

ABrief History of Admirals Cove

(Found in an old file in the pool office on 1/30/15.)

1. Development of the community

The community was started in 1963 when Robert Detrick and Kenneth Sanwick formed Admiral's Cove, Inc. and completed real estate transactions for a tract of land of about 80 acres. This also included tidelands. In 1967 Mr. Sanwick departed the Corporation and Craig Harmon replaced him as the new principle.

Herman Rorrer and his brother Hobart were employed to help prepare the land for development. The land had been logged in the 20's and 30's and still had huge stumps some as tall as 6 to 7 feet across. Some stumps were removed with a bulldozer. Others required dynamite. They used about 200 cases of dynamite to blast out the stumps. On one occasion, one of the brothers had his pickup on site with 2 cases of dynamite and blasting caps in the back. Stumps were burning and sparks flying. A spark landed in the back of the pickup and exploded the dynamite, destroying the pickup. The owner said he didn't mind losing the pickup, but he sure hated to lose the full bottle of whiskey he had under the seat.

A well water system was completed in 1963 to support the community. This was owned and managed by Admiral's Cove, Inc. until 1992. That year a special election was held and residents voted in favor of establishing Admiral's Cove Water District. Three commissioners were elected. ACWD negotiated to purchase the existing system from Mrs. Ella Jane Detrick (wife of the deceased Robert Detrick) for \$17,500. At the time of the purchase a moratorium on building permits was in effect established by Washington State Department of Health for non-compliance with Washington State Rules and Regulations governing public water supplies. In a short time major improvements were made including the installation of new booster pumps, expanded storage capacity and construction of 2,400 feet of new water mains.

The first road put in was Admiral's Drive. It originally extended from the entrance at the highway down to where Faragut is now. Later a work road was extended down to the pool area.

Arrangements were made to sell lots through McPherson Realty with Bob Holmes in charge of the sales staff. Originally lots sold for \$4,250 with waterfront going for \$10,000. Mr. Holmes purchased a lot and constructed his own home here. The first Real Estate office was located at what is now 1250 Admirals Drive. The Real Estate office was moved to Farragut and the first office was sold as a home.

In 1963 the developer constructed a bulkhead for the water front lots with buried logs 2 to 3 feet high. At the high end, glacier rocks were placed in front to protect the bulkhead. The bulkheads held up until the winter of 1998/1999 when major storms washed out the bulkheads for several of the residences. For some homes, repairs were made with quarry rocks and others used a new corrugated vinyl called Shove Guard.

2. Birth of the Lake

What is now the lake was originally a swamp. A dragline was used to dig a hole big enough to float a dredge. They hooked up an 8 inch steel dredge pipe and forced the sand and gravel from the hole. This project took about a year to complete. All of Keystone Drive was constructed on top of the 3 to 4 foot of sand and gravel from what is now the lake.

In 2004 a Lake Committee was formed to study the lake and determine if things needed to be done for the health of the lake. They employed the help of a consulting Fisheries Biologist for this purpose. General information developed indicated the lake area is 9 to 10 acres, maximum depth is 15 to 20 feet, main water source is ground water and rainwater runoff, and the principal pond outlet is via canal and ditched to Crockett Lake west of Admiral's Cove. A 12-inch culvert at the east end of the Lake serves as an overflow for the lake. A tide gate was originally placed on the salt-water side

to prevent saltwater incursion. This no longer functions correctly and was replaced in 2007 with a tide gate on the lake end of the drainpipe.

The lake was stocked with about{000 juvenile rainbow trout between 4-6 inches long in 2005. This was accomplished with donations from about 7 of our residents.

Needed to complete this section:

1. Information regarding previous efforts to stock the lake or make other improvements.
2. Details about digging the canal.

3. Construction/ Operation and Maintenance of the Pool

The Olympic sized pool was designed by the firm of Harmon, Pry and Detrick, Architects and Engineers.

Needed to Complete this section:

1. Details regarding building the pool, significant activities for pool operations and major maintenance activities.
2. Information regarding the Lions Club Swim lessons...when they started, etc.

4. Setting up Admiral's Cove Beach Club and its role in Community Life.

ACBC was established in October of 1970. Membership was to be of 2 classes: Active Membership was restricted to those owning property in Admiral's Cove. Associate Members are those not having property here, but applying for membership to use recreational facilities and meeting requirements set forth by the Beach Club. The object of the Club was to provide and operate the maximum recreational facilities possible within budget constraints. At the

annual membership meeting in October 2007, the membership voted to move from the Recreational status to a Homeowner's association. **Subsequently, in a 2011 Island County court ruling (the Roger Close case), it was determined that Admiral's Cove Beach Club could not be an HOA because it allows Associate Members who do not own land in the Admiral's Cove community. It was also confirmed in this case that the Admiral's Cove Beach Club governing documents run with the land, binding property owners in the Admiral's Cove community to these governing documents, and that these property owners may not opt out of the Club.**

In 1995, arrangements were made to transfer the responsibility of the Architectural Control Committee to ACBC. Prior to that, this function was one retained by Admiral's Cove, Inc. under the direction of Ella Mae Detrick (wife of Robert). ACBC then established an Architectural Control Committee under the jurisdiction of the Board.

Needed to Complete this:

1. Significant Beach Club Events
2. Details regarding the transfer of the pool and grounds from Admiral's Cove, Inc. to ACBC.
3. Transfer of the Lake to ACBC

5. Construction of the Shelter, Shed and Playground

The first section of the shelter to be constructed is the portion with the wood burning fireplaces. This was accomplished about 1969. The round timbers were donated by a resident who also spent many weekends shaving them so they could be used. Much of the other wood washed up on shore after a barge spilled its load. Potlucks were started before the construction was complete. These proved to be very popular with residents and property owners. As many as 185 people attended the early potlucks.

In 2003 some recreational items around the grounds were in need of repair. The Merry-go-round boards were deteriorating, the posts were gone from the horse shoe pits, the volley ball net was torn, and the posts for the basketball court had no back boards, goals or nets. A small group was identified and asked to refurbish these. All the boards on the merry-go-round were replaced and minor changes made for safety reasons. The other items were all corrected and put back into use.

In 2004 residents voted in favor of putting in a new playground and in favor of a small special assessment to pay for the equipment. Volunteers put the playground items together and planted them with concrete. The area was covered with 110 cubic yards of engineered wood fiber, making the area in compliance with safety standards. ACBC decided to name the playground the "Grace Hopper Playground. Grace Hopper was the first female Admiral in the U.S. Navy.

Information Needed to Complete:

1. Details regarding the first playground and decision to remove it from service.
2. The source and date of the merry-go-round.
3. More details regarding the first portion of the shelter.
4. Information regarding construction of the enclosed portion of the shelter.
5. Construction of the storage building.