



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

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

Website: www.woodsonbendresort.com

NOVEMBER 2021

BOARD REPORT

by Jamie Lancaster

Greetings!

We hope you are getting to enjoy some nice fall days at Woodson Bend. It is so beautiful here this time of year.

We have quite a few things to update you on. First, we want to welcome the newest members of the board. Clay Balyeat and Brian Dehner joined the board and are beginning their three year terms. Additionally, Patty Hall was re-elected to the board. They join Ken Paul, Doug Hughett, Brian Staten and Jamie Lancaster as board members for the coming year. Please join us in welcoming Clay and Brian to the Woodson Bend Board!

We also want to remind you that ***Employee Appreciation day is this Friday, October 22nd.*** Our employees work hard to keep Woodson Bend operating, safe and beautiful. There is still time to donate to their special day if you have not. Just send an email to administration@woodsonbendresort.com or call the office. They truly appreciate the owners and your support of them.

The General Manager search continues. We have many fine candidates and are working to make the best hire possible for our special place. This is

a big job and one that we need to have the right person take on. We definitely need to get this role filled, as we have a lot of improvements and projects on the horizon that the General Manager will lead. You may recall the survey that we did back in July, and through that we learned that there is definitely an appetite from the owners to invest in the resort. However, getting the right General Manager in place is crucial before taking on those larger initiatives. So, we are very focused on filling this role with the right person to lead Woodson Bend into the future. The resort is still running smoothly under the interim leadership of Ken Paul and Steve Fister, so we are in good hands operationally.

The board would also like to update you on the business planning for 2022. If any of you have done any projects or frankly, gone shopping recently, you've noticed that costs are rising. Raw materials, finished goods and labor are all in high demand, and the national supply chain is struggling to keep up. Woodson Bend is not immune to these effects. We felt it this summer when we struggled to get seasonal help. We also felt it when lumber prices rose significantly, and we felt it when fuel prices increased. The reason we wanted to bring this up is that it will be affecting the resort as we plan for 2022. We are facing incredible cost pressure and are do-

ing our best to mitigate, but we will be asking for the support of the owners. The time frames for work will be higher because of scarcity of labor and materials. Additionally, costs will be increasing. We hope that you all understand that these are part of the world right now and will affect us the same as they do every other organization. Please know that the board and the staff are working hard to do their best for you in these difficult times.

The next ***board meeting is coming up on October 23rd.*** Please note that ***the November meeting is on November 20th,*** which is a week earlier than usual due to the Thanksgiving Holiday. We will be sending out the materials in advance of the meeting to all owners and also providing the Zoom links for those that cannot attend in person.

Thanks again for your support as we undergo such a significant transition in these unprecedented times. Next year is Woodson Bend's 50th anniversary, and it is shaping up to be another exceptional year. We want to start the next 50 years off with some great changes and positive momentum.

Have a great day!

The Woodson Bend Board

PRO SHOP NEWS

Hours:

Monday – Thursday
9:00 am - ?

Friday – Sunday
8:00 am - ?

Closed Thanksgiving Day

**Season Closes January
1st and will re-open on or
around February 14th.**



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!



**Mulligans Restaurant &
Grill is now CLOSED.**

See you next year!

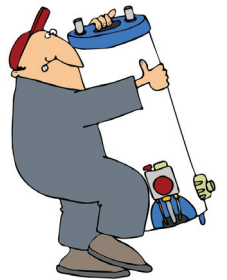


WATER HEATER & AC DRAIN LINES

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 risk for it to rust out. This has great potential to create major water damage to your unit as well as the unit below if you are 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.



SOCIAL & WB EVENTS CALENDAR

- 10/22 Employee Appreciation Day
- 10/23 Board Meeting in the Clubhouse 9 am
- 11/20 Board Meeting in the Clubhouse 9 am
- 12/4 Christmas Party in the Clubhouse 5 pm.
Please bring a dish to share and an unwrapped children's toy.
- 12/11 Christmas Breakfast at Mulligans Restaurant 9 am
- 12/31 New Year's Eve Party

TEMPERATURE CHECK PROGRAM

Why worry about frozen pipes this winter when you are away from your condo? We are here to help! Take a look at the Winter Services information that you received by mail or email. This includes a monitoring device to signal for our personnel to check the unit in the event that the temperature falls below a preset temperature reading. We will keep an eye on things, and you can rest assured.

**HAPPY
THANKSGIVING**



A Wonderful Woodson Bend Weekend

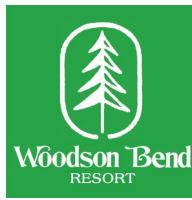


Friday's Euchre Tournament was a great success with 34 people participating. The results were: 1st Place- Glen Holbert, 2nd/3rd Place Tie- Bob Hall and Rachel Marcotte, 4th Place- David Hare, and 5th Place- Brent Mitchell.

We had an amazing turnout for the Poker Run and Chili Cook-Off last Saturday! After receiving their first card at the Clubhouse parking lot, over 230 participants moved on to units 32-1/32-2 for their first stop with the Kresques. Next, they stopped at 47-3 with the Staceys, followed by Bill & Nancy Bigelow's at 93-4. The final cards were handed out at 47-2 with the Lampings before everyone met back at the finish to reveal Chris Bradley as our big winner of the day! Thank you, Brent & Toni Mitchell, for all your hard work organizing such an incredible event! Thank you to Susan McBroom, MJ Ehlermann, and Ed & Sue Fritsch for your help, as well.

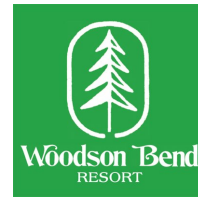
Thank you to all who participated in the Chili Cook-Off organized by Patty Hall, along with Cathy Sudkamp and Lynnette Wright. Judges Bob Hall, Don Brown, Ken Paul, Zach Bankemper, and Steve McKay had some difficult and delicious decisions to make. Our Best Red Chili winner was Amber Slater. Karen Foster won Best White Chili. A special "thank you" goes to Tim Geoppinger and Cody Painter for making hundreds of hotdogs to go with everyone's chili!





THE BEND AD-Visor

NOVEMBER 2021



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 online 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!"

Tonya Marcum 677-2206
NMLS #804109

*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 \$739.69. 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.



LAKE CUMBERLAND
REALTY TEAM! 
Advantage Realty
A Robinson Company

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!*



HOME OF

Manitou

PONTOON BOATS
606-561-7115
Hilltopmarine.com



MICHELL SEARS

PAINTING

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Porch Painting

Free Estimates
shosho70@aol.com



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Hilltopmarine.com



BEDBUGS?



BROWN RECLUSE?

DEAL WITH THE TRUE EXPERTS IN THEIR FIELD!

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606-622-0978

KY LPCO



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

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!




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606-677-1977 or 877-698-1854
www.silentguard.net



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of Carpet**

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Somerset, KY 42503
(606) 679-1565



**Shaw
FLOORS**

Free Local Estimates
Hardwood, Tile
Wallpaper, Blinds
Decorating Consultant In House

Patti Anderson houseofcarpet@windstream.net **Vickie Calder**

Hours: Monday-Friday: 9am-5pm



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!



Tonya Crawford
606-271-2571

**Inventory is Low and Buyers are Ready for Fall on our Beautiful Lake Cumberland.
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**

43-3 REDUCED! Adorable 2 bed / 1 ba MLS# 40701 \$167,500 -Seller offering \$3,500 at closing for laundry addition assistance

12-1 PENDING! \$299,900

30-4 SOLD! \$239,000

27-1 SOLD! \$249,000

205-2 SOLD! \$413,000

96-3 Lakeview, 2 bed/ 2 ba MLS#20116939 \$289,000

ATTENTION OWNERS!

**I HAVE BUYERS LOOKING FOR THE FOLLOWING! IF YOU HAVE IT AND YOU
WANT TO SELL IT, JUST GIVE ME A CALL!**

***Patio Home or large renovated condo**

***Lake View renovated condo, upper unit a plus**

***3 bedroom, 2 bath condo, renovations a plus, upper level is ok**



TURNER
REALTY GROUP

"Who You Work With Matters"

606-679-SOLD

shopsomerset homes.com

VICKI BURCHFIELD
606-305-1879

TONYA CRAWFORD
606-271-2571

**Thank you to all the Woodson Bend employees
for all your hard work this year. We appreciate
all you do.**



A Gift for the Employee Appreciation Day Drawing



Sales in the Last 5 Years

Turner Realty - 161

All the Others - 116

A promotional banner for Turner Realty Group. It features the company logo at the top center. Below the logo, the tagline "Who You Work With Matters" is written in orange. Underneath, the text "606-679-SOLD" is displayed in purple, followed by the website "shopsomerset homes.com" in orange. On the left side of the banner is a portrait of Vicki Burchfield, and on the right is a portrait of Tonya Crawford. At the bottom, two purple boxes contain their names and phone numbers in white text.

TURNER 
REALTY GROUP 
"Who You Work With Matters"
606-679-SOLD
shopsomerset homes.com

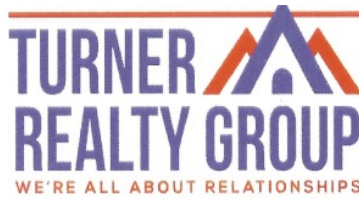
 **VICKI BURCHFIELD**
606-305-1879

 **TONYA CRAWFORD**
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!

22-2 *PENDING!!!* Very nice upper level condo with 2 bedrooms/2 baths, updated kitchen and baths, and screened porch with sliders. Located on #7 fairway and near the clubhouse. MLS# 20116416 **REDUCED!!! \$189,000**

71-2 *PENDING!!!* Upper level condo with 2 bedrooms and 1 bath located on #7 Fairway with off-street parking. HVAC is 5 years old. MLS# 20117592 \$149,900

18-1 *CLOSED!!!* MLS# 20116412 \$289,000

54-4 Nice lower level condo with 1 bedroom/1bath. Located on the cul de sac behind the pool with off-street parking and no step to the front entrance. MLS# 20116410 **REDUCED!!! \$129,000**

23-2 Very nice upper level with 2 bedroom/3 baths and updated kitchen! Condo has the core, 4 foot bedroom expansion, and cart storage. Located on #7 Fairway. MLS# 20120009 **REDUCED!!! \$219,900**

*If you're thinking of listing your property,
I would love to represent you and your condo.*

*If you are interested in buying,
please let me help you with all that is well!*

*Thank you so much, I have a wonderful
summer!*

Shopwoodsonbend.com

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



CENTURY 21[®]

Real Estate Sales

Client Focused, Results Driven

**Team Pulliam
with Team Bigelow
Your Woodson Bend Resort REALTORS[®]**

REALTORS[®] Dianna Pulliam has joined Bill and Nancy Bigelow at the CENTURY 21 Advantage sales office right outside of Woodson Bend Resort. Together, they will use their real estate sales knowledge and expertise and offer you the professional customer service that CENTURY 21 clients prefer.

In a competitive real estate market, buying or selling a home may feel a bit overwhelming. When you choose to work with Dianna Pulliam and the Bigelows, you will have the peace of mind knowing you get a great team of professional REALTORS[®] working hard for you!

Dianna will use CENTURY 21's latest internet marketing tools to their advantage to provide you an edge in your real estate needs. They will expose your property to the widest possible range of qualified buyers or extensively find that perfect home you have been longing for. You will find that they are communicative, thorough, and detail oriented – and they are a team working alongside you every step of the way.

Dianna Pulliam is excited to work with Bill and Nancy Bigelow at the CENTURY 21 Woodson Bend Resort sales office. With the Bigelows' nearly 45 years of Woodson Bend knowledge and experience, Dianna is here to learn from Woodson experts.

Now is the right time to invest in the newest Woodson Bend Resort sales team! We are committed to being with you every step of the way!

**Dianna Lowery-Pulliam
dpulliam@Century21Advantage.com
859-967-7464**

**Bill Bigelow
billbigelow@century21advantage.com
606-271-1007**

**Nancy Bigelow
nbigelow@century21advantage.com
606-271-1005**





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 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 your condo 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!!!

**WOODSON BEND WINTER SERVICES
2021-2022**

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 **\$160.00**. 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 **not** to 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 **\$40.00** 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 \$160.00, 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 \$79.00.

Revised 09/16/09
Revised 10/15/12
Revised 10/10/14
Revised 10/5/21