



WITH THE HOLIDAY SEASON APPROACHING, THE GATE STAFF WOULD LIKE TO REMIND US OF SOME THINGS WE RESIDENTS CAN DO TO IMPROVE VISITORS ENTRY ACCESS AND REDUCE THE BACKUPS AT THE GATE.

1. All residents must be familiar with the Gate Entry Policy. The policy is available on our websites.

For OPCC go to www.OPCC.info and select the Neighborhood Page. For Loch Rane go to www.LochRaneonline.com and select the Home page.

2. All Guests, Contractors and Service Contractors must be entered into the Gate Key Plus internet-based resident and guest management system or called into the Gate. If the Guest or Contractor has not been entered into the system, the gate staff will make an effort to call the resident to verify that the Guest or Contractor is legitimate. This takes time and causes backups in the visitors' lane.

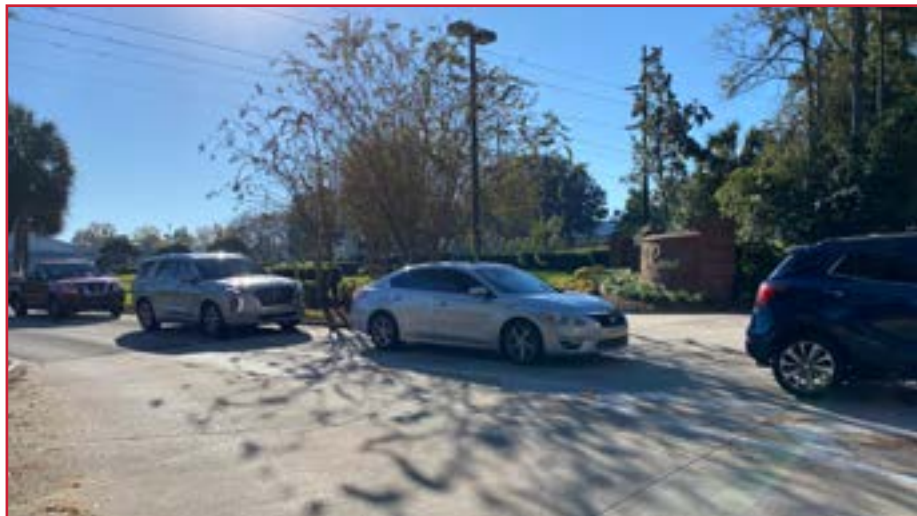
3. The Guests, Contractors and Service Contractors must know the address of the property they are going to and the driver must show a valid driver's license or they will be turned away from the gate.

4. It is very important that residents frequently check and update the information they have entered into Gate Key Plus or provided to the Gate by phone or in person. Sometimes a phone has been disconnected and the new number has not been entered and the gate cannot reach the resident. Pet info has been helpful in finding lost pets.

5. Gate Key Plus is very easy to use. Residents using it help keep the gate staff from being tied up on the phone. You will need the user

name and password provided by the gate in order to login and use the program. If you do not have that information, you can call the gate to make an appointment with the gate to get it. You can find the Gate Key Access Control Notice and User Manual on our websites. For OPCC go to www.OPCC.info and select the Neighborhood page. For Loch Rane to www.LochRaneonline.com and select the Home page.

6. Please remember that barcodes do not last forever. When they get faded or worn out the barcode reader is not able to read the barcode. The barcode will need to be replaced.



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OPCC Board of Directors Meeting

October 18, 2022 / By Randy Rutan

Two board members were not present at this month's meeting. President, Bob McKinney attended via ZOOM and Vice-President, Quint Bowman had an excused absence. Unfortunately for some reason the ZOOM link did not function properly. Wilma Miller ran the meeting. Bob McKinney reported that despite having made several requests to 121 Financial for updates regarding the former golf course property none were provided. The ARB approved 6 new projects including 1 new landscape project, 3 roof replacements, 1 new construction and 1 backyard patio. The Landscape Committee received 3 bids for the 2023 landscaping contract. They recommended that we choose AAOO Services who was the lowest bidder and included 4 seasonal flower plantings in their bid. The Gate staff reported that there are problems with backups in the visitor's lane mostly due to residents not properly notifying the gate regarding their guests or service contractors either by utilizing Gatekey or by a phone call. The Board is going to work with Giddens to

come up with a plan to educate residents regarding the Gate Entry Policy and the use of GateKey. Our attorney has provided a second version of the rewrite of our outdated Covenants and Bylaws. The goal is to have the final version ready by the end of the year so that in early 2023 we can get the word out to all of the members. The 2023 contract with Giddens Security was accepted by the Steering Committee and approved by the Board. Work is in progress on the Annual Meeting which will be held at the Advent Lutheran Church at 6 p.m. on Thursday December 8, 2022. Information about the candidates running for the 3 open positions on the 2023 Board and the Notice of Election will be provided to members in early November. The Board with the help of our management company is actively working on 2023 Budget. Full minutes of the meeting are posted online. Go to opcc.info. Click the OPCCOA tab and then select Minutes. The next meeting will be held on November 15 at 6:00 p.m.

OPCCOA/LRIA Steering Committee Report

October 20, 2022 / By Randy Rutan

October's meeting was called to order at 6 p.m. by Chairman, Daniel Butler. All members were present and a quorum was established. The Joint Landscape Committee received 5 bids for the 2023 Landscape Contract. The current company, Tree Amigos, reduced their original bid and became the most competitive bid. They will provide the same services provided in 2022 which includes 4 seasonal flower plantings. The Roads Committee was able to schedule the pipe work needed under Loch Rane Blvd. for the same time the pipework throughout Loch Rane is being done which resulted in a savings on the shared expense charge. The work is scheduled to start November 4, 2022 and will take about 5 days. The committee finalized some changes to the Gate Entry Policy including the addition of sections related to Renters and Corporate Entities as well as some clarification on the time contractors must leave the neighborhood. The committee reviewed the proposed 2023 Budget prepared by Lifestyles Property Services. The next meeting of the Steering Committee will be Thursday, November 17 at 6:00 p.m.

2022 OPCC Board of Directors

Bob McKinney, President
904-375-9554
bobpat4FL@comcast.net

Quint Bowman, Vice-President
904-601-8595
ministerqabowman@gmail.com

Fred Scott, Treasurer
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Randy Rutan, Secretary
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Wilma Miller, Member at Large
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Mark Blakewood, Member at Large
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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.



Loch Rane Board of Directors Meeting

By Brian Rogers

The October meeting of the Loch Rane BOD was held on the 25th and was sparsely attended by residents in person and via zoom.

The treasurer's report showed no change from last month as we continue to operate in the red due to price increases across the board for nearly everything. Given that the 5% increase in dues last year still did not cover even the expected rise in 2022 operating costs, the BOD voted for another 5% increase for 2023. Sadly, even this will not cover the increase in expenses for the upcoming year with both the Boulevard Landscaping Contract as well as the Gatehouse Security Contract seeing significant rises in annual costs. The Steering Committee has approved updated language for the Gatehouse Entry Policy which now provides for service workers/contractors being able to enter the community Monday – Saturday between the hours of 7:30am and must cease work by 7pm or sunset, whichever is later. The most recent copy of the Gatehouse Entry Policy is available on the Loch Rane website home page.

The 2022 storm drain relining project is now scheduled to be completed in November and the repaving of Arran/Duart/Cathal/Ruthver is still scheduled for January 2023.

We expect the final revision of the Covenants to receive its blessing from the Association attorney very soon and we plan to schedule a final town hall style meeting to go over this final version and provide a "highlights" summary in an effort to promote the positive changes this will provide to the community. We need 66.6% of the community to vote YES to approve these changes, and we still hope to mail out a hard copy of the changes as well as the ballot/proxy to each resident before the end of the year! please be on the lookout for this in the mail within the next few months!

Four (4) Director seats are up for election in January 2023. If you have a desire to run for the BOD please submit your bio to the CAM Team before the November BOD meeting to have your name and bio included on the election ballot sent to all residents! Requirements and instructions for all those interested in running have been sent via e-blast, and are also available on the lochraneonline.com website homepage.

The next meeting of the BOD will be held on Nov 22 @ 6:30pm in the Community Building.

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 December 2022 Deadline for content: Sunday, November 20.

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

2022 Loch Rane Board of Directors

Brian Rogers, *President*
rogersbw@gmail.com

Chuck Bryner, *Vice-President*
bryner@comcast.net

Mark Dobbettien, *Treasurer*
mldobb@aol.com

James Hudgins, *Secretary*
james.hudgins@hotmail.com

Marie Bryan, *Member at Large*
marieandbobby@yahoo.com

Kathryn Marko, *Member at Large*
navynomad@hotmail.com

Gary McMahonill, *Member at Large*
mcmahidga@aol.com

2022 Steering Committee

Daniel Butler, *Chairman*

Randy Rutan, *Secretary*

Kathy Marko, *Member*

Gary McMahonill, *Member*

Lou Manz, *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.

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FUN THINGS TO DO IN The neighborhood



11/08

WINTER WORKOUTS BEGIN at the cabana 9 – 10 a.m. Workouts with instructor, Robin McKenzie, will be held on Tuesdays and Thursdays from 9 - 10 a.m. There is no fee for the class, however a \$10/mo. donation is suggested.

11/10

BINGO 6:45 at the Community Building

11/16

LADIES LUNCH BUNCH 11:30 a.m. Meet up at The Club Continental for a delicious lunch and great conversation with friends and neighbors. Cost is \$20 including gratuity. Contact Frances Smith at fksmith63@comcast.net or phone 904-579-3008 for more information and to get on the email list.

12/08

ANNUAL LADIES CHRISTMAS TEA 12 p.m. Join us at Over The Second Tea Room on Kingsley Avenue at the Railroad Tracks. The cost is \$32.25 plus gratuity. Reservations are a must. Seating is limited. Please RSVP to Wilma wcmil@bellsouth.net.

BINGO and BUNCO ARE BACK



6:45 p.m. at the Community Building
Bingo is the 2nd Thursday each month.
Bunco is the last Thursday each month.

Contact the games coordinator, Barbara Mancini, at 770-310-0931 for more information.



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CALL FOR CANDIDATES FOR LOCH RANE BOARD OF DIRECTORS

At the end of 2022, the terms of office for four members of the Loch Rane Improvement Association (LRIA) Board of Directors (BOD) will end. Volunteers are being sought to fill these positions. Do you have a desire to serve our community in a positive way? Are you a community minded team player? Please consider running for the Board.

Qualifications for BOD members include: possess a desire to positively serve the community; have the ability to serve a two-year term and attend monthly meetings; be a homeowner "in good standing" (not delinquent in paying Association dues or assessments); be familiar with and regularly utilize email communications; and be a community-minded team player willing to take on and complete the many responsibilities and projects that fall under the purview of the BOD. In addition, Florida Statutes require that Board members read and become familiar with the governing documents for the community. Aspiring members can find these documents on our website at www.lochraneonline.com. After logging in, select the Neighborhood tab at the top and go to LRIA Governing Documents.

The Annual Meeting will be held on Tuesday January 17 at 7 pm tentatively at the Advent Lutheran Church located just outside the gate.

If you have any questions, please feel free to contact any BOD member or the Community Association Manager, Gina Cabral of The CAM Team at (904) 278-2338.

Could your time, talents and professionalism positively affect the place we all call home? If so, our community needs you to volunteer as a member of the LRIA Board of Directors. If you are interested in running for a vacant position, submit an application following the guidelines below.

LRIA 2023 BOARD OF DIRECTORS CANDIDATE APPLICATION

Application deadline is 6:30 pm on Tuesday November 22, BOD meeting. Applications received after the deadline will not be included on official ballots. Candidates' completed applications will be posted on the LRIA website, the Loch Rane Board of Directors Facebook page and appear in the December edition of Behind the Gate. Please mail the completed application to Loch Rane c/o The CAM Team, Inc. 2233 Park Avenue, Suite 103 Orange Park, FL 32073 or email to the Community Association Manager, Gina Cabral, at lochrane@thecamteam.com. The application must include the following information:

Applicant's Full Name, Address, Phone Number, current Email Address and a Statement. (Note: your address, phone number and email address will not be posted or included on the ballot). The Statement should be no more than 500 words and include your name, state your qualifications and why you wish to serve on the Board. Since the statement will be scanned and posted online and placed in the December issue of Behind the Gate, it is recommended that candidates type the information.



CANDIDATES FOR OPCCOA BOARD OF DIRECTORS

(AJ) ADAM KISINGER

I have spent my life serving our country, and clients as a Realtor and would like to continue serving and giving back to my community. I have always had a proactive and thorough understanding of planning and prioritizing large projects and work well in an individual or team setting. I have the skills, experience and knowledge to help guide and make decisions for the greater good of our community.



Experience:

I have served my local communities by being a Cub Scout Master and Boy Scout Leader for over 10 years. Coached multiple youth sports teams, and volunteered and collected supplies for homeless/wounded veterans.

I hold a BBA with my major being Business Management

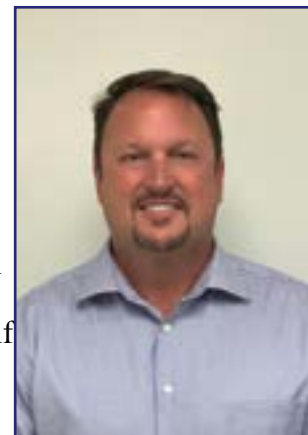
I hold Green Belt certification in Lean Six Sigma

Navy experience: 25-year Naval Officer (retired) career managing large organizations from 800-1100 personnel (military, Department of Defense, and contractor personnel), to include managing budgets of \$120 and \$83 million dollars with tight constraints to ensure mission success and proper stewardship of taxpayer money. On one occasion, I was responsible for saving \$350,000 annually by streamlining processes and applying Lean Six Sigma practices and skills as a green belt. Specifically, I spent \$200,000 one time to install an instrumented firing range with upgrades built into the contract to mitigate spending \$350,000 annually on small arms repairs, ammunition, and lead abatement. I negotiated multiple contracts (over \$200 million) for new construction to update the infrastructure to support the mission driven requirements.

Realtor: Expert negotiator for multiple home purchases and sales. Using a proactive approach, I ensure the home deal was not de-railed by minor last-minute items using a thorough dedication to understanding the guidelines and requirements.

BILL ENGELBRECHT

I am submitting my application as a candidate for the OPCCOA Board. I live on the ninth hole and have been a resident of OPCC for 24 years. Since the club closed, my wife Tanya started maintaining the overgrown fairway, and I followed suit. Currently, my neighbor and I both invested in high-grade mowers to maintain the ninth hole. We need the representation of the golf course on the Board.



I have been a business owner since 1994. My business experience of 28 years pertains to healthcare and financial auditing. I believe my business acumen can help our community grow and thrive while we are navigating through the selling of the golf course. I promise to listen to our residents and act accordingly.

We need fresh ideas to move forward with OPCC's existence as a prominent place to live. As a 24-year homeowner, I do not want to see property values decrease or have our golf course community split into additional housing or an Adult Living Facility.

FREDERICK SCOTT

Fred believes in getting the most "bang for your buck". As Treasurer he carefully watches over the expenditures and looks for ways to save money, yet maintain the standards that we are accustomed to.



He has had over 35 years' experience on HOA's in Maryland, serving as President, VP, Secretary and Treasurer. He has also served on Charles County Maryland boards including 14 years on the Nuisance Abatement Board, which hears citizen complaints about unsightly accumulations of junk, trash, debris and vegetation on residential properties in the county. He also served on the Board of License Commissioners (Liquor Board) with granted, suspended, revoked and fined liquor license holders in the county. A veteran of the United States Air Force, where he served as a Master Sergeant, Fred is also retired from the United States Postal Service. He and his wife Jocelyn have 7 children together, with 4 currently in college. (GO GATORS)



CANDIDATES FOR OPCCOA BOARD OF DIRECTORS

MATT McCARY

BIOGRAPHICAL

I have lived in the Orange Park Country Club since 2010 and I have had the privilege of serving our community on the OPCCOA board of directors in the past. I would be honored to serve the community again, contribute to our community's future, ensure sustainable growth, and help our community continue to grow to be a much sought-after destination in the region. As a prior board member, prior renter in the community, and a permanent resident of the community since 2013, I believe my prior knowledge, board experience, skills, and abilities can be an asset and benefit to our board and our community as a whole.

I consider myself a fiscal conservative and I believe in transparency. I intend to represent and act in the interest of our entire community, not just some of the community. As we navigate through a potential sale or development of the defunct CCOP property, I look forward to engaging with all residents and actively listening to potential possibilities that will result in long-term growth and sustainability of our community while working to maintain or increase homeowner property values.

PROFESSIONAL EXPERIENCE

I have worked for the Northrop Grumman Corporation since 2004 in the Ship Systems Ship Building Sector in Pascagoula, MS, the Technology Services Sector, and the Defense Systems Sector. I have been assigned to the Saint Augustine Aircraft Integration Center of Excellence facility as an I.T. Project Manager since 2011. I lead multiple functions including: Information Architecture, Systems Engineering, Quality Assurance, Technical Illustrations, and Publications Analytics; within the Global Logistics & Modernization Division; Flight Systems Solutions; E-2 Hawkeye Aircraft Technical Publications Support Department.

In January 2021, I was elected Enterprise Board Chairman, Chief Administrative Officer, and Spokesperson for Northrop Grumman's PrIDA Employee Resource Group. In this role, I represent 20 domestic site chapters and over 2,000 employees globally. I partner with sector and enterprise level executive leaders to influence positive change and drive policies that affect our employees. Through partnerships and collaboration with members of the Enterprise Board, I provide strategic direction on growth and development opportunities and ensure organizational work aligns with Northrop Grumman business objectives.



I also served in the United States Air Force as an Intelligence Operations Specialist, with a specialization in Enemy Weapons Systems and pilot defensive countermeasure and counter tactics.

EDUCATION

I am currently in my final didactic year of coursework toward a Doctorate of Business Administration in Organizational Development and Leadership. I have previously earned three master's degrees; in Human Resource Development, Human Resource Management, and Management & Leadership. I have also earned a Graduate Certificate in Project Management, a Management for I.T. Professionals Certification from Embry-Riddle Aeronautical University, and a Communications Applications & Military Intelligence Certification from the United States Air Force. I have over 15 years of industry and information technology experience with proven successful experience in organizational leadership, management, and information architecture.

Name: RANDY RUTAN

Address: 2836 Country Club Blvd.

Cell Phone Number: 845-797-7842

Email Address: randy@randyrutan.com

My husband and I owned a property management, construction management and real estate development firm. I believe that my 20+ years of experience in property management provides me with a skill set that is helpful to the Board of Directors. Our company managed and constructed several million square feet of commercial property as well as several condominium properties in the Northeast and in Florida. I communicated with owners, tenants, contractors, and vendors. I participated in budget preparation, vendor selection and procurement. I handled bookkeeping and management reporting and all of the paperwork holding contractors and vendors accountable. I

am a hard worker with good organization and computer skills which has come in handy while serving on the Board. I currently serve as Secretary of the Board, prepare eBlasts and the neighborhood newsletter, chair the Library Volunteers, serve on the Steering Committee and work with the Activities Committee to organize events like the Food Truck Fridays, Movie Nights, Socials, etc. All of this has been a lot of fun and adds to my enjoyment and appreciation of the community. I look forward to giving my time and energy to the community that has been so good to me.





CANDIDATES FOR OPCCOA BOARD OF DIRECTORS

PAYAL PATEL

Payal was originally born and raised in London, England and moved to the United States in 2011. Although she has only been a resident for 11 years her husband and his family have been residents of the OPCC/Loch Rane neighborhood since 1992 and have seen the many ups and downs of the neighborhood and its prestige. Payal a Director of Human Resources for a \$22m Federally Qualified Health Center, brings over 20 years of Business and Human Resources experience from a variety of industries including non-profit organizations. This experience will bring value to the understanding of how the OPCC HOA functions as a 501(c)3. Payal also currently serves on the Society of Human Resources Jacksonville Chapter Board of Directors and has been an active member of the SHRM Board since moving to the US in a number of capacities, such as Conference Ambassador and Legislative Director. In the latter of the two roles and as part of the SHRM Advocacy Team; Payal would partake in attending sessions on behalf of businesses and employees at the state and federal level at various times during the year with regards to current employment legislation and new legislation being discussed. Payal has also volunteered for the HR Roundtable for the Florida Behavioral Health Association formally known as the Florida Community Council Mental Health.

In 2007, Payal received her Bachelors (Hons) Degree in Human Resources Management with Marketing from Middlesex University and later went back to complete her master's degree in human resources management, also achieving her Certified Institute of Personnel and Development Certification in 2010. Payal received her SHRM-SCP (Society of Human Resources Management - Senior Certified Professional) certification in 2016 and is required to recertify bi-annually through completing continuing education credits.



Payal, her husband Kintesh and their two children Anarie (9-year-old daughter) and Shaan (6-year-old son) live on Cherry Grove Road. Payal's husband Kintesh an electrical engineer in construction since 2004 helps Payal bring understanding of the current construction issues that OPCC HOA could face such as maintenance of the roadways etc.

Payal would bring diversity, tenacity and the willingness to do all that she can to keep the neighborhood as great as it has always been.

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542 Oakmont Drive

Richard & Maryann Mets
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Shavonne Gaston
577 Hunters Grove Court

John & Lynn Johnson
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