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Your ACBC News Update

September 21, 2021

AD HOC COMMITTEE: Shore Armoring Committee Report

WINDSTORMS AND KING TIDES THREATEN POOL AND ACBC SHORELINE

Our ACBC Community pool, drain field and Shelter/Clubhouse are located close to the waters edge. Until recently our pool was protected by about 30 feet of upper beach sand, driftwood and cobble. On December 20, 2018, the wave action from an extreme king tide, very high winds and storm surge eroded all but two to three feet of the barrier beach between the pool deck, fence and the shore. Since then, we have experienced other big winter storms.

Our Admirals Cove Beach Club Board of Directors became concerned that further erosion would damage the pool deck, pool, clubhouse area and the septic drain field. The BOD appointed a group of members as the Shore Armoring Committee to gather the best available information on three questions:

- 1) Will additional windstorms and king tides threaten our pool and other facilities in the future?
- 2) How soon might we experience a significant loss?
- 3) What can we do to protect our beach property assets from future storms and damage?

The Committee discovered the County requires a Geocoastal Report and a licensed coastal geological expert was hired by the Board. We obtained a written report from Coastal Geologic Services, Inc. (The report is posted on the ACBC Website.) The report is grim: our pool area and deck will likely be damaged by winter storms before spring of 2024. There is also the possibility of damage to our drain field and shelter/clubhouse. We presented the report at our last Annual Membership Meeting.

The Geocoastal Report states: “A rock wall is proposed as the best general type of hard armor for shore protection for the pool area. This could be a sloping rock revetment or a steeper rockery wall. The armor we suggest would be as narrow as feasible and only in front of the pool building area to minimize impacts.”

The project, if approved by the Membership, will entail engineering studies of the ACBC shoreline, a design, permits and construction.

Obviously, our first priority is the pool. Members have recently invested a lot of money in refurbishing the pool, the water filtering and heating systems and the new concrete pool deck. Protecting the pool will cost just a fraction of its value. Virtually every ACBC property sale touts the pool and our other common facilities as major selling points. ACBC facilities add substantial value and desirability to each property in Admirals Cove.

ESTIMATED COST:

Based on preliminary cost estimates for design, permitting, taxes and construction, the estimated cost to each perc lot should be under \$400 (non-perc \$200). The details of the estimated cost will be presented to the membership before any vote.

RECOMMENDATION:

The Shore Armoring Committee recommends that the Board seek Membership approval of a Special Assessment for the Shore Armoring project. When a final estimate is known, we will prepare ballots and seek approval of the Board for distribution to Members for their vote this fall or early winter.