



Montville Housing Authority
Administrative Report- January 2025

To: Montville Housing Authority Board of Commissioners
From: Elderly Housing Management

FISCAL

Financials:

- CASH BALANCE - \$173,778.14
- Citizens Bank (Operating Account) December 2024 Bank Statement
- December 2024 Income Statement

PILOT Status:

- Audit is process and finance department will work with the audit firm in the reconciliation process for the pilot taxes.

PHYSICAL

- Vehicle vs Building DOL 7.9.2024, Insurance was able to obtain 100% recovery from the liable party, \$5,000 deductible will be returned to MHA.
- Water Issue at Freedom Village
 - On 12/16 Kyasha held a meeting with stakeholders from EPA, DPH, CADMUS and CHFA regarding the water issue at Freedom Village. During the meeting it was decided to continue to track contamination through sequential testing and produce results for further review. We are aiming to obtain a new water system pending sequential test results. Kyasha has started to reach out to civil engineers for help designing a new water system. CHFA has agreed to assist financially to find a more permanent solution to our ongoing water problem.
 - MHA maintenance staff received the correct filters cartridges for the filters on Jan 10th
- Our records indicate that Housing Inspections have not been completed since July of 2023. Kyasha would like to know when we can complete inspection due to inspections scheduled for December being cancelled.
 - We have had many complaints regarding property and living conditions.
- Capital Needs Project
 - All environmental testing onsite has been completed, some test results have been received, Asbestos was found the flooring, Radon in 20 units was found the remaining 20 units will be tested and mitigation will need to occur. This has brought up the conversation of relocation needed during the project; this will be discussed as we get closer to the project's start date.

REGULATORY

Occupancy:

- The MHA waitlist currently has 75 applicants, and Kyasha is contacting and pre-qualifying those at the top of the list to fill current vacancies and pre-qualify for future vacancies. All vacancies are being filled following affirmative fair housing policies.
- 1 current vacancies
 - Unit 43 – Scheduled to be Move in Ready Feb 1st

Legal: We have had a high police presence at Independence Village. Kyasha will meet with a Montville Police Dept Detective on Wednesday 1/15/2025.

Grievance Procedure

EHM is awaiting proposed changes to the proposed Grievance Procedure that was submitted for consideration in September and October. Per e-mail from board leadership on October 15th, 2024, MHA board has decided to go in a different direction in the choice of legal counsel to review the procedure. We will await the proposed changes by the board and Attorney Wrona for further discussion.

Policy & Procedure Review:

Proposed revisions of all other site policies, procedures, and regulatory documents (including all lease addendums, supplemental policies, and resident handbooks) revisions have been tabled until the Grievance Procedure has been finalized, as this is a major component of the property resident handbook.

Elderly Housing Management, Inc.
127 Washington Avenue, Fifth Floor East, North Haven, CT 06473
Phone: 203.230.4809 · Fax: 203.239.8019 · TRS: 800.842.9710 www.ehmchm.org



Montville Housing Authority
Operating Statement
Twelve Months Ending 12/31/2024
Program: State Elderly Project: Consolidated

	Period PUM	Period Amount	YTD PUM	YTD Amount	Budget PUM	Budget Amount	Variance
INCOME							
5120 Rental Income-Base	0.00	22,905.00	0.00	268,893.28	0.00	242,280.00	26,613.28
5120.1 Rent-Excess of Base	0.00	12,941.00	0.00	157,469.37	0.00	162,852.00	(5,382.63)
5191.1 Excess Utilities	0.00	0.00	0.00	0.00	0.00	28,800.00	(28,800.00)
5220 Dwelling Vacancy Loss	0.00	0.00	0.00	0.00	0.00	(12,114.00)	12,114.00
5910 Laundry Income -	0.00	0.00	0.00	1,445.93	0.00	0.00	1,445.93
5943 Other Income - Cable TV	0.00	2,370.00	0.00	28,707.00	0.00	0.00	28,707.00
5990 Miscellaneous Revenue	0.00	0.00	0.00	9,892.75	0.00	0.00	9,892.75
TOTAL INCOME	0.00	38,216.00	0.00	466,408.33	0.00	421,818.00	44,590.33
EXPENSES							
6210 Advertising & Conventions	0.00	0.00	0.00	555.00	0.00	0.00	(555.00)
6310 Salaries-Office	0.00	1,860.38	0.00	20,188.28	0.00	36,153.00	15,964.72
6315 Office Supplies	0.00	1,250.34	0.00	5,235.69	0.00	2,000.00	(3,235.69)
6320 Management Fee	0.00	0.00	0.00	28,240.00	0.00	52,800.00	24,560.00
6340 Legal	0.00	0.00	0.00	592.50	0.00	2,000.00	1,407.50
6350 Audit	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
6351 Bookkeeping	0.00	0.00	0.00	7,200.00	0.00	14,400.00	7,200.00
6360 Telephone/Communications	0.00	5,355.20	0.00	30,571.39	0.00	7,635.00	(22,936.39)
6390 Other Admin and Sundry	0.00	429.30	0.00	10,453.25	0.00	0.00	(10,453.25)
6390.1 Office Machine rental	0.00	0.00	0.00	1,105.60	0.00	0.00	(1,105.60)
6420 Propane	0.00	0.00	0.00	60.00	0.00	500.00	440.00
6450 Electricity	0.00	0.00	0.00	19,234.42	0.00	19,000.00	(234.42)
6451 Water	0.00	0.00	0.00	24,239.63	0.00	12,000.00	(12,239.63)
6452 Gas	0.00	0.00	0.00	30.00	0.00	500.00	470.00
6454 Cable	0.00	0.00	0.00	0.00	0.00	24,720.00	24,720.00
6516 Cleaning	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6517 Materials - Janitorial/Cleaning	0.00	0.00	0.00	455.24	0.00	0.00	(455.24)
6519 Contract Costs Exterminating	0.00	0.00	0.00	1,778.00	0.00	1,000.00	(778.00)
6525 Contract Costs Trash Removal	0.00	0.00	0.00	6,039.27	0.00	6,000.00	(39.27)
6537 Contract Costs Landscape/Ground	0.00	0.00	0.00	54,250.00	0.00	29,350.00	(24,900.00)
6540 Repairs payroll-maintenance staff	0.00	3,482.11	0.00	49,880.44	0.00	38,563.00	(11,317.44)
6541 Repairs Materials	0.00	0.00	0.00	14,058.96	0.00	25,000.00	10,941.04
6541.1 Materials - Miscellaneous	0.00	0.00	0.00	7,536.37	0.00	0.00	(7,536.37)
6541.2 Materials - Plumbing	0.00	0.00	0.00	2,010.81	0.00	0.00	(2,010.81)
6542 Repairs Contracts	0.00	0.00	0.00	15,356.25	0.00	15,000.00	(356.25)
6542.1 Contract Costs Fire Svstems	0.00	0.00	0.00	924.00	0.00	0.00	(924.00)
6546 Materials - HVAC	0.00	0.00	0.00	1,664.77	0.00	0.00	(1,664.77)
6548 Materials - Snow Removal	0.00	0.00	0.00	9,750.00	0.00	21,750.00	12,000.00
6590 Miscellaneous Maintenance	0.00	0.00	0.00	1,050.00	0.00	0.00	(1,050.00)
6710 PILOT	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
6711 Payroll Taxes	0.00	1,130.95	0.00	14,995.45	0.00	0.00	(14,995.45)
6720 Insurance - Property	0.00	2,102.67	0.00	12,002.54	0.00	35,000.00	23,997.46
6722 Insurance - Workers Comp	0.00	0.00	0.00	4,119.74	0.00	1,913.00	(2,206.74)
6723 Health Insurance & other employee	0.00	0.00	0.00	0.00	0.00	9,744.00	9,744.00
TOTAL EXPENSES	0.00	15,590.95	0.00	343,575.60	0.00	392,028.00	48,452.40
SURPLUS	0.00	22,625.05	0.00	122,832.73	0.00	29,790.00	93,042.73



US102 | BR641
ROP 450
P.O. Box 7000
Providence, RI 02940

Commercial Account Statement

Page 1 of 3

AV 01 002098 49565H 10 B**5DGT



MONTVILLE HOUSING AUTHORITY
41 MILEFSKI DR
UNCASVILLE CT 06382-2131

Beginning December 01, 2024
through December 31, 2024

Questions? Contact us today:



CALL:
Commercial Account Customer
Service
1-800-862-6200



VISIT:
Access your account online:
citizensbank.com



MAIL:
Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

002098 1/2

MONTVILLE HOUSING AUTHORITY
Municipal Checking
XXXXXX-744-0

Municipal Checking for XXXXXX-744-0

Balance Calculation

Previous Balance		166,507.40
Checks	-	8,700.17
Debits	-	12,263.55
Deposits & Credit	+	49,176.35
Current Balance	=	194,720.03

Your next statement period will end on January 31, 2025.

TRANSACTION DETAILS FOR COMMERCIAL CHECKING ACCOUNT ENDING 744-0

Checks (Note - checks that are present out of numeric sequence are denoted with an asterisk (*))

						Previous Balance
Check #	Amount	Date	Check #	Amount	Date	166,507.40
2115	30.00	12/12	2141*	4,250.00	12/11	Total Checks
2119*	60.00	12/11	2142	57.85	12/30	-
2120	611.77	12/09	2144*	881.69	12/31	8,700.17
2121	1,439.64	12/09	2148*	20.89	12/31	
2130*	1,348.33	12/10				

Please See Additional Information on Next Page

Municipal Checking for XXXXXX-744-0 Continued**Debits ****

**May include checks that have been processed electronically by the payee/merchant.

			Total Debits
			12,263.55
Date	Amount	Description	
Other Debits			
12/04	1,454.56	DS WATERS OF AME MSInvoice 241203 17727692	
12/05	2,272.00	BREEZELINE EFT WATER 120524 0190056495 SPA	
12/05	811.20	BREEZELINE EFT WATER 120524 0190206132 SPA	
12/05	709.22	ADP WAGE PAY WAGE PAY 241205 9370333448288J7	
12/05	209.26	ADP Tax ADP Tax 241205 RB8J7 120649A01	
12/06	85.76	ADP PAYROLL FEES ADP FEES 241206 930835643447	
12/12	967.40	ADP WAGE PAY WAGE PAY 241212 9392331449388J7	
12/12	296.07	ADP Tax ADP Tax 241212 RB8J7 121350A01	
12/13	85.76	ADP PAYROLL FEES ADP FEES 241213 773074729720	
12/16	86.26	SERVICE CHARGE	
		Please refer to your Commercial Analysis Statement	
12/20	1,139.71	ADP WAGE PAY WAGE PAY 241220 5190951094748J7	
12/20	397.36	ADP Tax ADP Tax 241220 RB8J7 122051A01	
12/20	85.76	ADP PAYROLL FEES ADP FEES 241220 799095859409	
12/23	2,272.00	BREEZELINE EFT WATER 122324 0190056495 SPA	
12/24	235.00	DEPOSITED CHECK RETURNED	
12/24	235.00	DEPOSITED CHECK RETURNED	
12/26	645.78	ADP WAGE PAY WAGE PAY 241226 9426337174958J7	
12/26	189.69	ADP Tax ADP Tax 241226 RB8J7 122752A01	
12/27	85.76	ADP PAYROLL FEES ADP FEES 241227 440076325649	

Deposits & Credits

			Total Deposits & Credits
			+
Date	Amount	Description	49,176.35
12/19	47,429.35	DEPOSIT	
12/24	1,747.00	DEPOSIT	

Daily Balance

						Current Balance
						=
Date	Balance	Date	Balance	Date	Balance	194,720.03
12/04	165,052.84	12/12	151,962.19	12/24	196,601.69	
12/05	161,051.16	12/13	151,876.43	12/26	195,766.22	
12/06	160,965.40	12/16	151,790.17	12/27	195,680.46	
12/09	158,913.99	12/19	199,219.52	12/30	195,622.61	
12/10	157,565.66	12/20	197,596.69	12/31	194,720.03	
12/11	153,255.66	12/23	195,324.69			

**Checking Account Balance Worksheet**

Before completing this worksheet, please be sure to adjust your checkbook register balance by

- Adding any interest earned
- Subtracting any fees or other charges

1 Your current balance on this statement

\$ _____
Current Balance

2 List deposits which do not appear on this statement

Date	Amount	Date	Amount
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
+ \$		_____	
		Total of 2	

3 Subtotal by adding 1 and 2

= \$ _____
Subtotal of 1 and 2

4 List outstanding checks, transfers, debits, POS purchases or withdrawals that do not appear on this statement.

Date/ Check No.	Amount	Date/ Check No.	Amount
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
- \$		_____	
		Total of 4	

5 Subtract 4 from 3. This should match your checkbook register balance.

= \$ _____
Total

CUSTOMER SERVICE

If you have any questions regarding your account or discover an error, call the number shown on the front of your statement or write to us at the following address:

Citizens
Customer Service Center
P.O. Box 42001
Providence, RI 02940-2001

Change of Address

Please call the number shown at the front of your statement to notify us of a change of address.

DEPOSIT ACCOUNTS ARE NON-TRANSFERABLE

Personal deposit accounts, such as CD's and savings accounts, cannot be transferred to another person or to a corporate entity.

Citizens is a brand name of Citizens Bank, N.A. REV 12/22

ELECTRONIC TRANSFERS

In Case of Errors or Questions About Your Electronic Transfers
(For Consumer Accounts Used Primarily for Personal, Family or Household Purposes)

Telephone us at the customer service number provided on Page 1 of this statement or write to us at the customer service address provided as soon as you can, if you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number, if any.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error and, if possible, the date it appeared on your statement or receipt.
- It will be helpful to us if you also give us a telephone number at which you can be reached in case we need any further information.

For consumer accounts used primarily for personal, family, or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

(For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.)

OVERDRAFT LINES OF CREDIT**BILLING RIGHTS SUMMARY****What To Do If You Think You Find A Mistake On Your Statement:**

If you think there is an error on your statement write to us at the customer service address provided as soon as possible.

In your letter, give us the following information:

- Account Information: Your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error the following are true:

- We cannot try to collect the amount in question or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

INTEREST CHARGE CALCULATIONS FOR OVERDRAFT LINE OF CREDIT ACCOUNTS BASED ON AVERAGE DAILY BALANCE COMPUTATION METHOD**Calculating your Interest Charge**

We calculate the interest charge on your Overdraft Line by applying the Daily Periodic Rate to the Average Daily Balance. Then, we multiply that result by the number of days in the billing cycle in which a balance is owed on your Overdraft Line. This gives us the total interest charge for that billing period.

Calculating your Average Daily Balance

To calculate the average daily balance, we take the beginning balance of your Overdraft Line each day (which does not include any unpaid interest charges or fees), add any new loan advances as of the date of those advances and subtract any payments or credits. This gives us the daily balance. Then, we add all the daily balances for the billing cycle together and divide the total by the number of days in the billing cycle. This gives us the average daily balance of your account.

Credit Bureau Reporting

We may report information about your Overdraft Line to credit bureaus for each joint account holder of your checking account. Late payments, missed payments, or other defaults on your Overdraft Line may be reflected in your credit report. If you believe we have furnished inaccurate or incomplete information to a credit reporting agency, write to us at the consumer service address provided and include your name, address, account number, and description of what you believe is inaccurate or incomplete.

Thank you for banking with Citizens.

002055 2/2

002055 2/2



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Drinking Water Section

December 30, 2024

Ms. Kyasha Goode
Montville Housing Authority
41 Mileski Drive
Uncasville, CT 06382

PUBLIC WATER SYSTEM: **Freedom Village Elderly Housing**
Montville, CT

CLASSIFICATION TYPE: Community
PWSID: **CT0866301**

SUBJECT: **DEPARTMENT OF PUBLIC HEALTH ADMINISTRATIVE ORDER DWS
23-086-012 VIOLATION**

Dear Ms. Kyasha Goode:

Freedom Village Elderly Housing was issued the above-referenced Administrative Order DWS 23-086-012 (hereinafter "the Order") by the Connecticut Department of Public Health ("Department") on July 24, 2023.

The Department has determined that Freedom Village Elderly Housing (hereinafter "the Respondent") is in violation of Items 1 and 2 of the aforementioned Order. Please review below for specific requirements:

- 1. On or before the last day of each month**, the Respondent shall comply with the lead public education requirements outlined in Sections 19-13-B102(i)(6) and 19-13-B102(h)(5)(F) of the RCSA until a round of lead tap sampling is submitted that meets the lead action level at the end of the monitoring period.
- 2. On or before the last day of each month**, the Respondent shall certify that the lead public education materials have been distributed and that the Respondent has complied with the reporting requirements under Section 19-13-B102(h)(5) of the RCSA by submitting to the Department a copy of the distributed lead public education materials along with the certification of compliance.

Freedom Village Elderly Housing failed to comply with public education requirements and failed to submit Lead Education and Certification of Compliance documents for the month of September 2024. Freedom Village Elderly Housing has since resumed compliance with these requirements.

In accordance with Section 19-13-B102(a)(123)(C) of the Regulations of Connecticut State Agencies (hereinafter "RCSA"), failure to comply in a complete and timely manner with the



Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer



above-referenced Order requires a Tier 2 Public Notice. Section 19-13-B102(i)(2)(A) of the RCSA requires a public water system provide a public notice to the system's consumers as soon as practical but not later than 30 days after the system learns of the violation. Therefore, on or before **January 29, 2025** the aforementioned regulation requires the Respondent to provide Public Notice to their consumers. The Public Notification template is attached for your use. (Attachment A)

In addition, Section 19-13-B102(i)(8) of the RCSA, requires the Respondent submit to the Department, no later than ten (10) days after completing the Tier 2 Public Notice requirements, a Certification of Compliance stating that the Respondent has fully complied with the requirements of Section 19-13-B102(i) of the RCSA. The aforementioned regulation requires the Respondent to include with the Certification a representative copy of the notice that was distributed, published, posted, and made available to the persons served by the system and to the media. The Certification of Compliance template is attached for your use. (Attachment B)

If you have any questions regarding this letter, please contact Alison Wilcox at Alison.Wilcox@ct.gov. Please refer to PWSID CT0866301 in all communication with the Department.

Please be aware that failure to comply with the requirements and deadlines of this order may result in further enforcement actions.

Sincerely,



Steven Harkey
Supervising Environmental Analyst
Enforcement and Data Management Unit
Department of Public Health, Drinking Water Section

cc: Mr. Patrick McCormack, Director of Health, Uncas Health District
Mr. Paul F. LaFramboise, Certified Operator

PUBLIC NOTIFICATION

Important Information About Your Drinking Water

Failure to Comply With Order DWS-23-086-012

Este informe contiene información importante acerca de su agua potable. Haga que alguien lo traduzca para usted, o hable con alguien que lo entienda.

Date: _____

To the Customers of: Freedom Village Elderly Housing PWS ID: CT0866301

Order Issuance Date: July 24, 2023

Our public water system recently violated the terms of a Consent Agreement, Consent Order, or Administrative Order of the CT Department of Public Health. Although this was not an emergency, as our customers, you have a right to know what happened and what we did to correct the situation.

What does this mean?

Our public water system was issued an Administrative Order or entered into a mutually agreed upon Consent Agreement or Consent Order to ensure compliance with the Regulations of Connecticut State Agencies and/or Code of Federal Regulations. We failed to comply with one or more of the terms of that order or agreement.

Why was an Order or Agreement issued?

This system experienced a 90th Percentile Lead Action Level Exceedance during the January 1, 2023 to June 30, 2023 monitoring period and failed to distribute and certify required Lead Education documents during the month of October 2024.

What should I do?

This is not an emergency. If it had been, you would have been notified immediately. However, if you have input, question, or concerns please contact the individual or organization listed below.

What is being done?

We expect to return to compliance or resolve the situation by _____
(date)

If you have any questions please contact _____ by phone at _____ or at the following address _____

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

CERTIFICATION OF COMPLIANCE

PUBLIC NOTIFICATION

Public Water System Name: Freedom Village Elderly Housing

Public Water System Town: Montville

Public Water System ID: CT0866301

Reason for Public Notification: Failure to comply with Order DWS- 24-086-012

Compliance Period: January 1, 2023 - June 30, 2023

The public water system indicated above hereby affirms that public notice has been provided to consumers in accordance with the delivery, content, and format requirements of Section 19-13-B102(i) of the Regulations of Connecticut State Agencies.

Methods and Dates of Distribution (check all that apply and indicate date):

- ☐ Notice Posted on _____
- ☐ Notice Mailed or Hand Delivered on _____
- ☐ Notice published in _____ on _____
(newspaper, newsletter, CCR, etc.)
- ☐ Other Delivery Method: _____ on _____

Signature of Owner or Certified Operator

Date

CERTIFICATION OF COMPLIANCE

PUBLIC NOTIFICATION

Public Water System Name: Freedom Village Elderly Housing

Public Water System Town: Montville

Public Water System ID: CT0866301

Reason for Public Notification: Failure to comply with Order DWS- 24-086-012

Compliance Period: January 1, 2023 - June 30, 2023

The public water system indicated above hereby affirms that public notice has been provided to consumers in accordance with the delivery, content, and format requirements of Section 19-13-B102(i) of the Regulations of Connecticut State Agencies.

Methods and Dates of Distribution (check all that apply and indicate date):

☒ Notice Posted on January 17, 2025

☒ Notice Mailed or Hand Delivered on January 17, 2025

☒ Notice published in Town Record on January 17, 2025
(newspaper, newsletter, CCR, etc.)

☐ Other Delivery Method: _____ on _____

Signature of Owner or Certified Operator

Date

Lead Action Level Exceedance Notice - Freedom Village

DRINKING WATER WARNING

Sampling shows elevated lead levels in some homes/buildings:

Freedom Village found elevated levels, of lead in drinking water in some homes/buildings. Freedom Village may also have tested your home or building. If they did, you should receive or may have already received these results. These results are specific to your home/building and may be different from the results taken in other locations. Lead can cause serious health problems, especially for pregnant women and young children. Please read this information closely to see what you can do to reduce lead in your drinking water.

What is an Action Level?

The lead action level is a measure of the effectiveness of the corrosion control treatment in water systems. The action level is not a standard for establishing a safe level of lead in a home. To check if corrosion control is working, EPA requires water systems to test for lead at the tap in certain homes, including those with lead service lines. Systems compare sample results from homes to EPA's action level of 0.015 mg/L (15 ppb). If 10 percent of the samples from these homes have water concentrations that are greater than the action level, then the system must perform actions such as public education, adjusting treatment, and lead service line replacement.

What Happened?

Between July 2024 and December 2024, we collected 15 samples and analyzed them for lead. The results of more than 10 percent of our samples exceeded the action level for lead.

Freedom Village is focused on protecting the health of every household in our community; however, lead from service lines and lead plumbing and fixtures can dissolve or break off into water and end up at the faucet. This does not mean that every property that receives drinking water from Freedom Village has lead in the drinking water. It does mean that you should understand how to reduce your exposure to lead through water. Keep in mind that drinking water is not the only potential source of lead exposure, since lead can be found in air, soil, and paint. For more information on all sources of lead, visit <https://www.epa.gov/lead>.

Health Effects of Lead

Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or exacerbate existing learning and behavior problems. The children of women who are exposed to lead before or during pregnancy can have increased risk of these adverse health effects. Adults can have increased risks of heart disease, high blood pressure, kidney, or nervous system problems.

Get Your Child Tested to Determine Lead Levels in His or Her Blood

A family doctor or pediatrician can perform a blood test for lead and provide information about the health effects of lead. State, city, or county departments of health can also provide information about how you can have your child's blood tested for lead. The Centers for Disease Control and Prevention (CDC) recommends that public health action be initiated when the level of lead in a child's blood is 3.5 micrograms per deciliter (µg/dL) or more. For more information and links to CDC's website, please visit <https://www.cdc.gov/lead>.

IMPORTANT INFORMATION ABOUT LEAD IN YOUR DRINKING WATER

Freedom Village found elevated levels of lead in drinking water in some homes/buildings. Lead can cause serious health problems, especially for pregnant women and young children. Please read this information closely to see what you can do to reduce lead in your drinking water. Although most homes have very low levels of lead in their drinking water, some homes in the community have lead levels above the EPA action level of 15 parts per billion (ppb), or 0.015 milligrams of lead per liter of water (mg/L).

What Happened? What is being done?

Under State and Federal law we are required to have a program in place to minimize lead in your drinking water. This program includes corrosion control treatment, source water treatment, and public education. We are currently conducting additional monitoring and reviewing treatment options to correct the situation. We are also required to replace the portion of each lead service line that we own if the line contributes lead concentrations of more than 15 ppb after we have completed the comprehensive treatment program.

This brochure explains the simple steps you can take to protect you and your family by reducing your exposure to lead in drinking water. If you have any questions about how we are carrying out the requirements of the lead regulation please call # 860-848-1739.

Health Effects of Lead

Lead can cause serious health problems if too much enters your body from drinking water or other sources. It can cause damage to the brain and kidneys, and can interfere with the production of red blood cells that carry oxygen to all parts of your body. The greatest risk of lead exposure is to infants, young children, and pregnant women. Scientists have linked the effects of lead on the brain with lowered IQ in children. Adults with kidney problems and high blood pressure can be affected by low levels of lead more than healthy adults. Lead is stored in the bones, and it can be released later in life. During pregnancy, the child receives lead from the mother's bones, which may affect brain development.

Sources of Lead

Lead is a common metal found in the environment. The main sources of lead exposure are lead-based paint and lead-contaminated dust or soil, and some plumbing materials. In addition, lead can be found in certain types of pottery, pewter, brass fixtures, food, and cosmetics. Other sources include exposure in the work place and exposure from certain hobbies (lead can be carried on clothing or shoes). Lead can also be found in some toys, some playground equipment, and some children's metal jewelry.

Drinking water is also a possible source of lead exposure. Most sources of drinking water have no lead or very low levels of lead. Lead enters drinking water primarily as a result of the corrosion, or wearing away, of materials containing lead in the water distribution system and household plumbing. These materials include lead-based solder used to join copper pipe, brass and chrome plated brass faucets, and in some cases, pipes made of lead that connect your house to the water main (service lines). In 1986, Congress banned the use of lead solder containing greater than 0.2% lead, and restricted the lead content of faucets, pipes and other plumbing materials to 8.0%. Homes built before 1988 are more likely to have lead pipes or lead solder.

When water stands in lead pipes or plumbing systems containing lead for several hours or more, the lead may dissolve into your drinking water. This means the first water drawn from the tap in the morning, or later in the afternoon after returning from work or school, can contain fairly high levels of lead. EPA estimates that 10 to 20 percent of a person's potential exposure to lead may come from drinking water. Infants who consume mostly formula mixed with lead-containing water can receive 40 to 60 percent of their exposure to lead from drinking water.

Steps You Can Take to Reduce Your Exposure to Lead in Drinking Water

Despite our best efforts mentioned earlier to control water corrosivity and remove lead from the water supply, lead levels in some homes or buildings can be high. To find out whether you need to take action in your own

Steps You Can Take to Reduce Your Exposure to Lead in Your Water

Below are recommended actions that you may take, separately or in combination, if you are concerned about lead in your drinking water. The list also includes where you may find more information and is not intended to be a complete list or to imply that all actions equally reduce lead from drinking water.

- **Use your filter properly.** Using a filter can reduce lead in drinking water. If you use a filter, it should be certified to remove lead. Read any directions provided with the filter to learn how to properly install, maintain, and use your cartridge and when to replace it. Using the cartridge after it has expired can make it less effective at removing lead. Do not run hot water through the filter. For more information on facts and advice on home water filtration systems, visit EPA's website at <https://www.epa.gov/ground-water-and-drinking-water/home-drinking-water-filtration-fact-sheet> and EPA's [Consumer Tool for Identifying Drinking Water Filters Certified to Reduce Lead](#).
- **Clean your aerator.** Regularly remove and clean your faucet's screen (also known as an aerator). Sediment, debris, and lead particles can collect in your aerator. If lead particles are caught in the aerator, lead can get into your water.
- **Use cold water.** Do not use hot water from the tap for drinking, cooking, or making baby formula as lead dissolves more easily into hot water. Boiling water does not remove lead from water.
- **Run your water.** The more time water has been sitting in your home's pipes, the more lead it may contain. Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes. The amount of time to run the water will depend on whether your home has a lead service line or not, as well as the length and diameter of the service line and the amount of plumbing in your home. Residents may contact us at [#860-848-1739](tel:860-848-1739) for recommendations about flushing times in their community.
- **Learn what your service line material is.** Contact us at [#860-848-1739](tel:860-848-1739) or a licensed plumber to determine if the pipe that connects your home to the water main (called a service line) is made from lead, galvanized, or other materials. To find out about what we are doing to replace lead service lines, please visit contact us at [#860-848-1739](tel:860-848-1739). [Protect Your Tap: A quick check for lead](#) is EPA's on-line step by step guide to learn how to find lead pipes in your home.
- **Learn about construction in your neighborhood.** Contact us at [#860-848-1739](tel:860-848-1739) to find out about any construction or maintenance work that could disturb your service line. Construction may cause more lead to be released from a lead service line if present.
- **Have your water tested.** Contact us at [#860-848-1739](tel:860-848-1739) to have your water tested and to learn more about the lead levels in your drinking water. We are actively testing water on a regular basis.

Get Your Child Tested to Determine Lead Levels in His or Her Blood

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What is Being Done?

The actions that we are taking are following **Federal and State lead and copper regulations** listed below.

In addition to the information mentioned above that we will provide to residents at locations we sampled, we will also be following up with additional public education to all our customers January 17, 2025.

Freedom Village balances water chemistry at the treatment plant to minimize pipe and plumbing components from corroding and leading to the possibility of lead dissolving into water. This process is known as corrosion control. We are completing an assessment of the corrosion control treatment currently used by our water system. We are currently working on the assessment and completion will be submitted ASAP.

We are in the process of replacing the plumbing which we believe to be the likely source of the high lead results. removing the lead service lines, which is a common source of lead in drinking water. Time line to be determined; we are working on funding and constructor approvals.

We also plan to take the following steps:

- We are conducting additional lead and/or water quality monitoring of our water system supply.
- We are increasing our lead monitoring to determine the extent of the situation.
- We have distributed faucet and/or pitchers with filters available to customers. Please see Property Manager if your filter has a red light as that indicates a need to change out with a new filter.
- We are making bottled water available to customers in common area.
- We are investigating and removing lead-containing plumbing materials within the facility.

For more information, please contact **Freedom Village** at #860-848-1739. General guidelines on ways to lessen the risk from lead in drinking water are available from EPA's website <https://www.epa.gov/ground-water-and-drinking-water/basic-information-about-lead-drinking-water>.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by **Montville Housing Authority** . State Public Water System (PWS) ID#: CT0866301.

Date distributed: January 17, 2025.

home, have your drinking water tested to determine if it contains excessive concentrations of lead. Testing the water is essential because you cannot see, taste, or smell lead in drinking water. For more information on having your water tested, please call # 860-848-1739.

If a water test indicates that the drinking water drawn from a tap in your home contains lead above 15 ppb, then you can take the following precautions:

- **Run your water to flush out lead.** Let the water run from the tap before using it for drinking or cooking any time the water in a faucet has gone unused for more than six hours. The longer water resides in your home's plumbing the more lead it may contain. Flushing the tap means running the cold water faucet until the water gets noticeably colder, usually about 15-30 seconds. If your house has a lead service line to the water main, you may have to flush the water for a longer time, perhaps one minute, before drinking. Although toilet flushing or showering flushes water through a portion of your home's plumbing system, you still need to flush the water in each faucet before using it for drinking or cooking. Flushing tap water is a simple and inexpensive measure you can take to protect your family's health. To conserve water, fill a couple of bottles for drinking water after flushing the tap, and whenever possible use the first flush water to wash the dishes or water the plants.
- **Use cold water for cooking and preparing baby formula.** Do not to cook with, or drink water from the hot water tap. Lead can dissolve more easily in hot water. Do not use water from the hot water tap to make baby formula.
- **Do not boil water to remove lead.** Boiling water will not reduce lead.
- **Clean and flush faucets.** Periodically remove the faucet strainers from all taps and flush out any debris that has accumulated over time by running the water for 3 to 5 minutes.
- **Identify and replace plumbing fixtures containing lead.** Brass faucets, fittings, and valves, including those advertised as "lead-free," may contribute lead to drinking water. The law currently allows end-use brass fixtures, such as faucets, with up to 8% lead to be labeled as "lead free." Visit the Web site at www.nsf.org to learn more about lead-containing plumbing fixtures.
- **Have an electrician check your wiring.** If grounding wires from the electrical system are attached to your pipes, corrosion may be greater. Check with a licensed electrician or your local electrical code to determine if your wiring can be grounded elsewhere. DO NOT attempt to change the wiring yourself because improper grounding can cause electrical shock and fire hazards.
- **Look for alternative sources or treatment of water.** You may want to consider purchasing bottled water or a water filter. Home treatment devices are limited in that each unit treats only the water that flows from the faucet to which it is connected, and all of the devices require periodic maintenance and replacement. Devices such as reverse osmosis systems or distillers can effectively remove lead from your drinking water. Some activated carbon filters may reduce lead levels at the tap, however all lead reduction claims should be investigated. Be sure to check the actual performance of a specific home treatment device before and after installing the unit.
- **Get your child's blood tested.** Contact your local health department or health care provider to find out how you can get your child tested for lead, if you are concerned about exposure.

For More Information

Call us at # 860-848-1739 or visit our website or office at Freedom Village

For more information on reducing lead exposure around your home/building and the health effects of lead, visit EPA's Web site at <http://www.epa.gov/lead> or contact your health care provider.

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