

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to HATFIELD MENNONITE HOMES, INC.

LEGAL ENTITY

To operate OAKWOOD COURT

NAME OF FACILITY OR AGENCY

Located at 275 DOCK DRIVE, LANSDALE, PA 19446

(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 80

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 26

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 April 20, 2010 until April 20, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 127960

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

APR 21 2010

Mr. Edward D. Brubaker, NHA
Hatfield Mennonite Homes, Inc.
Oakwood Court
275 Dock Drive
Lansdale, Pennsylvania 19446

Dear Mr. Brubaker:

As a result of the Department of Public Welfare's licensing inspection on October 26, 2009 and October 27, 2009 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

Page 1 of 27

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawley</i>	DATE 4-8-10

<p>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 designated person, or if a court orders disclosure.</p>	<p>- On 10/27/09, the home's report book containing resident progress notes, assessments, and prescription authorization forms was left unattended on the kitchen table in the "Harmony House" section of the home.</p> <p>- On 10/27/09, medication administration records were left unlocked and unattended on top of the medication cart in the "Harmony House" section of the home.</p> <p>- On 10/27/09, Resident #2's record was unattended on the kitchen table in the "Harmony House" section of the home.</p> <p>- On 10/27/09, between 12:52pm and 1:10pm, an unattended medication cart with medical records on top of it was observed in the hallway. Another cart was left unattended and had meal</p>	<p>10/27/2009</p> <p>Ongoing</p>	<p>The stated items were placed in a locked cabinet on the day of inspection.</p> <p>The need to maintain privacy of these items when unattended was reviewed with staff at change of shift report on 10/27/2009.</p> <p>Reviewed the new procedure for maintaining privacy of resident information at HH Team Meeting 11/14/2009, by locking report book and MAR's as well as resident medical record charts, when they are unattended by staff.</p> <p>Administrator/Designee will conduct weekly rounds of the facility to ensure compliance.</p>	<p>4-8-10</p>
---	---	----------------------------------	--	---------------

215 362 8523

DOCK MANOR

DOCK MANOR

12:10:08 p.m.

04-07-2010

2/24

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

215 362 8523

DOCK MANOR

DOCK MANOR

12:10:32 p.m.

04-07-2010

3/24

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 4/1/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Joan Hawley</i>	DATE 4-8-10

<p>17 – continued</p>	<p>completion records, narcotic records, medication re-order sheets marked "confidential" and with the residents' names on the labels on top of it. Both carts were still unattended at 1:10pm</p> <p>-On 10/27/09, the resident face sheets containing confidential information were left unlocked and unattended in the kitchen.</p> <p>-Resident meal consumption records were left unattended and unlocked on the desk by the computer in the "Seashore House."</p>			<p>4-8-10 JH</p>
-----------------------	---	--	--	------------------

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lon H. Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>James Hamner</i>	DATE 4-8-10

<p>25b The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.</p>	- Resident #2 did not sign the rate increase addendum to the contract dated 7/1/09.	1/25/2010	Resident #2 on 1/25/2010 was given the opportunity and signed the documents.	4-8-10 <i>JA</i>
	- Resident #3 did not sign the rate increase addendum to the contract dated 5/26/09.	11/05/2009	Resident #3 on 11/5/2009 was given the opportunity to sign the contract.	
	- Resident #4 did not sign the contract.	12/22/2004	Resident #4 on 12/22/2004 was given the opportunity to sign the contract at time of admission and was unable to sign and documented, the resident's Power of Attorney signed the contract. See attached	
		4/5/2010	Going forward all residents will sign the home's contract on the day of admission to the home, if a resident refuses to sign a resident-home contract, the home will document the attempt to have the resident sign the contract (providing the time and date) and/or the continued attempts to have the resident sign the contract. If the resident has a designated	

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

Page 4 of 27

215 362 8523

DOCK MANOR

DOCK MANOR

12:11:10 pm 04-07-2010

5/24

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>South Boglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>John Hammer</i>	DATE 4-9-10
25b – continued		Ongoing	<p>person, that person will sign the contract. If a resident who refuses to sign the contract does not have a designated person, then the home will contact the AAA or MH/MR caseworker to consider appointment of a guardian.</p> <p>Administrator/Designee will audit all current resident contracts for compliance.</p> <p>Administrator/Designee will review all new resident contracts on the date of admission for compliance.</p> <p align="right"><i>4-8-10DK</i></p>

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

Page 5 of 27

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jam Hawey</i>	DATE 4-8-10

<p>25d-4SOP A statement signed by the resident, and the resident's designated person if applicable, at the time of admission, informing the resident that the information required in the rent rebate statement of policy is to be kept in the resident's record.</p>	<p>Resident #2 and Resident #3 did not sign the Rent Rebate statement of policy included in their contracts.</p>	<p align="center">Ongoing</p>	<p>Resident's #2 and #3 will be given the opportunity to sign the rent rebate, if the resident refuses, the resident's designated person will sign the rent rebate addendum. If a resident who refuses to sign the rent rebate and does not have a designated person, then the home will contact the AAA or MH/MR caseworker to consider appointment of a guardian.</p> <p>Administrator/Designee will audit all current resident's rent rebates for compliance</p> <p>Administrator/Designee will review all new resident rent rebate on the date of admission for compliance.</p> <p><i>Rent rebate policy is included in contract which resident is asked to sign upon admission.</i></p>	<p align="center"><i>4-8-10 J.R.</i></p>
--	--	--------------------------------------	--	--

2153628523

DOCK MANOR

DOCK MANOR

12:11:25 p.m. 04-07-2010

6/24

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19445		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009.		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Scott Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

81b Wheelchairs, walkers, prosthetic devices and other apparatus used by residents shall be clean, in good repair and free of hazards.	Resident #5's bed had half-length rails on each side. The home is not completing 15 minute physical checks of the resident.	10/27/2009	All bed rails were removed. Staff was in-serviced on the use of bed rails, 15 minute checks will be carried out by staff the entire time they are in use.	
	Repeated Violation – 8/7/08	Ongoing	Administrator/Designee will be responsible for obtaining an assessment completed by a physician within the past 6 months and specified in writing that the use of the half-length rail is appropriate to protect the health and safety of the resident, the rails meet the guidelines of the FDA, maintaining documentation to include the name of the resident, the name of the staff person doing the 15 minute checks, the initials of the staff person completing the check, and the time of day the check was completed.	Steps have been taken to correct violation; full compliance is not verifiable 4-8-10 <i>DPW</i> Date Initials (DPW)

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton
SIGNATURE OF LEGAL ENTITY <i>South Berghem</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>James Hanney</i>
		DATE 4-8-10

<p>82c 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.</p>	<p>- On 10/27/09, a tube of zinc oxide labeled, "If swallowed, get medical help or contact a Poison Control Center right away," was unlocked in the dresser in the tub room on the "Homestead" side of the secure dementia unit. None of the residents on this unit have been evaluated to safely handle poisonous materials.</p>	10/27/2009	<p>All items were removed the day of inspection and placed in existing locked cabinets.</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable 4-8-10 <i>at</i> Date Initials (DPW)</p>
	<p>- On 10/27/09, a tube of zinc oxide labeled, "If swallowed, get medical help or contact a Poison Control Center right away," was unlocked in the dresser in the tub room on the "Seashore" side of the secure dementia unit. None of the residents on this unit have been evaluated to safely handle poisonous materials.</p>	2/5/2010	<p>All staff will be in-serviced on poisonous materials.</p> <p>Additional locked cabinets are in process of being installed in tub/shower rooms and resident rooms to maintain resident safety by keeping potential poisons out of reach and behind locked doors. The additional cabinets will be installed by 2/5/10.</p>	
		Ongoing	<p>Administrator/Designee will conduct ^{weekly} daily rounds of the facility to ensure compliance. Locked cabinets were installed in 2/2010. All staff there are aware of regulation regarding poisonous materials.</p>	

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19445		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Don H. Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hanning</i>	DATE 4-8-10

82c – continued	-On 10/27/09, a bottle of Sween 24 moisturizing body cream labeled, "In case of accidental ingestion, seek professional assistance or call a Poison Control center right away," was left unattended on the counter in the kitchen of the "Seashore" side of the secure dementia unit. None of the residents on this unit have been evaluated to safely handle poisonous materials.			
				Steps have been taken to correct violation; full compliance is not verifiable 4-8-10 Date: Initials (DPW): <i>JK</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
91 Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control center, municipal emergency management agency and personal care home complaint hotline shall be posted on or by each telephone with an outside line.	- Resident room #12 has a telephone with an outside line. There were no emergency numbers posted on or near the telephone.	10/27/2009	Emergency phone number was located on bottom of phone and was present at time of inspection.	4-8-1004
	- There were no emergency numbers posted by the telephone in the conference room.	10/28/2009	Sticker posted on wall beside telephone	
	- The list of telephone numbers in resident room #19 did not include the telephone number for the municipal emergency management agency. - The list of telephone numbers by the phone in the 2 nd floor great room did not include telephone numbers for the hospital, personal care home hotline, poison control	1/25/2010	Phones in room 19, 2nd floor great room, room 104 and 1st floor great room inspected and found to have all emergency numbers as required including the number for Montgomery County Emergency services which is the municipal emergency management agency for the facility.	

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
91 – continued	<p>center, police department, fire department, or ambulance.</p> <p>- The list of telephone numbers in resident room #104 did not include the telephone number for the hospital, poison control center, municipal emergency management agency, or personal care home complaint.</p> <p>- The list of telephone numbers by the telephone in the 1st floor great room did not include telephone numbers for the hospital, personal care home hotline, poison control center or police department, fire department, or ambulance.</p>		<p>Ongoing Quality Improvement Audit includes checking all phones monthly for 911 and emergency stickers. Quality Improvement audit completed in 3rd quarter of 2009 indicates that all required stickers were on the phones at the time of inspection as audit was 100% - see attached</p>	4-8-10 <i>JH</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>James Harvey</i>	DATE 4-8-10

<p>102e Privacy shall be provided for toilets, showers and bathtubs by partitions or doors.</p>	<p>Resident rooms #12 and #23 are semi private bedrooms in the secure dementia unit. The two residents within each room share a bathroom. The home is using a curtain for privacy in place of a bathroom door.</p> <p>Repeated Violation – 7/14/09</p>	<p>11/2009</p>	<p>Doors were installed on November, 2009.</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable 4-5-10 <i>DP</i></p> <p>Date Initials (DPW)</p>
---	---	----------------	--	--

215 362 8533

DOCK MANOR

DOCK MANOR

12:13:00 p.m.

04-07-2010

11/24

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lori H. Borgfurn</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jan Harvey</i>	DATE 4-8-10

<p>102k Use of a common towel is prohibited.</p>	<p>On 10/26/09, there was a wet washcloth on the shower bench in the tub room on the "Homestead" side of the secure dementia unit.</p>	<p>10/26/2009</p>	<p>Washcloth removed day of inspection. Common towels are not used. Staff in-service of regulations.</p> <p>Direct Care staff will check daily for compliance.</p>	<p>4-8-10</p>
--	--	-------------------	--	---------------

215 362 8523
 DOCK MANOR
 DOCK MANOR
 12:13:16 p.m. 04-07-2010
 12/24

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Kevin H. Borglum</i>	DATE 11/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
103e Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.	<p>- On 10/27/09, an undated and unlabeled cup of an unknown food product and another unknown food product in a loaf form was found in the freezer in the great room on the second floor of the home.</p> <p>- On 10/27/09, an undated and unlabeled plate of fish, mashed potatoes, and a vegetable was found in the refrigerator in the great room on the second floor of the home.</p>	10/28/2009	All items were removed and discarded. Housekeeping staff are checking the refrigerators weekly and removing any items that are not labeled or dated. Signs have been placed on the refrigerators to remind residents to label any items they place in the refrigerator. Sign also indicates that unlabeled items will be discarded. Orange time and date stickers have been provided for resident use.	4-8-10 <i>JH</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
103g Food shall be stored in closed or sealed containers.	<ul style="list-style-type: none"> - On 10/27/09, a pan of grilled chicken breast, baked macaroni and cheese, a piece of ham, and a pan of kielbasa in the refrigerator of the home's main kitchen were partially covered with plastic wrap. Portions of the food were uncovered and exposed. - On 10/27/09, a box of cookie dough was unsealed in the freezer in the home's main kitchen. - On 10/27/09, a plastic bag filled with food thickener and a small bag of granola were unsealed in the dry storage 	10/27/2009	Corrected at time of inspection. Items were covered or removed/discarded. Dining services staff were in-serviced on proper food handling and storage procedures. Audits are performed monthly by dining services managers to insure compliance with proper food handling and storage procedures.	4-8-10 <i>JK</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Joe H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawley</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
103g – continued	area of the home. - On 10/27/09, a bag of unsealed potato chips was on the shelf over the corner sink to the right of the dishwasher in the satellite kitchen.			4-8-10 <i>W</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H Borglum</i>	DATE <i>1/27/10</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawley</i>	DATE <i>4-8-10</i>

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
121a Stairways, hallways, doorways, passageways and egress routes from rooms and from the building shall be unlocked and unobstructed.	The great room on the first floor of the home has two doors exiting to an enclosed courtyard. The doors are not labeled as "not an exit."	11/15/2009	A sign stating "Not an exit" was placed on the door.	<i>4-8-10 JIL</i>

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

Page 24 of 30
 13 of 27

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Scott H. Boglum</i>	DATE 1/27/10.	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
130d If the home serves nine or more residents, there shall be at least one smoke detector on each floor interconnected and audible throughout the home or an automatic fire alarm system that is interconnected and audible throughout the home.	The home operates on one license with two separate units, one known as "Oakwood Court" and the other a secure dementia unit known as "Harmony House." The home does not sound the alarm in both sections of the home during each fire drill. Fire drills are conducted separately for each separate section of the home.	10/30/2009	The fire alarm system between Oakwood Court and Harmony House is interconnected and the alarm is audible throughout both sections of facility when the alarm sounds. Fire drills since inspection have been conducted simultaneously in both sections of the facility.	4-8-10 JH

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Scott Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
130h The home's emergency procedures shall indicate the procedures that will be immediately implemented until the smoke detector or fire alarms are operable.	The emergency procedures did not include procedures for inoperable smoke detectors or fire alarms.	11/06/2009	Procedures were reviewed and updated - see attached. All STAFF will be trained in this procedure. Documentation of procedure and training will be kept on file. JH 4-8-10	4-8-10 JH

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawes</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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 home's most recent fire safety inspection was conducted on 10/2/08.	11/09/2009	Fire drill conducted, letter obtained from Fire Safety expert. See attached. A task will be put on the administrator's calendar to contact the Fire Safety expert and plan a drill each October to keep within the 12 month time frame.	4-8-10 <i>AL</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Ann H. Borglum</i>	DATE 11/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jan Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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 Centrum vitamins and a bottle of Vitamin C supplements were unlocked on the table in resident room #137. Repeated Violation – 8/7/08	10/27/2009 02/01/2010	Removed the vitamins from resident's apartment. A memo will be sent to all residents and responsible parties reminding them that all medications must be reported to the nursing staff. See attached Monthly beginning in February 2010 a random check for medications will be done of resident apartments.	Steps have been taken to correct violation; full compliance is not verifiable 4-8-10 Date Initials (DPW)

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

Page 25 of 30
22 of 27

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Scott H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jean Harvey</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
183f Prescription medications, OTC medications and CAM that are discontinued, expired or for residents who are no longer served at the home shall be destroyed in a safe manner according to the Department of Environmental Protection and Federal and State regulations. When a resident permanently leaves the home, the resident's medications shall be given to the resident, the designated person, if any, or the person or entity taking responsibility for the new placement on the day of departure from the home.	- The home had a bottle of Lorazepam 0.5 mg PRN with Resident #2's medications in the medication cart. This resident no longer has an order for this medication. - The home had a tube of triple antibiotic ointment with Resident #6's medication in the medication cart. The resident did not have an order for this medication.	10/29/2009	Resident # 2 Lorazepam discarded; Resident #6 Triple Antibiotic Ointment discarded Going forward monthly checks of medication supply will be done by 11-7 staff at the time of monthly MAR checks to confirm that the medications on order are present within our supply and that there are no medications stored that we do not have an order for.	4-8-10 <i>HH</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Don H. Borglum</i>	DATE 1/27/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawley</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
187d The home shall follow the directions of the prescriber.	<ul style="list-style-type: none"> - Resident #6 has a physician's order for Milk of Magnesium as needed. This medication was not available in the home for the resident. - Resident #7 has a physician's order for Milk of Magnesium, Robitussin, and Tylenol 325mg as needed. These medications were not available in the home for the resident. 	10/28/2009	<p>Medications were ordered from pharmacy and replaced on daily delivery run.</p> <p>Going forward monthly checks of medication supply will be done by 11-7 staff at the time of monthly MAR checks to confirm that the medications on order are present within our supply and that there are no medications stored that we do not have an order for.</p>	4-8-10 <i>JA</i>

**VIOLATION REPORT
PERSONAL CARE HOMES – 55 Pa.Code Chapter 2800**

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Berglum</i>	DATE 4/7/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jessica Henry</i>	DATE 4-8-10

191 The home shall educate the resident of his/her right to question or refuse a medication if he/she believes there may be a medication error. Documentation of this resident education shall be kept.	Resident #5 and Resident #7 were not educated on their right to question or refuse medications.	2/8/2009	Resident #5- 2/08/2007 resident signed notice of the right to refuse medications.	4-8-10 <i>Qb</i>
		11/6/2009	Resident #7- 11/06/2009 resident signed notice of the right to refuse medications. See attached Right to refuse medication is included in the list of resident rights and all residents will sign at time of admission. Administrator/Designee will audit all current residents' resident rights for compliance.	
		Ongoing	Administrator/Designee will review all new residents' resident rights on day of admission for compliance.	

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

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Joni H. Borglum</i>	DATE 11/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Jason Hawley</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
251a A separate record shall be kept for each resident.	The home had Resident #5 and Resident #8's contract, support plans, and financial information in one record labeled for both of the residents.	11/06/2009	Resident #5 & # 8 are a married couple. Separate business files were created for all married couples in the facility and will be maintained separately going forward.	<i>4-8-10 JLL</i>

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

Page 38 of 38
 27 Oct 27

NAME AND ADDRESS OF PERSONAL CARE HOME Oakwood Court 275 Court Drive, Lansdale, PA 19446		CURRENT LICENSE NUMBER 127960	
INSPECTION DATE(S) (Include all dates of the inspection) October 26, 2009 and October 27, 2009		REGIONAL REPRESENTATIVE Christine McHale, Patricia Adams, and Michelle Morton	
SIGNATURE OF LEGAL ENTITY <i>Lou H. Borglum</i>	DATE 1/27/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 4-8-10

1 REGULATION 55 Pa.Code § 2600.	2 VIOLATION/CLASS	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
252 Each resident's record shall include the following information: (2) Race, height, weight, color of hair, color of eyes, religious affiliation, if any, and identifying marks. (3) A photograph of the resident that is no more than 2 years old.	- Resident #4's record did not include identifying marks. - Resident #5's record did not include identifying marks and the resident's photograph was not dated and therefore it could not be determined if it was more than 2 years old. - Resident #6's record did not include the resident's eye color or identifying marks. - Resident #9's record did not include identifying marks. - Resident #10's record did not include identifying marks.	01/27/2010	Identifying marks will be asked on the preadmission forms that family complete for the assessment. The information then will be entered into billing software by marketing prior to admission. If there are no identifying marks, NA will be noted. Resident #5 was out of the facility at the time of updated photos being taken. An updated photo has been taken and a date has been placed on the photo. Resident #6 eye and hair color is obtained at time of SW admission assessment. It was on the SW assessment which was in the chart at time of survey. This information has been added to resident's face sheet. See attached Resident #9 does not have any identifying marks. Identifying marks are noted only if in existence. Resident #10 does not have any identifying marks. Identifying marks are noted only if in existence	4-8-10 <i>[Signature]</i>