



Around the Bend

THE MONTHLY NEWSLETTER OF WOODSON BEND RESORT

14 Woodson Bend Resort • Bronston, Kentucky 42518 • (606) 561-5311
Web Site: www.woodsonbendresort.com

DECEMBER, 2011

MANAGER'S REPORT

by Mark Sloan

Winter is approaching...cold weather and snow!!! It's not my favorite time of year but I do love the Holidays. The last couple of winters have been fairly difficult so here's to hoping that this upcoming winter is mild!!!

By the time you receive this newsletter the 2012 operational and capital budgets will have been approved. Many hours have been spent by management, the Board and Finance Committee in an effort to put in place the best budgets possible for 2012. Everyone involved is committed to seeing the resort continue to move forward while being as frugal as possible with our funding. I thank everyone who has been involved in the budgeting process for 2012.

Our recent employee appreciation day was once again a huge success. I want to sincerely thank each and every one of you that gave to the event and to our volunteers that cooked and cleaned. You are truly amazing people. Tough economic times are impacting us all. To see so many of you step up and give so willingly was amazing. Please know that you have made a tremendous positive impact on the employees with your generosity.....so from all of us to you.....THANK YOU!!!!!!

We have been asking that each of you contact our office with your preferred email address for billing and newsletters over the past year or so. We are up over 90% of hav-

ing everyone's preferred email for contact. We really need that number to get as close to 100% as possible. We will continue to email your statements to you and make our newsletter available online in 2012. Hard copies of each will still be available for a fee as we make this transition in 2012. If you wish to go ahead and contact us with your email address you may do so by emailing Marcia at administration@woodsonbendresort.com.

As we work to finish the year we are already working hard to remove leaves throughout the resort. I'm writing this report in early November and the weather has been helpful thus far in the leaf removal. It's amazing what can be accomplished during mild and dry weather. We will continue to devote every man hour possible to removing the leaves as timely as possible. It's a long and difficult process; please be patient with us as we work on this. If all goes well it will be the early part of 2012 before all of the leaves are completely removed. I want to stress, as I do each year, that we try to shift where we begin and where we finish in the leaf removal process. Some of you will be first and some will be last. However, no preferential treatment will be given and we will do all we can to be as fair as possible. Thanks for your cooperation.

We would like to remind everyone that we offer a "winter temp check program". This program allows you to pay a fee to the Association and in return your unit is moni-

tored and checked on a regular basis throughout the winter months for any issues or power failures. This is an excellent program and if you are interested in signing up or learning more about it, contact maintenance at 606-561-5314 or via email at maintenancewb@woodsonbendresort.com. They will be happy to assist you.

The winter is an ideal time to remodel your condo. You can get that expansion done you have been thinking about in time for next spring. That way, there's no conflict with your vacation visits. If you would like pricing and scheduling on a project give Kenny a call or send him an email with the info listed above. In addition, you can access a list of pricing for common jobs and sample contracts via our owner's page on the website.

I hope everyone has a great finish to their year and gets to enjoy the upcoming Holidays with your loved ones. Please note that this will be the last newsletter you receive until the February 2012 newsletter (available on January 20th).

WINTER TRASH REMOVAL SCHEDULE

Until Further Notice Trash Will Only Be Picked Up Once Per Day, Late In The Afternoon.

PRO SHOP NOTES

The Pro Shop will be closed on Thanksgiving & Christmas days and will also be closed Jan. 1 - Feb. 13.

NEW YEAR'S EVE PARTY

8:30 to Midnight
at the Clubhouse

BRING AN HORS D'OEUVRE TO SHARE
AND BYOB

(Set ups and ice provided)

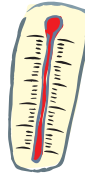
Music by "Ella"

Call 561-5311 for reservations

\$5 pp with reservation - \$10 pp at door

THANK YOU, THANK YOU!

We had a GREAT day so one thank you is just not enough. We must thank the Board for gifting us with this day and the many owners who contributed gifts, gift cards and cash for the door prize drawing. Thanks to Brenda and Jimmy Becknell for coordinating the food and to all the owners who prepared the wonderful meal and then cleaned up! Thanks to Mike Cameron for the (as always) awesome ribs and to Mike and Eunie for the over-the-top "money jars"... what a thrill for winners Lisa (Maint.), Dustin (Sec.), Sonya (Sec.) & Marcia (Admin.). Individual thank you notes have been mailed; if you contributed and did not receive one, we apologize and want you to know we are deeply grateful to everyone who participated!!



HAVE YOU RETURNED YOUR WINTER TEMPERATURE CHECK FORM?

The form is still online with the November newsletter. Go to: www.woodsonbendresort.com and scroll down to the bottom of the home page. Click on "Around the Bend" and then click on November. The form will be the last page. For those of you who have opted for paper billing, it was included with your November bill...last page of the AD-Visor.

Forgetful? Busy? AUTO DRAFT is your Answer!

Do you sometimes forget to pay your monthly dues on time? Tired of those late fees and finance charges? May we suggest you enroll in our Auto Draft payment plan? Sign a simple form and provide us with a voided check. We will automatically withdraw your payment from your account on the 3rd of each month. We never draw large work orders or assessments without your approval, and you can even specify what we can draw - be it "regular monthly fees only", "reg. monthly & small work orders", "draw everything" - we will do our best to accommodate your needs. Call Marcia at 561-5311 or email www.woodsonbendresort.com to obtain the form and let us "remember" for you!



THE *BEND* AD-Visor DECEMBER 2011



FOR SALE: UNIT 106-3 Lake Front Condo Two full BR. 2½BA. Fully furnished & well appointed for immediate enjoyment! Spacious closet space w/walk-in closet in master BR. Screened in porch with vinyl sliders. Golf cart included!! Asking \$178,900 Call Kim Terry @ 513-532-8869 or email kterry1@cinci.rr.com

FOR SALE: Unit 9-1 Lower unit across from pool. Rarely used N/S immaculate unit, remodeled 5 yrs. ago w/new paint, carpet, tile & appliances. 2BR, 2 full BA, vinyl sliders, roughed in core exp., golf cart storage. **\$99,950** Call Bill @859-229-1345.

For Sale by Owner: Unit 65-1. NO STAIRS!! Walk out onto 7th Fairway. Fully furnished and equipped 2BR / 2BA. Core expanded with Master Bath, Vanity, Closets, and Laundry with W/D incl. Hallway Bath and Kitchen previously remodeled. Porch has vinyl sliders and vertical blinds. Quiet building with golf cart storage. \$129,000. Call 513-385-0886 or 513-260-2502.

Booking NOW: Siesta Key, FL (Sarasota) Gulf-front condo on Crescent Beach, one of the world's top beaches for powdery white sand! 2 BR (1K, 2 Q), 2BA, enclosed lanai, fully furnished/equipped, 2 pools, 4 tennis courts, fitness & business centers, free Wi-Fi, BBQ hut. Walk to village, shopping & dining. For info & pictures call Bob @ 937-478-4898

FOR SALE: Unit 121-2 Lake Front!! Last building built at WB! 4 full BR, 3 full BA. Upper unit w/ completed loft. Lots of trees. Custom floors and ceiling made from "local" maple. Vinyl sliders. Mostly furnished. Asking **\$235,000 (reduced!)** Call Pat Roth @ 859-760-5459. Email PRoth@go2uti.com



NEED A REALTOR?

Please contact Vicki Burchfield, Coldwell Banker Foster Real Estate, Inc. I have been a WB owner/resident for over 20 years. Call (606)305-1879 or email me: vicki.burchfield@coldwellbanker.com

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Lake Cumberland Realty

FANTASTIC BUYS

Owners...tell your friends If they ever wanted
a unit At WB NOW is the time!

Unit 74-2 **Sold** in October, Unit 19-4 **Pending**

NEW LISTINGS

118-2 3BR, 2BA \$229,900

**Cathedral ceilings & Huge Golf Cart Storage.
(other latest new listing #'s in red)**

GOLF UNITS - 1BA

43-2 \$69,900 22-4 \$99,900

**Great chance to have a unit at a low price and fix up later.
Lots of Potential.**

GOLF UNITS - 2BA \$99,500-\$139,900

41-3, 43-1, 47-3, 50-3, 59-3, 70-1

59-2 Reduced was \$109,900 NOW \$97,900

52-3 & 9-1 have empty core space for future expansion

Each only \$99,900

GOLF COURSE CORE EXPANDED-GREAT BUY

Sometimes it's worth it to pay more!

69-3 \$149,900 84-4 \$139,900 - 2 BR

\$129,900 - \$229,900

44-3, 44-4, 45-1, 45-2, 52-2, 57-1, 58-2, 75-4, 82-4 - 3 BR

45-1 most of the work done! Large side porch. Tremendous buy!

LAKEVIEW UNITS - GREAT PRICE

10-1 1 BATH(can be 2Bath) \$139,900 / 10-4 2 BATH \$139,900

2-4 \$195,000 2BR 2BA Major View

8-2 \$149,900 HAS CORE 2BR 2BA

LAKEVIEW

\$143,900 - \$254,900 2 OR 3BR

Sometimes it's worth it to pay more.

2 BR - 114-3, 115-4, 119-2, 106-3, 105-4, 94-2, 96-2, 96-4

3 BR - 5-2, 79-3, 80-4, 93-1, 104-4, 116-3, 117-3, 118-2, 119-2

VIEW LIST OF UNITS

Get brochure at Security or Lake Cumberland Realty office

www.lakecumberlandrealty.com

606-271-1005

800-688-5737

**Lake Cumberland Realty
Nancy, Bill & Brad Bigelow**

LATEST NEW PRICE REDUCTIONS!

2BR, 1BA Golf

22-4 \$99,900 from \$129,900

2 BR, 2 BA Golf

47-3 \$99,900 from \$119,000

59-2 \$97,900 from \$109,900

69-3 \$149,900 from \$164,900

3 BR, 2 BA Golf new

19-4 \$139,900 from \$169,900(Pending) 58-2 \$129,900 from \$149,900

57-1 \$164,900 from \$179,900 82-4 \$139,900 from \$149,900

3BR, 2BA Lakeview

5-2 \$164,900 from \$189,900

.....
ALSO from LAKE CUMBERLAND REALTY...

**THE A-FRAME HAS JUST BEEN LISTED AT A
PRICE WHERE IT WILL SELL!!!**

Don't lose out on this spectacular location with a
\$200,000 lake view. For an extra \$74,900 you get a
darling cottage home and a 2 car garage. **WHAT A
DEAL!** This is the only property on the resort where
you get the land with the house. The 2-car garage is
deep enough to handle a good size boat. Also the
maintenance fee is a 1/3 of what Woodson Bend owners
pay but they still are provided with garbage pickup,
lawn mowing, water and sewer. This is a 4 bedr. 2-bath
cottage that is just darling with a large wrap around
deck. Let's take a look. At this new reduced price this is
not going to last long. **\$274,900**

Contact Bill or Nancy Bigelow at 800-688-5737

**PATIO HOME 203-2 Drastic \$70,000 reduction
NOW \$329,900 Price is way under sellers investment**

This patio home has been completely remodeled
creating a very open floor plan. It has hard wood floors
through out and the sitting area jets right out into the
woods, which makes for a very cozy setting. Contact
Bill or Nancy Bigelow at 800-688-5737

45-1 \$140,000 MAKE OFFER. Here is the chance to
remodel unit the way you want it... with most of the
work already done. Has 8', 4' bedroom bump outs, 6'
core space, 12' side porch & huge garage storage.

Fantastic location. **Great Buy. Make offer!**

OR

45-2 \$229,900 With quality work all done. 3BR, 2BA
Must see! This is a beautiful unit with a GREAT view.
Huge Golf Cart storage, plenty of room for storage or
work shop.

(606) 679-6426

Light #9

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ph. 606-425-4114

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DO YOU NEED BOAT STORAGE?

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10' x 30' units
available. Interested? Call
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