



Behind the Gate

Orange Park Country Club/Loch Rane

MARCH 2025

VOLUME 6 • ISSUE 3

FROM THE GROVE

By Randy Rutan

Dear Residents,
We are thrilled to share that the long-awaited opening of *The Grove* is just around the corner! After years of anticipation, the club is coming back to life—revitalized, reimagined, and ready to welcome you.

At *The Grove*, our mission is to create a dynamic gathering place where neighbors and friends can connect, celebrate, and enjoy an elevated social and recreational experience. Whether you're stopping by for a great meal, engaging in friendly competition, or hosting a special event, *The Grove* is designed to be a destination for all.

What's Coming This Spring

The first phase of *The Grove* will introduce:

- **The Grove Main Dining & Bar** – A thoughtfully designed space offering a welcoming atmosphere, exceptional food, and handcrafted drinks.
- **Pickleball Courts** – Get in on the fastest-growing sport in the country with courts designed for casual play and competitive matches.
- **Disc Golf** - *The Grove* offers one of the state's most coveted Disc Golf Courses. Great sport for all ages and skill levels.



- **Golf & Sports Simulators** – Fun and interactive experiences for players of all levels. We will offer 30 different sports and golf-related simulations.

- **Event Spaces** – Elegant and flexible venues perfect for weddings, business events, and special gatherings.

What's Next in Phase 2

- **The Citrus Club** – Our fresh, open-air sports bar, located closest to the pickleball courts bringing an energetic and social vibe to the club.

There's more to come...but we can't give away all our secrets just yet!

Membership & Early Bird Pricing

Membership details, including exclusive early bird pricing, will be available soon! Be sure to follow us on social media (@[thegrovetopcc](#)) • Instagram photos and videos, Facebook and visit [www.letsgrove.com](#) for updates.

We can't wait to open our doors and welcome you to *The Grove* this spring! Here are a few sneak peaks of what's been happening around *The Grove*! See you soon!

Sincerely,
The Grove Team



THE GROVE
ORANGE PARK, FL



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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 20th of the month. 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.

OPCCOA Board of Directors Meeting

By Randy Rutan
February 18, 2025

Architectural Review Committee (ARC)

At the February 18, 2025, meeting the ARC gave approval to 4 Initial Projects including 1 paint project, 2 roofing projects, and 1 pool with enclosure project. 6 Final Project Inspections were approved. Including 4 roof replacements, 1 exterior paint project and 1 driveway & sidewalk paint project.

Violations Review Committee (VRC)

A copy of the minutes from the January 7, 2025, VRC meeting was provided. No fining packages were received for the February meeting, so the meeting was cancelled.

Roads

The Roads Committee received 4 bids to pressure wash curbs and sidewalks in OPCC. The bids ranged in price from \$7,900 - \$16,197.90. After review and discussion the bid from McElroy's Cleaning & Coatings in the amount of \$7,942 was approved. A suggestion was made to add the mailbox area to the project. The Committee also received quotes to repair the sink hole in the easement between two homes at 710 Cherry Grove Road and to repair the roadway curb inlet at the fountain. The quotes from Premier American Construction Inc. in the amount of \$9,805 for the sink hole repair and \$13,935 to repair the roadway curb inlet were approved.

Lakes

Lake Doctors has been treating the lakes for invasive aquatic weeds and for algae and shoreline weeds. The dead tilapia seen in the lakes is the result of the unusually cold weather. There was discussion about the low water level on Lake H-1 and the pos-

sibility of a leak between the fountain at the roundabout and Lake H-1. It was suggested that when the repairs are made to the roadway curb inlet at the fountain evaluations of the leak possibility could be made while the contractor is onsite which might be more cost effective.

Landscape

The Landscape Committee received 3 bids to remove one dead tree on Loch Rane Blvd between Edinburgh Lane and Chivas Court and to remove dead limbs from 2 marked oak trees at the island near Torbay Drive and Edinburgh Lane. The lowest bid was from Spencer Outdoor Services in the amount of \$600. The Board approved this expense. The final decision will be made by the Steering Committee.

Street Captains

Most of the Street Captains are going door to door to encourage owners to participate in the vote on the Amended & Restated Covenants. To be approved the Amended & Restated Covenants require not less than seventy-five percent (75%) of all the votes of the members voting in person or by proxy at the duly noticed and convened membership meeting of the Association on March 4, 2025.

Community Center

Cintas completed the annual inspection of the fire extinguishers on 02/04/25 at the Community Center, the Gatehouse and the pool cabana. The deck repair at the Community Center should be completed in March.

Old Business

Gatehouse Repairs & Maintenance

Repair work at the Gatehouse has been on hold due to the need for additional bids since the work required is more extensive than initially planned.

Update on Amended & Restated Covenants

A package including a Cover Letter, Notice of Town Hall Meeting on 03/04/25, Meeting Agenda, Limited Proxy Form and envelope and a copy of the Amended & Restated Covenants, Conditions, Restrictions & Easements was mailed to all eligible Association members on 02/06/25.

Update on Corrections Needed regarding ownership of Loch Rane Blvd and the Gatehouse in the Clay County Property Records

Loch Rane had an attorney re-search this and they have provided a copy of the report to Tom Mackin who will give it to our attorney to review. Then the two Associations' attorneys will work together to resolve the issue.

Gate Entry Policy

The gate supervisor is working with the various entities at the Country Club to prepare appropriate verbiage to add to the existing Gate Entry Policy.

**The next meeting will be held
at 6 p.m. Tuesday, March 18, 2025,
at the Community Center.**



Loch Rane Board of Directors Meeting

By Chuck Bryner
February 25, 2025

Special Assessments

All the special assessment money for 2024 was spent. The balance is now zero in the Special Assessments account.

Tree trimming along the boulevard

AaoO Services is raising the canopy of the trees over the boulevard and over the sidewalk to allow for clearance of vehicles and pedestrians. They are currently assessing the trees for more extensive work to remove dead or decaying branches that might pose a hazard.

Renovations at the gatehouse

The project is currently on hold due to the discovery of some previously unknown problems behind the walls that involve the wiring and the reconstruction of the walls themselves. Bids are being obtained before the work can continue.

Annual Financial Audit

The annual required financial audit from an outside neutral third party was completed for 2024. There were some concerns over the amount of dues and assessments that are outstanding but the percentage remains constant for the past 5 years. The audit found no deficits or deficiencies by the accounting department of the CAM Team. A copy of this audit is available on the Loch Rane website.

Infrastructure for 2025

As we enter 2025, the rebuilding of Dunster Court is necessary due to an abandoned drainpipe under the surface, which has begun to form a depression in the cul de sac and will deserve repair before the situation worsens. A first bid on the repair was obtained while Devonshire was being rebuilt. More of the drains that underlie the road beds are also being considered as a priority. There are still 1235 linear feet under street

surfaces. One large diameter drain that flows under the properties at the end of Kilchurn shows clear signs of erosion in the soil overlying it. Three roads that had potholes through all the layers of asphalt to the underlying limerock roadbed were patched by board members in February. This is temporary but will stop water from reaching and disrupting the roadbed until they rise to the level of top priority. Two of the board members are now walking each street in the neighborhood to assess the road surface, the gutters and drain boxes along each street with an eye to form a more comprehensive plan. Streets currently believed to be in the top 5 are Dunster, Torbay, Chivas, Kilchurn, Glenfinnan. The survey may change this list. The permit from St Johns Water Management District to allow us to begin improving the retention ponds owned by Loch Rane has been granted. The first step is to publish the permit to allow for any challenges. The next step expected to begin this month is to gather estimates from multiple companies to perform the work as designed and approved. All work is to be completed within 5 years.

CAM Team Responsiveness

The phone call and email logs for the CAM Team for February were again supplied and reviewed. As was the case last month, the responses were clearly documented and we found only one phone call that was not answered in a timely manner. We will continue to monitor.

Gatehouse Traffic Flow / Call ins vs Gatekey

The discussion continued from December as we explore options to reduce the phone calls to the Gatehouse to admit visitors. Allowing phone calls takes time for a staff member to answer the phone, obtain the information, enter the information into Gatekey as required. It is much quicker for the homeowners to do it themselves by computer or through the Gatekey Plus app on your phone

(FREE app). We will continue to explore options to consider that will help traffic enter more smoothly and prevent backups.

Gate Entry

There was a lengthy discussion about how visitors are screened at the gatehouse. Concerns began with people from outside the community being granted passes for a specific event not accounting for others who might be brought in by the driver and that Grove members will be permitted to purchase a bar code for access through the barcode lane. The fact that the current entry policy for the gatehouse does not require a valid driver's license and that deliveries such as Door Dash, Grub Hub, Uber Eats, etc are not required to be entered into Gatekey by homeowners was a concern to several at the meeting. Since this policy is driven by the Steering Committee, residents with these concerns or who share those concerns are encouraged to attend Steering Committee meetings which are held the third Thursday of each month at the Community Building at 6 PM. Concerns can be voiced at that level to be shared with both communities if a change is to occur.

Bylaws

Loch Rane operates under its original bylaws drafted decades ago. The board was tasked with looking over the first four articles for review and suggestions before the next board meeting. Our plan is to share any proposed changes with residents well before any request to vote on them occurs. The plan to have the updated bylaws completed before the end of the year for approval by the homeowners.

Welcome Packet Update

Our welcome packet was recently noticed to be out of date due to some recent changes (for example, curbside recycling no longer occurs) and will be updated. The same went for welcoming letters sent out from

SEE LOCH RANE MEETING, 8

2025 Loch Rane Board of Directors

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2025 Steering Committee

Kathy Marko, Chairman
Gary McMahon, Secretary
Sonja Kirk, Member
Daniel Butler, Member
Randy Rutan, 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.



LRIA/OPCCOA Steering Committee Report

By Gary McMahon
February 20, 2025

The meeting was called to order at 6:00 p.m. by chair Kathy Marko. All members were present and there was a quorum.

There was a discussion about our resident and guest management system, Gate Key. Residents need to stop calling the gate for each individual visitor of which there were 15,641 in January, down 8% from January 2024. Note there was a phone equipment failure this past week, but Gate Key continued to function. Residents are encouraged to make an appointment at the gate to learn to use the system. Otherwise, you may have to make a trip each time you want to add a guest if the phone is not working or being answered.

Meeting minutes and corrected financials for January were both unanimously approved.

Ken Hahn, Landscape Committee chair, reported that aaoO will be trimming branches from trees on the boulevard as a part of their landscape contract. Three bids to cut down a dead tree and remove dead limbs from two other trees were presented. The low bidder, Spencer Outdoor Services was unanimously approved. This was an excellent response to last month's request for the Landscape Committee to evaluate the status of trees along Loch Rane Blvd.

There was no report from the Roads Committee.

Work to refurbish the Gatehouse interior remains suspended awaiting evaluation and consideration of both the electrical

and video systems. Kintesh Patel presented two bids for replacement of video cameras and their signal wiring at a cost of \$22,279 and \$27,874. A third bid is being solicited. He estimated an additional cost of \$3 to \$4 thousand to reposition and replace electrical power supply for the camera system and other Gatehouse needs. This work needs to be completed before continuation of the interior remodeling. No action was taken awaiting funding review and approval from both HOA's. The potential of a Vehicle Height Clearance Bar will be dismissed at this time awaiting any new development.

The Grove's functional area subcontractors (Event Spaces, The Grove Main Dining & Bar, Pickleball Courts, Disc Golf, Golf & Sports Simulators) are working with Gidden's Security to establish entry

procedures for those from outside the community to make use of their facilities. The meeting was adjourned at 7:00 p.m. with the next meeting scheduled for 6 p.m. on Thursday, March 20, 2025.



Call and schedule a tour today and ask about our OPCC special!



Ashley Robinson
Marketing Director

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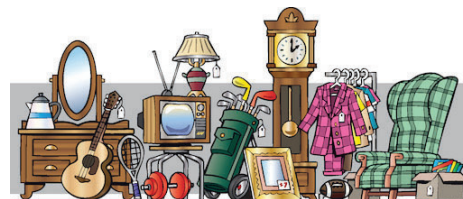
SAVE THE DATE

The next Loch Rane and OPCC Ladies Luncheon will be March 19 at 11:30 at The Club Continental. The theme will be "Cel-

ebrating St. Patrick's Day". The photos included here are from the February Luncheon. Contact the Luncheon Coordinator, Frances Smith, at 904-579-3008 or fk-smith63@comcast.net if you are interested in participating. She will need your name and contact information so you can be sent notices about the monthly events.



MAKE YOUR PLANS EARLY! COMMUNITY GARAGE SALE



GARAGE SALE

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**When : March 07, 2025
Friday 1 - 3 PM**

Where: Community Center

For more information:

Contact: Ms. Jo Cell #: 904-622-7373

Email : filipinoamerican@yahoo.com

*We believe in the power of community.
Be sociable, share!*

FUN THINGS TO DO IN MARCH

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ORANGE PARK COUNTRY CLUB/LOCH RANE



FUN THINGS TO DO IN MARCH

March 2 and 16 @ 10:00 am - 3:00 pm
Orange Park Farmers' & Arts Market

Orange Park Town Hall Park - 2042 Park Avenue, Orange Park

The Orange Park Farmers' & Arts Market is held on the First & Third Sunday of each month. There are typically over 75 vendors that offer a variety of homemade and homegrown products.

March 3 @ 7:30 pm One Night in Memphis

Thrasher-Horne Center - 283 College Drive, Orange Park

"One Night in Memphis" is a rocking concert tribute to legendary Sun Records recording artists Carl Perkins, Johnny Cash, Jerry Lee Lewis and Elvis Presley. Over 90 minutes of rockabilly, country, gospel and pure 1950's rock and roll music performed live.

March 6, 7 @ 6:00 pm - 7:30 pm Acrylic Pour Workshop

The Dirty Palette 124 S Lawrence Blvd., Keystone Heights

In this hands-on session, you'll learn the basics of acrylic pouring techniques creating stunning, vibrant designs. Our instructor will guide you step by step, showing you how to manipulate the paint and experiment with different styles. All materials provided.

March 13, 15, 23 @ 2 - 3 pm Kids Pottery Wheel

The Dirty Palette 124 S Lawrence Blvd., Keystone Heights

Is your child ready to get their hands dirty and create something amazing? Our Pottery Wheel Class is a hands-on class, where kids will learn the art of shaping clay on a spinning wheel, guided by an experienced instructor in a creative environment. No experience is necessary—just bring your child's creativity!

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March 14 @ 9:00 am - 2:30 pm Spring is in the Air – Horticulture Program

Orange Park Lions Club 423 McIntosh Ave, Orange Park

The Garden Club of Orange Park presents the annual Horticulture Program "Spring is in the Air"! This program is designed to educate and enlighten all levels of gardeners, from the veteran to the novice who may have just relocated to Florida.

March 14, 16, 30 @ 6:00 pm - 8:00 pm Pottery Wheel Class

The Dirty Palette 124 S Lawrence Blvd., Keystone Heights

Join us for a hands-on pottery experience as we teach you to mold, shape, and create your very own masterpiece. Get ready to get your hands dirty and let your imagination run wild as you spin your way to a one-of-a-kind creation.

March 15 @ 9:00 am - 2:00 pm Salute to Service

Clay County Fairgrounds 2463 FL-16, Green Cove Springs

This annual event is free and open to the public. Visitors will enjoy interactive displays, a heartfelt ceremony that will recognize a special group of veterans, and watch presentations focused on topics impacting veterans. This county-run event, presented by Vystar, is aimed to honor the men and women who are serving or have served our country.

March 16 @ 4:00 pm - 7:00 pm Splish Splash: The Music of Bobby Darin

Thrasher-Horne Center 283 College Drive, Orange Park

Splish Splash-The Music of Bobby Darin is an electrifying and nostalgic musical tribute that celebrates the legendary music and life of the iconic American singer, songwriter, and actor Bobby Darin. This captivating show takes audiences on a journey through the dynamic and influential career of one of the most versatile performers of his time.

March 17 @ 9:00 am - 12:00 pm Spring Break Art Camp

The Dirty Palette 124 S Lawrence Blvd., Keystone Heights

Welcome to Luck O' The Irish Kids Art Camp! The highlight of the camp is a canvas painting project titled Luck O' The Irish, where kids will create their own lucky masterpieces. The instructors guide the children through the painting process, helping them blend colors and bring their lucky designs to life on canvas.

March 17, 18, 19, 20, 21, 22 @ 12:00 pm The Velveteen Rabbit

Spotlight Center 1809 E West Pkwy, Fleming Island

March 27, 28 @ 3:00 pm - 4:00 pm Candle Pouring Workshop

The Dirty Palette 124 S Lawrence Blvd., Keystone Heights, FL

Sign up for a Candle Pouring class and dive into a world of scents and colors as you craft your own unique candles. Join us for a hands-on experience like no other, where you get to design and pour your

very own custom candles to light up your space.

March 27 @ 7:30 pm Joe Nichols

Thrasher-Horne Center 283 College Drive, Orange Park

Multi-platinum Quartz Hill Records' Joe Nichols is one of country music's most-lauded recording artists. A 21st century traditionalist, Nichols is an artist who is both timely and timeless – one who has racked nearly 2 billion music streams including a half-dozen Number 1 singles and ten Top 10 hits.

March 29 @ 10:00 am - 4:00 pm 2025 Spring Fling

Keystone Heights Airport 7150 Airport Rd, Starke

Friends of Keystone Heights presents the Centennial Spring Fling, celebrating 100 years of Keystone Heights, FL! Enjoy a day of bounce houses, craft vendors, food trucks, entertainment, a car show and more. Featuring a plane tour of P-3! Bring a chair and enjoy the day! Rain or Shine.



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Welcome to the neighborhood

Emmanuel & Allison Gonzalez
397 Perthshire Drive

Robert G. Powell & Jane Bertels
2406 Country Club Blvd.

Notable events that make spring even more fun

Spring is widely considered a season of rejuvenation. The warmer post-winter air that is a hallmark of spring certainly adds an extra hop to the steps of millions of people each year, but a number of notable events also lend a festive feel to this beloved time of year.

*** St. Patrick's Day:** Though the holiday itself occurs on one of the final days of winter, St. Patrick's Day celebrations tend to take place throughout the month of March. Many communities host St. Patrick's Day parades after the spring equinox, and celebrations of the patron saint of the Emerald Isle have a reputation for being especially convivial. A St. Patrick's Day celebration at a local Irish pub featuring live music and food that would be at home on any dinner table in Ireland can

mark the perfect way to close out winter and usher in spring.

*** March Madness:** Basketball fans get their fix and then some each March, when the 68-team, single-elimination NCAA Tournament tips off. Affectionately known as March Madness, the college basketball tournament that unfolds over three weeks from mid-March to early April features its fair share of buzzer beaters, upsets and, of course, busted brackets. Regional contests ensure that just about everyone across the United States is within driving distance of the exciting, if maddening, action.

*** Major League Baseball Opening Day:** Another hallmark of early spring, Opening Day of the baseball season embodies the seasonal spirit of rejuvenation. Baseball fans across the globe know that every team has a chance come Opening Day, when millions of fans return to stadiums to see their favorite teams kick off the six-month campaign.

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
and not embedded in an email.
The March 2025 Deadline for content: Sunday, March 17.

KUDOS!

STREET CAPTAINS

Thank you to the street captains for going door to door to help us get out the word about the vote on the Amended & Restated Covenants. The Board appreciates your support!

MR FIXIT

Jerry Deans is Mr. Fixit again. Thank you for getting the fountains at the roundabout repaired. They look so much better!

LOCH RANE MEETING

from page 3

the CAM Team. Updates will be completed without delay.

Late Fees for Assessments

Due to the way the accounting software figured due dates in January, a few residents were assessed late fees before the actual deadline at midnight of January 31st. This problem occurs with months of 31 days. Any resident assessed a late fee before February 1st had the late fee deleted by the CAM Team. To avoid this in the future, the board has set the grace period for any payment of annual or special assessments (including the half payments) to have a standardized grace period of 30 days.

Special Assessment for 2025

The last few years have seen projects to update the infrastructure progress nicely.

We still have roads that are nearing the end of life and pipes to reline before they cause trouble. Add to this that the improvements in the retention ponds could be quite costly. To this end, there will most likely be a special assessment for 2025. The board plans to keep it at the same flat amount despite inflation. The March board meeting will have an open discussion of this topic early in the meeting. Please plan to attend. After the discussion, the board will vote on whether or not to levy a special assessment for 2025. Each homeowner will receive a letter in the mail to inform them of this meeting. If you read this summary and do not receive a letter in March, please check that your mailing address is correct with the CAM team.

March Meetings

We continue to meet on the 4th Tuesday of each month. Our next board meeting will be held March 25, 2025 at 6:30 PM in the Community Center.