



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Scott J. Nally, Director

April 9, 2013

67415
CERTIFIED

Mr. Tim Dearwester
Pineview Estates, Inc.
6811 Tylersville Road
West Chester, OH 45069

RE: Montgomery County, Pineview Estates Inc., Complaint Investigation and Notice of Violation

Dear Mr. Dearwester:

On the morning of March 26, 2013, I performed a complaint investigation at Pineview Estates Mobile Home Park located at 5730 Farmersville-West Carrollton Road in Miamisburg, Ohio. The complainant alleged the presence of sewage on the surface of the ground. The area described by the complainant placed the sewage which had surfaced within the leach field of the onsite sewage treatment and disposal system which serves the Pineview Estates Mobile Home Park. Upon my arrival at the site, I spoke to Ms. Jackie Jones who is the onsite representative of Pineview Estates Mobile Home Park. I informed her of the complaint and my intent to investigate the allegations. She informed me that she was aware of one of the residents having concerns regarding the presence of sewage on the ground. The resident brought it to the attention of the onsite maintenance person. Ms. Jones also informed me that when you became aware of the concerns expressed from one of the residents, you investigated the matter.

After I spoke to Ms. Jones, I performed an inspection of the leach field area and I found evidence of sewage having been on the surface of the ground (see attached pictures). Please be advised that this constitutes a violation of Ohio Revised Code 6111.04. Due to the presence of the sewage, this area is unsanitary and lime powder should be spread over the area in an effort to kill the pathogens which will be present. The sewage which was present on the surface of the ground was located directly above the infiltrator chambers. As you know, the previous owner of Pineview Estates Mobile Home Park modified the system with the installation of 2 infiltrator chamber systems without the approval of the Ohio EPA. During the inspection, it was also noted that a lid for one of the septic tanks is broken and is in need of replacement.

While at Pineview Estates Mobile Home Park, I reviewed the inspection records for the onsite sewage treatment and disposal system. I also calculated the average daily flow sent to the onsite sewage treatment and disposal system during the month of December

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2012. Water usage records indicate that the system received an average daily flow of 32,000 gallons per day. The system design was approved for an average daily flow of 25,000 gallons per day from a maximum of 126 lots. During previous inspections of this facility it was determined that Pineview Estates Mobile Home Park has 210 lots.

During further investigation, I was able to determine that the onsite sewage disposal and treatment system for the Pineview Estates Mobile Home Park has been installed directly over a sole source aquifer. This aquifer is the source of drinking water for the customers of the Pineview Estates Mobile Home Park and the Jefferson Township Water District. The Jefferson Township Water District well field is approximately 0.4 miles from Pineview Estates Mobile Home Park.

Please inform this office, in writing, within ten days of receipt of this notification as to the reason for the above-referenced violation, as well as a description of the actions taken or proposed to prevent further violations. Your response should also include the actions which will be taken to ensure that the average daily flow received by the onsite sewage treatment and disposal system does not exceed the hydraulic capacity of the system which was approved by Ohio EPA. Actions that could be taken to address this matter include, but are not limited to connecting the Mobile Home Park to publically owned sewers, additional onsite treatment and disposal capacity, or decreasing the average daily flow sent to the existing onsite sewage treatment and disposal system. I encourage you to contact Montgomery County regarding the location of the nearest publically owned sewer.

If you have any questions regarding this report, please feel free to contact me at (937) 285-6107 or via email at: Robert.Ostendorf@epa.ohio.gov .

Sincerely,



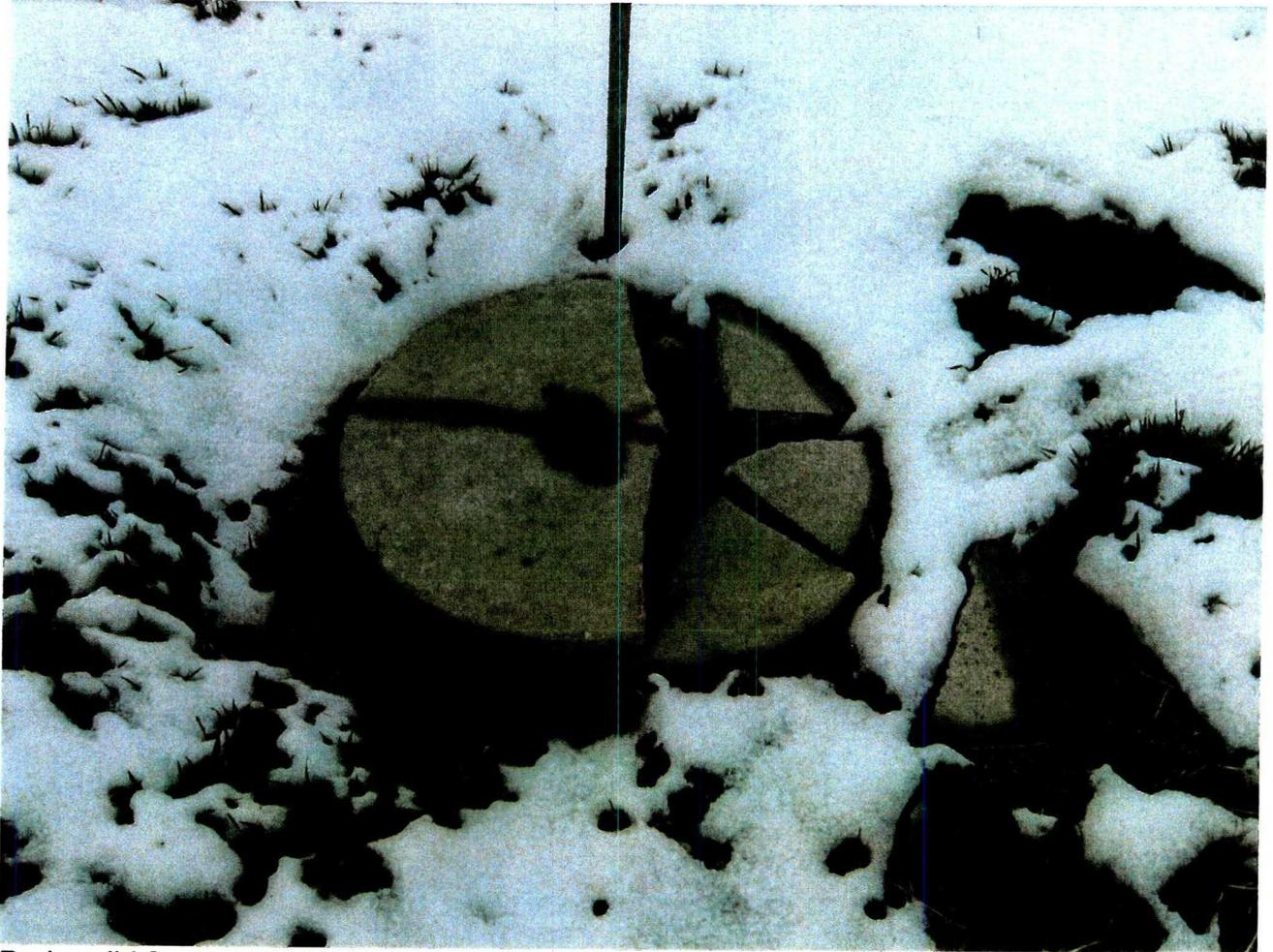
Bob Ostendorf Jr.
Environmental Specialist II
Division of Surface Water, Permit Section

BO/kb

Attachment (photos)

ec: Brett Jones, Public Health - Dayton & Montgomery County
Val Orr, Ohio EPA – Division of Underground Injection Control
Jared Rose, Ohio Manufactured Homes Commission

Attachment A



Broken lid for a septic tank.

Attachment B



Sewage present on surface of the ground.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>Jana Huck</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; text-align: center;"> MR. TIM DEARWESTER PINEVIEW ESTATES, INC. 6811 TYLERSVILLE ROAD WEST CHESTER, OHIO 45069 </div>		B. Received by (Printed Name) <i>JANIE HAWK</i> C. Date of Delivery <i>4-11-13</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, August 2001		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
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