

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to ARDEN COURTS OF YARDLEY PA, LLC

LEGAL ENTITY

To operate ARDEN COURTS OF YARDLEY

NAME OF FACILITY OR AGENCY

Located at 493 STONY HILL ROAD, YARDLEY, PA 19067

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

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 52

(MAXIMUM CAPACITY)

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

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 52

This certificate is granted in accordance with the Public Welfare 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 16, 2010 until June 16, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 129970

Robert E. Robinson

ISSUING OFFICER

Kevin T. Casey

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.

PW 628 - 4/02



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
PO BOX 2675
HARRISBURG, PENNSYLVANIA 17105-2675

ADULT RESIDENTIAL LICENSING

PHONE: (717) 783-3670
FAX: (717) 783-5662

JUN 17 2010

Mr. Barry A. Lazarus, Vice President
Arden Courts of Yardley PA, LLC
330 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of Yardley
493 Stony Hill Road
Yardley, Pennsylvania 19067

Dear Mr. Lazarus:

As a result of the Department of Public Welfare's licensing inspection on April 14, 2010 and April 22, 2010 of the above personal care home, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed Violation Report were found.

All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing so that compliance can be verified.

A regular license is being issued based on the enclosed Violation Report. Your license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Kevin T. Casey".

Kevin T. Casey
Deputy Secretary

Enclosures
License
Violation Report

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Leiz Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil B...</i>	DATE 4/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
17 Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's	A binder containing Resident life-style biographies was found in an unlocked cabinet in both the blue spruce and plum grove areas. The life-style biographies contained confidential information such as: Resident's name, birth date, military service, schools attended, children's name and addresses. PCH Division Central Region Field Office	4/22/2010	17 The Lifestyle and Biography books have been stored in a locked cabinet in the kitchen area of each house. Staff members have been in serviced on storing the Lifestyle and Biography books in a locked cabinet. The ED or designee will audit that the Lifestyle and Biography books are stored in a locked cabinet daily during facility rounds.	Steps have been taken to correct violation; full compliance is not verifiable 6/3/10 Date Initials (DPW)

MAY 7 2010

RECEIVED

VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa Code Chapter 2600

p.2

2153218740

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Liz Murphy / Kim Orr</i>	DATE 5/7/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Bandy</i>	DATE 6/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
designated person, or if a court orders disclosure.				<i>Contd</i>

Kim Orr

May 07 10 03:22p

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>John Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Bamber</i>	DATE 6/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
65d Direct care staff persons hired after April 24, 2006 may not provide unsupervised ADL services until completion of the following: (2) Successful completion and passing the Department-approved direct care training course and passing of the competency test.	Direct care staff person, A, hired 4-12-10, did not complete the department approved on-line training course.	5/3/2010	65d The employee has been notified she has until may 3 rd to produce the document or termination will be in effect.. All applicants applying for direct care positions will be required to bring a copy of the completed Direct Care Staff Person Competency Test before they can be hired. A copy will be kept in the personnel file. An additional copy of the completed test will be kept in the nursing office employee file. The ED or designee will audit both files prior to the start date of new hires.	6/4/10 <i>CB</i>

Staff person A was terminated.
CB 6/3/10

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Lesz Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil B... [Signature]</i>	DATE 6/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
102i A dispenser with soap shall be provided within reach of each bathroom sink. Bar soap is not permitted unless there is a separate bar clearly labeled for each resident who shares a bathroom.	There was no soap in rooms 4 and 6 of peach tree place and room 2 of evergreen way.	5/5/2010	102i Liquid soap has been provided in the resident bathrooms. Caregivers have been serviced to check resident bathrooms daily to make sure soap is present. The ED or designee will audit resident bathrooms daily during facility rounds.	Steps have been taken to correct violation; full compliance is not verifiable <u>6/3/10</u> <u>CB</u> Date Initials (DPW)

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Log Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Boring</i>	DATE 6/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
132b A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.	The last fire drill conducted with a fire safety expert was on 2-3-09, more than a year ago.	4/19/2010	132b The annual supervised fire drill was scheduled and completed on 4/19. The letter was received from the township fire marshal on 4/21. (see attached). The Building Services Coordinator will contact the fire marshal in March 2011 to schedule the supervised drill before April 19, 2011.	6/3/10 <i>CB</i>

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Log Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Gensil</i>	DATE 6/2/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
141a-2 The medical evaluation shall include the following: (2) Medical diagnosis including physical or mental disabilities of the resident, if any. (3) Medical information pertinent to diagnosis and treatment in case of an emergency. (9) Health status.	- The medical evaluation, dated 7-15-09, for Resident 4 recommends Nursing Home placement as the appropriate level of care. Resident 4 resides in a secure dementia unit. -The medical evaluation, dated 6-9-09, for Resident 2 reads 'see MAR' under the Medication section. The attached physician's move-in orders are dated 6-11-09 and signed by the physician on 6-15-09.	4/30/2010	141a-2 The primary care physician assessed the resident and completed the medical evaluation form and determined the resident was appropriate for personal care and secured dementia unit. The Resident Services Coordinator and Resident Services Supervisors have been inserviced on auditing the MA 55 for appropriate and timely documentation per regulation 141a-2. The MA 55 will be audited by the RSC and ED for appropriate and timely documentation. (See attached, highlighted audit tool) <i>Medical Evaluation</i>	6/4/10 <i>OB</i>

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME		CURRENT LICENSE NUMBER	
Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		129970	
INSPECTION DATE(S) (Include all dates of the inspection)		REGIONAL REPRESENTATIVE	
4-14-10 and 4-22-10		D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE	DATE	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE
<i>Jim Murphy</i>	5/5/2010	<i>Capt. B. B. B.</i>	6/2/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
183b Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room.	A bottle of maximum relief eye drops and a tube of Desitin ointment were found in an unlocked medicine cabinet in room 4 of the secure dementia area, known as plum grove lane.	5-5-10 ⁽²⁾	183b The ointment and artificial tears were removed at survey. Resident caregivers have been in-serviced to check medicine cabinets each shift and remove OTC items. These items are kept in baskets in the laundry rooms and can be used with supervision of the caregiver and returned. A letter specific to this family has been sent	Steps have been taken to correct violation; full compliance is not verifiable <div style="display: flex; justify-content: space-between; width: 100%;"> <u>6/3/10</u> Date <u> </u> Initials (DPW) </div>

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600**

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Jim Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil B...</i>	DATE 4/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
231c A written cognitive preadmission screening completed in collaboration with a physician or a geriatric assessment team and documented on the Department's preadmission screening form shall be completed for each resident within 72 hours prior to admission to a secured dementia care unit.	- Resident 4 was admitted to the secure dementia unit on 8-7-09. The cognitive prescreening is not dated. -Resident 5 was admitted to the secure dementia unit on 11-3-09. The cognitive screening was completed on 10-27-09, more than 72 hours prior to admission.	4/30/2010	231c The Marketing Director, Resident services Coordinator and Resident services supervisors have been inserviced on auditing the timeliness of completion of the cognitive screen. (See attached highlighted audit tool)	Steps have been taken to correct violation; full compliance is not verifiable 4/3/10 <i>CB</i> Date Initials (DPW)

VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME Arden Courts of Yardley, 493 Stony Hill Road, Yardley, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATE(S) (Include all dates of the inspection) 4-14-10 and 4-22-10		REGIONAL REPRESENTATIVE D. Jones (4-14-10 & 4-22-10), L. Gensil (4-14-10)	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE <i>Liz Murphy</i>	DATE 5/5/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Bambery</i>	DATE 6/3/10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION	3 DATE BY WHICH CORRECTION WILL BE COMPLETED	4 PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur)	5 DATE COMPLIANCE VERIFIED BY DPW
234a Within 72 hours of the admission or within 72 hours prior to the resident's admission to the secured dementia care unit, a support plan shall be developed, implemented and documented in the resident record.	A support plan for Resident 4 was not developed within 72 hours of his admission to the secure dementia unit on 8/07/09. The support plan on file is dated 7-29-09.	4/30/2010	234a The Executive director and Resident Services Coordinator have been inserviced by the Education and Development specialist on the timeliness of completing the support plan per reg. 234a	6/3/10 CB