

## The most popular *Valentine's Day gifts*

**V**alentine's Day sparks one of the busiest shopping seasons of the year. Though it might not inspire the masses quite like Black Friday, Valentine's Day compels millions of people to find gifts for that special someone in their lives each February. In fact, the National Retail Federation's Annual Valentine's Day Spending Survey found that the average person expected to devote \$175 to Valentine's Day spending.

Any heartfelt gift can light up a sweetheart's smile on Valentine's Day, but certain items tend to be more popular than others on February 14. Though Valentine's Day shoppers can always go their own way when shopping for their sweethearts, some of the more traditional gifts remain wildly popular. In its survey, the NRF found that these go-to gifts maintained their status as the most popular items for individuals to show their love for that special someone:

- **Candy:** Fifty-six percent of survey respondents indicated they planned to buy candy for their sweetheart on Valentine's Day. Though any candy

can suffice, chocolates inside a heart-shaped box tend to be especially popular in mid-February.

- **Greeting cards:** Greeting cards will likely never go out of style, as 40 percent of respondents indicated they would give a card.

- **Flowers:** The appeal of a bouquet is undeniable, prompting 37 percent of shoppers to give flowers on Valentine's Day.

- **A night out:** A romantic night out is perhaps as meaningful as ever in a world still emerging from the pandemic. So it's no surprise that 31 percent of respondents indicated they planned to take their sweethearts out for a night on the town.

- **Jewelry:** Though it might rank below the others on this list, jewelry remains a go-to gift on Valentine's Day. And with total Valentine's Day spending on jewelry estimated at more than \$6 billion, this could be where most Valentine's Day dollars go this February.







## OPCCOA/LRIA Steering Committee Report

January 19, 2023 / By Gary McMahon

The Steering Committee met on January 19, 2023. Kathy Marko was selected as Chairman and Gary McMahon as Secretary. The Joint Landscape Committee will be led by Corey Scott. We would like to thank Wilma Miller for her many years of service in this position. There was discussion about the areas to be mowed by Tree Amigos. This needs to be more clearly defined in the contract after further research. The Roads Committee has a plan to repaint the inbound lane lines approaching the gatehouse entrance and to install lane marker reflectors. Several sidewalk and curb repairs are still outstanding.

The resident gate was damaged when a resident forgot their rear window with barcode was down. Don't make this mistake, the barcode has to be visible. New computer equipment was purchased and set up for use by the gate site supervisor. The recently revised entry policy was discussed and no changes are currently proposed. Please remember to make use of the GateKey App for your guests and service personnel.

A preliminary proposal for installation of streetlights similar to the "lanterns" in the Country Club at intersections along Loch Rane Boulevard was discussed. These areas are very dark and create a danger for vehicle interaction with pedestrians, particularly students rushing to school and/or buses.

The committee agreed to adjust meetings to the 4th Thursday in February, March and June of this year. This will allow financial records for the prior month to be available.

## 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](mailto: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 March 2023 Deadline for content: Sunday, February 12, 2023.

About this Newsletter  
Publishing/Advertising:  
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# OPCC Board of Directors Meeting

January 17, 2023 / By Bob McKinney

Good attendance for the first meeting of 2023. Some of the regulars were missing but we had some new attendees to come see the show.

We ended 2022 on the positive side budget wise, which is always great news.

The ARC approved two tree removals and four roofs. Two building permits, one generator, and one paint job were left pending additional information.

If any resident has an idea about an article for our Behind the Gate magazine, please contact Randy Rutan. We have space available every month and your input is needed and welcome.

The Board approved new trees/landscaping in the island where the large Oak tree was recently removed (near Ashford Ct). That should happen soon.

We also approved having inspections done on the community building, specifically to address the roof condition and the floor support status. Work will be authorized once we see what needs to be done.

Check out the current and past editions of Behind the Gate to see our new street captains who fill an important position for the community. Volunteers are always welcome.

As has been the case for months, there were no new golf course updates. After the meeting I was advised the marketing information has been updated and is more accessible than

before. Still no active offers.

There were several suggestions offered for generating additional income for the HOA and Bill Engelbrecht is forming a team to consider options with some specific suggestions and costs. There was some input suggesting community support for any buyer willing to bring back at least a portion of the golf course. A survey taken last year showed considerable interest in supporting a rejuvenated course, but the costs were "what if" and did not commit signers to making payments. I am reluctant to put any more surveys out for the community until we can provide some specific dollars involved. Our priority is to approve the updated bylaws and covenants which will each require a community vote to pass. None of us want to deal with voter fatigue. Should a potential buyer come to us and say, "this is what we need from the property owners, in terms of specific regular contributions in order to proceed", then we would be able to have the community vote yes/no. Any such decision would not be made by the Board, but only by a community approval vote.

There are several drainage issues that we have been pursuing for months, but 121 Financial has been slow to correct. We continue to request action.

Please plan to attend the next monthly meeting on February 21, 2023.

## 2023 OPCC Board of Directors

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**Bill Engelbrecht, 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 annual Loch Rane homeowners meeting was held on 1/17 at the Advent Lutheran Church and was well attended by residents! Most showed up to discuss and cast their votes on the final revision of our Covenants and we were very pleased at the turnout!

After a brief summary of the BOD projects for the year, the meeting adjourned for a few minutes and reconvened specifically as a town hall format for the interactive discussion and potential vote for the proposed revision of the LRIA Governing documents (CC&Rs).

Many questions were asked of the BOD to clarify certain language/wording or to otherwise explain why certain items were changed. The vast majority of the dialogue was extremely constructive and informative as most residents seemed satisfied with the answers being provided to explain the who/what/where/why of all the changes proposed in the latest revision.

The entire BOD reiterated that we were all extremely confident that each of our changes either addressed a regular concern/complaint by homeowners, or improved an otherwise out of date rule or policy that while sounding good in the early 1970s, simply needed to change to suit this neighborhood for the modern

age. Even if you don't agree with 100% of the changes, we hope you agree that the new revision is a much better choice than continuing to operate under the 1970s original!

We were extremely pleased at the number of votes turned in at the meeting but sadly with less than half of the 388 homes in the community casting a vote, we were forced to adjourn this meeting and the date set to reconvene to coincide with next month's BOD meeting on 2/28/23 where we hope to have enough votes to be able to ratify the revision at that time.

Board members and volunteers will be going door to door to all homeowners who have not yet submitted a vote (any vote) with copies of the ballot/proxy form, so please if you are able to cast your vote, you can save a whole lot of time and effort by sending it in or even take a photo of it and email it to the BOD or the CAM Team!

To pass, this revision needs 66.6% or 259 yes votes from homeowners which is easily possible if the remaining 200+ residents who have not yet voted do so before the next meeting!

After the meeting adjourned, the existing BOD selected the following officer positions for 2023:

Brian Rogers - President

Chuck Bryner - Vice President

James Hudgins - Secretary

Gary McMahonill - Treasurer

The January monthly meeting of the Loch Rane Board of Directors took place on 1/24 and was modestly attended by residents in person and via zoom.

The major topic discussed at the meeting of course was the voting for the Covenants. As of the meeting we had received approximately 175 votes from residents and while this is still less than half of the entire community the overwhelming feedback for the new covenants has been positive. Board members and volunteers are already going door to door to the remaining 200 or so residents that have not yet submitted a vote in order to request they cast a vote one way or another! Please take the time to submit your vote as we have even made the form available online on the homepage of the website at <https://lochraneonline.com>.

The BOD was pleased to announce that both the storm drain and road paving infrastructure projects for 2022 that were covered by the special assessment have been completed and we begin to evaluate and prioritize what is left to come up with a solid plan for 2023. Board members





## Loch Rane Board of Directors Meeting

By Brian Rogers (*continued*)

plan to visually inspect and verify all the storm drains in the community to ensure our overall map/spreadsheet data is accurate in determining exactly what is left to reline. We also agreed to hire the inspector used for the Arran Court paving project to give us an updated life expectancy of the remaining unpaved roads in the community to give us more information to make better decisions on where to spend our funds.

Engineering firms hired by the BOD were able to set up an initial meeting with SJWRMD to discuss the repair/redesign possibilities of the Arran Court and Cameron Drive pond outflow systems. Good news was provided on that front as it appears there is a chance this will be categorized as a maintenance/repair project, vs a complete redesign with the latter requiring a MUCH more lengthy and complex process of permitting and such. Either way this will be a very long-term project likely taking multiple years before being completed. Starting now we can at least prepare and budget for the anticipated (and significant) expense and keep homeowners in the loop the entire way!

The BOD has finalized a letter to be sent out to the community regarding the feral cat situation, please take the time to

read the letter as it will require everyone in the community to take steps to rectify or even put a dent in the problem! Please keep an eye out for this in your mailbox soon!

Lastly BOD member Gary McMahill has been working with Clay Electric to get estimates for adding lights to the boulevard! These initial quotes are far less than we were previously led to believe although certainly not cheap by any means! As this is something that homeowners have been requesting/asking about for many, many years we plan to continue to push for this project to be budgeted for if not feasible for 2023, then rolled out in stages beginning with the illumination of the bus stop location(s) on the boulevard where children gather in the mornings for school! LET THERE BE LIGHT!

The Feb 2023 meeting of the BOD will take place on 2/28 @ 630 pm in the Community Building. All residents are invited to attend either in person or virtually via zoom!

## 2023 Loch Rane Board of Directors

**Brian Rogers**, *President*  
rogersbw@gmail.com

**Chuck Bryner**, *Vice-President*  
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**James Hudgins**, *Secretary*  
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**Gary McMahill**, *Treasurer*  
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**Kathryn Marko**, *Member at Large*  
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**Marie Bryan**, *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.



### BOY SCOUT MULCH SALES

The Boy Scouts will be taking orders for mulch at the Community Building from 9 a.m. – 1 p.m. on the following Saturdays and Sundays in February: 2/4 & 2/5, 2/11 & 2/12, 2/25 & 2/26. Mulch will be delivered to you in March. Please support our scouts.

### ORANGE PARK FARMERS MARKET

**Sunday February 5 and February 19 from 10 am- 2 pm** at Orange Park Town Hall

With over 100 vendors selling fresh, local produce and homemade crafts, live music and great food, it's sure to be fun for the entire family.



### LADIES LUNCH BUNCH

**Wednesday, February 15 at 11:30 am** at Club Continental

Ladies of OPCC and Loch Rane are invited to join the Ladies Lunch Bunch. Enjoy a wonderful lunch for a cost of \$20/ person including gratuity. Each luncheon is hosted by a member of the group and has a theme. Please contact the luncheon coordinator, Frances Smith, to join the group and to get more information. Her phone number is 904-579-3008. If you provide Frances with your information, you will be added to the email contact list and will receive a flyer each month about the upcoming luncheon.



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## BINGO and BUNCO ARE BACK!



**BUNCO Thursday, February 9**  
**BINGO Thursday, February 23**  
**6:45 p.m. at the Community Building**

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



## MEET OPCC'S NEW STREET CAPTAIN

**JOHN BUSHICK WILL SERVE 619-650 THORNWOOD LANE & FAIRFIELD COURT**

JOHN AND ANN BUSHICK reside at 629 Thornwood Lane. They moved here from Pennsylvania and have been living in OPCC since 1992. John worked at Naval Air Station Jacksonville as the Installation Program Director and recently retired. Ann worked in the medical laboratory field. John believes OPCC is a great place to live and is looking forward to welcoming new neighbors.



# WELCOME

## to the neighborhood

**Millie Colon**  
756 Cameron Drive

**Inna Evgrafova**  
2605 Country Club Blvd.

**Travis & Chnana Eckert**  
276 Gleneagles Drive

**Timothy & Kelly Lee**  
2333 GlenFinnan Drive



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# A Valentine's Day to Remember



Make plans to celebrate  
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