It’s the start of a new decade here at the Bend! We are already doing as much as we can to prepare for the upcoming season, working around the rain……did I mention rain? Yes, just like the previous two winters, the temps have been unseasonably warm, but full of rain. As I’m writing this report today, there are news reports of the Cumberland River cresting at near all-time highs in places like Whitley Co and Bell Co. In our own area, the lake rose over 20 feet in less than 3 days! Wintertime is always a challenge for us but we just have to dig in and do our very best to get crucial projects done! I’m hopeful that we will see a reduction in all of this rain so that we can move on with getting the Resort ready for the season!

I want to update everyone on some recent happenings “Around the Bend”. Our recent Special Owners Meeting to approve the 2020 budgets was a success. The 2020 budgets passed with a 477-1 vote in favor of the budgets. This process will be continued in future years as well. The Board and Management thank all of our Owners for their support in allowing the resort to continue moving forward.

The dead and dying Ash tree removal project is underway, and as of now, we have cut down all of the trees we had planned for 2020. As the spring comes and the leaves come back, we will continue to monitor the trees to compile our list for 2021. Please remember, we did not remove all of the dead trees this go around, however, we do plan to do this again, and we will continue to take out smaller dead trees that can be handled in house, safely, throughout the year. Also, please note, in getting these trees out, we still have some work left to do. #1) Stump removal. The contractor plans to return in late February and begin the process of grinding up the stumps on the trees that were cut. All of the grindings will then be cleaned up. Lastly, several yards and areas were damaged during this project, as you would expect. The affected areas will be addressed once all of the stump work has been completed and we are done with the tree project for 2020. So there is no need to call Maintenance on this as they are aware and have a list of areas that they have to work on. Please just be patient with us, as this will take us well up into the spring to be completely done, but we will stay with it until it is done.

The 2020 painting will get underway by the end of March or early April, (weather permitting). If your building is scheduled to be painted, we will contact you as far in advance as possible to hopefully prevent any scheduling conflicts that may occur. The roofing for 2020 will begin as soon as possible in the 2020 and will carry on throughout the summer and into early fall. We do have a high number of roofs to complete this year, and we will do our best to accommodate your plans of being at the unit without interference, but please understand, with the number of roofs to complete in 2020, your cooperation and understanding of our scheduling issues will be greatly appreciated!

We continue to work on leaf removal and we are hopeful that we can make some good progress in the coming weeks. The rain has slowed us down from where we hoped to be at this point, but rest assured, Greg and his team will stay on it until they are done!

I also want to announce an important day for you to mark in your calendar’s, Saturday, June 13th, we are planning our Vendor’s Day, along with having an Open House,Remodeling Open House & a Community Yard Sale!!! What a day that will be. It will be a perfect opportunity for owners to interact with many of our local vendors. In addition, you will be able to tour condos that have experienced recent updates and changes…..along with also seeing other condos that are for sale! The event will be taking place from 9am-2pm that day. Stay tuned for more info!

As the 2020 season approaches I am excited and hopeful that we will continue to see an upswing in visitors and participation at the resort. 2020 is the perfect time for everyone to give strong consideration to becoming golf members or participating in our rental program……why not do both? Our golf course continues to be in fabulous condition, and owner rates for memberships are extremely fair and affordable. Your membership provides excellent benefits to you while helping the Association at the same time. Give Tim Dudley a call at 606-561-5316 or email him at thdgolf@gmail.com to let him know you want to be a member this year!

Thinking about remodeling your condo? Give our Remodeling Director, Nick Jones, a call at Maintenance to discuss your project! He would love to help bring your vision for your condo to fruition. Give him a call at 606-561-5314 or email at remodeling@woodsonbendresort.com. Call now to get your project booked ASAP!

Jamma Underwood, Rental/Housekeeping Director, would love to hear from you regarding your participation with her programs! Jamma is ready to take care of your entire rental and housekeeping needs. Did you know that by participating in the Woodson Bend Rental Program you not only receive money for daily rentals of your unit, but that 100% of the profit made in the program goes back into the Woodson Bend General Fund to help offset maintenance costs as well!!!! This is a WIN WIN for you as an owner….you get paid twice for your participation. Give Jamma a call at 1-800-872-9825 or via email at rentals@woodsonbendresort.com. She would love to discuss the details of our program with you. Please note, she would also be happy to assist you with any cleaning needs you may have as we get closer to the season. All profits made within the Housekeeping program ALSO go back into the general fund to offset costs of operating the resort.

Everyone should always remember that every time you choose to rent your unit with us, hire us to clean, contact remodeling for projects to your unit, or become a golf member, that you are DIRECTLY helping the resort be more successful…..which means you are not only helping all Owners, but helping yourself!!!! So please keep your Association amenities and services in mind this year!!!

Don’t forget that we will celebrate 4th of July with our fireworks show on Saturday July 4th!!! Please mark this in your calendars. This will be a continuation of our “RED, WHITE AND BOOM CELEBRATION”!!!


**GOLF CALENDAR**

**March 22,23 & 24**
Union College Golf Tournament (course will be closed part of the day)

**March 25-27**
Green Aeration-COURSE CLOSED

**April 7**
Ladies 1st 9-Hole Scramble

**April 9**
Ladies 1st 9-Hole (play your own ball)

**April 10**
1st Friday Night Scramble

**April 11**
2 Person Golf Shamble- 18 Holes

**April 19**
1st Sunday 9-Hole Blind Draw

**May 13**
Ladies Spring Classic

**May 20**
Men’s Spring Classic

**2020 GOLF ACTIVITIES**

**Junior Golf**
Instead of Junior Golf Camp as in previous years, we will have Junior Golf EVERY FRIDAY (weather permitting).

**June 5 – August 7**
Cost $10 first child / $5 each additional sibling
9:00 am- 10:00 am

**Ladies Days**
In 2020, we will be having 2- 9 Hole weekly events!

**Mondays – 9- Hole Scramble**
$5 ea. (Includes FREE Golf Clinic at 8:30 & golf beginning @ 9:00am)

**Thursdays – 9-Hole Play Your Own Ball**
$4 ea.

**Couples Golf**

**NEED FEEDBACK** - looking at having Couples Golf 2 Tuesdays a month. Call Tim @ 606-561-5316.

Sunday Afternoon Blind Draws
April – November 1:00pm Each Sunday

**2020 ANNUAL GOLF MEMBERSHIPS**

<table>
<thead>
<tr>
<th>Membership</th>
<th>Owner</th>
<th>Non-Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Trail Fee</td>
<td>$227.90</td>
<td>$450.50</td>
</tr>
<tr>
<td>Annual Green</td>
<td>$869.20</td>
<td>$1313.34</td>
</tr>
<tr>
<td>Fee Single</td>
<td>$1048.34</td>
<td>$1462.80</td>
</tr>
<tr>
<td>Fee Family</td>
<td>$1187.20</td>
<td>$1950.40</td>
</tr>
</tbody>
</table>

There is no increase in the 2020 Membership Rate, however your Membership now has built in exclusive benefits that Non-Members won’t have; see below for more details.

The value of a Golf Membership has never been greater! Look at all of the included perks of being an Annual Golf Member in 2020!

- 2 week advance tee times
- Unlimited range balls
- No entry fee for Friday Night Scrambles
- No entry fee for Woodson Bend Club Championship
- No entry fee for Woodson Bend Buck & Doe
- $10 Entry fee for Memorial Day 8-Hole Scramble
- $10 Entry fee for July 5 4th of July 18-Hole Scramble
- $10 Entry fee for September 6 Labor Day 18-Hole Scramble
- Members only 20 % off Non-Sale Merchandise in Pro Shop

So…..as you can see….2020 is the perfect time to join. Give Tim or Flo a call & tell us that you are ready to join!!! We can have your account billed directly…..how easy is that?!!

Call TODAY 606-561-5316!

---

**EUCHRE TOURNAMENT**
Saturday, March 14th
Mulligan’s Restaurant
Assemble at 6:00pm / Begin Play at 6:30pm
BYOB and a dish to share
Enjoy a fun evening!!!! $5pp & .25 per euchre so bring those quarters!
RSVP with Patty Hall @ 734-891-4237 or email karlee6075@gmail.com

---

**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.

---

**MULLIGAN’S RESTAURANT OPEN APRIL 17TH**

---

**YOU ARE INVITED TO STARGAZE AT WOODSON BEND**
Friday, May 29 and Saturday, May 30, 2020

Join Cincinnati Observatory Astronomer, Dean Regas, for a night under the stars. Meet in the Clubhouse at 8:45 each night.

Dean will be your guide to the galaxy and point out the stars and constellations as well as the views of the Moon and stars through his telescope (weather permitting). He will begin with a brief talk in the Clubhouse and proceed to a viewing location (TBD) outside. Dean will be bringing a large telescope but you are welcome to bring your own binoculars and telescopes. If it is too cloudy for viewing, Dean will give a talk inside the Clubhouse called a Tour of the Universe and you can ask him any question you have about the cosmos.

---

**MULLIGAN’S RESTAURANT OPEN APRIL 17TH**

---

**PRO SHOP NEWS**
The Pro Shop is now OPEN every day, weather permitting. If you plan to bring groups down this Spring, please call us soon, as Spring is booking FAST!

2020 Handicap cost is $30, same as 2019. If you had, or want a handicap please let me know by emailing thdgolf@gmail.com. Note: There are a couple new updates regarding handicaps:

1. If you have a handicap, no matter what the number is, you can use it in any of our net tournaments.
2. If we have not heard from existing handicap members by March 31st, we will delete those from the handicap list.

**NEED FEEDBACK - Looking at having**
Couples Golf 2 Tuesdays a month. Call Tim @ 606-561-5316.

Sunday Afternoon Blind Draws
April – November 1:00pm Each Sunday

**2020 ANNUAL GOLF MEMBERSHIPS**

<table>
<thead>
<tr>
<th>Membership</th>
<th>Owner</th>
<th>Non-Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Trail Fee</td>
<td>$227.90</td>
<td>$450.50</td>
</tr>
<tr>
<td>Annual Green</td>
<td>$869.20</td>
<td>$1313.34</td>
</tr>
<tr>
<td>Fee Single</td>
<td>$1048.34</td>
<td>$1462.80</td>
</tr>
<tr>
<td>Fee Family</td>
<td>$1187.20</td>
<td>$1950.40</td>
</tr>
</tbody>
</table>

Annual Fee for WB Golf Carts is $530 Couple / $425 Single
(The above rates include 6% sales tax)

---

**PLAN AHEAD!**

**VENDORS DAY along with OPEN HOUSE, REMODELING OPEN HOUSE, & a COMMUNITY YARD SALE!!!**
Saturday, June 13th

Please contact Administration @ 606-561-5311 for more details or to participate!
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!!!
**On the Hunt………**

Looking for a boat slip, preferably one with a HydroHoist, to sublease for the 2020 boating season. If you’re interested, please call John Dourson @ 513-310-9004

---

**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

---

**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!

---

**REMODELING**

Need to update or upgrade your Condo? Give Nick Jones, Remodeling Director a call @ 606-561-5314 or 5315 today!
PAINTING
Wallpaper removal
Porch Painting
Free Estimates
shosho70@aol.com
(606) 271-2725
Insured

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!

Thiral Davis
Sandra Davis
(606) 679-4217
(606) 679-4216
220 Enterprise Drive
Somerset, KY 42501
www.davishvacexperts.com

Haas Contractors
574-310-4536
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
Patti Anderson houseofcarpet@windsstream.net Vickie Calder

HOME OF
Manitou
PONTOON BOATS
606-561-7115
Hilltopmarine.com

232 Enterprise Dr. Somerset KY, 42501
606-677-1077 or 877-608-1854
www.silentguard.net
Advantage Realty
LAKE CUMBERLAND TEAM!

Welcomes you to Woodson Bend Resort

“The greatest vacation or retirement community on beautiful Lake Cumberland”

LET US GIVE YOU A TOUR OF THE DIFFERENT STYLES, PRICES AND SIZES NO SALES PRESSURE

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 PROPERTIES.

All units completely furnished.

2 bedroom/2 bath TREMENDOUS DEALS

21-2 $122,000 2BD/2BA Save money by not having to redecorate. Covered walk way, vinyl sliders. Great kitchen. On #7 Fairway. (*371.03) MLS18740 SF1087

63-3 $169,900 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

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. FURNISHED (*364.12) MLS36038 SF1046

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

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/2bath EXPANDED REMODELED

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 nestled in the tree (*371.44) MLS 27119 SF1108

65-3 $114,900 2BD/2BA Opportunity to get a core expanded unit. Golf cart storage. Easily updated with your own taste and even add a 3rd bedroom. HEATING/AIR UNIT in 2014, a $6000 value. (*378.55) MLS 32740 SF1218

3 bedroom CORE EXPANDED

79-3 $224,900 3BD/3BA Fully-screened in 10' extra large porch enclosed w/sliders & fully-covered side porch. BUMPOUTS. 4', 8' and 6' CORE expansion. Estimate$60,000 value. Underneath the unit has been dug out to create a very deep space for 1 or 2 golf carts. Fully furnished. CURRENT HOME WARRANTY conveyed at closing. (*389.32) MLS36278 SF1388

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) MLS31799 SF1304

105-2 3bedroom option. 2 bath $174,900 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) MLS22903 SF1084

107-1 $215,000 3BD/2BA Features really good lake view, nice kitchen, extended living room, glassed in porch area, 8’bump-out, and golf cart storage. (*398.99) MLS32352 SF1571

115-2 $160,000 2BD/2BA Although damaged by a water leak, it is time to be made whole again and be ready for summer!!! There is plenty of time to make changes, pick out flooring and paint colors. Furnished. (*386.66) MLS36300 SF1352

117-2 $234,900 3BD/2BA This condo has all the pluses. Lake front, 3rd bedroom is the loft. Open floor plan, Cathedral ceilings, sky lights, stone front fireplace. New stainless steel appliances. Huge side porch with vinyl’s. (*426.11) MLS 35277 SF1901

122-3 $245,000 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

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


2/14/2020 11:38 AM
15-3 - PENDING

21-3 Upper level with 2 bedrooms and 2 baths and open living area with glassed porch for additional space. Updated kitchen with large island. On #7 fairway. MLS 30429 $120,000.

69-3 Upper level with 2 bedrooms and 2 baths, and updated kitchen with breakfast bar. Also has 4 ft. Bedroom extension and core space (also in screened porch). Located on the golf course and has off street parking. MLS 30781 $119,900.

70-1 Lower level condo with 2 bedrooms, 2 baths, updated kitchen (with stainless appliances) and baths, laundry space, and screened porch with sliders (used as a den). Off street parking and common area side porch. MLS # 35306 $124,900.

111-4 LAKE VIEW WITH BASEMENT, LOWER LEVEL with 2 bedrooms, 2 baths, walk in closets, laundry & screened porch. Basement has large den & storage area. MLS36388 $229,900

THANK YOU!
Thank you to my sellers and buyers for making 2019 a wonderful year!

I was blessed to be included in 24 closings in our great resort.
If you are considering listing your condo, please consider allowing me to help!

I wish everyone a wonderful 2020!

Vicki B.