

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to GMK LIMITED

LEGAL ENTITY

To operate RED ROSE MANOR

NAME OF FACILITY OR AGENCY

Located at 38 COTTAGE AVENUE, LANCASTER, PA 17602

(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 30
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: _____

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 March 3, 2010 until March 3, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 326530

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

MAR 04 2010

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

Ms. Karen Gestewitz, Owner
GMK Limited
Red Rose Manor
38 Cottage Avenue
Lancaster, Pennsylvania 17602

Dear Ms. Gestewitz:

As a result of the Department of Public Welfare's licensing inspection on January 15, 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.


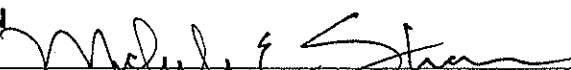
Sincerely,

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 RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530	
INSPECTION DATE(S) (Include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth	
SIGNATURE OF LEGAL ENTITY 	DATE 2/3/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 2/23/10

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
22a2 The following admission document shall be completed for each resident - Medical evaluation completed 60 days prior to or 30 days after admission on a form specified by the Department.	Resident #1's medical evaluation was not completed on the form specified by the department. Repeat Violation- 2/10/09	2/3/10	See Attached 22A2	Steps have been taken to correct violation; full compliance is not verifiable 2/26/10 [Signature] Date Initials (DPW)
141a A resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission.	PCH Division Central Region Field Office	2/3/10	See Attached 141A	

FEB - 8 2010

RECEIVED

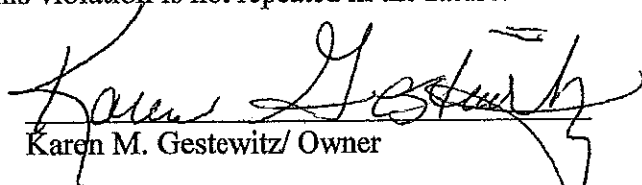
GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

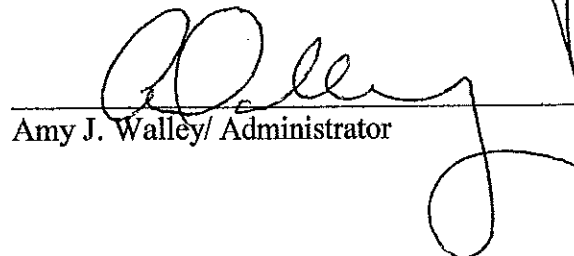
February 3, 2010

Regulation 55 Pa. Code 2600
22a2

Violation: Resident # 1's medical evaluation was not completed on the form specified by the department.

Plan of Correction: A memo was added and attached to all blank MA-51's for physicians to read before completing. This memo clearly states that there are two forms that both must be completed. A folder will be kept on the owners desk with all completed MA-51's, along with a list of when all MA-51's are due for all residents. This folder will be checked to ensure that all state specified forms are present and filled out correctly. MA-51's will not be accepted or filed until the owner has reviewed them for accuracy. Having this memo attached to the MA-51's and the owner checking them all for accuracy before allowing them to be filed will ensure that this violation is not repeated in the future.


Karen M. Gestewitz/ Owner


Amy J. Walley/ Administrator

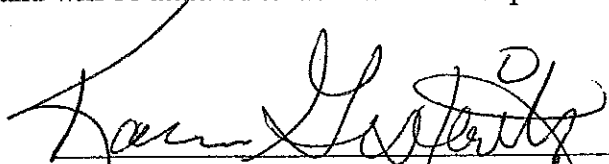
GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

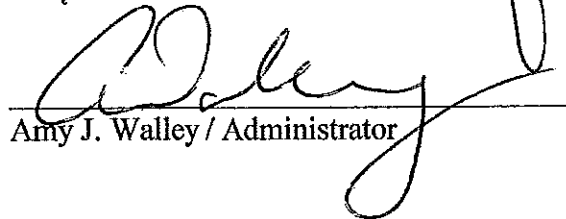
February 3, 2010

Regulation 55 Pa. Code 2600
141a -repeated violation

Violation: a resident shall have a medical evaluation by a physician, physician's assistant or certified registered nurse practitioner documented on a form specified by the Department, within 60 days prior to admission or within 30 days after admission.

Plan of Correction: The Owner and Administrator are the only two people that take new admissions (residents). They are in agreement that residents will no longer be admitted unless they get a medical evaluation (our form with our memo attached so owner can ensure accuracy) at least two days prior to admission to the personal care home. This will allow time for the owner to review the medical evaluation for accuracy prior to admitting the resident. This will ensure that this violation cannot be repeated. This will now be a Red Rose Manor Policy upon admission and will be attached to all new residents pre admission screenings.


Karen M. Gestewitz / Owner


Amy J. Walley / Administrator

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

NAME AND ADDRESS OF PERSONAL CARE HOME RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530		
INSPECTION DATE(S) (Include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth		
SIGNATURE OF LEGAL ENTITY <i>Karen Gesteritz</i>	DATE <i>2/3/10</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MES</i>	DATE <i>2/23/10</i>	

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
100b The home shall ensure that ice, snow and obstructions are removed from outside walkways, ramps, steps, recreational areas and exterior fire escapes.	There was a large amount of snow located at the bottom of the 2 nd floor fire escape, which obstructed the pathway leading to the parking lot.	<i>2/3/10</i>	<i>see Attached</i>	<i>MES 2/26/10</i>

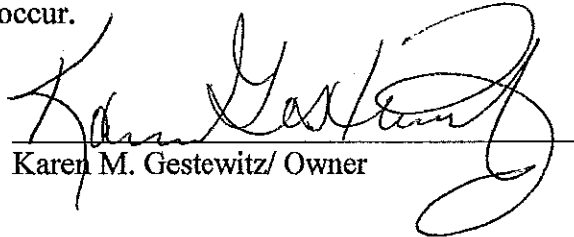
GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

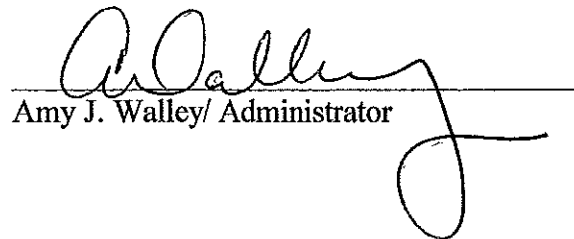
Regulation 55 Pa. Code 2600

February 3, 2010

Violation: 100b- There was a large amount of snow located at the bottom of the 2nd floor fire escape, which obstructed the pathway leading to the parking lot.

Plan of Correction: A snow removal chart was made and includes the date and time snow removal was completed, and a check-off list of the designated areas that need snow removal. This chart includes the area we were cited for, it is included on the check-list. The owner or Administrator will be the ones responsible to make sure that snow removal is done on a timely basis, and they will be the ones that complete the snow removal chart/checklist. An area will only be checked off on the list if the area is free and clear of snow and poses no danger to residents or staff etc. at Red Rose Manor. Completing this check list will ensure that future violations do not occur.


Karen M. Gestewitz/ Owner


Amy J. Walley/ Administrator

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

NAME AND ADDRESS OF PERSONAL CARE HOME RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530
INSPECTION DATE(S) (include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth
SIGNATURE OF LEGAL ENTITY <i>Karen Desfleur</i>	DATE 2/26/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MS</i>
		DATE 2/26/10

1	2	3	4	5
REGULATION 55 Pa.Code § 2600.	VIOLATION	DATE BY WHICH CORRECTION WILL BE COMPLETED	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)	DATE COMPLIANCE VERIFIED BY DPW
131a There shall be at least one operable fire extinguisher with a minimum 2-A rating for each floor, including the basement and attic.	The 3 rd floor apartment had fire extinguisher with a 1-A10BC rating which does not meet the minimum requirement of 2-A.	1/25/10	New Fire Extinguisher installed 1/25/10. This violation will not occur again we now have educated ourselves on the fire extinguisher standard for each floor and also informed our fire extinguisher company.	MS 2/26/10

GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

Regulation 55 Pa. Code 2600

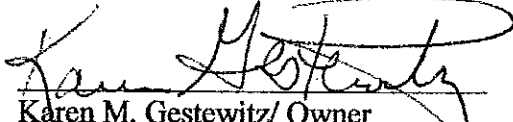
February 3, 2010

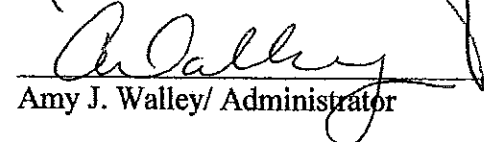
Violation 132c: The fire drill log dated from 6/30 to 12/24 did not identify the year in which the fire drills were conducted.

Violation 132c: The fire drills conducted on 8/30 at 12:03, 10/02 at 12:30, and 12/24 at 1:30 did not specify if the drills were conducted in the AM or PM.

Violation: 132e: A fire drill shall be held during sleeping hours once every 6 months.

Plan of Correction for above (2) violations: The current year was added to the fire drill log from 6/30/09- 10/2/09. A new fire drill log was then created to acknowledge the specific date started 10/2/09 through 12/31/10. Also included on the new log is a space to circle each month whether the drill is conducted in the am or pm. This log also specifies when a weekend or overnight drill needs to occur. The Administrator completed this log and her or the owner will do this annually so that it is filled out properly each year. Every month the Administrator will double check it to make sure that all the information is accurate, and that am or pm has been circled on the log. In following the above measures, it will ensure that this violation does to occur again.


Karen M. Gestewitz/ Owner


Amy J. Walley/ Administrator

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

NAME AND ADDRESS OF PERSONAL CARE HOME RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530	
INSPECTION DATE(S) (Include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth	
SIGNATURE OF LEGAL ENTITY <i>Karen Gaskeurtz</i>	DATE <i>2/3/10</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MES</i>	DATE <i>2/23/10</i>

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
132e A fire drill shall be held during sleeping hours once every 6 months.	"Sleeping hours" fire drills were held on 3/22/09 and 10/02/09. The "sleeping hours" fire drills were held more than six months apart.	<i>2/3/10</i>	<i>See Attached</i>	Steps have been taken to correct violation; full compliance is not verifiable <i>2/26/10</i> Date <i>MES</i> Initials (DPW)

GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

Regulation 55 Pa. Code 2600

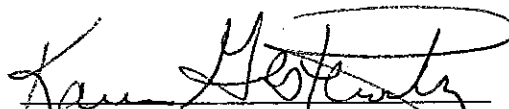
February 3, 2010

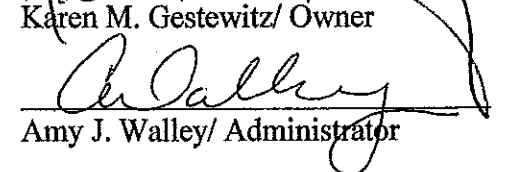
Violation 132c: The fire drill log dated from 6/30 to 12/24 did not identify the year in which the fire drills were conducted.

Violation 132c: The fire drills conducted on 8/30 at 12:03, 10/02 at 12:30, and 12/24 at 1:30 did not specify if the drills were conducted in the AM or PM.



Violation: 132e: A fire drill shall be held during sleeping hours once every 6 months.

Plan of Correction for above (2) violations: The current year was added to the fire drill log from 6/30/09- 10/2/09. A new fire drill log was then created to acknowledge the specific date started 10/2/09 through 12/31/10. Also included on the new log is a space to circle each month whether the drill is conducted in the am or pm. This log also specifies when a weekend or overnight drill needs to occur. The Administrator completed this log and her or the owner will do this annually so that it is filled out properly each year. Every month the Administrator will double check it to make sure that all the information is accurate, and that am or pm has been circled on the log. In following the above measures, it will ensure that this violation does to occur again.


Karen M. Gestewitz/ Owner


Amy J. Walley/ Administrator

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

NAME AND ADDRESS OF PERSONAL CARE HOME RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530	
INSPECTION DATE(S) (Include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth	
SIGNATURE OF LEGAL ENTITY 	DATE 2/3/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 2/23/10

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 The medical evaluation shall include the following: (1) A general physical examination by a physician, physician's assistant or nurse practitioner. (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. (7) Medication regimen, contraindicated medications, medication side effects and the ability to self-administer medications.	<ul style="list-style-type: none"> • Resident #2's medical evaluation dated 2/06/09 states to see attachments under "medical history", "medications" and "diagnoses" but none of these documents were attached to the medical evaluation. • Resident #3's medical evaluation dated 4/28/09 states to see attachment under "medications" but no document was attached to the medical evaluation. 	2/3/10 2/12/10 2/9/10 was sent Back	see ATTACHED New MA Filled out (copy new MA 51) Plan for no repeat violation Sign by owner for review (see ATTACHED) see ATTACHED Documents see Attached	Steps have been taken to correct violation; full compliance is not verifiable 2/26/10 MRS Date Initials (DPW)

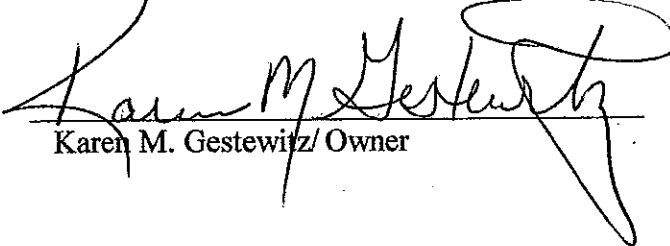
Resident #2

GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

REGULATION 55 Pa. Code 2600.
141a

February 3, 2010

A new medical evaluation was done and dated before 2/06/10 for resident #2. A memo was added and attached to all blank MA-51's for physicians to read before completing. The medical history, medications, and diagnosis will no longer be accepted as attachments. The information will all be completed on the actual MA-51 itself. A folder will be kept on the owners desk with all completed MA-51's, along with a list of when all MA-51's are due for all residents. MA-51's will not be accepted or filed until the owner has reviewed them for accuracy. Doing so will ensure that we get no repeated violations for this.


Karen M. Gestewitz/ Owner

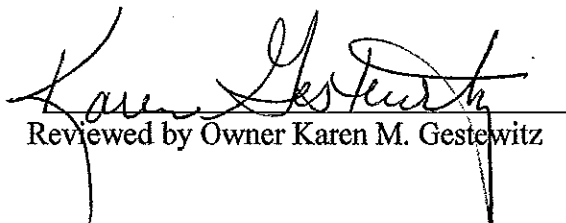
Resident # 3

GMK LIMITED
RED ROSE MANOR
38 COTTAGE AVENUE
LANCASTER, PA 17602
PHONE: 717-394-8999
FAX: 717-509-8134

REGULATION 55 Pa. Code 2600
141a

February 3, 2010

In regards to resident # 3's medical evaluation dated 4/28/09. A memo was added to the front of all medical evaluations for physicians to read before completing them. The medical history will no longer be accepted as attachments. The information will be completed on the actual medical evaluation (MA-51). A folder will be kept on the owners desk with all completed MA-51's, along with a list of when all MA-51's are due for all residents. MA-51's will not be accepted or filed until the owner has reviewed them for accuracy. Doing so will ensure that we get no repeated violations for this. A copy of the memo we have attached to all MA-51's is present for your review. A memo has been faxed to resident # 3's medical doctor asking for a current medication list to be returned to us signed by physician. As soon as this arrives, we will fax it to the state office.


Reviewed by Owner Karen M. Gestewitz


Reviewed by Administrator Amy J. Walley

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

NAME AND ADDRESS OF PERSONAL CARE HOME RED ROSE MANOR 38 COTTAGE AVENUE LANCASTER, PA - 17602		CURRENT LICENSE NUMBER 326530	
INSPECTION DATE(S) (Include all dates of the inspection) January 15, 2010		REGIONAL REPRESENTATIVE Ron Minnich & Tom Roth	
SIGNATURE OF LEGAL ENTITY <i>Karen Gertwirth</i>	DATE 2/3/10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MES</i>	DATE 2/23/10

1	2	3	4	5
REGULATION 55 Pa.Code § 2600.	VIOLATION	DATE BY WHICH CORRECTION WILL BE COMPLETED	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)	DATE COMPLIANCE VERIFIED BY DPW
183e Prescription medications, OTC medications and CAM shall be stored in an organized manner under proper conditions of sanitation, temperature, moisture and light and in accordance with the manufacturer's instructions.	Resident #4's Lantus Solo Star pen did not have an opening date on the box or pen. The manufacturer's instructions state to discard 28 days after opening.	2/3/10 2/3/10	See Attached (2) pages All new & current employees will be advised to read this memo. This memo will also become part of our med tech training program so this violation does not reoccur. Memo was written to staff to inform them they must label all insulin with the date opened and to discard after 28 days. MES 2/23/10	MES 2/26/10