

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 8**

**FILED**

Jun 11, 2025

4:21 pm

**U.S. EPA REGION 8  
HEARING CLERK**

IN THE MATTER OF: )

Sun Ridge Estates Homeowners Association, )

Respondent. )

Sunridge Estates Public Water System )

PWS ID #WY5601225 )

Docket No. SDWA-08-2025-0021

**ADMINISTRATIVE ORDER**

1. This Order is issued under the authority vested in the Administrator of the United States Environmental Protection Agency (EPA) by section 1414(g) of the Safe Drinking Water Act (Act), 42 U.S.C. § 300g-3(g), as properly delegated to the undersigned official.
2. The Sun Ridge Estates Homeowners Association (Respondent) is a Wyoming corporation that owns and operates the Sunridge Estates Public Water System (System), which provides piped water to the public in Fremont County, Wyoming, for human consumption.
3. The System is supplied by a groundwater source accessed via one well. The water is treated with liquid chlorine and then pumped to a 65,000-gallon aboveground storage tank.
4. The System has at least 100 service connections used by year-round residents and regularly serves an average of approximately 220 year-round residents. Therefore, the System is a “public water system” and a “community water system” as defined in 40 C.F.R. § 141.2 and section 1401 of the Act, 42 U.S.C. § 300f.
5. Respondent is a “person” as defined in section 1401(12) of the Act, 42 U.S.C. § 300f(12) and is subject to the Act and 40 C.F.R. part 141 (Part 141). Part 141 is an “applicable requirement” as defined in section 1414(i) of the Act, 42 U.S.C. § 300g-3(i).
6. Part 141 includes monitoring requirements. The EPA has sent Respondent annual notifications of the specific monitoring requirements that apply to the System.

### **VIOLATIONS**

7. Respondent is required to complete corrective action of a significant deficiency or comply with an EPA-approved corrective action plan and schedule within 120 calendar days (or earlier if instructed by the EPA) of receiving written notification from the EPA of a significant deficiency. 40 C.F.R. § 141.404(a). Respondent is required to notify the EPA within 30 calendar days of completion of a significant deficiency corrective action. 40 C.F.R. § 141.405(a)(2). The EPA sent the Respondent two sanitary survey reports dated January 3, 2024 and September 11, 2024, which detailed significant deficiencies. As a courtesy, the EPA extended Respondent's deadlines for completing corrective actions identified in each sanitary survey to August 6, 2024, and May 6, 2025, respectively. The EPA's records reflect that the Respondent failed to complete all corrective actions by these extended deadlines and failed to notify the EPA of corrective action completion. Respondent therefore violated these requirements.
8. Respondent is required to certify to the EPA that an annual Consumer Confidence Report (CCR) has been distributed to the System's customers, and that the information is correct and consistent with compliance monitoring data previously submitted to the EPA. The certification is due within three months of distributing the CCR. 40 C.F.R. § 141.155. Respondent failed to submit CCR certifications for calendar years 2022 and 2023 and therefore violated this requirement.
9. If the System does not treat its water to meet at least a 4-log, 99.9% removal of viruses, Respondent is required to conduct triggered source monitoring within 24 hours of being notified that a regular, routine total coliform monitoring sample is positive for total coliform. 40 C.F.R. § 141.402(a). Respondent must collect a sample that represents untreated source water at each groundwater source in use at the time of the total coliform-positive sample and must analyze the sample for presence of a fecal indicator (e.g., *E. coli*). 40 C.F.R. § 141.402(a)(2), (e). Respondent was notified of a total coliform-positive sample on July 11, 2024, but failed to perform the required triggered source monitoring within 24 hours and therefore violated this requirement. (Note: Respondent collected a sample on July 15, 2024, but the EPA

rejected the sample because it did not represent untreated source water, as required by 40 C.F.R. 141.402(e)(1). Respondent subsequently collected the required triggered source water sample on July 22, 2024.)

10. Respondent is required to deliver a consumer notice of individual tap monitoring results for lead to the persons served at each sampled site no later than 30 days after the System learns of the tap monitoring results. 40 C.F.R. § 141.85(d). Within three months following the end of each monitoring period, Respondent is required to submit to the EPA a sample copy of the consumer notification along with a certification that the notification has been distributed. 40 C.F.R. § 141.90(f)(3). The EPA's records reflect that, following the monitoring period that ended September 30, 2023, Respondent failed to deliver a consumer notice to the persons served at each sampled site by October 30, 2023, and failed to submit a copy of the consumer notice and certification to the EPA by December 30, 2023. Respondent therefore violated these requirements. (Note: Respondent delivered the consumer notices on February 12, 2024, and subsequently submitted a sample copy of the consumer notification and certification to the EPA on February 20, 2024.)
11. Respondent is required to notify the public of certain violations of Part 141 and, within 10 calendar days after completing public notice, provide a copy of the public notice and certification to the EPA. 40 C.F.R. §§ 141.31(d) and 141.201-141.211. The violations identified in paragraph 7, above, are classified as violations requiring Tier 2 public notice within 30 calendar days, with the public notice to be repeated every three months and for notice to remain in place for as long as the violation or situation persists, according to 40 C.F.R. § 141.203. The EPA's records reflect that the Respondent failed to notify the public of the violations cited in paragraph 7 and failed to submit a copy of the public notice and certification to the EPA. Respondent therefore violated these requirements.
12. Respondent is required to report any failure to comply with Part 141 to the EPA within 48 hours (except where Part 141 specifies a different time period). 40 C.F.R. § 141.31(b). Respondent failed to report the violations cited in paragraphs 7 through 10, above, to the EPA and therefore violated this requirement.

### **ORDER**

Respondent is ordered to perform the following actions upon Respondent's receipt of this Order (unless a different deadline is specified below):

13. Respondent is ordered to comply with all provisions of the Act and Part 141, including but not limited to each requirement cited above.
14. Within 30 calendar days of receipt of this Order, Respondent shall consult with the EPA regarding action to correct significant deficiencies and shall submit a proposed schedule and plan to the EPA for completion of all corrective actions specified below. The plan shall include proposed modifications to the System and estimated costs of modifications. The EPA will review the proposed schedule, and any approved schedule (Schedule) shall be incorporated into this Order with each milestone to be an enforceable requirement upon written approval by the EPA. Within 10 calendar days after completing all tasks included in the Schedule, Respondent shall notify the EPA of the project's completion. Respondent shall provide sufficient evidence of the project's completion to the EPA, including photographs of the corrective actions. Thereafter, if the EPA identifies any significant deficiency at the System, Respondent shall complete corrective action for each significant deficiency and provide notification to the EPA within 30 calendar days of completion, as required by 40 C.F.R. §§ 141.403(a) and 141.405(a)(2).

#### **Corrective Actions required by 2021 Sanitary Survey:**

- Other than the openings afforded by the #24-mesh screens on the vents and overflows, all openings in Tank ST01 – Storage Tank (65K) must be sealed completely to prevent contamination (including contamination carried by insects, rodents, and birds) from entering the water system.
  - The small viewing hatch shall be sealed shut.
- The air vent on Tank ST01 – Storage Tank (65K) must have a solid cover down to the bottom of the vent screen to prevent rain and blown debris from entering the tank.

**Corrective Actions required by 2024 Sanitary Survey:**

- Other than the openings afforded by the #24-mesh screens on the vents and overflows, all openings in Tank ST01 – Storage Tank (65K) must be sealed completely to prevent contamination (including contamination carried by insects, rodents, and birds) from entering the water system.
  - The leak about halfway up the tank shall be sealed shut.
- During the 2024 Sanitary Survey, the surveyor was unable to evaluate the tank access hatch, and Respondent was not able to produce documentation of the condition of these components. The tank access hatch shall be inspected and the structure and condition shall be compared to the enclosed *Tech Tips for Finished Water Storage Facilities* to determine if corrective action is needed. Tank inspectors can be third-party professionals or appropriately trained in-house staff. The following documentation shall be provided to EPA:
  - A completed copy of the enclosed *Unknown Integrity Checklist*.
  - A copy of the inspection report, including a description of the tank access hatch and photographs of the hatch condition.

EPA will review the inspection report and may require additional corrective actions if further deficiencies are identified.

15. Within 30 calendar days after receipt of this Order, Respondent shall certify to the EPA that the CCRs for calendar years 2022 and 2023 have been distributed to the System's customers, and that the information is correct and consistent with compliance monitoring data previously submitted to the EPA. Thereafter, Respondent shall provide CCR certifications as required by 40 C.F.R. § 141.155.
16. Within 24 hours of being notified that a routine total coliform monitoring result is positive, Respondent shall conduct source water monitoring as required by 40 C.F.R. § 141.402. If a sample is fecal indicator (e.g., *E. coli*) positive, Respondent shall notify the EPA immediately for appropriate assistance. 40 C.F.R. § 141.403(a)(4), 141.202(b)(2). Respondent shall comply with the treatment technique requirements, according to 40 C.F.R. § 141.403(a), including providing appropriate public notification pursuant to 40 C.F.R. § 141.402(g) within 24 hours for a fecal

- indicator (e.g., *E. coli*) positive as required by 40 C.F.R. § 141.202(b)(1). Thereafter, Respondent shall comply with all source water monitoring and related requirements in 40 C.F.R. § 141.402. When reporting any triggered source water sample result, Respondent shall specify that it is a triggered source water sample.
17. No later than 30 days after the System learns of lead tap monitoring results, Respondent shall deliver a consumer notice of individual tap results from lead tap water monitoring to the persons served at each sampled site, in accordance with 40 C.F.R. § 141.85(d). Within 90 calendar days following the end of each monitoring period, Respondent shall submit to the EPA a sample copy of the consumer notification along with a certification that the notification has been distributed, in accordance with 40 C.F.R. § 141.90(f)(3). Templates and instructions are available at: <https://www.epa.gov/region8-waterops/reporting-forms-drinking-water-systems-wyoming-and-tribal-lands-epa-region-8#lcr>.
18. Within 30 calendar days after receipt of this Order, and quarterly thereafter as long as the violations cited in paragraph 7, above, persist, Respondent shall notify the public of these violations. Thereafter, following any future violation of Part 141, Respondent shall comply with any applicable public notice provisions of 40 C.F.R. part 141, subpart Q. Within 10 calendar days after providing public notice, Respondent shall submit a copy of the notice and certification to the EPA. 40 C.F.R. § 141.31(d). Templates and instructions are available at: <https://www.epa.gov/region8-waterops/reporting-forms-drinking-water-systems-wyoming-and-tribal-lands-epa-region-8#pn>.
19. For any future violation of Part 141 for which this Order does not specify a reporting period, Respondent must report the violation to the EPA within 48 hours of the violation occurring, as required by 40 C.F.R. § 141.31(b). However, if Part 141 specifies a different time period for reporting the particular violation, Respondent must report the violation to the EPA within that different period.
20. If the population or number of connections served by the System falls below 25 individuals or 15 connections, Respondent must notify the EPA in writing within 10 calendar days by submitting a completed basic information form. The form is

available at: <https://www.epa.gov/region8-waterops/reporting-forms-drinking-water-systems-wyoming-and-tribal-lands-epa-region-8#new>.

21. If Respondent (a) leases or sells the System to another person or entity, or (b) contracts with or hires any other person or entity to operate the System, Respondent must, within 10 calendar days, provide a copy of this Order to the lessee, purchaser, or contractor and notify the EPA in writing of the change. In either of these circumstances, Respondent will remain obligated to comply with this Order.
22. Respondent must send all reporting and notifications required by this Order to the EPA at:

Email: [R8DWU@epa.gov](mailto:R8DWU@epa.gov), and

[Tyson.Elizabeth@epa.gov](mailto:Tyson.Elizabeth@epa.gov)

**OR**

Physical Mail:

US-EPA Region 8	and	US-EPA Region 8
1595 Wynkoop St.		1595 Wynkoop St.
Denver, CO 80202-1129		Denver, CO 80202-1129
Mail Code 8WD-SD		Mail Code 8ECA-W-S

### **GENERAL PROVISIONS**

23. This Order is binding on Respondent, Respondent's successors and assigns, and any person (*e.g.*, employee, contractor, or other agent) acting in concert with Respondent.
24. This Order does not constitute a waiver, suspension, or modification of any requirement of the Act or Part 141. Issuance of this Order is not an election by the EPA to forgo any civil or criminal action.
25. Violation of any part of this Order, the Act, or Part 141 may subject Respondent to a civil penalty of up to \$71,545 (as adjusted for inflation) per day of violation, a court injunction ordering compliance, or both. 42 U.S.C. § 300g-3; 40 C.F.R. part 19; 90 Fed. Reg. at 1375 (January 8, 2025).

26. Respondent may seek federal judicial review of this Order pursuant to section 1448(a) of the Act, 42 U.S.C. § 300j-7(a).

Issued: June 11, 2025.

Colleen Rathbone, Manager  
Water Enforcement Branch  
Enforcement and Compliance Assurance Division