



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to LANDINGS OPCO1, LLC

LEGAL ENTITY

To operate MORNINGSIDE HOUSE 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

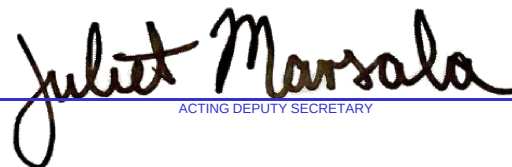
55 Pa.Code Chapter 2600: Personal Care Homes

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from March 5, 2024 until March 5, 2025,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **151060**


ISSUING OFFICER


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



pennsylvania

DEPARTMENT OF HUMAN SERVICES

Emailing Date: March 5, 2024

[REDACTED]
[REDACTED]
Landings OPCO1, LLC
[REDACTED]
[REDACTED]

RE: Morningside House of Collegeville
1421 South Collegeville Road
Collegeville, Pennsylvania 19426
License #: 151060

Dear [REDACTED]:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on February 7, 2024 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes, a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

During the inspection, citations on the enclosed Licensing Inspection Summary were found. All citations specified on the Licensing Inspection Summary must be corrected by the dates specified on the Licensing Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

Your NEW license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

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

Facility Information

Name: *Morningside House of Collegeville* License #: *15106* License Expiration:
Address: *1421 South Collegeville Road, Collegeville, PA 19426*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

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

Legal Entity

Name: *Landings Opco1, LLC*
Address: [REDACTED]
[REDACTED] Email: [REDACTED]

Certificate(s) of Occupancy

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

Staffing Hours

Resident Support Staff: Total Daily Staff: *103* Waking Staff: *77*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Change Legal Entity* Exit Conference Date: *02/07/2024*

Inspection Dates and Department Representative

02/07/2024 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: Residents Served: *74*

Secured Dementia Care Unit

In Home: *Yes* Area: *Opal* Capacity: *35* Residents Served: *16*

Hospice

Current Residents: *xx*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *74*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *29* Have Physical Disability: *0*

Inspections / Reviews

02/07/2024 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *02/23/2024*

Inspections / Reviews (*continued*)

02/22/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/27/2024

Reviewer: [REDACTED]

Follow-Up Type: POC Submission

Follow-Up Date: 02/27/2024

02/26/2024 - POC Submission

Submitted By: [REDACTED]

Date Submitted: 02/27/2024

Reviewer: [REDACTED]

Follow-Up Type: Document Submission Follow-Up Date: 03/01/2024

02/29/2024 - Document Submission

Submitted By: [REDACTED]

Date Submitted: 02/27/2024

Reviewer: [REDACTED]

Follow-Up Type: Exception

82c - Locking Poisonous Materials**1. Requirements**

2600.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.

Description of Violation

On 02/07/2024 around 10:30 AM, the door to the hair salon located in the home's secured dementia care unit (SDCU) was unlocked, unattended, and accessible to residents. Several hair products were displayed on the counter top. The cabinet under the sink was also open and several disinfectant containers including Barbicide disinfectant liquid with a manufacture's label indicating "call a poison control center or doctor for treatment advice" were observed. Not all the residents of the home have been assessed capable of recognizing and using poisons safely.

Plan of Correction**Do Not Accept** [REDACTED] - 02/22/2024)

On 2/7/24, Executive Director locked the salon door upon finding it unlocked during the inspection.

On 2/7/24, education was provided to the housekeeping team to ensure that the door is locked after the salon is cleaned by the Director of Plant Operations.

On 2/14/24, the Plant Operations Director changed the lock on the Salon door to an electronic keypad so that it was always secured at all times.

Monthly quality management reviews will be conducted to determine if there are any continual issues with the salon locking mechanism.

Proposed Overall Completion Date: 03/31/2024

Licensee's Proposed Overall Completion Date: 03/31/2024

Update: 02/22/2024

Please indicate the start date, next review date, duration, and the title of the person responsible for the quality management reviews. Please also describe the process of the review.

Plan of Correction**Directed** [REDACTED] - 02/26/2024)

On 2/7/24, Executive Director locked the salon door upon finding it unlocked during the inspection.

On 2/7/24, education was provided to the housekeeping team to ensure that the door is locked after the salon is cleaned by the Director of Plant Operations.

On 2/14/24, the Plant Operations Director changed the lock on the Salon door to an electronic keypad so that it was always secured at all times.

2/23/24 and for the next three months, the quality management reviews will determine if there are any continual issues with the salon locking mechanism. The Plant Operations Director or designee will conduct this review.

82c - Locking Poisonous Materials (continued)

Proposed Overall Completion Date: 04/30/2024

Directed Plan of Correction 2/26/24 [REDACTED]

Only the overall completion date is directed, set at 2/29/24. Please provide proof of education and lock invoices

Directed Completion Date: 02/29/2024

Evidence of Completion

Implemented [REDACTED] **02/29/2024)**

See attached.