

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 2021

BOARD REPORT

What a month it has been!

The past month has seen great change at our amazing resort. As many of you know, since our last update both our Administrative Assistant and General Manager have moved on to new career opportunities. We wish both Lindsay and Mark nothing but the best and want them to know that they will always be part of the Woodson Bend Family.

The one constant in life is change, and we are learning that more and more of late. However, change also brings new opportunities and new perspectives. The Woodson Bend Board has been very engaged over the last month and is working on making sure that the resort comes out stronger than ever. We are excited to announce that we have been fortunate to hire a new Administrative Assistant already. Her name is Andrea (Drea) Burnett, and she has hit the ground running. If you need anything, Drea is there to help 8 am to 4:30 pm at 606-561-5311 or at administration@woodsonbendresort.com. Please join us in giving Drea a warm Woodson Bend welcome!

Presently our board chairman, Ken Paul, and Steve Fister are filling the General Manager role. We have hired a search firm to lead our efforts in finding a new General Manager. The job posting will be made available as soon as possible, but for now if you have any questions please reach out to Drea.

There are a few big events coming up. First, check your mail for your board election mailing. It is very im-

portant that owners participate in the board election. The election results will be shared at the annual meeting on September 25th.

Second, our next board meeting will be on August 28th and will be held in the General Manager's office. We will also be utilizing Zoom for this meeting, so please check your email for details on joining the Zoom meeting if you cannot be there in person. At the next board meeting there will be a great deal of discussion on the events of the last few weeks and the results of the recently completed owner survey.

We are excited for a great Labor Day at the Bend! That's always a great weekend to enjoy the resort. The golf course, pool and restaurant will all be open, and it's a great way to spend time with friends and family at Woodson Bend. Hopefully we will get some great weather for the long weekend. Remember that the pool is open until the weekend after Labor Day, so it will be closing for the season on September 12th.

Then the following weekend on September 18th we have the 9th Annual Woodson Bend Community Cookout. This is a great event, and the social committee takes great pride in making it special for everyone. The food should be ready around 5pm, so please make plans to join.

Of course, we also have the aforementioned annual owners meeting which will be held on September 25th this year. So, we have a lot of things coming up in the next few weeks!

Thank you all again for all of your support as we work through these

transitions at Woodson Bend. Your board is fully engaged and working to make sure that the resort is in great shape for each of you and your guests. Have a great day!

8TH ANNUAL COMMUNITY COOKOUT WB PAVILLION SATURDAY, SEPT. 18TH 5:00 PM

WB supplies the meats,
just bring your favorite side dish
and/or dessert to share
& choice of drink!
There will be an inflatable
slide for the kids!

COME JOIN US IN A DAY OF FUN!

To RSVP & if you plan on
bringing a side dish or dessert,
please contact Drea at
administration@woodsonbendresort.com



GOD'S FOOD PANTRY

God's Food Pantry has been serving Pulaski Co. for 35 years. Volunteer staff gives 300 hours weekly. How can YOU help?!

A donation barrel is now located in the foyer between the rental office and the Mouse Pad. If you'd like to contribute, they're always accepting any non-perishable foods.



PRO SHOP NEWS

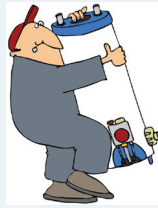
The summer is flying by! The golf course is in good shape so take advantage of these beautiful days for a round of golf. Also, please be on the lookout for emails from the Pro Shop with upcoming events & news!



PLAN AHEAD.....

ANNUAL MEETING 2021

Saturday, September 25th - 11:00 WB Clubhouse

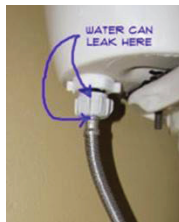


WATER HEATER & AC DRAIN LINES

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 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 must also be cleaned each year and AC drain pans need to be checked for deterioration.



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.

PLAN AHEAD.....

Labor Day Weekend Saturday, 9/4

Labor Day Weekend Cart Wash
& Bake Sale



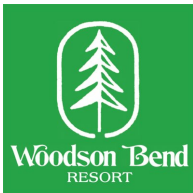
Contact Patty Hall if interested
in volunteering
karlee6075@gmail.com.

If anyone is interested
in adding a craft fair to this event,
please contact Patty as well!



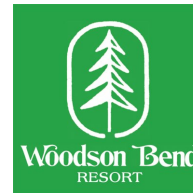
SOCIAL & WB EVENTS CALENDAR

9/4	Brownstones @ Pavilion 7:00 pm
9/4	Labor Day Weekend Cart Wash & Bake Sale
9/18	Annual Community Cookout 5:00pm
9/25	Annual Board Meeting / Clubhouse 11:00am
10/15	Euchre Tournament
10/16	Chili Cook-off & Poker Run
TBA	Christmas Breakfast
TBA	Christmas Party
12/31	NYE Party



THE BEND AD-VISOR

SEPTEMBER 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 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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*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.

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LAKE CUMBERLAND REALTY TEAM!

C21
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!



Patty Hall
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100% real polish &
Made in the USA!
Call for a free sample
or demonstration!
734-891-4237

Church Services

Church services will be at the
Bend at 8:30am every Sunday!
Please make plans to join us at the
WB Amphitheatre!



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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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 Bigelow's, 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 Bigelow's 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 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**





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.
Your listing will get the marketing and exposure it deserves.**

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

43-3 Adorable 2 bed / 1 ba MLS# 20116945 \$169,900

96-3 Lakeview, 2 bed / 2 ba MLS# 20116939 \$289,900

91-4 SOLD! Lakeview, first floor, renovated, expanded porch, with outdoor kitchen! \$429,900

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**



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!!!



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!

2-1 CLOSED!!! MLS# 39871 \$219,000

21-3 PENDING!!! MLS# 20116388 - \$239,000

70-3 PENDING!!! MLS# 20116414 \$179,000

27-1 CLOSED!!! MLS#40769 \$259,000

69-3 PENDING!!! MLS# 20116408 \$235,000

86-4 PENDING!!! MLS# 20116409 \$239,000

18-1 PENDING!!! 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 \$134,000.00

22-2 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 \$214,000.00

*If you are thinking of listing your property,
I would love to represent you and your property!
If you are interested in buying,
please let me help you with that as well!
Thank you so much & I have a wonderful Summer!*

Shopwoodsonbend.com

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