



ORANGE PARK COUNTRY CLUB/LOCH RANE



Behind the Gate

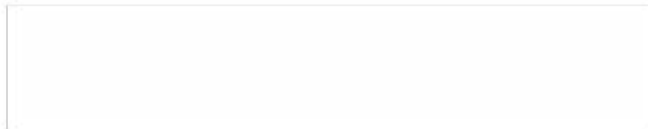


AUGUST 2023

VOLUME 4 • ISSUE 8



The Grove, of Orange Park, Fl.



Dear Residents, (Loch Rane & OPCC)

We are sending this introduction letter on behalf of The Grove of Orange Park, LLC (“The Grove”) to let you know that The Grove has now completed its acquisition of the Property located at 2525 County Club Blvd, Orange Park FL (the “Property”). The Property includes the Golf Course, Club House and related facilities (the “Club”). My partners and I are genuinely excited to join your amazing community. We met many incredible members of your community during our pre-closing evaluation of the Property, and everyone has made me, and our entire team feel welcome. My partners and I realize that many of you have been disappointed with the Club’s troubles over the past five years, especially given the uncertainty of when or how those troubles would end. We certainly understand how frustrating those

five years must have been for you and your families and we fully expect to get the Club back on track.

The Grove ownership team consists of exclusively “local” real estate investors, with a diverse skill set and business background. However, despite our combined experience level of well over 50 years running local businesses and investing in real estate we realize that we do not possess the required knowledge to successfully run a top-tier country club. We also recognize, as residents of the Northeast Florida community, that we have a generational responsibility to get this project right for everyone involved including the residents of your community. Our goal is to open a Club that will be economically sustainable for decades and bring your community the very best club experience possible.

(continued on page 6)



OPCCOA/LRIA Steering Committee Report

By Gary McMahill

July 3, 2023 – Special Emergency Meeting Called by Landscape Committee

The meeting was called to order by Chairman Kathy Marko at 5:02 PM. All members were present. Corey Scott, Joint Landscape Committee Chairman and LRIA Landscape Committee member Lollie Fehrs were in attendance. Corey Scott informed us that Tree Amigos had provided a 30 day termination to their contract due to employee medical issues. AAOO Services who provide landscaping for OPCCOA has agreed to take over the contract at the same price for the remainder of the year. Kathy Marko moved to accept this proposal and Randy Rutan seconded with unanimous approval by board members.

Additional old business discussed was the need for a map outlining the boulevard maintenance areas and the unresolved discussion in the LRIA estates area due to property, easement and right of way boundaries and understanding of relevant responsibilities.

Approval was voted for \$1798 to order a new gate bar as the current one has barely survived the multiple collisions. Randy Rutan provided a letter that was signed by members authorizing small claims court suit against parties responsible for gate and landscape damages. Kathy Marko noted that the sidewalk at Aberdeen has been repaired by a contractor arranged by the homeowner. Issue resolved.

New business included a proposal to revise the entry policy due to issues occurring under the current process regarding deliveries by independent contractors. This would require advanced notification to the gatehouse of every delivery. Chuck Bryner reported that there are no vehicles being reported as being parked on the Loch Rane streets. Without this information being reported, LRIA cannot enforce the street parking restriction. It was requested that the roving patrol make at least one round of all Loch Rane streets after midnight and note vehicles parked on the street. The meeting adjourned at 5:55 PM.

July 20, 2023 – Regular Monthly Meeting

The meeting was called to order at 5:57 PM by Chairman Kathy Marko. Members present were Randy Rutan, Chuck Bryner, Gary McMahill and Daniel Butler. June meeting minutes and financials were approved. Year to date we are currently 1.7% under budget. Giddens was \$1131 under budget for the month of June. A new contract for boulevard landscaping

has been signed with AAOO Services and they started July 15th. Having a map of these landscape responsibilities would be useful when we go for 2024 bids. Roads Committee plans some work on the boulevard pavement in conjunction with larger projects in OPCCOA, but no specifics were made available to Steering for approval. The gatehouse report was shared and accepted into the record with one burglary incident noted.

Some of the damage incidents have been resolved with the Aberdeen sidewalk repaired and Giddens agreeing to pay for the gate damage when it was operator error. Financial restitution is being sought for others via small claims court and individual homeowner special assessments. A discussion was held regarding the usefulness of Steering developing a flowchart/policy regarding collection of payment for damages to shared property. Kathy Marko volunteered to attempt a first draft for input and review by Steering and the respective boards.

Entry Policy was discussed at length. OPCCOA has approved a new revision requiring the gatehouse to be notified of ALL entries and the gatehouse to call the resident if a delivery not on the list is attempted before turning away the delivery. The Loch Rane board is questioning the need for and impact that this may have on traffic backups as well as the resident education and communication effort to institute this policy revision. A meeting of both boards with Giddens will be scheduled to further explore this issue. Separately, an issue has been identified with use of Gate Key for “Events” and “Open Houses”. Entry Policy does not require a list of individuals for such groups. If you do not enter a minimum of one individual, the Event/Open House does not show up in the guards’ information screen. This issue has been forwarded to the software folks, but suggest you add an individual “Expecting 15 guests” or something similar. You can still deliver a notice to the guardhouse describing your expected group, with or without individual names. **Be sure all attending know the event name, your name and address.**

Randy announced that “THE GROVE” investors officially closed on the purchase of the property held by 121 Financial on July 20, 2023. Look for additional information in coming weeks.

The Meeting adjourned at 7:03 PM with a motion by Chuck Bryner, seconded by Randy Rutan.



OPCC Board of Directors Meeting

July 18, 2023 / By Bob McKinney

What could be better than meeting at the cabana in July! 95+ degrees with high humidity – only the tough attended. Or, at least, those interested in the community news.

For future reference, the pool will be closed during ARC & BOD meetings. We had an incident a couple of meetings ago where a group continuously disrupted the meeting and did not seem to understand our instructions to quiet down. It is difficult for some in attendance to hear our discussions, especially when external noise is present.

The ARC approved two tree removals, four roofs, one paint job, one paver driveway, and one drainage project (pending further review).

The Roads Committee requested approval of a paving project from the crossover on CCB from holes 11 & 12 to Austin Rose in the amount of just above \$210K. They will be looking for additional bids, but the one submitted was approved pending any new information.

We continue to have issues with poor pool behavior. Glass containers, furniture being moved to the pool edge with individuals eating there or even in the pool or unattended/unsupervised minors running/misbehaving will result in pool fobs being deactivated for

a period of time. We have tasked Giddens Security to assist in this enforcement and videos from our surveillance cameras will be used.

We are again emphasizing the requirement that any grass clippings generated by lawnmowing, either by the homeowner or a contractor, be removed from the road curb to keep it out of the storm water drain system. Clearing these drainpipes is an expensive job and can be minimized by all residents. You are also reminded that any yard debris should be kept near the home until Monday evening and then put out by the curb for Tuesday's pickup. In no case, should yard waste be placed in the street. Grass clippings should also not be put in our lakes/ponds. It is difficult enough this time of year to treat and keep our waterways clear without additional vegetation being added.

By the time this issue is available, we hope the purchase of the golf course property is complete. Currently, closing is scheduled for July 20. There will be several notices once this is official.

Our August meeting will be at the Community Building on August 22 at 6 p.m.

Submit Your Stories

Help contribute to your community newsletter!

This newsletter is produced for Loch Rane and Orange Park Country Club. If you'd like to offer content for publication, here's how to get started:

Stories/Photography: Send your articles and/or high-resolution JPEGs to Randy Rutan at randy@randyrutan.com. Articles should be sent as Microsoft Word attachments that are saved

as ".doc" files. Photos should also be sent as attachments not embedded in an email.

The September 2023 Deadline for content: Sunday, August 20, 2023.

About this Newsletter
Publishing/Advertising:
Sheri@claytodayonline.com

2023 OPCC Board of Directors

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Publication Policy

The function of the community newsletter, "Behind the Gate" is to serve the entire gated community of Loch Rane and Orange Park Country Club and is a product of Clay Today.

Priority will be given to reporting news and activities of the community and other news and events that directly affect the residents. Second priority will be given to articles of general interest as space permits. Articles and photos must be sent to Randy Rutan at randy@randyrutan.com by the deadline date below. Due to space limitation, all articles are subject to editing.

Letters of opinion must be signed, as well as brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the publisher, OPCCOA or LRIA.

Acceptance of advertising does not constitute an endorsement or approval of any product or services by the publisher, OPCCOA or LRIA. The publisher reserves the right to refuse advertising that does not meet the standards of the publication.

The publisher of "Behind the Gate" agrees to indemnify and hold harmless OPCCOA and LRIA for any claims asserted against or financial liabilities incurred by them arising from commercial content of this publication or anything contained in any advertising copy, including without limitation any claims of whatever nature asserted by advertisers or potential advertisers.

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Loch Rane Board of Directors Meeting

By Brian Rogers

The July edition of the Loch Rane BOD meeting was held on 7/18 in the Community Building. The following topics were covered.

Dues/Assessments

A significant number of homeowners (more than 60) have not paid annual dues/special assessments. Please make an effort to reach out to the CAM team to set up a payment plan to avoid additional penalties due to collections and/or attorney's fees.

Gatehouse Damages

We have had multiple recent incidents where both residents/guests of residents have done deliberate and significant damage to the gate arm and mechanism causing thousands of dollars' worth of damage. Residents will be charged the full amount for these repairs. Please have a bit more patience at the gate as there is really no excuse for this sort of behavior.

If you have a complaint regarding the gate entry policy or staff, please attend a Steering Committee meeting which is held on the 3rd Thursday each month at 6 p.m. in the Community Building.

Overnight Street Parking

Just a reminder that the new covenants now prohibit street parking overnight for all vehicles. Vehicles on the street overnight will be cited by the roving patrol officer and subject to the community fine policy.

Storm Drain Relining 2023

This project was completed well ahead of schedule and completely on budget! We will continue to plan and prioritize the remaining storm drains for relining/repair.

Also, as a friendly reminder, the storm drains are NOT the place for lawn clippings/weeds/leaves, nor are they intended to be used to dispose of trash, waste chemicals or even the remnants of your most recent fishing trip.

Arran Court Pond Repairs

We have approved a bid from Delarm Construction for up to \$4,000 to modify the weir structure on the Arran Court pond in hopes of alleviating the clogging issue that has plagued it for years requiring BOD members to manually go out and clear the drain. We are hopeful this solution will alleviate the immediate need to have the pond completely dredged out which was estimated to be in excess of \$200,000. This would be a tremendous relief both in BOD member time/effort, and cost to homeowners!

Road Paving 2023

If the much cheaper alternative for the repairs/maintenance to the Arran Ct. pond is successful, we should be able to move forward with our original plans on paving multiple streets as discussed earlier in the year. This decision would not take place until much later in the year anyway so stay tuned!

Bldv Flag Volunteers

Special thank you to all the volunteers who came out to put out the flags for the 4th of July, and also picked them up! It is appreciated and we hope more volunteers choose to assist so we can continue with these activities every year that so many residents appreciate!

The August meeting of the BOD will take place on **August 29th at 6:30pm** in the Community Building. All homeowners are encouraged to attend!

2023 Loch Rane Board of Directors

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2023 Steering Committee

Kathy Marko, Chairman

Gary McMahill, Member

Chuck Bryner, Member

Randy Rutan, Member

Daniel Butler, Member

The Steering Committee meets on the third Thursday of each month at 6:00 p.m. at the community building. The purpose of the committee is to oversee issues of joint interest in the common areas of Loch Rane and OPCC. Homeowners of both communities are invited to attend.



The Grove, of Orange Park, Fl.

(continued from page 1)

To achieve that goal, we are interviewing and vetting companies that specialize in country club operations & management. We are also meeting with independent groups that focus on specific club-related activities such as racquet sports, food & beverage, golf and fitness. Several of these groups have flown into town from other states to meet with us, tour the facilities and assess the numerous opportunities the Club provides. The feedback we have received so far has been very encouraging and we will continue to meet with additional parties until we find the right fit for both our team and your community.

Although we do not plan on commencing construction on any of the Club property until we have determined who our operating partner(s) will be, and what their requirements are we will make sure that all the lakes are easily accessible for future treatments by the lake care company, and we will begin making “temporary” repairs to the unsafe portion of the bridges around the golf course until permanent solutions can be arranged. While repairs are underway you will see caution signs at the base of all the bridges and on other parts of the Property.

We respectfully request that you obey the caution signs so that you and your guests can avoid injury. For now, it would be a big help to us if the owner’s association and/or current owners continue with any grass maintenance they are currently doing until we can formulate a longterm solution for these activities that works for all.

We cannot express how much we look forward to working with each of you to make The Grove something special for everyone to enjoy. We promise to be the very best stewards of your communities’ interest during this journey. Please understand that transitioning the Club from its current state to a fully operational facility isn’t going to be fast, or easy for us, but progress starts now. In the coming weeks we will put out updates to keep everyone in the loop regarding our progress and we hope to hear from any of you with input on your vision for the Club.

Sincerely,

The Grove of Orange Park, LLC



Manage hectic school mornings

If a typical school morning sees your family rushing around and out the door with nary a moment to spare, only to be left feeling like you ran a marathon by 9 am, a new approach to your routine might be necessary. Mornings, especially in households in which parents who work outside of the home and have one or two kids requiring drop-off at their respective schools, can often be hectic. Starting off the morning feeling harried and stressed can carry over into the mood of the day, affecting productivity as a result.

According to Dr. David Anderson, PhD, senior director of the ADHD and Disruptive Behavior Disorders Center at the Child Mind Institute, busy mornings can be the most stressful moments of the day. Homework hour and getting prepared for bed are other typically stressful times of the day for families.

If less stressful mornings are a goal for your family, try these strategies.

Start the night before

Doing as much preparatory work the evening before can make quite a difference in taming hectic mornings. Things that can be done in advance include checking and stocking backpacks, signing paperwork, making lunches, setting out clothing, showering, and having breakfast foods ready to go.

Establish a 'launch pad'

Ann Dolin, a Virginia-based education specialist, suggests having a launch pad, or a place where all school-related items are prepped and stored. It can be a basket, box or another container big enough to

contain school items. Children can drop and pick up the items as needed.

Make the routine the boss

Positive Parenting Solutions founder Amy McCreedy says families can implement a "when-then" routine that sets the tone for the morning. "When everyone is dressed, hair combed, breakfast eaten, and school supplies packed, then you can watch 10 minutes of an educational cartoon." This puts the routine in control rather than making the parents the bad guys.



Make kids responsible

Too often parents add more stress to their plates by showing up at school with forgotten lunch boxes or band instruments. Instead, parents can stop rescuing their children and help train them to be more responsible — an essential trait.

Chart wake-up times

It may seem like micromanaging, but scheduling wake-up and bathroom times can help everyone know where they should be and when they should be there. It also helps avoid bottleneck situations in the bathroom or kitchen.

Keep morning madness to a minimum with some simple strategies.



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FUN THINGS TO DO IN AUGUST

8/11 FOOD TRUCK FRIDAY 5 – 8

Three trucks have been scheduled. **Hapa Li** serves Hawaiian flavors. **Enter the Dragon Roll** has modern street style egg rolls and **Tikiz** serves shaved ice and ice cream.

8/19 OPCC NEIGHBORHOOD SOCIAL 7 – 9

Please come join us for some fun without leaving the neighborhood. You'll get to enjoy music and conversations with neighbors. BYOB and snacks to share. Paper plates, napkins and cutlery will be provided.



8/25 FOOD TRUCK FRIDAY 5 – 8

Three trucks have been scheduled. **Josie's Latin Fusion** has a fusion of Colombian & Dominican Latin Food! **Twisting Roots** serves all kinds of sandwiches or wraps and **Le Petite Cheri** has wonderful cupcakes with many flavors.

WE NEED YOUR HELP

We are looking for high quality photos of architecture, nature and activities taken inside the community. We would like to add them to our websites. If you have photos you are willing to share please send them to randy@randyrutan.com.



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