



Behind the Gate

Orange Park Country Club/Loch Rane

MAY 2025

VOLUME 6 • ISSUE 5

NEWS FROM THE GROVE

My name is Alyson Lee, and I'm honored to introduce myself as the new Director of Membership at The Grove. As a lifelong Orange Park resident and Orange Park High School graduate, I have a deep-rooted love for this community. My family moved into the Orange Park Country Club in 2007, and I even learned to play golf on this course. I've seen this community at its highest points and am thrilled to now be part of building its future.

With a background in Resort and Hospitality Management from Florida Gulf Coast University, I'm excited to bring my experience home to serve our neighbors and members.

The Grove was founded on a simple belief: when we invest in lifestyle, we invest in the community. National studies show that vibrant club amenities significantly boost home values. For example, Grey Oaks Country Club in Naples, Florida, saw an 8.5% rise in property values after enhancing their facilities. The National Association of Realtors also reports that today's buyers are willing to pay a premium for access to amenities like fitness centers, dining, sports, and social activities.

At The Grove, we've thoughtfully created a modern experience featuring restaurants, bars, golf simulators, pickleball, frisbee golf, fitness facilities, beautiful event spaces, and a lively calendar of activities for all ages. We're already seeing renewed energy and early positive feedback from the real estate community.

While our journey is just beginning, history shows that communities who invest in lifestyle enjoy stronger home values and a higher quality of life. We're excited and grateful to build this momentum alongside you.

Thank you for your support — the best is yet to come.

Sincerely,

Alyson Lee
Director of Membership,
The Grove



THE GROVE
ORANGE PARK, FL





2025 OPCC Board of Directors

- Tom Mackin, President
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- Bill Engelbrecht, Vice President
904-537-8359 • cwejax65@gamil.com
- Fred Scott, Treasurer
301-535-6264 • sgtfredscott@verizon.net
- Randy Rutan, Secretary
845-797-7842 • randy@randyrutan.com
- Jerry Deans, Member at Large
904-449-3970 • deansjd795@comcast.net
- Kintesh Patel, Member at Large
904-476-2446
- Greg VanSuch, Member at Large
330-719-9471 gvansuch@hotmail.com

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
April 15, 2025

Manager’s Report

The April Management Report included the ARC Project Tracker, Violation Log, March Gatehouse Summary, and the March Steering Committee Meeting Minutes.

Minutes

The minutes from March 18, 2025, Board of Directors Meeting were approved by all.

Financials

The March Financials were accepted by all. Due to the early date of this month’s meeting, the Financials were not received until the day of the meeting. It was suggested that we review the calendar in advance and change the meeting dates when needed.

Committee Reports Architectural Review Committee (ARC)

At the April 15, 2025, meeting the ARC gave approval to 4 Initial Projects including 3 Roofing Projects and 1 Driveway Paint Project. 5 Final Project Inspections were also approved including 1 Roof Installation, 1 Paint Project, 2 Exterior Modifications and 1 Fence Installation. The committee has placed one new construction project on hold due to non-compliance with community requirements. The committee is continuing to research establishing a community color palette. They are having trouble getting a plan from Sherwin Williams. There was some discussion about using siding on the exterior of a home. This topic will be addressed at the next Board meeting.

Roads

The pressure washing of curbs and sidewalks throughout the neighborhood has been completed by McElroy. Bids were received to do pressure washing of the walls and paving at the roundabout. The estimate for \$1,200 from McElroy to do this work was approved. Chairperson, David Sparks provided a list of curbs with square footage that need to be painted. It was decided to proceed with getting bids for paving and under drain scoping throughout OPCC.

Lakes

Violation letters have been issued to 2 residents who have dumped debris into the drains.

Landscape

- 1. aaoO Services has repaired our irrigation heads and is actively working on the following:
 - Flower tips are planted.
 - Continued trimming of Blvd. shrubs and trees in OPCC.
 - Removing brown Split Leaf leaves from the past cold spell along Loch Rane Blvd.
 - Removing shrub dead wood and cut shrubs so green stems may grow better.
 - At the roundabout vegetation is presently covering ligustrum tree lighting out to the roundabout signage.
 - The Gatehouse area: on the exit side, the split leaf philodendrons will be replaced with several shrubs with color, i.e., Hydrangea or Viburnums (TBD). The philodendrons will be moved all the way back to the resident’s fence at 771 Ennis, and variegated Ginger will be moved to the front of the Philodendrons.
- 2. Spencer Tree Specialists cut down a dead pine at the utility area at the roundabout. They also cut large branches that shrouded the circle shrubs from the sun. Cost \$750.00
- 3. On the entrance side at the gate, there are several Philodendrons to be replaced with a couple of shrubs with color, Hydrangea, Viburnum (TBD). The goal is to spend as little as possible while creating better gatehouse visual experience and curb appeal.

Community Center

The deck repairs will be completed the week after Easter.

Steering Committee

March 20, 2025, minutes were included in the Board Meeting Package.

Gatehouse Report

The March 2025 Gatehouse Summary was included in the Board meeting package.

Old Business Gatehouse Repairs & Maintenance

The IAS Estimate # 1944 was carefully reviewed and compared with the other bids received and it was clear that this bid was the best one for the price. We will

move forward with IAS and Kintesh Patel will set up a meeting with IAS and T&M Electric so that the additional electrical work needed that IAS will not handle as part of their bid is clear to T&M. Once they get that cleared up work will begin on this project.

Update on Amended & Restated Covenants

A couple of residents were concerned about Article VI, Section 1 and what impact it would have on access to Spencer Farm. The lot at 2731 Austin Rose Lane is owned by Charles Spencer and since day 1 has been vacant with a driveway running through it that provides ingress and egress to Spencer Farm. The Board made it clear that there is a document that is filed with Clay County that protects this access and therefore, this lot is not affected by Article VI, Section 1 of the Amended & Restated Covenants. As of this meeting date, 437 of 631 Owners have participated in the vote on the Amended & Restated Covenants. Of those votes, 417 are YES votes and 20 are NO votes. 10 more YES votes are needed to have the required 75% of eligible voters’ votes. Street Captains will continue to go door to door until the end of April if needed.

New Business Pool Repairs and Maintenance

The pool inspections done by the Department of Health on March 19 were unsatisfactory due to debris all over the pool decks – there had been a serious storm the day before and the cleaning service was not onsite until the day after the inspection. Pool signs had broken off the fencing and there were a couple of other repairs needed. All of this work as well as the replacement of the main drain outlet cover in the wading pool which expires May 1, 2025, has been completed.

AED at the Pool Cabana

There was some discussion about the fact that the pool cabana is padlocked at night and whether it should be removed so that people with fobs can get into the cabana to use the AED for emergencies that occur at any hour. It was noted that pool fobs are only active during the hours that the pool is open.



Loch Rane Board of Directors Meeting

By Chuck Bryner

Presentation by The Grove

Ms. Kellee Wip, General Manager of The Grove, gave a presentation that discussed membership, amenities currently offered and those planned to be added. In the near future, the plans include a driving range similar to Top Golf. The possibility to one day open one half of the original golf course as a nine-hole course is still being entertained. The first restaurant and the bar are scheduled to open April 23rd with evening hours Wednesday through Saturday and beginning Mother's Day open for Sunday brunch. The restaurant and bar will be available to the public for dining and drinks until The Grove has enough memberships to transition from a semi-private to private club for members only. Only members may make reservations. All others will be a walkup availability. Capacity will be reached with 500 to 600 memberships. The early bird special pricing for members ends April 30th. As of May 1st, both the initial application fee and the monthly dues will increase. The letsgrrove.com website is now up and operational and should be used for more information, the event calendar and hours of operation.

The Fitness Center opening was delayed due to a problem with the door that needs to be repaired to allow access to members.

Renovations at the gatehouse

The project is still effectively on hold awaiting bids for interior work, electrical work and new cameras. The bid for new cameras by AIS was recommended by the Steering Committee but would require extra funding from both boards. Loch Rane has approved their share which will be \$7000 for this project.

Special Assessment Notice

There was an error on the notice for payment of the 2025 Special Assessment. It states that the due date is April 16, 2025. The correct information is that payment is due May 1st with a grace period until May 30th. As in past years, the assessment may be paid in two installments of \$500 each. Anyone who has not made at least the first half payment by May 30th will be deemed late and assessed an extra fee.

Infrastructure for 2025

Repair of the road in Dunster Court remains the top priority at the and as such the bid from First Coast Asphalt (same

company that repaired Devonshire) was accepted and the work is to be scheduled for excavation of the abandoned drain and repaving.

Until we receive bids for the required work on the drainage ponds, any other street paving projects and the pipe relining projects were put on hold so we may prioritize spending. The remaining pipes considered the most critical were identified by Gary McMahon and bids were solicited with the lowest bid from ELS who has relined pipes in the neighborhood in the past. If funding permits or the bids for the ponds are delayed, we would possibly reline more of the pipes this year.

CAM Team Responsiveness

The phone call and email logs for the CAM Team for March were supplied and reviewed. A couple of patterns emerged. The front desk of the office was giving out information on ARC requests that was not correct. Gina Cabral, our neighborhood representative will correct that immediately. We also noted calls from residents who were waiting for notices that their ARC requests had been approved but were still waiting after the letters should have arrived. Not having your email listed with the CAM Team can delay the notification. If you are reading this as an Eblast, your email is listed. If you are seeing this for the first time in Behind the Gates, please contact the CAM Team and supply your email address to them. It greatly reduces the wait time for updates such as this plus all the messages that have recently been passed from The Grove.

In addition, a new Eblast will be sent to all we can reach to remind folks how the ARC Requests are handled. The statute requires us to formally approve all ARC requests in an open meeting of the Board of Directors which occurs only once a month. Please plan accordingly. We have a procedure to address true emergencies but failing to get an ARC approved BEFORE you schedule work, remodels, roofs, driveways is not an excuse. Unapproved work may well incur fines or in extreme cases a legal notice to cease the work. No one wants to get to that endpoint.

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. Articles 1 thru 4 are to be discussed at the May meeting.

Community Yard Sale

The yard sale for Loch Rane and Orange Park Country Club will be held Saturday, May 3rd. Applications were available in the display box at the Community Center beginning April 1st. The deadline to apply is April 30th. The cost is \$15 per household to participate. Volunteers are welcome to help. Please contact Tom Mackin in the OOPCOA (904) 614-9230.

Public Service Announcements

I recently discovered that Clay County Building Department has been purging building permits. They have eliminated anything earlier than 1997 and are working their way forward in time to 2014. They are required to maintain the permits for only 10 years. Why is this important? If you have unpermitted modifications to your home, your insurer may refuse to cover any losses from those projects. Same goes if your insurance company wants to know how old is your roof? You may need to re-roof your home if you cannot prove when it was completed and that it passed inspections with the county. A project I asked to be permitted was refused because I could not produce the information from the original building permit which had been purged. The company that performed the work did not have the details the county required.

Go to Clay County Building Department and find the permit search option. All you need is your address. I suggest you print out anything you find and keep a hard copy for future reference.

Future Meetings

We continue to meet on the 4th Tuesday of each month. Our next board meeting will be held May 27, 2025 at 6:30 PM in the Community Center.

2025 Loch Rane Board of Directors

Chuck Bryner, President
bryner@comcast.net

Kathy Marko, Vice-President
navynomad@hotmail.com

Charles Honaker, Secretary
wade247@yahoo.com

Gary McMahon, Treasurer
mcmahidga@aol.com

Sonja Kirk, Member at Large
Head, Architectural Review Committee
addedrevenue12@gmail.com

James Hudgins, Member at Large
james.hudgins@hotmail.com

Brian Rogers, Member at Large
rogersbw@gmail.com

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 Randy Rutan
April 17, 2025

The March meeting minutes and financial reports were approved. It was noted that after three months the Steering Budget has a surplus of \$21,583 which is close to the cost of the camera repairs at the gate. It was also suggested that the financial reports could be simplified by presenting fewer summary sheets.

COMMITTEE REPORTS

Joint Landscape Committee – A written report was provided including the following items:

- Irrigation heads have been replaced
- Flower tips are planted
- Removing brown Split Leaf leaves

from the past cold spells

- Removing shrub dead wood and cut

shrubs so green stems may grow better

- At the gatehouse area: on the exit side, the split leaf philodendrons will be replaced with several shrubs with color, i.e., Hydrangea or Viburnums (to be determined, TBD)

- The philodendrons will be moved all the way back to the resident's fence at 771 Ennis. Variegated Ginger will be moved to the front of the Philodendrons. On the entrance side there are several Philodendrons to be replaced with a couple shrubs with color, Hydrangea, Viburnum TBD.

- The goal of the committee is to spend as little as possible while creating better gatehouse visual experience and curb appeal.

Joint Roads/Sidewalks Committee

– No report was provided in advance.

Chairperson, David Sparks, was called and said that bids were being solicited for improving the lines and markers on Loch Rane Boulevard and side entry roads.

Gatehouse Report – There were 19,119 total guests, an increase of 525 from March 2024. There were 7,419 service guests, an increase of 1,274.

OLD BUSINESS:

Update on Repairs & Maintenance at Gatehouse

• Interior & Exterior Repairs

Atlantic Homes is preparing a bid for ceiling tile removal and repair

• Security System

It was reported that a third bid was reviewed by both James Hudgins (LRIA) and Kintesh Patel (OPCCOA), and they recom-

mended Integrated Access Solutions (IAS), the current vendor, be selected. IAS has provided a new lower bid of \$20,051.22. The committee unanimously approved the bid.

• Electrical/Wiring Issues

Kintesh Patel will be setting up a meeting between T & M Electric and IAS to determine what electrical work would need to be done by T&M.

NEW BUSINESS: None

No updates were reported from the Grove at this time.

The next meeting of the Steering Committee will be held May 15, 2025 at 6:00 pm.

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Ashley Robinson
Marketing Director



OPCCOA MEETING

from page 2

Proposal from The Grove

We were presented a proposal to consider that would address the issue of insufficient parking at The Grove.

Estimates from Brand 9 for new signs in the neighborhood


Charlie Yow got bids for putting a new sign at Thornwood, to replace the metal sign at the playground and to replace the No Parking mailbox signs. A vote on this was tabled until the next meeting.

The floor was opened to members

Topics included:

- Pine trees on Grove property that need to be removed as they could harm residents' property.
- The Covenants vote.
- Concern about the Security Company's rates going up due to increased visitors coming through the gate for events at The Grove.
- How will the big pickle ball tournament scheduled for Oct 17 -19 be handled.
- Worries about the parking for pickleball.
- Complaints about the traffic light at Loch Rane Blvd. and Blanding

It was announced that Darren Decker will be leaving his position with Lifestyles Property Services. His replacement will be meeting with Tom Mackin and Randy Rutan soon.



Meeting
Reminder!
May 20

**The next meeting
will be held at 6 p.m.
Tuesday, May 20, 2025,
at the Community Center.**

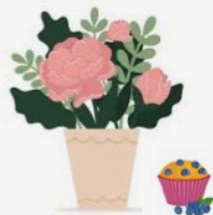


Presents:

M  *ffins with M*  *m*

A Happy Mother's Day Celebration

When	:	May 7, 2025 (Wednesday)
Time	:	3 – 5 PM
Where	:	@ Community Center
RSVP to	:	Ms. Jo @ 904-622-7373
or Email @	:	filipinoamerican@yahoo.com



Be sociable, share!😊



ORANGE PARK COUNTRY CLUB/LOCH RANE

FUN THINGS TO DO IN CLAY COUNTY IN MAY from ExploreClay.com

May 4 @ 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. Our season is September - June. The Market was established in September 2012. We have grown tremendously since our opening day. We now regularly have over 75 vendors that offer a variety of homemade and homegrown products.

May 9 @ 6:00 pm - 8:00 pm

Acrylic Peonies at the Art Room

The Art Room 408 Walnut St., Green Cove Springs
From Sophie's personal collection of paintings. We will be experimenting and learning the basics of acrylic painting florals, color theory and tips. Each class will consist of all supplies with image PRE-SKETCHED on an 11x14 canvas. We will be experimenting and learning the basics of color theory and proper tools.

May 10 @ 10:00 am - 2:00 pm

Clay County Cruzers Tom & Betty's Cruise-in 15th Annual Rev It Up! Car Show

Moosehaven 1701 Park Avenue, Orange Park
Join the Clay County Cruzers under the big oaks at Moosehaven for the 15th Annual Rev It Up! Car Show. Food Trucks, DJ, big 50/50 raffle, and lots of great Door Prizes, Raffles and Silent Auction. Free family event. Come out and meet our 2025 Scholarship recipients and let's raise some money for Clay County charities!

May 10 @ 11:00 am - 1:00 pm

Flower Power Tea Party

Orange Park Mall 1910 Wells Rd, Orange Park
Peace, love, and a totally groovy tea party! Join us for a far-out KidX Club event filled with sweet treats, tea, and flower power fun. Sip on delicious tea, enjoy tasty goodies, and get crafty as you make a special gift just for Mom—perfect for Mother's Day! Settle in for a magical storytime, then strike.

May 11 @ 2:00 pm - 4:00 pm

Clarke House Tours Clarke House Tours

Clarke House Park 1039 Kingsley Ave, Orange Park
The Clarke House, built in 1912 is open for tours the second Sunday of each month. Enjoy an afternoon tour of the house.

May 17 @ 10:00 am - 2:00 pm
Monthly Market in the Park

3rd Saturday Market in the Park

City Hall 321 Walnut Street, Green Cove Springs
Join us on Walnut Street in front of Spring Park for

3rd Saturday Market in the Park. Organized by Green Cove Springs Business League, each month features a variety of local vendors selling fresh produce and other freshly made goods. Live entertainment or music is also featured every month. The market is pet friendly.

May 17 @ 10:00 am - 2:00 pm

Clay County Barkfest

Clay County Fairgrounds 2463 FL-16, Green Cove Springs
Clay County BarkFest on May 17th from 10am-2pm at the Clay County Fairgrounds. ✓ Reserve Your Free Ticket Reminder for a chance to win \$25 market bucks to spend at the event 📄 <https://bit.ly/3Cgi2ds> 🐕 Free to the public 🐕 Support & Donate to Dog Rescues & Organizations 🐕 Dog Adoptions on-site 🐕

May 17 @ 4:00 pm - 8:00 pm

Rodeo at the Ranch

Seamark Ranch 3631 Seamark Ranch Road, Green Cove Springs
Bulls, Broncs, Barrels & More! Get ready for a fun-filled evening of thrilling rodeo action at Seamark Ranch. Watch skilled cowboys and cowgirls compete in various rodeo events, enjoy delicious food and drinks, fun family-friendly activities and soak up the lively atmosphere. Time: Gates open at 4pm | Rodeo starts at 6pm

May 26 @ 10:00 am - 9:00 pm

2025 Riverfest

Spring Park 200 Spring Street, Green Cove Springs
Join us for the Riverfest in Green Cove Springs on Memorial Day, May 26, 2025! This family-friendly celebration features over 100 food and craft vendors, a kid's zone with bounce slides and face painting, and live entertainment all day long—all leading up to a spectacular fireworks show at 9 PM!

May 30 @ 5:00 pm - 8:00 pm

Bike Rodeo

Clay County Fairgrounds 2463 FL-16, Green Cove Springs
Have your kiddos learn Bike Safety, get a Bike Hospital Check-Up, simulate a Bike Car Wash, and test your skills with Obstacle Courses. All while enjoying the Music & Excitement. We will also have a free helmet giveaway while supplies last.

May 31 - June 1

American Farmstead Convention 2025

Clay County Fairgrounds 2463 FL-16, Green Cove Springs
At the upcoming American Farmstead Convention, guests can learn to raise, grow, process, and preserve food through educational speakers, roundtable discussions, hands-on workshops, live skill demos, music, a farmers market, and more.



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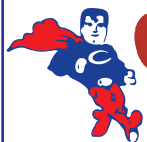
FALL IN **LOVE** WITH
YOUR HOME AGAIN





DO YOU HAVE A 2025 GRADUATE YOU WANT TO CELEBRATE?

Send a write up
about the graduate
along with a photo to
randy@randyrutan.com
and your graduate will be
acknowledged
and celebrated in the
June issue of
our community newsletter,
Behind the Gate.



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rmckenzie731@comcast.net
904-755-2471



Welcome to the neighborhood

Dustin Leonard & Liana Olson
2559 Brockview Pointe

Roosevelt & Verona Kay Larry
2866 Country Club Blvd.

LADIES LUNCH BUNCH

By Frances Smith

The April Ladies Luncheon was a celebration of the coming of Spring and Easter. Some of the Ladies decided to wear beautiful hats and fascinators. It was very festive! There was no specific theme, just good friends, food and fun. We're keeping the idea of wearing hats and fascinators again. At the May 21st Luncheon we will be celebrating the Kentucky Derby and Mother's Day. This is our final luncheon of the season. Enjoy your summer. See you in September.



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 June 2025 Deadline for content: Sunday, May 25.

