

Annual Drinking Water Quality Report for 2024

Bluestone Acres Mobile Home Community

Jockey Hill Road, Kingston, NY
(Public Water Supply ID# NY5501275)

INTRODUCTION

To comply with State regulations, Bluestone Acres Mobile Home Community 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 conducted tests for many contaminants. We detected several of those contaminants, and only found one of those contaminants (copper) at a level higher than the State allows. As we told you at that time, our water temporarily exceeded a drinking water standard. We are continuing to work with the Ulster County Health Department regarding this issue. 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 Glenn Freer of Garden Homes Management Corporation at 518-392-1424. We want you to be informed about your drinking water.

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 that 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 serves 180 park residents through 62 connections (homes). Our water source consists of five groundwater wells located in the center of the park. We also have a back-up surface water reservoir source that we use in times of increased demand such as the summer months. Any surface water we use goes through a filtration system to remove particulate matter. The water from these sources is blended at the pump house and is treated with chlorine for disinfection prior to distribution and service to our customers.

SOURCE WATER ASSESSMENT INFORMATION

The New York State Department of Health has completed a Source Water Assessment for these sources 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 source. 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.

As mentioned before, some of our water is derived from five drilled wells. The source water assessment has rated these wells as having a medium-high susceptibility to microbial contamination and nitrate, and low susceptibility to industrial solvents and other industrial contaminants. These ratings are due primarily to the close proximity of a permitted discharge facility (industrial /commercial facilities that discharge wastewater into the environment and are regulated by this state and/or Federal government). In addition, the well draws from fractured bedrock and the overlying soils do not provide adequate protection from potential contamination. Please note that our water is disinfected to ensure that the finished water delivered to your home meets the New York State drinking water standards for microbial contamination. See section "Are there contaminants in our drinking water?" 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.

County and state health departments will use this information to direct future source water protection activities. These may include water quality monitoring, resource management, plans and educational programs. A copy of the assessment, including a map of the assessment area, is available for review by calling the Ulster County Health Department at 845-340-3010.

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, turbidity, inorganic compounds, asbestos, nitrate, lead and copper, disinfection byproducts, volatile organic compounds, radiological and synthetic organic compounds (including PFOA/PFOS). 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, might 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 at 800-426-4791 or the Ulster County Health Department at 845-340-3010.

Table of Detected Contaminants

Contaminant	Is System in Violation?	Date of Sample	Level Detected (Average / Maximum) (Range)	Unit Measurement	MCLG / MRDLG	Regulatory Limit (MCL, MRDL, TT or AL)	Likely Source of Contamination
Radioactive Contaminants							
Beta particle and photon activity from manmade radionuclides	No	7/23 9/23	0.52 1.04	pCi/l	0	MCL = 50 ⁽¹⁾	Erosion of natural deposits.
Gross alpha activity (including radium – 226 but excluding radon and uranium)	No	7/23 9/23	ND 0.935	pCi/l	0	MCL = 15	Erosion of natural deposits.
Radium-228	No	7/23 9/23	ND 0.368	pCi/l	0	MCL = 5	Erosion of natural deposits.
Radium-226	No	9/23	0.101	pCi/l	0	MCL = 5	Erosion of natural deposits.
Total Uranium	No	9/23	0.166	ug/l	0	MCL = 30	Erosion of natural deposits.
Inorganics							
Arsenic	No	8/24	0.6	ug/l	10	MCL = N/A	Erosion of natural deposits.
Barium	No	8/24	0.035	mg/l	2	MCL = 2	Erosion of natural deposits.
Copper	YES	3/24 9/24	1.69 ⁽²⁾ (range = 0.03 – 4.62) 0.3 ⁽²⁾ (range = 0.03 – 1.52)	mg/l	1.3	AL = 1.3	Corrosion of household plumbing systems; erosion of natural deposits.
Lead	No	3/24 9/24	4 ⁽³⁾ (range = ND – 6) 2 ⁽³⁾ (range = ND – 3)	ug/l	0	AL=15	Corrosion of household plumbing systems, Erosion of natural deposits.
Nitrate	No	8/24	0.19	mg/l	10	MCL = 10	Runoff from fertilizer use; erosion of natural deposits.
Disinfection Byproducts							
Haloacetic Acids (mono-, di-, and trichloroacetic acid, and mono- and dibromoacetic acid)	No	9/23	23	ug/l	N/A	MCL = 60	By-product of drinking water disinfection needed to kill harmful organisms.
Total Trihalomethanes (TTHMs – chloroform, bromodichloromethane, dibromochloromethane and bromoform)	No	9/23	21	ug/l	N/A	MCL = 80	By-product of drinking water chlorination needed to kill harmful organisms. TTHMs are formed when source water contains large amounts of organic matter.
Disinfectants							
Chlorine Residual	No	Daily / Monthly	0.60 ⁽⁴⁾ (range = 0.56 – 0.67)	mg/l	N/A	MCL = 4 ⁽⁵⁾	Water additive to control microbes.

Notes:

- 1 - The State considers 50 pCi/l to be the level of concern for beta particles.
- 2 - The levels presented represent the 90th percentile of the ten (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. Ten (10) samples were collected at our water system and the 90th percentile value was the second highest value. The action level for copper was exceeded at two (2) of the sites tested in March 2024 (1.69 and 4.62 mg/l) and one (1) Follow-up sample in September 2024 (1.52 mg/l).
- 3 - The levels presented represent the 90th percentile of the ten (10) sites tested. None of the samples exceeded the action level for Lead.
- 4 - The levels presented represent the average and range of the levels reported on the microbiological sampling reports.
- 5 - Value presented represents the Maximum Residual Disinfectant Level (MRDL) which is a level of disinfectant added for water treatment that may not be exceeded at the consumer's tap without an unacceptable possibility of adverse health effects. MRDLs are currently not regulated but in the future they will be enforceable in the same manner as MCLs.

Definitions:

ACTION LEVEL	AL	The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.
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.

Definitions:		
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.
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-DETECTED	ND	Laboratory analysis indicates that the constituent is not present.
PICOCURIES PER LITER	pCi/l	A measure of the radioactivity in water.
TREATMENT TECHNIQUE	TT	A required process intended to reduce the level of a contaminant in drinking.

WHAT DOES THIS INFORMATION MEAN?

We have learned through our testing that some contaminants have been detected; however, these contaminants were detected below the level allowed by the State.

In March 2024, the action level for copper was exceeded at two of the sites tested (1.69 mg/l and 4.62 mg/l). Also, the action level for copper was exceeded at one of the sites tested (1.52 mg/l) in one of the Follow-up samples collected in September 2024. Therefore, our water system exceeded the Action Level for copper (1.3 mg/l). For your information, we are providing you with the following information:

"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."

We will continue to work with the Ulster County Health Department and will begin collecting samples in our water system pursuant to their direction during 2025.

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

Last year, our system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

LEAD INFORMATION

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. Garden Homes Management Corporation is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact Garden Homes Management Corporation - Glenn Freer at 518-392-1424. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

INFORMATION ON LEAD SERVICE LINE INVENTORY

The Lead and Copper Rule Revisions (LCRR) require every federally defined community and non-transient, non-community water system to develop a service line inventory (also called a lead service line inventory (LSLI)). 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. A 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) we want you to know that our distribution system has no lead service lines.

You can see our water system service line information on the NYS website (health.ny.gov/environmental/water/drinking/service_line/NY5501275.htm). Additional information is also available upon request.

DO I NEED TO TAKE SPECIAL PRECAUTIONS?

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 at 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 up 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.
- Please do not run your water to keep water flowing in the freezing cold weather. Please use heat tape to ensure your water pipes do not freeze. This will reduce water flow into our septic system.

CLOSING

Thank you for allowing us to continue to provide your family with quality drinking water this year. We ask that all our customers help us protect our water sources, which are the heart of our community. For questions regarding the content of this report please contact Glenn Freer at 518-392-1424 or the Ulster County Health Department at 845-340-3010.