Carlyon Beach Homeowner's Association Consumer Confidence Report 2025

We are pleased to present this year's Annual Water Quality Report (Consumer Confidence Report) as required by the Safe Drinking Water Act (SDWA). This report is designed to provide details about where your water comes from, what it contains, and how it compares to standards set by regulatory agencies. This report is a snapshot of last year's water quality. We are committed to providing you with information because informed customers are our best allies.

Is my water safe?

Yes, it is! Last year, as in years past, your tap water has met all state drinking water and U.S. Environmental Protection Agency (EPA) health standards. We are dedicated to bringing you great water, and once again, your water did not violate a maximum contaminant level for any primary drinking water standard tested for during the year.

From our routine 24 samples for coliform bacteria in 2025, we had no detects of coliform or E. Coli. bacteria present in any sample.

Where does my water come from?

Carlyon Beach drinking water comes from two deep wells. Well 3 is located at the intersection of Windward and Overlook, adjacent to the maintenance shop and was built to replace Well 1. Well 2 is in our small park at the intersection of Crestridge and Westwind. Well 2 has had a new generator installed to provide continuous operation during a power outage. Well 2 is 689 feet deep to first open interval, and Well 3 is 675 feet deep to first open interval. These depths provide some protection from contamination, but we are always on the lookout for contamination from septic tank leaks (which are a potential source of nitrogen and pathogens). Both wells are housed inside locked buildings to prevent tampering with drinking water quality. Water from both wells is treated with Sodium Hypochlorite, a chlorine-based disinfectant. We treat the water to remove a slight taste and odor problem due to raised Iron and Manganese minerals in the aquifer. This water system practices breakpoint chlorination, which means we always keep a small amount of free chlorine residual in our water system. The Wells alternate production to minimize the intrusion of saltwater into the drinking water. Water pumped from the Wells is stored in the 420,000 gallon continuous water tower, and is delivered to customers by gravity from there. A booster station provides reliable pressure for homes on Lookout Dr.

Do I need to take special precautions?

Some people may be more vulnerable to contaminants 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 about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking

Water Hotline (1-800-426-4791): In Washington State, lead in drinking water comes primarily from materials and components used in household plumbing. The more time water has been sitting in pipes, the more dissolved metals, such as lead, it may contain. Elevated levels of lead can cause serious health problems, especially in pregnant women and young children. To help reduce potential exposure to lead: for any drinking water tap that has not been used for 6 hours or more, flush water through the tap until the water is noticeably colder before using for ‘drinking or cooking. You can use the flushed water for watering plants, washing dishes, or general cleaning. Only use water from the cold-water tap for drinking, cooking, and especially for making baby formula. Hot water is likely to contain higher levels of lead. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water is available from EPA's Safe Drinking Water Hotline at 1-800-426- 4791 or online at http://www.epa.gov/safewater/lead.

Source water assessment and its availability

Wells 2 & 3 continue to be rated with “Low” susceptibility to contamination. Carlyon Beach has more than adequate water rights for now and the near future, but we encourage residents to please conserve water whenever possible. Overuse can degrade the aquifer, creating the potential for saltwater intrusion or contamination.

Why are there contaminants in my drinking water?

Drinking water, including bottled water, may reasonably be expected to contain at least some small amounts of 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 (1-800-426-4791). To ensure that tap water is safe to drink, the Department of Health and EPA prescribe regulations that limit the number of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) and the Washington Department of Agriculture regulations establish limits for contaminants in bottled water that must provide the same protection for public health. 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 activity. Contaminants that may be present in source water include Microbial contaminants, such as viruses, parasites, and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, or wildlife. Inorganic contaminants, such as salts and metals, can occur naturally or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, and farming. Pesticides and herbicides, which may come from various sources such as agriculture, urban stormwater runoff, and residential uses. Organic chemical contaminants, including synthetic and volatile organic chemicals, are by-products of industrial processes and petroleum production. They can also come from gas stations, urban stormwater runoff, and septic systems. Radioactive contaminants, which can occur naturally or result from oil and gas production and mining activities.

How Can I get involved?

If you would like to get involved, you can attend the local board meetings and join the water committee. Monthly board meetings are held at the CBHA Clubhouse. If you have any concerns about water quality issues, copies of water testing can be requested through the office.

Water Testing

The water at Carlyon Beach is tested daily for free chlorine residual. Two monthly samples are taken for coliform bacteria, from eight testing sites across the community. Yearly testing is performed as required by the Department of Health. Carlyon Beach also tests for conductivity, chlorides, and pH throughout the year.

Sampling Violation: VOC 2025

There was confusion over our sampling requirements at the end of the year. This was immediately remedied and the collected sample had negative (non-detect) results for Volatile Organic Compounds (VOCs). A notice of this violation was posted on the community board.

Water Conservation Tips

Water conservation is important to protect our resources. The average U.S. household uses approximately 400 gallons of water per day or 100 gallons per person per day. There are many low-cost and no-cost ways to conserve water. Small changes can make a big difference.

- Take shorter showers – a 5-minute shower uses 4 to 5 gallons of water compared to up to 50 gallons for a bath.
- Shut off water while brushing your teeth, washing your hair and shaving and save up to 500 gallons a month.
- Run your clothes washer and dishwasher only when they are full. You can save up to 1,000 gallons a month.
- Water plants only when necessary.
- Fix leaky toilets and faucets. Faucet washers are inexpensive and take only a few minutes to replace. To check your toilet for a leak, place a few drops of food coloring in the tank and wait. If it seeps into the toilet bowl without flushing, you have a leak. Fixing it or replacing it with a new, more efficient model can save up to 1,000 gallons a month.
- Adjust sprinklers so only your lawn is watered. Apply water only as fast as the soil can absorb it and during the cooler parts of the day to reduce evaporation.
- Teach your kids or grandkids about water conservation to ensure a future generation that uses water wisely.
- Visit https://www3.epa.gov/region1/eco/drinkwater/water_conservation_residents.html for more information.

Cross Connection Control Survey

The purpose of this survey is to determine whether a cross-connection may exist at your home. A cross connection is an unprotected or improper connection to your water distribution system that may cause contamination or pollution to enter the system. We are responsible for enforcing cross-connection control regulations and ensuring that no contaminants can, under any flow conditions, enter the distribution system providing water service to your community.

If you have any of the devices listed below, please contact us so that we can discuss the issue, and if needed, survey your connection as assist you in isolating if it is necessary.

- Boiler/Radiant heater (water heaters are not included)
- Underground lawn sprinkler system
- Pool or hot tub (whirlpool tubs are not included)
- Additional source(s) of water on the property
- Decorative pond
- **Source Water Protection Tips**

➢ Protection of drinking water is everyone's responsibility. You can help protect your community's drinking water source in several ways:

➢ Eliminate excess use of lawn and garden fertilizers and pesticides – they contain hazardous chemicals that can reach your drinking water source.

➢ Pick up after your pets.

➢ Dispose of chemicals properly; take used motor oil to a recycling center.

Additional Information for Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Carlyon Beach Homeowner's Association is responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. You may also wish to install a drinking water filter that will address this issue. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.

Currently the EPA is helping water systems comply with the service line inventory requirements of the January 15, 2021 Lead and Copper Rule Revisions (LCRR). It provides information needed for water systems to document their methods and organize their inventory. All community water systems must develop an initial inventory of service lines that meets the LCRR requirements for public and private portions of every service line. The LCRR directs water systems to undergo a record review of information pertaining to service lines, both water system-owned and customer-owned portions. Replacing lead service lines is the best way to reduce the risk of exposure to lead in drinking water across a community.

Water Quality Data

The table below lists the drinking water contaminants that we detected during the 2025 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. The state requires us to monitor certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year.

Terms & abbreviations used below:

- Maximum Contaminant Level (MCL): the highest level of a contaminant that is allowed in drinking water.
- SRL: State Reporting Limit
- N/A: not applicable
- ND: not detectable at testing limit
- PPB: parts per billion or micrograms per liter
- PPM or mg/l: parts per million or milligrams per liter, equivalent
- Trigger: contaminant level that would trigger corrective action, including additional sampling

Year: 2025	Results (mg/l)	SRL	Trigger	MCL
Well 2: Nitrate	< 0.5	0.5	5	10
Well 3: Nitrate	< 0.2	0.5	5	10
Well 2: PFAS	< 2	-	60	80
Well 3: PFAS	< 2	-	60	80
TTHM	20.6	-	60	80
HAA(5)	12.6	-	45	60
Lead	< 0.001	0.001	0.015	
Copper	< 0.02	0.02	1.3	

About Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome (Hemoglobinemia). Nitrate levels may rise quickly for short periods of time because of rainfall or agriculturual activity. If you are caring for an infant, you should ask advice from your health care provider.

About Total Trihalomethanes (TTHM): Trihalomethanes are disinfection byproducts (DBPs). Some disinfection byproducts have been linked to cancer. Seasonal flushing of the water system ensures these byproducts do not accumulate.

About Haloacetic Acids (five) (HAA5): A group of five chemical compounds that unintentionally form as disinfection byproducts (DBPs) when chlorine or chloramine—used to treat and kill harmful bacteria in municipal water—reacts with naturally occurring organic matter in water sources. Long-term consumption of high levels of HAA5 may pose health risks.

Carlyon Beach has contracted with FutureClear Environmental Services Inc. to provide state licensed water operators that manage the drinking water distribution system. For more information or questions about your water, or this consumer confidence report please contact:

Contact Information:

Brian Gibson	CBHA Water Dist. Manager	FutureClear Env. Services Inc.
(253) 255-1539	Water Sys ID: 111595	
EPA's hotline number 1-800-426-4791		