general fund to help offset annual maintenance fees. Supporting the rental program is a great way to support the entire resort. Many people are unaware that you can make your condo available for renting as much or as little as you like. We do not place restrictions on the amount of days you make available to rent your unit. If you would like to know more, Jamma would be happy to give you all the details you need!!!

Braided Supply Water Lines...Did You Know?? Woodson Bend Resort not only recommends braided water supply line hoses for toilets, washing machines, refrigerators,

erator ice maker lines, dishwasher lines, and any other equipment inside your unit that supplies water to an appliance or device. We strongly recommend that when you buy your braided hoses that you buy the hoses that have metal nuts on the ends and not plastic nuts. We have seen the plastic nuts crack and fail many times over the years. Metal is much less likely to fail. Keep in mind that the association has policy that stipulates if a water leak's source is from a line or appliance within or connected to the unit, that 100% of the damages will be considered responsibility of the owner with failed line supply. So be safe and spend the few extra dollars it costs now to provide the best protection you can to not only your unit, but your neighbor's as well!

Lastly, mark your calendars for Saturday, July 3rd, as we conduct our RED, WHITE and **BOOM** celebration with our annual fireworks show!

PRO SHOP NEWS!

Memorial Day Golf Activities

Friday, May 28 - 5:00pm Scramble

Entry Fee \$5 members / \$15 Non-Members

Saturday, May 29 - 5:00pm Putting Contest

(Open to all ages) \$5pp

Sunday, May 30 - 1:00pm 18 Hole Scramble

Make your own team of 4 or sign-up and we will pair you up.

\$10pp Members / \$25pp Non-Members

Monday, May 31 - 1:00pm 9 Hole Couples

Man-Woman Woman-Woman

\$10 Couple Members / \$20 Couple Non-Members

Call Pro Shop to sign-up 606-561-5316

Or text 606-416-2254 or thdgolf@gmail.com

Remember that Owners & Members receive 20% off on Non-Sale Items in golf shop / 10% off on Golf Balls.

LAST CHANCE TO ORDER PROGRAMS!!!

DERBY PARTY SATURDAY MAY 1ST CLUBHOUSE

BRING YOUR DRINKS & SNACKS DRESS YOUR DERBY BEST!

IF YOU WANT A PROGRAM OR RACING FORM, CONTACT LINDSAY

NO LATER THAN FRIDAY, APRIL 23RD @ 606-561-5311

TO ORDER - \$10EACH

WILL BE DELIVERED TO SECURITY

BY 8AM ON DERBY DAY FOR PICKUP.

SOCIAL & WB EVENTS CALENDAR

- 5/1 Derby Party 10:30 am
- 5/22 Remodeling OPEN HOUSE (details coming soon)
- 5/22 New Owners Picnic (details coming soon)
- 5/29 The Billhillies 7:30pm
- 5/29 11th Annual 5k Run/Walk & Bake Sale 9:00 am
- 6/5 Steve Fulton by the Pool 7:30pm
- 6/12 Travis Cook Music (poolside) 7:30pm-11:30pm
- 6/19 Steve Taylor Music (poolside) 7:30pm-11:30pm
- 6/26 Wheat Alder Music (poolside) 7:30pm-11:30pm
- 7/2 Pre 4th of July music with DJ @ the Pool 7:30 pm-11:30 pm
- 7/3 RED, WHITE & BOOM! Celebration & Golf Cart Parade
- 7/3 Balloon Animals @ Clubhouse
- 7/10 WB Raft Up 12:00 pm (Raft up behind Burnside Island @ noon every second Saturday during Summer)
- 7/10 Travis Cook by the Pool 7:30pm
- 7/16 Stargaze at WB @ the Clubhouse 8:45 pm
- 7/17 Stargaze at WB @ the Clubhouse 8:45 pm
- 7/17 Steve Fulton by the Pool 7:30pm
- 7/24 Looney Tunz Karaoke @ Pool 7:30pm
- 7/31 Steve Taylor @ Pool 7:30pm

Mulligan's Restaurant & Pro Shop Grill are both NOW OPEN

606-561-5221 Menus are attached!

Did you know that you can use your restaurant cards at BOTH locations?!

11th ANNUAL AROUND THE BEND 5K MEMORIAL RUN/WALK & BAKE SALE

May 29th, 2021 - 9:00 a.m.

Join us for the 11th Annual Run/Walk & Bake Sale that benefits the WB Garden Club. Trophies will be given for different categories as seen on the sign-up sheet. The race will be timed and will begin at the Clubhouse parking lot, go down Star Trek, around the loop and back up by the pool. Entry form is included.

WE NEED SPONSORS!!

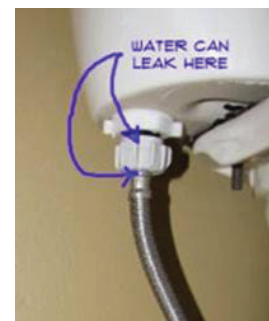
Sponsor's names will be on the tee-shirts. Sponsor fee is \$50.

Deadline for sponsorship is May 10th.

Send your check to: Marcia Waddle/WB Garden Club, c/o Woodson Bend Resort, 14 Woodson Bend, Bronston, KY 42518 OR, have it billed to your account by calling 606-561-5311

Bottled water and a snack will be provided.

Register the whole family for an event that gets bigger and BIGGER every year!



**IMPORTANT
NOTICE
TO
OWNERS!**

Fixture supply lines with plastic nuts are not recommended for installation on any fixture in your unit. The plastic nuts have a high potential for breakage, and great potential to create major water damage to your unit, or to the unit below as well if you are an upper unit.



THE BEND AD-VISOR

MAY 2021

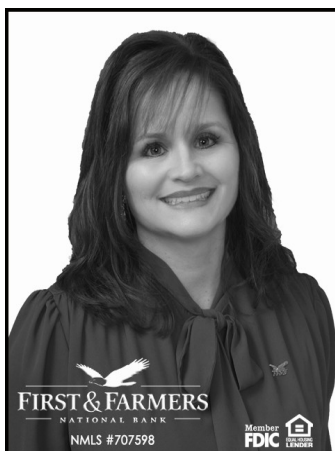


6 WEEKS RENTAL WANTED

Bill and Nancy Bigelow's son Brett and wife Tuesday want to come and spend the last 2 weeks of July and all of August (6 week's rental) starting the 16th, 17th or 18th of July until August 31st with 1 tiny poodle (our grand dog). It is their "child". They would like an updated condo. They will put down a \$1,000 deposit and will pay to have the condo cleaned before arrival (if necessary) and then have it cleaned after departure as well as the bedspreads dry cleaned and (carpet if necessary) after their departure. They are willing to pay a good price for the 6 weeks as they know it is prime time. Please call me 606-271-1005. If you don't have all 6 weeks let me know what you would have. They prefer not to have to move around but they will do what they need to do. Thank you much. It would be great to have them here for that length of time!!!!!!

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
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Give me a call today!"

Jamie Smith 677-2344

*Subject to credit review 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 and interest is \$739.69. 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.

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NMLS #707598



On the Hunt!.....

Looking for a boat slip to slip share for the 2021 boating season. If you're interested, please call David Jordan @ 614-623-6383.

Does your boat slip sit vacant some of the year?

We would love to slip share with you!!
Please Jamie @ 859-760-9238



LAKE CUMBERLAND REALTY TEAM!



Nancy Bigelow
Woodson Bend Resort
Bronston, KY 42518
Cell 606-271-1007 (Bill)
Cell 606-271-1005 (Nancy)
Cell 606-271-1896 (Brad)

**We are selling our property but
WE ARE NOT RETIRING!**

As always, Listing and selling 7 days a week!

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

nancybigelow@lakecumberlandrealty.com
view units @lakecumberlandrealty.com

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



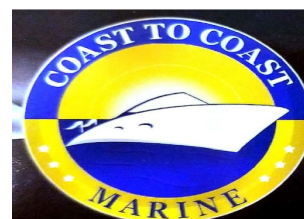
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 - Side screened porch with sliders
 - One golf cart included
 - Off Street parking for our building
- Call Tom @ 513-791-4313 or email memyers2505@gmail.com



116 Ben Way Drive
Somerset, Ky 42501

Scott R. Evans
OWNER/BROKER

www.c2cyacht.com
scott@c2cyacht.com

606-930-9344 office
606-561-6862 fax

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606-622-0978

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Patti Anderson

houseofcarpet@windstream.net

Vickie Calder

Hours: Monday-Friday: 9am-5pm



HOME OF

Manitou

PONTOON BOATS

606-561-7115
Hilltopmarine.com

11th Annual "Around The Bend" 5K Memorial Run/Walk

May 29, 2021 - 9:00AM

Location: Run/Walk will start at the Clubhouse Parking Area and will proceed down Star Trek and continue around the big loop. It will end at the Clubhouse/Tennis Court Parking. The race will start at 9:00 am and will be completed by 10:30 am (for those who choose to walk) . **OPTION:** 1 mile "Around the Small Loop" for 8 & under will begin 5 minutes before the adult race.

Cause: This run/walk will benefit the **Woodson Bend Garden Club.**

Registration: Entry fees: Individual \$ 20 or Family (3 or more) \$17.50
Pets are welcome.

Awards: Trophies will be given for:
1st, 2nd & 3rd place for women / men (14 & up). 1st & 2nd for Senior women / men (70 & over)
1st & 2nd for 9-13(boys / girls) & 1st & 2nd for 8 & Under division(boys / girls).
Each contestant will receive an "Around the Bend"
t-shirt. Every entry will be timed.

First Name: _____ Last Name: _____ participation # _____

Age _____ Male _____ Female _____ T-Shirt Size(s) _____ (available Adult S,M,L,XL, XXL)

Additional Family Members _____
Name Age M/F t-shirt size

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
------	-----	-----	--------------

Name	Age	M/F	t-shirt size
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Address _____ City _____ Zip _____

Telephone _____ email _____

Make checks payable to: **Woodson Bend Garden Club**
Mail to: **Woodson Bend Resort**
14 Woodson Bend
Bronston, KY 42518 or email: **administration@woodsonbendresort.com**
Registration Deadline will be: **May 19, 2021 (please register early so we can order t-shirts)**

Waiver (Every participant must sign)

In consideration of your acceptance of this entry, I for myself, my heirs, devisees, executors, administrators, and assigns hereby waive, release and discharge any and all claim against the officials or the sponsors of the 'Around the Bend' 5k Memorial Day Run/Walk for all damages or injuries I may suffer.

Signature of entrant(s)

Date

Guardians signature if under 18 yr age



Woodson Bend Resort
14 Woodson Bend - Bronston, KY 42518
Phone: (606)-561-5311 - Fax: (606)-561-5311
WoodsonBendResort.com

April 20, 2021

Dear Woodson Bend Owner,

Woodson Bend Resort is continuing the process of billing a portion of your monthly Maintenance Fees on a square footage basis. This change will take effect on your April 20th statement. If your unit has been expanded since last year please note your new total livable square footage on the enclosed spreadsheet. I would like to point out that even if your square footage total has not changed the amount you pay per square foot this year will be different than last year based on the amount of expense associated with Condominium Building Maintenance and Insurance Expense. See below for more details.

For those who may not recall, this change in how monthly fees are assessed is necessary for us to comply with Kentucky Condominium Law. We have dealt with this requirement by taking the one area of expense that varies depending on size of units and assessed that area of expense on a square footage basis. This area of expense is Condominium Building Maintenance and Insurance Expense.

The Condominium Building Maintenance Expense in 2020 was \$581,368.15 out of a total operating expense of \$2,207,232.00. This is 26.4% of total expenses. Total square footage of all living area in the resort is 634,533.52. Dividing the Condo Maintenance and Insurance Expense by the total square footage of all units tells us how much we should collect per square foot for the whole year. Dividing that figure by 12 months tells us how much to bill monthly and lastly looking at the square footage of your unit tells us how much your proportionate share of this expense should be.

In an effort to help clarify this process please note that all owners will pay a "base" maintenance fee of \$282.86. The remainder of each owner's maintenance fee will be determined by the total amount of living area square footage in their unit. The monthly assessment for square footage for 2021 is \$0.076351 per livable square foot.

Should you have any questions about your new monthly billing on a partial square footage basis please contact us at Woodson Bend Administration. We will do all we can to help.

Sincerely,

Mark

Mark Sloan
General Manager
Woodson Bend Resort



Owners, you have invested in your little piece of Paradise here at Woodson Bend. You spend all your spare time at the condo and you share with friends and family.

BUT....it's not used all of the time so WHY NOT **grow your investment by participating in the **Official Woodson Bend Rental Program**?!**

\$\$\$ It's a win-win! \$\$\$

I wonder how it works?.....

Join with us, let us rent it for you and we'll assume all the work! We provide the linens and towels, clean thoroughly after each WB rental, and you simply sit back and collect your 55%! All profits from Woodson Bend's 45% go to help keep your monthly maintenance fees lower!



When is my unit available to me?....

It's your unit, you decide your stay times... simply block off the time you or your family will be here. Any time the condo is not rented, just call Jamma to confirm she hasn't rented it last-minute and come on down!

Your condo is saying....



!!!!!!

Call Jamma at 606-561-5300 or email her at www.rentals@woodsonbendresort.com for more details.

Let us **grow your investment**
& put cash in your pocket!!!

Itemized chart of building repairs defining responsibility for paymentApproved: March 26, 2005Effective 01/01/05Items #1, #2 & #18 effective 1/1/06Items #28, #29 & #23 (modified) effective 1/27/07Items #21, #22, #22A (added), #30 modified 4/28/07Item #31 added 03/15/08Item #32 added 10/15/08Item #3 amended 1/11/14

	<u>Cost</u>		
	<u>Install</u>	<u>Repair</u>	<u>Replace</u>
1. Exterior Windows & Frames (effective 1/1/06) (this does not include broken panes or seals)	Owner	W.B.R.	W.B.R.
2. Exterior Windows & frames added by owner (this does not include broken panes or seals) (effective 1/1/06)	Owner	W.B.R.	W.B.R.
3. Sliding glass doors (including frames) exterior:	W.B.R./Owner	Owner	Owner
Sliding glass doors (including frames) interior:	W.B.R./Owner	Owner	Owner
4. Entrance Door (including frame):	W.B.R.	W.B.R.	W.B.R.
5. Storm Door	Owner	Owner	Owner
6. Side lites	Owner	W.B.R.	W.B.R.
7. Sky lites (part of original construction Package (including frame):	W.B.R.	W.B.R.	W.B.R.
8. Sky lites added at option of owners	Owner	Owner	Owner
9. Core Expansions (exterior)	Owner	W.B.R.	W.B.R.
10. Roofs	W.B.R.	W.B.R.	W.B.R.
11. Roof vents (five per bldg. minimum)	W.B.R.	W.B.R.	W.B.R.
12. Gutters & downspouts	W.B.R.	W.B.R.	W.B.R.
13. Drain lines to divert water from buildings: (except owner created water problems)	W.B.R.	W.B.R.	W.B.R.
14. Insulation	Owner	Owner	Owner
15. Underpinning	Owner	W.B.R.	W.B.R.
* 16. Damage due to freezing temperatures where underpinning has not been installed	Owner	Owner	Owner
17. Entrance light (at entry door)	W.B.R.	W.B.R.	W.B.R.
18. All screening (effective 1/1/06)	Owner	W.B.R.	W.B.R.
19. Additional Parking	Owner	W.B.R.	W.B.R.

** 20. Side deck - new construction	Owner	W.B.R.	W.B.R.
21. Side deck maint. (Enclosed and/or roofed) effective 4/28/07	Owner	W.B.R.	W.B.R.
***22. Stairs (original) (mod. 4/28/07)	W.B.R.	W.B.R.	W.B.R.
22A. Steps to storage area (added 4/28/07)	W.B.R.	W.B.R.	W.B.R.
23. Stairs (modified)	Owner	Owner	Owner
24. Landscaping	Owner	Owner	Owner
****25. Side walks to primary entrance	Owner	W.B.R.	W.B.R.
26. Additional (approved) outside lighting	Owner	Owner	Owner
27. Garage Doors	Owner	Owner	Owner
28. Lattice	Owner	Owner	Owner
29. Propane Tank Enclosures	Owner	Owner	Owner
*****30. Patio Home Decks (added 4/28/07)	Owner	W.B.R.	W.B.R.
31. Vinyl/Glass Sliders & Supporting Tracks (added 3/15/08)	Owner	Owner	Owner
32. Condo Window Tinting	Owner	Owner	Owner

*** Item 16 added to reflect B.O.D. policy**

**** Item 20. Owner is responsible for cost of new construction with W.B.R. responsible for repair and replacement cost for the original 125 sq. ft. Owner will be responsible for cost of repair and replacement of all decks over 125 sq. ft.**

*****Item 22: Woodson Bend responsible for one set of steps (steps to primary entrance) only. Woodson Bend will replace or repair steps up to 4' in width.**

****** Item 25 reflects policy for sidewalks to primary entrance only. All additional sidewalks will be maintained by owner.**

*******Item #30: Owner will be responsible for cost of repair and replacement of all patio home decks over 250 sq. ft.**

For items #1 & #2, the repair and replacement of broken window panes and seals within the window will be the responsibility of the owner.

Please note: Items that Woodson Bend replace will be to Woodson Bend standard. Owners will be required to pay the difference in cost of any upgraded item.

October 30, 2015

Dear Woodson Bend Owners:

You are receiving this correspondence as an official notice of impending policy changes here at Woodson Bend Resort. **Effective January 1st, 2016, any water damage within a unit that was caused due to a failure of a water heater, dishwasher, washing machine, refrigerator, refrigerator ice maker line and any and all hoses connected to those devices, or any appliances/fixtures connected to the unit, will be the financial responsibility of the offending owner to pay for the repairs.** This policy includes any and all property damaged regardless of to whom the property belongs.

Your contents insurance currently covers water damage to your property within or connected to the unit that belongs to you. Your unit owners insurance should cover the damage to other units due to a leak from your unit, under the liability section of your coverage. We would strongly encourage you to make sure you have adequate contents insurance. Typically, water related repairs can run between \$5000-\$20,000 depending on the severity of the situation.

You may be saying to yourself, "wasn't this already how we did things?" Historically, when a water leak occurred, anyone who had damage contacted their insurance and their insurance took care of their damaged property. In many cases, especially if the leak originated in an upstairs unit, there would be some damage upstairs and downstairs as well, and each of those owners would contact their insurance. In addition, the Association would also contact our carrier for repairs for the damaged drywall and anything else typically maintained by the Association. Over the years a number of owners questioned why their insurance had to be responsible for repairs to their property for a leak that originated from their neighbor's water heater or ice maker line etc... It was very frustrating for many, including the Association.

We felt the complaints were legitimate and made sense. Therefore, we have spent the better part of 2015 conducting research with our Legal and Insurance team. The determination was that we needed to make this change to help create a more fair and sensible process for dealing with these inevitable water repairs due to leaks. We hope that you, as owners, will feel positive about this new common sense approach to dealing with the financial/insurance responsibilities for water leak repairs.

* Please note that our historical approach of all damaged parties contacting their insurance will still be in effect for any water leaks that originate from water lines behind the walls, or with the primary plumbing of the building. In addition, the frozen water line policy for units that are not underpinned remains unchanged. As a reminder, that policy states that any damages due to frozen water lines within a building that has no underpinning will be equally shared among the affected owners financially.

If you have any questions just let us know and we will do our best to help you. Below is a recap along with some recommended strategies you should consider:

- 1) New policy for water damages due to appliances, fixtures and devices connected to unit goes into effect 1/1/16.
- 2) Contact your insurance carrier to ensure you have adequate coverage.
- 3) We strongly encourage you to consider relocating your water heater to underneath the building. Your building must have underpinning to move the water heater. Typical charges for installing a new water heater under the building from an upstairs unit will range from \$2000-\$2500. To relocate and install new water heater from a downstairs unit to under the building

will typically range from \$1500-\$2000. Please note, every situation is different and the prices mentioned are only intended to provide you a “ballpark” price. For an actual bid, please contact maintenance at 606-561-5314.

- 4) We recommend checking the age of your water heater and replacing at the end of the warranty period. Remember, all water heaters must be replaced by a licensed plumber. Permits and inspections are required.
- 5) All water heaters should have a drain pan and exit hose attached to them.
- 6) All dishwashers, washing machines and ice makers should have “burst proof” hoses. They are a bit more expensive but could save you thousands of dollars down the road. Woodson Bend maintenance will only install “burst proof” hoses.
- 7) If you plan to be away from your unit for an extended period of time, we recommend turning the water off to your unit. Many units don’t have individual shut off valves. Please contact maintenance for a bid to install one at your unit.

Remember, we are all in this together, the more precautions we take and protective strategies we implement, the better our Resort will be. In addition, these steps will ultimately save the Association, and you as owners, money in the long run, while decreasing time lost in your units awaiting repairs. We look forward to working with you to make our Resort better!

Thanks,

Mark

Mark Sloan
General Manager
Woodson Bend Resort



CENTURY 21[®]

Real Estate Sales

Century 21 Advantage Realty Woodson Bend Office

Dianna Lowery-Pulliam

dpulliam@Century21Advantage.com

859-967-7464

Kelly Hegemier

khegemier@Century21Advantage.com

937-623-6479

Bill Bigelow

billbigelow@century21advantage.com

606-271-1007

Nancy Bigelow

nbigelow@century21advantage.com

606-271-1005





Tonya Crawford
606-271-2571

I am a Full time Realtor with Turner Realty Group and a full time resident of Woodson Bend. I am ready to sell your Condo!



Inventory is Low and Buyers are Ready for Summer on our Beautiful Lake Cumberland. Spring has Sprung so Let me help you get your Condo ready for the Spring market!

Your listing will get the marketing and exposure it deserves.

- **Home Warranty for Listing**
- **Ongoing Property Analysis**
- **Professional Pictures to include virtual Tour**
- **Personalized Marketing Plan**
- **Listing on MLS**
- **Aggressive Social Media marketing on multiple platforms**

SOLD in Woodson Bend Resort- \$441,000 - 116-1 Eagle Drive Bronston Ky 42518

204-3 Patio Home--- A must see! 2043 Oak Tree Place
\$475,000
MLS#39794



ATTENTION OWNERS!

I HAVE A CASH BUYER LOOKING FOR A 2 BED 2 BATH WITH LAUNDRY, PREFERS GOLF VIEW BUT OPEN TO ANYTHING UP TO \$200,000. If you are interested in selling, please give me a call at 606-271-2571.



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

**26-1 Well kept lower level with 2 bedrooms / 1 ½ baths, screened in porch condo is located on #7 fairway and has common area golf cart storage.
MLS#39827 - \$149,000**

***SOLD* 43-4 MLS #38634 \$135,000**

Thank you to my sellers & buyers for a wonderful 2020! There were 50 Woodson Bend MLS sales &
I was blessed to have 34 of those closings.
If you are considering selling your condo,
please let me help!
Thank you so much!



Shopwoodsonbend.com

**I wish everyone a wonderful 2021!
Stay safe & stay well!**