

*Annual Drinking Water Quality Report for 2025
Pine Grove Mobile Home Park
Cuddebackville, Orange County, New York
(Public Water Supply ID #3501320)*

INTRODUCTION

To comply with State regulations, **Bottini Properties** annually issues a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources.

Last year we received violations for the following:

- Failure to submit an operation report for the month of May 2025 in accordance with Section 5-1.72 of the NYS Sanitary Code
- Failure to perform public notification in accordance with Section 5-1.78 of the NYS Sanitary Code. Public notification was required due to failure to submit test results for IRON for the period 3/1/24 – 3/31/24.
- Failure to perform public notification in accordance with Section 5-1.78 of the NYS Sanitary Code. Public notification was required due to failure to submit test results for MANGANESE for the period 3/1/24 – 3/31/24.

This report provides an overview of last year's water quality. Included are details about where your water comes from, what it contains and how it compares to State standards.

If you have any questions about this report or concerning your drinking water, please contact **Donna at Bottini Properties at 297-2109**. We want you to be informed about your drinking water. If you want to learn more, please call our office.

WHERE DOES OUR WATER COME FROM?

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include: microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and the EPA prescribe regulations which limit the amount of certain contaminants in water provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Our water system currently serves approximately 63 homes. Our water source is from two groundwater wells located in the park. The water is chlorinated prior to distribution.

The NYS DOH has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The state source water assessment includes a susceptibility rating based on the risk posed by each potential

source of contamination and how easily contaminants can move through the subsurface to the wells. The susceptibility rating is an estimate of the potential for contamination of the source water, it does not mean that the water delivered to consumers is, or will become contaminated. See “Table of Detected Contaminants” for a list of the contaminants that have been detected. The source water assessments provide resource managers with additional information for protecting source waters into the future.

As mentioned before, our water is derived from two drilled wells. The source water assessment has rated this well as having a medium-high to high susceptibility to microbials, nitrates, industrial solvents, and other industrial contaminants. These ratings are due primarily to the close proximity of a SPDES permitted discharge facility (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal governments), the low-level residential activity and the septic system that are located in the assessment area. In addition, the wells draw from an unconfined aquifer of high hydraulic conductivity and the overlying soils may not provide adequate protection from potential contamination. While the source water assessment rates our well as being susceptible to microbials, please note that our water is disinfected to ensure that the finished water delivered into your home meets New York State’s drinking water standards for microbial contamination.

A copy of the assessment, including a map of the assessment area, can be obtained by contacting us, as noted in this report.

ARE THERE CONTAMINANTS IN OUR DRINKING WATER?

As the State regulations require, we routinely test your drinking water for numerous contaminants. These contaminants include: total coliform, Group 1 & 2 inorganic compounds, nitrate, nitrite, lead and copper, POC’s (VOC’s), TTHM’s/HAA5’s, disinfection byproducts, asbestos, pesticides and synthetic organic compounds (SOC’s), total radium, total uranium, gross alpha activity excluding uranium and radon. The table presented below depicts which compounds were detected in your drinking water. The State allows us to test for some contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though representative, are more than one year old.

It should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA’s Safe Drinking Water Hotline (800-426-4791) or the Orange County Health Department at 845-291-2331.

Table of Detected Contaminants							
Contaminant	Violation Yes/No	Date of Sample	Level Detected (Avg/Max) (Range)	Unit Measure -ment	MCLG	Regulatory Limit (MCL, TT or AL)	Likely Source of Contamination
Inorganic							
Manganese – see footnote #1	No	2025	19.6 2.08 - 108	ug/l	n/a	MCL = 300	Naturally occurring.

Table of Detected Contaminants – Con't.

Contaminant	Violation Yes/No	Date of Sample	Level Detected (Avg/Max) (Range)	Unit Measurement	MCLG	Regulatory Limit (MCL, TT or AL)	Likely Source of Contamination
Iron	No	2025	6.6 ND - 34	ug/l	n/a	MCL = 300	Naturally occurring.
Nitrate – see footnote #2	No	11/25/25	0.91	mg/l	10	MCL = 10	Erosion of natural deposits.
Copper – see footnote #3	No	9/18/25	0.1155 90 th percentile range (0.237 – 0.161)	mg/l	1.3	AL=1.3	Erosion of natural deposits.
Nickel – see footnote #4	No	3/7/24	2.2	ug/l	100	MCL = 100	Naturally occurring.
Perfluorooctanoic Acid (PFOA) – see footnote #5	No	11/25/25	6.94	ng/l	n/a	MCL = 10	Released into the environment from widespread use in commercial and industrial applications
Perfluorooctane sulfonic acid (PFOS) – see footnote #5	No	11/25/25	3.75	ng/l	n/a	MCL = 10	Released into the environment from widespread use in commercial and industrial applications

Disinfection By-Products

Total Trihalomethanes (TTHMs) – see Footnote #6	No	8/14/25	5.8	ug/l	n/a	MCL = 80	By-product of drinking water chlorination needed to kill harmful organisms. TTHM's are formed when source water contains large amounts of organic matter.
Haloacetic Acids (THAA's) – see footnote #7	No	8/14/25	2.5	ug/l	n/a	MCL = 60	By-product of drinking water disinfection needed to kill harmful organisms.

Footnotes:

1. The Food and Nutrition Board of the National Research Council determined an estimated safe and adequate daily dietary intake of manganese to be 2,000-5,000 micrograms for adults. However, many people's diets lead them to consume even higher amounts of manganese, especially those who consume high amounts of vegetables or are vegetarian. The infant population is of greatest concern. It would be better if the drinking water were not used to make infant formula since it already contains iron and manganese. Excess manganese produces a brownish color in laundered goods and impairs the taste of tea, coffee, and other beverages. Concentrations may cause a dark brown or black stain on porcelain plumbing fixtures. As with

- iron, manganese may form a coating on distribution pipes. These may slough off, causing brown blotches on laundered clothing or black particles in the water.
2. Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome.
 3. Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.
 - a. The level presented represents the 90th percentile of the 10 sites tested. A percentile is a value on a scale of 100 that indicates the percent of a distribution that is equal to or below it. The 90th percentile is equal to or greater than 90% of the copper values detected at your water system. In this case, 5 samples were collected at your water system and the 90th percentile value was 0.1155 mg/l.
 4. New York State has not adopted an MCL for Nickel however, some states have adopted a Nickel MCL of 100 ug/l.
 5. Please note that in addition to PFOS and PFOA, the lab ran the analysis for the entire EPA method 537.1, which includes 16 additional perfluorinated chemicals.
 6. Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys or central nervous systems and may have an increased risk of getting cancer.
 7. Some people who drink water containing haloacetic acids in excess of the MCL over many years may have an increased risk of getting cancer.

Definitions:

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Milligrams per liter (mg/l): Corresponds to one part of liquid in one million parts of liquid (parts per million - ppm).

Micrograms per liter (ug/l): Corresponds to one part of liquid in one billion parts of liquid (parts per billion - ppb).

Nanograms per liter (ng/l): Corresponds to one part of liquid to one trillion parts of liquid (parts per trillion - ppt).

Non-Detects (ND): Laboratory analysis indicates that the constituent is not present.

Picocuries per liter (pCi/L): A measure of the radioactivity in water.

WHAT DOES THIS INFORMATION MEAN?

The table shows that our system uncovered some problems this year. We received violations for

exceeding the MCL for manganese during the month of June 2024. Manganese is an essential nutrient that is necessary to maintain good health. However, exposure to too much manganese can cause adverse health effects. There is some evidence from human studies that long-term exposure to manganese in drinking water is associated with nervous system effects in adults (e.g., weakness, stiff muscles and trembling of the hands) and children (learning and behavior). The results of these studies only suggest an effect because the possible influences of other factors were not adequately assessed. There is supporting evidence that manganese causes nervous system effects in humans from occupational studies of workers exposed to high levels of manganese in air, but the relevance of these studies to long term drinking water exposure is less clear because the exposures were quite elevated and by inhalation, not by ingestion. To correct this, we monitor Manganese levels monthly and are working closely with the Orange County Department of Health to continue to provide the highest quality of drinking water to you.

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During 2025, we did receive numerous violations for failing to submit test results and therefore cannot be sure of the quality of your drinking water during this time. Please see details of violations received on page one of this report.

INFORMATION ON LEAD SERVICE LINE INVENTORY

A Lead Service Line (LSL) is defined as any portion of pipe that is made of lead which connects the water main to the building inlet. An LSL may be owned by the water system, owned by the property owner, or both. The inventory includes both potable and non-potable SLs within a system. In accordance with the federal Lead and Copper Rule Revisions (LCRR) our system has prepared a lead service line inventory as required. We have identified all services in the water system and found all services to be non-lead.

The Table of Detected Contaminants in this report shows the results of the required Lead testing that was conducted by our water system. We are required to report both the 90th percentile value and the range in the Table, if you would like all tap sampling (this is only the addresses where we are required to sample as per our monitoring plan, we do not test all taps in the distribution system) results, please contact the individual noted in the Introduction of this report.

Lastly, above and beyond the sampling conducted by this water system, schools and childcare facilities are required to collect additional Lead sampling required by New York State. Please contact your school or childcare facility for more information regarding this testing.

DO I NEED TO TAKE SPECIAL PRECAUTIONS?

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium,

Giardia and other microbial pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

WHY SAVE WATER AND HOW TO AVOID WASTING IT?

Although our system has an adequate amount of water to meet present and future demands, there are a number of reasons why it is important to conserve water:

- ◆ Saving water saves energy and some of the costs associated with both of these necessities of life;
- ◆ Saving water reduces the cost of energy required to pump water and the need to construct costly new wells, pumping systems and water towers; and
- ◆ Saving water lessens the strain on the water system during a dry spell or drought, helping to avoid severe water use restrictions so that essential fire fighting needs are met.

You can play a role in conserving water by becoming conscious of the amount of water your household is using, and by looking for ways to use less whenever you can. It is not hard to conserve water. Conservation tips include:

- ◆ Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
- ◆ Turn off the tap when brushing your teeth.
- ◆ Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it and you can save almost 6,000 gallons per year.
- ◆ Check your toilets for leaks by putting a few drops of food coloring in the tank, watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from one of these otherwise invisible toilet leaks. Fix it and you save more than 30,000 gallons a year.

CLOSING

Thank you for allowing us to continue to provide your family with quality drinking water this year. In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit all of our customers. The costs of these improvements may be reflected in the rate structure. Rate adjustments may be necessary in order to address these improvements. We ask that all our customers help us protect our water sources, which are the heart of our community. Please call our office if you have questions.