



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

OCTOBER, 2013

Manager's Report

By: Mark Sloan

Wow, what a wet summer! Labor Day Weekend was almost a rainout as well.....fortunately, we were able to hold off the weather enough to get most of the planned events in, including the fireworks! I appreciate everyone coming down on Labor Day and celebrating with us. Hopefully next year we won't have the same issues!

Thanks to everyone that participated in our 2013 Exterior Maintenance Survey. Congratulations to Melissa Ross of unit 55-4, who was this year's winner of the gift certificate drawn for one lucky winner for participating! Participation in the survey was better than the last couple of years. However, we still only had a little over 60 owners participate. Although I hoped we would have more participation I am grateful for those who took the time to respond. We will use the information that you provided to improve our communication and services that we provide. Your satisfaction is our top priority. I want to strongly encourage everyone to take the time to participate in this survey next year.

While looking over the survey results I noticed that some owners are still not using our online maintenance system. I would like to strongly encourage each of you to please take the time investigate this incredible maintenance feature. Many folks indicated that they don't use it because they don't plan to do work. However, this system is designed for normal work that the Association is responsible for taking care of. If you have a desire to remodel or add a bedroom you are welcome to contact us through the system. However, it is designed to allow you as an owner to make a request online in writing for any issue you may

have. Leaky windows, loose siding, bad steps, missing roof shingles etc.... etc.....etc.....anything you see you can log into the system and report it. It doesn't even have to be at your unit. You can let us know about issues you discover in common areas. Once the request is logged into the system it ensures that it will not be overlooked and more importantly it allows the maintenance department to deal with requests in the order they were received. The system is extremely easy to use. We will be including a copy of how to access and use the system with this month's mailer for you to review. There is also information on how to access the system on our owner's section of the website. We will be glad to assist you in any way we can. So check it out and if you have any questions or issues just email us or give us a call and we can walk you through it. Please note that the system is intended to be accessed with Internet Explorer, if you are using Firefox or other browsers you may have difficulties.

I would like to remind everyone that our annual Employee Appreciation Day is coming up Friday October 11th. If you are interested in making a donation to this wonderful event please contact Marcia at:

administration@woodsonbendresort.com
Your donation can be billed to your account. This is typically the highlight of the year for the employees and your generous donations over the years have made very positive impacts into the lives of our employees.

Don't forget that our Remodeling Department stands ready to assist you with any remodeling needs you may have this fall and winter. If you are thinking of doing any work contact

Kenny in maintenance at:

606-561-5314

or via email at:

maintenancewb@woodsonbendresort.com

for schedules and quotes. Current demand for remodeling has created a bit of a backlog on work.....so, the sooner you can let us know what you want, the sooner we can get your project on the "work to be done" log!! Don't wait!!! Call Kenny now!!!

RECENT "FRIENDS OF WOODSON BEND"

- 99-4 Case, Mari & Bill
- 46-1 Mitchell, Bill & Winnie
- 87-3 Lippert, Steve & Joan
- 204-1 Molen, Dick
- 204-1 Molen, Pam
- 60-2 Siebenburgen, Dave & Marcia
- 89-2 Ison, Linda & Glass, Allen
- 115-1 Park, Sundae & Brad
- 111-2 Sava, Guy & Rose
- 21-3 Miller, Jim & Darlene
- 116-2 Barrott, Nancy
- 101-4 Schultz, Bill & Vicky
- 25-2 Nold, Bob
- 56-3 Fritsch, Ed
- 56-3 Fritsch, Susan
- 32-3 Schuler, Bill
- 32-4 Schuler, Julie
- 97-3 Holt, Dean & Roxanne
- 81-2 Keen, Ed & Ann
- 58-3 Ratliff, Susan & Mike
- 23-2 Piening, Mary & Joseph
- 79-4 Fay, Doug & Barbara

GOLF CART PARADE

After having to postpone the 4th of July Golf Cart Parade due to the rain, the parade took place on Sat, Aug. 31st with 29 carts participating. Thanks to the following owners for their help: Brenda Becknell, Christine Dudley, Ella Forsythe, Sonya Halcomb, Jenny Hill, Ann O'dell, Sue Ratliff and Melissa Ross. Thank you to all who participated.

Here are pictures of some of the winning carts. You can see more pictures of the carts on our Facebook page.

PRO SHOP NEWS

- 10/04 Consolidated Pipe Outing (course closed after 1:00)
- 10/5-6 Buck & Doe Invitational (call Pro Shop for details)
- 10/12&13 Club Championship (open to any owner)
- 10/14 Hal Rogers Golf Outing (course closed after 1:00)

PRO SHOP GRILL

Hours: 10:30 - 2:30

LUNCH ONLY AVAILABLE

THE PRO SHOP GRILL WILL CLOSE 10/20/13



"How Sweet It Is!"

Mr. Goodbar, guided by Mars and the Milky Way, arrives at WB at midnight to be greeted by the 3 Musketeers and Cap'n Crunch at Security. "What's up with the other Lifesavers?," he asks with a Snicker. "OH, Henry" they laugh, "Nut-n-Honey. Everyone is working for a PayDay!" He is cautioned, "Keep your Lucky Charms close driving on the resort. Watch for Fruit Loops and be sure to not Crunch the Kit-Kat on Life-way or the Turtles down by the dock". "No worry - I'm going to the condo for a Mountain Dew and plan to sleep like a Baby Ruth so tomorrow I won't be a Butterfinger on the golf course. Maybe I will even Skor a Godiva instead of a Zero!" Off he goes with a Symphony of "Cheerios"!

OK so now that I have your attention... "How Sweet It Is!" is the theme of Employee Appreciation Day this year. Got jobs? Sweet! We are grateful for the opportunity to work at the Bend and are looking forward to our special day - Oct 11th. We hope you will participate in making our day a sweet success. We need your contributions for the door prize drawing, whether in the form of actual gift, gift card, or cash (which can be billed to your account). Please contact Marcia at 606-561-5311, email administration@woodsonbendresort.com or you may drop off donations at Administration. We want every employee to leave the lunch that day thinking **"How Sweet It Is!"**

WINNER - "Funniest"
Banana Split Walter family (63-4)



WINNER "Most Original"
Breast Cancer Evans Family (14-4)



Duck Dynasty



Palm Tree



Patriotic



Patriotic



THE *BEND* AD-Visor OCTOBER 2013



FOR SALE by Owner – Condo 69-3 \$139,000

Great setting in the trees on #7 fairway. 2BR, 2 full BA. , lots of closet space, screened in porch with vinyl sliders, golf cart storage under unit **includes golf cart.** Completely remodeled with full core expansion and fully furnished including washer & dryer. Call Lee @ 937-902-1144 or email rlwelsh@woh.rr.com

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 by OWNER: Unit 79-3

Beautifully furnished with awesome LAKEVIEW! 3BR, 3BA, Completely Remodeled with Updated appliances. Cart storage under. On peaceful cul-de-sac. GREAT rental unit. See photos at WB website www.woodsonbendresort.com ... click on **Photo Tours.** \$169,900

FOR SALE BY OWNER

Vinyl Porch Sliders – Frames & Track **Dark Brown**
Set A - 86½”W x 75¾”H
Set B – 148½”W x 75¾”H **\$225 for the set**
Set C – 134½”W x 75¾”H
Set D – 75¾”W x 75¾”H
Call Jim @606-561-7496 to inspect at storage location



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nancybigelow@lakecumberlandrealty.com

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**FOR SALE: 2002 Sea-Doo GTI Jet-Ski, Trailer,
Custom Cover.** Stored indoors, Runs great. **\$1,999.**
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FOR RENT: **2 BR, 2BA Condo directly on the
Beach** in Destin FL. Powder white sand, emerald
water, breathtaking sunsets. Beautifully decorated!

Winter rentals available.

Call 513-235-6248

See pictures at **VRBO #235106.**



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MERC SINGLE ENG – SPECIAL WINTER PKG \$285.09
Drain Block, Fill With Antifreeze, Fog Cylinders
Stabilize Fuel, Change Water Sep/ Fuel Filter
Remove & Replace Outdrive Gear Lube
Remove & Replace Oil and Filter (Max 5 Quarts.)

MERC TWIN ENGINE – SPECIAL WINTER PKG \$570.18
Drain Blocks, Fill With Antifreeze, Fog Cylinders
Stabilize Fuel, Change Water Sep/ Fuel Filters
Remove & Replace Outdrive Gear Lube
Remove & Replace Oil and Filters (Max 10 Quarts.)

MERC Single Engine Oil Change and Filter \$142.02
Maximum 5 quarts of Oil and W7 Oil Filter
MERC Twin Engines Oil Change and Filters \$234.07
Maximum 10 quarts of Oil and W7 Oil Filters

**Prices Do Not Include Sales Tax and
applicable marina service calls.**

**I'm Vicki Burchfield a Woodson Bend owner
and full-time resident since 1989!**
If you, or someone you know, are in need of a realtor,
please contact me at (606)305-1879 or email
vicki.burchfield@coldwellbanker.co

Thank you so much!



VICKI BURCHFIELD

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7-4 Updated 1 BR, 2 BA lower level condo. Condo has lots of storage, 3 electric fire-places & enclosed porch for additional living space. Entrance with **no steps!** MLS# 10922 **REDUCED! \$119,000**

21-4 Lower level condo with 2 BR and 1.5 BA. & updated Kitchen. Condo has common area side porch and golf cart storage. Overlooks #7 tee and fairway. MLS #1303422 **\$109,500**

22-4 Very nice furnished lower level 2BR., 1 BA unit located on #7 fairway. Condo has sliders on the screened porch, side common area deck and large golf cart storage and GREAT views. MLS#15513 **\$89,500**

24-4 A good buy at \$115,000 and has everything. Lower level furnished condo with 2BR, 2 full BA, WD, heat & AC to the porch w/sliders. Updated LR furniture; kitchen cabinets like new. Handicap accessible. Golf cart included. Beautiful view of sunsets; short walk to pool. MLS#11343

43-4 Nicely furnished lower level unit with 2BR, 1½ BA & renovated kitchen. Screened porch on back and common area side porch with steps to shaded back yard. Cul-de-sac location. MLS #16782 **\$114,900**

45-2 Completely renovated, beautifully furnished upper level condo w/3BR, 2BA. Glassed porch space inc. in large open living area. All expansions including covered 12' side porch & very large common area cart storage. **\$199,900** MLS #16821

55-1 Lower level furnished condo with 2BR and 1BA on cul-de-sac near the social hub. Condo has updated kitchen, side common area deck & great play area. **\$79,900** MLS #10789

84-3 Very nice upper level fully furnished condo with 2BR, 2 BA, updated kitchen, full core and 4' BR expansion. Screened porch w/sliders and heat/air. On #8 fairway with off street parking. Large shaded common area. **(INCLUDES GOLF CART under unit!)** MLS # 16985 **\$125,000**

94-1 LAKEVIEW! Very nice lower level furnished condo w/2BR, 2BA, renovated kitchen & open floor plan. Common area side porch & golf cart storage. Great view and nice side yard. **\$139,900** MLS# 17107

106-2 Lake View upper level condo w/3BR & 2BA. Laminate flooring in open living space. Partially furnished & has core and 4' extension. Common area golf cart storage. MLS # 15926 **\$149,900**

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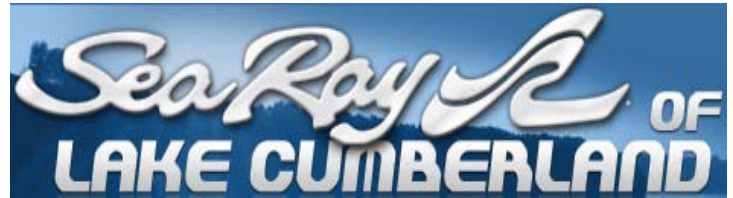
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Both locations will be offering Mercruiser and Mercury parts and accessory departments along with certified service work. Honda and Yamaha parts are available at Lookout Marine and Westerbeke and Kohler parts are available at Sea Ray of Lake Cumberland.

We would like to offer all our customers the following specials through 11/31/13 with this ad:

15% off all in stock parts and accessories purchased over the counter *

10% off all Service Labor at Sea Ray of Lake Cumberland

* Some exclusions may apply to oil and lube products , labor and winterization specials

Thank you from the staff at Lookout Marine and Sea Ray of Lake Cumberland.

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TO MAKE A NEW MAINTENANCE REQUEST

1) On the Internet, go to www.woodsonbend.info

2) **Login:**

Your login is your **unit number**. When entering this information, please remember that you **MUST** enter your unit # like this:

Login **MUST** consist of **3 digits** followed by a hyphen (-) and the **final digit**. For example, Unit 1-1 will be entered as 001-1. Unit 79-4 will enter 079-4. Unit 112-3 will be entered as 112-3.

Password:

Your password is simply your **last name**. It is not case sensitive. Click “login”.

3) Click “**Maintenance System**”.

4) Click “**New Maintenance Request**” to make a new maintenance request for your unit.

5) Your name should appear on the screen asking for your maintenance request description. Place your cursor inside the “**Description Box**” and type in your request. Be brief and concise when making your request. For example, if you have clogged gutters then simply type “clogged gutters”. If your problem or request needs more detail, feel free to elaborate, but keep it as brief and clear as possible.

6) Once you have reviewed your request, click “**Submit**” at the bottom of the page.

7) At this point you will receive a confirmation notice with a work order number that you can print for your records.

8) Follow these steps for every new request you have. Please do **not** make multiple requests together and within your description. **Individual** requests will allow management and owners to better track progress on specific jobs.

TO CHECK THE STATUS AND PROGRESS OF YOUR REQUEST

1) On the Internet, go to www.woodsonbend.info

2) **Login:**

Login is your **unit number**. (Remember, you must use 3 digits followed by a hyphen and then the final digit...examples 079-4, 001-1, 205-3).

Password: Use your last name.

3) Click “**Maintenance System**”.

4) Click “**Look Up Request**”.

5) You will see a screen that provides your request ticket number, status and other relevant information. If you would like to see greater detail, click on the **work order number** on the left side of the screen. You will then be taken to a more detailed description of the status of your request. You will be able to see how much progress has been made, the assigned crew, time spent on your request up to that point or the actual completed time if the work is finished.

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You can also go to www.woodsonbendresort.com and scroll to the bottom of the HOME page. Click on Woodson Bend Online Maintenance Request System. Just follow the same steps as above beginning at #2.

TO ACCESS THE “PRIVATE” SECTION OF OUR INTERNET PAGE

- 1) Log On: go to our website: www.woodsonbendresort.com .
- 2) In the **upper left** click on “Private”
- 3) Log-In: **owner**
- 4) User Name: **resort**

Enter

Here you will find our Bylaws, the revised Master Deed, yearly Water Report, On-Line Handbook, Standards & Building Modifications manual, Hydro Hoist information, Board Meeting minutes, etc.

CHECK OUT OUR “FACEBOOK” PAGE!

If you enter the words “Woodson Bend Resort” on Facebook, several pages will pop up. Our page is this one with the picture of the lake. Watch for news, comments and pictures from the Bend!!

