

ORANGE PARK COUNTRY CLUB/LOCH RANE

Behind the Gate

SEPTEMBER 2023 * HAPPY LABOR DAY! * VOLUME 4 • ISSUE 9

UPDATE ON THE FORMER GOLF COURSE PROPERTY ... THE PICTURES TELL THE STORY

By Randy Rutan

The Grove Team purchased some mowers so that they could take care of some of the overgrown areas along the former golf course that had become eyesores. On Wednesday, August 23 one of the Team members, Glenn Connelly, set out to take care of the area around the 4th hole. Things were going really well until the mower slides backwards and ends up stuck in mud. Glenn takes a lunch break and reaches out for help. John Chandler arrives on the scene and saves the day. Glenn goes back to work with a smile on his face!





OPCCOA/LRIA Steering Committee Report

August 17, 2023 / by Gary McMahill

The meeting was called to order by Chuck Bryner acting chair, with regular members Randy Rutan, Daniel Butler and Gary McMahill in attendance. James Hudgins filled in for Kathy Marko. There was a quorum. No guests were present. Minutes of the July meeting and August 1 Special Entry Policy Meeting were approved. Financials were approved with a minor correction as noted by Randy Rutan. There were no committee reports from Joint Landscape or Roads/Sidewalks. Gary McMahill asked if the repairs planned for the boulevard would be brought to the Steering for

approval. The Gatehouse report showed one gate run and one resident issue with no further details available. Old Business items had no new information. One new business item was raised by Chuck Bryner who had been asked by an OPCCOA resident if any others had information regarding a flatbed truck that is reported to be collecting items placed curbside on trash day. No one had further information and no evidence of illegal activity or property damage was identified. The meeting adjourned after 23 minutes. The next meeting is scheduled for 6 PM Thursday September 21.

OPCC NEIGHBORHOOD SOCIAL

The August Neighborhood Social was well attended and lots of fun. Two members of The Grove Team, Glenn Connelly and Mark Hardesty, accepted our invitation to attend and spent the evening moving from table to table to meet residents and join in their conversations. As always Kevin Schad did a great job as DJ and the food provided by the residents was awesome. Glenn Connelly commented that the brownie he grabbed from the food table was the best he had ever had. We hope to see everyone again at the September 16th Social.





OPCC Board of Directors Meeting

August 22, 2023 / By Bob McKinney

Another productive meeting.

The primary emphasis was on the updated Bylaws and the special meeting to approve them on September 19 at the Lutheran church just outside the gate. The special meeting will begin at 6 pm. Everyone is encouraged to complete the proxy form even if you plan to attend. If you do attend in person and submitted a proxy form, the proxy form will be deleted, and you will vote in person. Having sufficient proxies will help ensure we have the quorum necessary to make the meeting official. This has been a long process, but it is necessary to update the outdated Bylaws due to conflicts with current Florida Statutes. While we will be having a town hall meeting to answer any questions residents may have, I will be glad to answer any questions by phone or email. Both are listed on our website. I expect any Board member will also assist you.

The ARC approved two roofs and one driveway. Work on developing a color palette for homes is underway.

The CEC confirmed several fines, not to exceed \$1000, this month. All could have been avoided if the residents had corrected the violations, or at a minimum, contacted our property manager to discuss the matter. The worst response is no response. Once the fines are issued, the matter is basically closed until unpaid cases are referred to our attorney for liens and the barcodes are cancelled in the barcode reader system.

Atlantic Southern Paving has been selected to pave this year's roads. Work should begin within thirty days.

Speeding within OPCC remains a problem. We are investigating cost-effective ways to address the problem.

Plan to attend the town hall meeting at the cabana to learn more about the Amended and Restated Bylaws on Tuesday, September 5 at 6 p.m. and especially the special meeting to vote on the updated document.

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.

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 October 2023 Deadline for content: Sunday, September 17, 2023.

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

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Loch Rane Board of Directors Meeting

By Brian Rogers

The August Loch Rane BOD meeting was held on Tuesday 8/29 at 6:30 pm and was moderately attended by residents online and in person. This was a record quick meeting as we anticipated effects from the hurricane to reach us later that evening! Thank you for all that attended!

Annual Dues/Assessments

A significant amount of unpaid dues/assessments remains for 2023 to the tune of over \$175,000. If your situation requires it, please make an effort to reach out to the CAM team to establish a payment plan to avoid being turned over to the association attorney as part of the collections process. Default/Collections fees add significant amounts of money to your owed amount and none of those fees go to the association!

Overnight Street Parking

Yet another reminder that parking on the street overnight is prohibited. Vehicles parked on the streets overnight will be recorded by the roving gatehouse patrol and subject to the community violation/fine policy.

Gatehouse Update

The Gatehouse has a new supervisor who took over last month. The BODs of both communities also had a lengthy meeting with Giddens management and staff regarding some of the issues still being reported by residents regarding gate entry policy and guests/contractors. We hope to see improvement in these areas but please continue to report them as applicable.

Retention Pond Drainage Work

The BOD was extremely pleased to see recent efforts by BOD members Chuck Bryner and Brian Rogers to manually clean out debris in front of the weir structure on Arran Ct. has borne fruit and the retention

pond is draining as intended without any manual intervention since this work was completed. Previously Mr. Bryner and Mr. McMahill were having to manually break up debris and such that clogged this system on a near weekly basis. Given the most recent efforts have been so successful, we are even more hopeful that the agreed upon modification to the skimmer plate scheduled to take place next month (September) will provide even better results and allow us to avoid the extremely costly procedure of having the pond dredged.

Pond Maintenance

Due to the lack of effort/customer service related to the scheduled maintenance of the retention ponds by Solitude Lake Management, the BOD has agreed to reach out to other vendors to get bids on a replacement that allows us to end our relationship with Solitude. We plan to reach out to Lake Doctors (who manage the ponds in the Country Club), but if any resident has contacts or suggestions for additional pond maintenance companies for us to solicit bids from, we would be happy to reach out to them!

Additional Street Light Replacement

The BOD will look into the costs of replacing additional aging/old street light posts with the newer and much nicer looking ones installed recently along the BLVD especially for any existing old street light post that is slated to be replaced due to damage or age.

The next meeting of the Loch Rane BOD will take place on September 26 at 6:30 pm in the Community Building. All residents are encouraged to attend.

2023 Loch Rane Board of Directors

Brian Rogers, President
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John Burke, Member at Large
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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.



WELCOME

to the neighborhood

Michael Iovino & Yuki Kudoh
605 Wyndham Court

Micah & Tameaka Sims
599 Oakmont Drive

Anthony & Tina Pugh
2201 Sharone Court

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KUDOS go to....

Corey Scott and **Jerry Deans** for getting a backhoe and filling the hole on a spillway that beavers and nutria have dug out over the past several years affecting lakes 2 & 8 - GREAT WORK, THANK YOU!

Street Captains who helped get the word out about the vote on the Amended and Restated Bylaws.

To all members of the OPCC Owners Association who have completed and turned in their proxies for the vote on the Bylaws.

David Sparks for closing down all of the umbrellas at the pool and putting them out of harms way prior to the arrival of Tropical Storm Idalia.



MESSAGES FROM THE GATE

It is not the gate staff who send you a text or email when one of your visitors enter the gate. This happens through the GateKey Plus software program. If something has happened and you are not receiving notifications about visitors you used to receive the notifications for, you will need to go to **system.gatekey.com/resident/login** and enter your username and password. Then select **Options and Settings** and scroll down to choose **HELP** so that you can get in touch with technical support.

You can help make it easier for your guests, service providers and delivery services to enter the gate.

- The best choice is to enter them into the GateKey system or make sure to call them into the gate.



GIDDENS SECURITY CORPORATION

- Make sure that they know what your address is because that is what is used to look them up in the system.
- Also tell them that they will need to have their driver's license available.

Taking these steps will help to alleviate backups at the gate and/or having a guest turned away.

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5 FUN FACTS ABOUT THE MONTH OF SEPTEMBER

September marks a return to the norm for millions of households. School is back in session, summer vacation season has ended and fall begins. Routines take shape and life once again becomes more structured in September. As that transition takes place, individuals can consider these fun facts about the month of September.

1 Though Latin is no longer widely spoken or taught, plenty of words, including September, trace their origins to the language of ancient Rome and its empire. “Septem” is the Latin word for “seven,” and September was originally the seventh month of the Roman calendar.

2 Though the autumnal equinox, which marks the official beginning of fall, does not occur until later in the month, the unofficial end to summer occurs in the first weekend of September. Americans celebrate Labor Day and Canadians celebrate Labour Day on the first Monday in September, and millions of people in both countries consider that weekend the last hurrah for summer relaxation and revelry.

3 Labor Day is not the only holiday to be celebrated in September. In fact, Rosh Hashanah, a Jewish holiday that is often referred to as the “Jewish New Year,” also is celebrated in September in many years (the holiday occurs 163 days after the first day of Passover, so in certain years it is celebrated in early October). The Jewish holiday of Yom Kippur also can be celebrated in September or October, and Constitution Day, which commemorates the adoption of the United States constitution in 1787, is celebrated on September 17. Patriot Day also occurs annually on September 11 and is a day to remember the people killed in the terrorist attacks on the United States on September 11, 2001.

4 Though its name might suggest otherwise, Oktoberfest actually begins in late September. Modern Oktoberfest celebrations, particularly those outside the Bavaria region of Germany, may have little to do with a marriage, but the festival traces its origins to the marriage of Kronprinz Ludwig to Princess Therese of Saxe-Hildburghausen on October 12, 1810. Citizens of Munich were invited to attend the festivities, and more than two centuries later that jovial atmosphere dominates the city, and countless others across the globe, during Oktoberfest.

5 Football fans circle the month of September on their calendars, as the month marks the return of the National Football League regular season. The reigning champion Kansas City Chiefs will host the Detroit Lions in the NFL Kickoff Game on September 7, and the rest of the league will take to the gridiron on September 10 and 11. That’s a big deal for millions of fans across the country, as the NFL remains wildly popular. In fact, an analysis by the Sports Business Journal found that per-game attendance averaged 69,442 fans in 2022, which marked the second-largest figure in 19 years.

MEET REGINA WESTE

NEW REPORTER FOR BEHIND THE GATE



Hello,

My name is ReGina Weste, but most people address me as Gina. I relocated to the Orange Park Country Club community in March 2020, from Washington, DC after retiring from a public trust position which I held for more than 38 years. During my career span I held various titles and functions some of which included writing articles, congressional reports, regulations, and other printed and published material too include serving as editor.

Now that I have retired, suddenly I discovered myself to be in unfamiliar territory and having more time on my hands than expected. So, I decided to simply volunteer several times a week at my Parish and local hospital. Both are so rewarding and I get a chance to meet more people and assist visitors with questions and guidance.

While reading our local newsletter, I discovered a great opportunity for me to volunteer to help write articles for Behind the Gate. I am so excited and looking forward to working with the team.

So, if you have an upcoming anniversary, birth, birthday, engagement, graduation, promotion, retirement or wedding, we would love to publish your special occasion in the newsletter. You may reach me at 1ginasousa@gmail.com.



FUN THINGS TO DO in September

9/8 FOOD TRUCK FRIDAY 5 – 8

The trucks scheduled are Un Poco Loco which serves authentic Mexican cuisine and Planet Pizza which has New York and Brazilian style pizza.

9/16 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.

9/22 FOOD TRUCK FRIDAY 5 – 8

The trucks scheduled include Twisted Okie which serves great BBQ. El Chamo Criollo has authentic Venezuelan cuisine. Repiccis has Italian ice and gelato.

COME PLAY MAH JONGG THURSDAYS from 12:30 – 4
at the Community Building

CHECK OUT THE LIBRARY in the Community Building

Tuesdays from 10 – 12

Thursdays from 2 – 4

Saturdays from 11 - 1

REMINDERS FOR OPCC

9/5 TOWN HALL MEETING at the cabana 6 p.m.

The purpose of the meeting is to discuss and answer questions about the Amended and Restated Bylaws. You can turn in your proxy form at this meeting as well.

9/19 PROXY FORMS FOR THE VOTE ON THE BYLAWS ARE DUE

To be counted, the forms must be placed in the mail slot at the Community Building on 9/19 no later than 5 p.m.

9/19 OPCCOA SPECIAL MEETING at Advent Lutheran Church 6 p.m.

The purpose of this meeting is to vote on the Amended and Restated Bylaws. The Special Meeting will be followed by our regular monthly Board meeting.



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