



ACBC Newsletter September 2021

Greetings ACBC members! We hope you enjoyed a lovely summer here in the Cove. Our warm weather allowed for many opportunities to enjoy the beach, the pool, gardening, walks and hikes all over beautiful Whidbey Island. Now, fall is definitely here. Temperatures are cooler, leaves are changing colors and we've even had our first big wind and rainstorm, leaving many Cove residents without power for a time. Now, here are updates from your Board and Committees:

BOARD OF DIRECTORS

PRESIDENT'S REPORT: Greeting fellow ACBC members! I was very excited to see the September Pool report on how many people used the pool for swimming and sunbathing this season. The pool and other amenities are significant additions to your property value and provide a great meeting place for members. In the coming months you will be asked to take some additional steps to protect our common areas from future storms and ensure they will be available to current and future residents for a long time. Once the information is disseminated, please take time to do a thorough analysis of the proposal and get any questions answered before you cast your ballot.

VICE PRESIDENT'S REPORT: The Shore Armoring Assessment election has been my primary focus lately.

TREASURER'S REPORT: The beach club is in the black and financially in good health. Financial details (budget) are available on the ACBC website, acbc-whidbey.org

SECRETARY'S REPORT: Mail is picked up weekly, logged, and delivered to Branch Services. Many thanks to Ed Delahanty, for taking and editing the BOD minutes.

COMMITTEES

BUDGET AND FINANCE: No report

POOL COMMITTEE: Great swim season this year even with the Covid restrictions. We had 4,897 swimmers not counting the 221 swim lessons taught to the kids, bringing the total swims to over 7000. We purchased new lounge chairs, pool furniture, umbrellas, and new lap lane floats. We had 11 lifeguards working for us this year and it looks like 8 of them will be returning next year with 3 new guards asking to join our team. I would like to thank Veronica Crownover for being our head lifeguard the last few years and wish her the best as she moves on

to Texas. Please join me in welcoming Caitlin Dennon as our new head lifeguard. Catlin helped us finish up the year and will be back for the 2022 season. The pool was open from Memorial Day weekend thru the Labor Day weekend this year and we plan on a similar season next year. If you would like to be on the committee, contact us at poolandmaintenancecomm@acbc-whidbey.org

TELLERS COMMITTEE: No report

SOCIAL COMMITTEE: There hasn't been much activity with the Social Committee due to Covid restrictions and our Governor's mandates. Dennis Egan and myself, Mary Saurer, are the only ones currently on the Social Committee. If you would like to take part and join the committee, it would be appreciated. Volunteers are always needed.

GROUNDS AND BUILDINGS COMMITTEE: Six new signs have been installed, including the entrance sign on Keystone. One of the fireplaces at the Shelter had a new door installed, grills, and chimney repair. New camera and wiring installed at the pool.

BYLAWS COMMITTEE: The complete ACBC Bylaws and amendments are posted on the ACBC web site. The Bylaws Committee has nothing else to report.

LAKE COMMITTEE: The Lake Committee is presently revisiting treating the lake for blue-green algae because, while the summers of 2019 and 2020 saw brief and very limited blooms, this year's bloom has been considerably worse. Blue-green algae can produce a toxin that can make people or pets sick, if enough water is consumed; glad to say, no toxins were found this summer.

Over the summer there have been instances of motorized boats in the lake and non-permitted shoreline vegetation removal. So, the Committee seeks to inform everyone of the relevant Island County code. Because Admirals Lake is classified as a wetland, use of any motorized boats--electric or gas powered--is not allowed, but non-motorized boats are fine.

Also, lakeshore owners should know that County law forbids removal of shoreline vegetation (e.g., bullrushes), but that excludes non-native noxious plants (e.g., hairy willow herb, thistle). The shoreline vegetation has significant ecological value to wildlife by providing needed cover, and it creates a platform for periphyton and bottom organisms that nourish the food chain of higher organisms. It also ties up nutrients that would otherwise feed the unwanted algal blooms. On decay the plants further create detritus that nourishes the food chain.

Finally, shoreline vegetation protects against erosion. Hardened materials (e.g., walls, rip-rap, rocks, etc.) also thwart erosion but provide no ecological benefits. Hence, hardened materials for shoreline armoring are verboten, and the County can levy a fine and require removal or mitigative actions, as they have recently. However, if you believe you need to thwart shoreline erosion, you can apply to the County for a soft-shore permit, which would enable armoring with certain types of slowly biodegradable materials.

NOMINATING COMMITTEE: No report

WELCOME COMMITTEE: New residents to ACBC slowed down this month. We distributed one packet. I have seen some new homes completed and moved into and look forward to meeting them.

GOVERNMENT RELATIONS: No report

LONG RANGE PLANNING COMMITTEE: No report

COMMUNICATIONS COMMITTEE: Some of the information has been repeated because of new members and review is always good for the rest of us.

This ACBC newsletter is emailed to those who have agreed to read it this way. Ballots will continue to be mailed to all members in good standing and to those who want a mailed copy of the Newsletter. For those who have received this newsletter via regular mail, if you would like to receive the newsletter via email, you can call Branch Services, 360-678-7543. Email saves us printing costs, paper, volunteers time and most importantly, postage. Thank you.

SHORE ARMORING AD HOC COMMITTEE: Windstorms and king tides threaten pool and ACBC shoreline. Our ACBC Community pool, drain field and Shelter/Clubhouse are located close to the water's 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.

VOLUNTEERS:

With the exception of Branch Services, lifeguards and lawn services, our club is a volunteer run organization and will only continue to thrive with the help of volunteers such as you. The BOD, all Committees, Pool, Grounds and Building and producing the ACBC newsletter are volunteer dependent. We all would like a lighter load, so if you have some extra time and have expertise, even if you don't, please contact our club president on the website to find out how you can assist your community. Thank you!