



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to COLUMBIA/WEGMAN COLLEGEVILLE LLC

LEGAL ENTITY

To operate THE LANDING OF COLLEGEVILLE

NAME OF FACILITY OR AGENCY

Located at 1421 SOUTH COLLEGEVILLE ROAD, COLLEGEVILLE, PA 19426

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE/SERVICE LOCATION

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To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 110

or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 35

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from June 14, 2023 until June 14, 2024,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **142610**

*Janette Biderup*  
ISSUING OFFICER

*Juliet Marsala*  
ACTING DEPUTY SECRETARY

NOTE This certificate is issued for the above site(s) only and is not transferable  
and should be posted in a conspicuous place in the facility.

HS 628 - 04/23



Emailing date: June 14, 2023

[REDACTED]  
[REDACTED]  
Columbia/Wegman Collegeville, LLC  
[REDACTED]  
[REDACTED]

RE: The Landing of Collegeville  
1421 South Collegeville Road  
Collegeville, Pennsylvania 19426  
License #: 142610

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing (Department), licensing inspections on April 5, 2023, we have found the above facility to be in compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes). Therefore, a regular license is being issued. Your license is enclosed.

Sincerely,

A handwritten signature in dark ink that reads "Juliet Marsala". The signature is written in a cursive, flowing style.

Juliet Marsala  
Deputy Secretary  
Office of Long-term Living

Enclosures  
License  
Licensing Inspection Summary

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC

June 14, 2023

[REDACTED]  
COLUMBIA/WEGMAN COLLEGEVILLE LLC  
[REDACTED]  
[REDACTED]  
[REDACTED]

RE: THE LANDING OF COLLEGEVILLE  
1421 SOUTH COLLEGEVILLE ROAD  
COLLEGEVILLE, PA, 19426  
LICENSE/COC#: 14261

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/05/2023 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

## Facility Information

**Name:** THE LANDING OF COLLEGEVILLE      **License #:** 14261      **License Expiration:** 09/15/2023  
**Address:** 1421 SOUTH COLLEGEVILLE ROAD, COLLEGEVILLE, PA 19426  
**County:** MONTGOMERY      **Region:** SOUTHEAST

## Administrator

**Name:** [REDACTED]      **Phone:** [REDACTED]      **Email:** [REDACTED]

## Legal Entity

**Name:** COLUMBIA/WEGMAN COLLEGEVILLE LLC  
**Address:** [REDACTED]  
**Phone:** [REDACTED]      **Email:** [REDACTED]

## Certificate(s) of Occupancy

**Type:** 1      **Date:** 06/30/2016      **Issued By:** Upper Providence Township

## Staffing Hours

**Resident Support Staff:** 0      **Total Daily Staff:** 106      **Working Staff:** 80

## Inspection Information

**Type:** Full      **Notice:** Unannounced      **BHA Docket #:**  
**Reason:** Renewal, Provisional, Fine      **Exit Conference Date:** 04/05/2023

## Inspection Dates and Department Representative

04/05/2023    On Site    [REDACTED]

## Resident Demographic Data as of Inspection Dates

## General Information

**License Capacity:** 110      **Residents Served:** 80

## Secured Dementia Care Unit

**In Home:** Yes      **Area:** Opal      **Capacity:** 30      **Residents Served:** 22

## Hospice

**Current Residents:** 3

## Number of Residents Who:

**Receive Supplemental Security Income:** 0      **Are 60 Years of Age or Older:** 80  
**Diagnosed with Mental Illness:** 0      **Diagnosed with Intellectual Disability:** 0  
**Have Mobility Need:** 26      **Have Physical Disability:** 0

## Inspections / Reviews

## 04/05/2023 - Full

**Lead Inspector:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 04/29/2023

## 04/27/2023 - POC Submission

**Submitted By:** [REDACTED]      **Date Submitted:** 05/31/2023  
**Reviewer:** [REDACTED]      **Follow-Up Type:** POC Submission      **Follow-Up Date:** 05/02/2023

Inspections / Reviews (*continued*)

## 05/01/2023 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2023

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 05/31/2023

## 06/14/2023 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 05/31/2023

Reviewer: [REDACTED]

Follow-Up Type: Not Required

**54a - Direct Care Staff****1. Requirements**

2600.

54.a. Direct care staff persons shall have the following qualifications:

2. Have a high school diploma, GED or active registry status on the Pennsylvania nurse aide registry.

**Description of Violation**

*Direct care staff person A, does not have a high school diploma, GED, or active registry status on the Pennsylvania nurse aide registry.*

**Plan of Correction****Accept** [REDACTED] - 05/01/2023)

*The High School diploma was provided to the home by staff person A on 4.5.23.*

*An audit of educational requirements for existing employees was completed by the Business Office Manager on 4.7.23.*

*The business office manager and department hiring managers were re-educated by the General Manager on April 20 2023 regarding the requirements of regulation 2600.54a for direct caregiver qualification verification.*

*The company has developed an Onboarding Checklist to guide Department Heads through employee onboarding and references the high school diploma, GED or active registry status on the PA nurse aide registry. To ensure compliance, the GM is responsible for reviewing each employee's onboarding checklist within 30 days following employment to ensure the conditions of employment have been met.*

*Operations audits include monthly Quality Management reviews conducted by the General Manager that assess staff training records, licensing violations and monitoring of the home's Plan of Correction as specified by 2600.26(b).*

*Quality Management reviews will be documented by the General Manager beginning in May 2023 and continue as specified by company policy and PCH Regulations.*

*On an ongoing basis, representatives from the management company, including Operations Leaders and Health Services Nurses will review the home's Quality Management records during the annual in-person Risk Management site visits to verify compliance with this Plan of Correction.*

**Licensee's Proposed Overall Completion Date: 05/05/2023****Implemented** [REDACTED] - 06/14/2023)**181d -Storing Medication****2. Requirements**

2600.

181.d. If the resident does not need assistance with medication, medication may be stored in a resident's room for self-administration. Medications stored in the resident's room shall be kept locked in a safe and secure location to protect against contamination, spillage and theft.

**Description of Violation**

*Resident #1 self-administers medications and stores medications in [REDACTED] room. On 4/5/23 at 2:00P.M., Resident #1 stated in an interview that [REDACTED] does not always lock the door when leaving the room. Resident # 1 does not have a lock box or locked cabinet to contain medications.*

**Plan of Correction****Accept** [REDACTED] - 05/01/2023)

*Resident #1 has since been admitted to inpatient hospice, and plan of correction cannot be implemented for this resident.*

*As specified in the regulations; A resident who desires to self-administer medications is permitted to do so if [REDACTED] is*

**181d -Storing Medication (continued)**

capable of self-administering medications. The ability to self-administer is determined through the preadmission screening, medical evaluation, and assessment-support plan processes.

In order to be considered capable of self-administering medications the Health and Wellness Director will verify that the resident:

- Is assessed by a physician, physician's assistant or certified registered nurse practitioner as being capable of self-administering medications and his/her need for medication reminders.
- Is able to recognize and distinguish his/her medications
- Knows how much medication is to be taken
- Knows when medication is to be taken, either at a specific time or based on daily activities (such as "after lunch" or "at bedtime")
- Is able to remove the medication from the container
- Takes or applies the medication

A resident who does not need any assistance with self-administering medications may store the medications in [REDACTED] room. In accordance with § 2600, the medications must be kept locked to protect against contamination, spillage, misuse by other residents, and theft.

Through assessment, the Health and Wellness Director will review the importance of the medication safety with the resident, including the requirement for locking resident apartment if a resident has a private room. If a resident shares a room with another resident or does not lock his/her apartment door, a locking drawer or lock-box is required and is provided.

Residents who self-administer medications will be assessed by the Health and Wellness Director every 6 months or after a significant change in status to ensure that they are able to continue self-administering medications. This includes being capable and willing to comply with all requirements of storage of medication, (locking doors, using lock-boxes, etc.). Once a resident is determined to be able to self-administer, this will be service planned through Eldermark's point of care electronic support plan system where resident tasks are assigned to direct care staff for documented verification. This task will be considered apartment safety checks which includes secure medication storage for residents who self-administer. If/When a resident is non-compliant with any responsibilities of Self-Administration, he/she will be reassessed as needing medication assistance and placed on services.

Re-education of medication storage requirement for residents that self-administer will be provided to direct care staff and housekeepers by the Health and Wellness Director by 5/5/23.

If any resident is found to be non-compliant, the Health and Wellness Director and/or General Manager will discuss alternative storage options for resident's medication.

Operational audits conducted by the home beginning 04/27/23 include:

- Daily review of electronic notes by the Health and Wellness Director or designee. The Health and Wellness Director will document actions as necessary in individual resident chart notes.
- Weekly review of compliance issues during the home's 1:1 meetings with the General Manager and Health and Wellness Director documented using a 1:1 Meeting Agenda template created for the home.
- Monthly Quality Management reviews conducted/documentated by the General Manager and Health and Wellness Director assessing the home's compliance with and monitoring of Plan of Corrections as specified by 2600.26(b). The various audits conducted by community staff will continue as specified above in accordance with company policy and PCH Regulations.

On an ongoing basis, representatives from the management company, including Operations Leaders and Health Services Nurses will review the home's electronic records, 1:1 Meeting notes and Quality Management records

**181d -Storing Medication (continued)**

*during annual in-person Risk Management site visits to verify compliance with this Plan of Correction.*

**Licensee's Proposed Overall Completion Date:** 05/05/2023

**Implemented (** [REDACTED] **- 06/14/2023)**