

Higher than predicted tides - and what you can do.

From: CIWHA <currents@channelislandsca.com>

To: _____

Subject: Higher than predicted tides - and what you can do.

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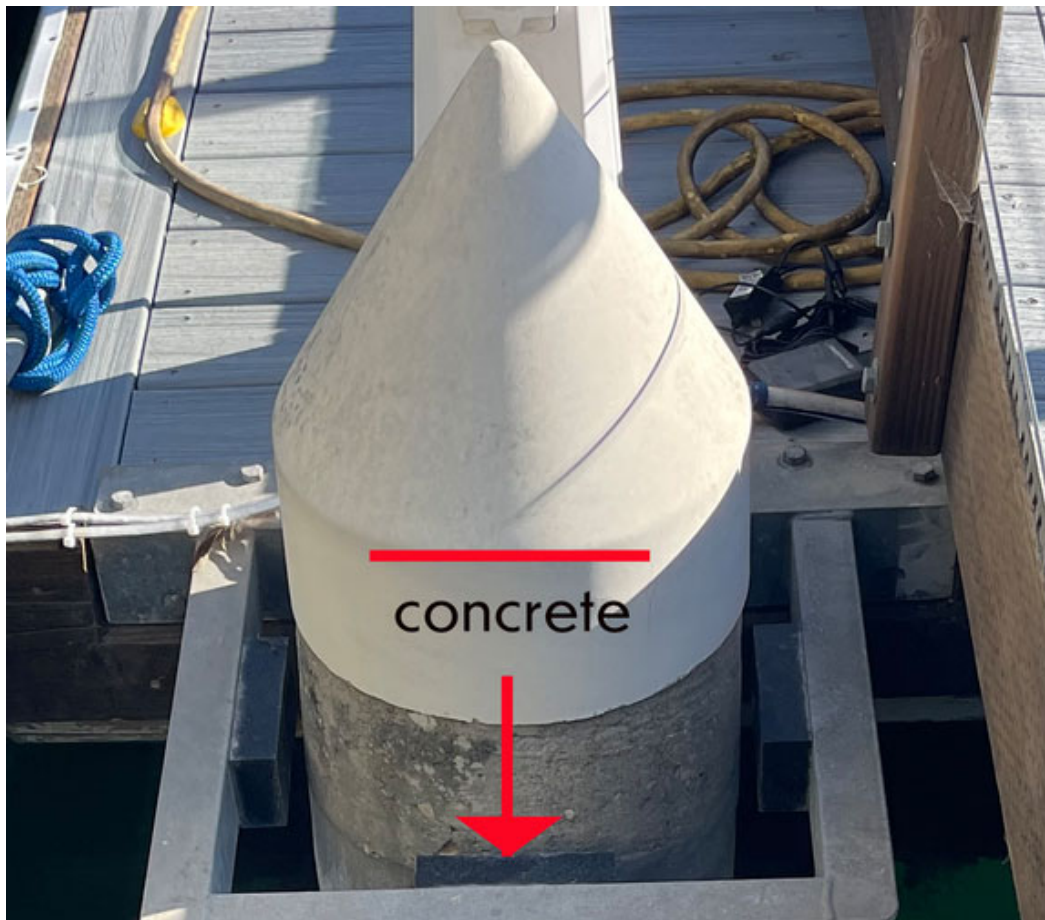
PRINT AND SHARE

**I printed this because I am not sure you know
about the HOA or our communications with
homeowners!**



**PILINGS AND HIGH
TIDES OH MY!**

Watch Your Docks





You may have noticed unusually high water around your dock today, with local observations suggesting levels are **approximately 6–8 inches above tide-table predictions.**

TOMORROW WILL BE ABOUT THE SAME.

Even higher tides are predicted for November and December

Warmer ocean water and a phenomenon called a coastal Kelvin wave can temporarily raise sea levels, allowing high tides to exceed tide-table predictions. Hurricanes to the south and other weather conditions have also contributed to the extreme tides this year in California.

Now is a good time to check your dock.

If your dock's rollers or piling guides are approaching the caps at high tide, contact a qualified dock contractor to discuss precautions before the next round of king tides.

I realize there may be a wait for dock services!

With that in mind, I'm sharing some temporary measures suggested this morning by a well-known local dock specialist who services docks throughout our area.

Every dock is different! Parallel docks to seawalls (=) are more vulnerable to sway than perpendicular (at right angle) docks.

Please contact your dock specialist to confirm that these approaches are appropriate for your dock before attempting them if your dock is in disrepair.

DISCLAIMER: I am offering the following temporary solutions and friendly advice below, that I received from a well know local dock specialist this morning.

Consider contacting your dock specialist to confirm this approach is appropriate for your dock before attempting it.

One possible temporary measure is adding secured, water-filled containers to lower a floating dock slightly and provide additional clearance below the piling caps. Even adding people could help! (Woo hoo - literal dock parties!)

Use this approach only after confirming that your dock can safely carry the additional weight. If your dock is in disrepair, please use extreme caution.

Two trash cans filled with water can give you about 4 inches - which could make a

big difference! How much the dock lowers depends on its size and flotation.

Plan to monitor your dock during the highest tides

Check local tide times and coastal advisories, and arrange for someone to keep an eye on it if you will be away.

TOMORROW WILL ALSO BE HIGH - peaking at 10:47 am.

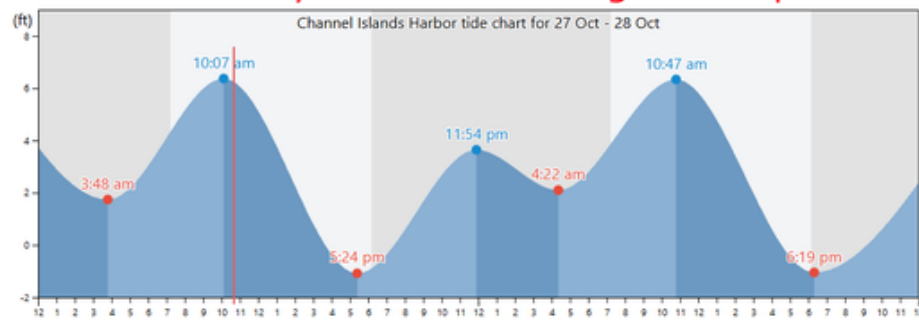
If a piling cap tips off - but the dock's guide frame still surrounds the concrete piling: Gentle guidance with pipes or poles, can help keep the frame centered as the tide recedes and allow it to settle back into place.

Have a friend or neighbor act as a spotter. Keep hands and feet clear of pinch points, and do not force the frame.

If the guide frame has cleared the piling entirely, contact a dock professional promptly.

Our sheltered waterways generally experience less wave action than exposed coastal locations, which may help with monitoring and gentle adjustments. Even so, use caution: docks can shift unexpectedly.

The actual Tide today was 6-8 inches higher than predicted



Tide table for Channel Islands Harbor this week

DAY	TIDE TABLE FOR CHANNEL ISLANDS HARBOR THIS WEEK					
	1ST TIDE	2ND TIDE	3RD TIDE	4TH TIDE	☀	🌙
Tue 27	3:48 am 📏 1.74 ft	10:07 am 📏 6.36 ft	5:24 pm 📏 -1.08 ft	11:54 pm 📏 3.64 ft	🌅 7:13 am 🌇 6:10 pm	🌅 9:03 am 🌇 7:06 pm
Wed 28	4:22 am 📏 2.1 ft	10:47 am 📏 6.33 ft	6:19 pm 📏 -1.05 ft	—	🌅 7:14 am 🌇 6:09 pm	🌅 10:16 am 🌇 8:01 pm
Thu 29	1:03 am 📏 3.41 ft	5:01 am 📏 2.46 ft	11:34 am 📏 6.07 ft	7:20 pm 📏 -0.85 ft	🌅 7:15 am 🌇 6:08 pm	🌅 11:25 am 🌇 9:04 pm

<https://www.tidetime.org/north-america/united-states/channel-islands-beach-calendar-oct.htm>

Tide and Times October

Looking ahead to November and December

The upcoming king tides *could* bring even higher water levels.

What remains uncertain is how much these temporary ocean conditions will add to the predicted tides. It is best to prepare rather than assume the extra water will recede before then.

<https://www.tidetime.org/north-america/united-states/channel-islands-beach-calendar-nov.htm>

Tide and Times November

November

23	Mon	7:23	6.7
24	Tue	8:01	7.0
25	Wed	8:43	7.1
26	Thu	9:29	6.9
27	Fri	10:19	6.6

December

22	Tue	7:03	6.8
23	Wed	7:49	7.1
24	Thu	8:36	7.2
25	Fri	9:25	7.0
26	Sat	10:15	6.6

Tides and Times December 2026

<https://www.tidetime.org/north-america/united-states/channel-islands-beach-calendar-dec.htm>

A little preparation now can help protect our docks, boats and waterfront homes. Thank you for keeping an eye on your dock and looking

out for your neighbors!

We are also communicating with vendors to hopefully aid in facilitating some grouped *homeowner responsibility repairs* in our area. Piling replacements and dock repairs that require barges are best grouped to lower costs.

More on this later!

A note about Hemlock work.

The higher than expected tides are not resulting in lower than expected low tides.

This *may delay* further the foundation work that requires -1 (negative) tides.

Share this with neighbors!

Property Owners can sign up for updates at:

<https://channelislandsca.com/property-owner-sign-up-step-1/>

Renters and other residents can sign up here:

<https://channelislandsca.com/sign-up-for-updates/>



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This email was sent by the Channel Islands Waterfront Homeowners Association (CIWHA) representing homeowners in Mandalay Bay in Oxnard

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