

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to LUTHERAN SOCIAL SERVICES OF SOUTH CENTRAL PENNSYLVANIA

LEGAL ENTITY

To operate ZIMMERMAN PLACE

NAME OF FACILITY OR AGENCY

Located at 800 BOLLINGER DRIVE, SHREWSBURY, PA 17361

(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 68
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 May 11, 2010 until May 11, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **310270**

Robert E. Robinson

ISSUING OFFICER

Kurt 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

MAY 11 2010

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

Mr. Robert L. Rundle Jr., President/CEO
Lutheran Social Services of South Central Pennsylvania
Zimmerman Place
800 Bollinger Drive
Shrewsbury, Pennsylvania 17361

Dear Mr. Rundle:

As a result of the Department of Public Welfare's licensing inspection on March 24, 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 Zimmerman Place 800 Bollinger Drive, Shrewsbury, PA 17361		CURRENT LICENSE NUMBER 310271	
INSPECTION DATE(S) (Include all dates of the inspection) 3/24/2010		REGIONAL REPRESENTATIVE S. Chou and V. Beard	
SIGNATURE OF LEGAL ENTITY <i>Mary E Snyder</i>	DATE 4-14-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Bomberg</i>	DATE 3/4/10

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
81b Wheelchairs, walkers, prosthetic devices and other apparatus used by residents shall be clean, in good repair and free of hazards.	Resident # 1 utilizes an enabler bar. This bar is in the shape of an upside down "U" with one leg that is moveable. There was no covering for the 15" space in the bar, creating a potential entrapment hazard.	3/24/10 4/15/10 4/12/10	The enabler bar for resident #1 is covered. (See attachment #1) Nursing staff will check to see that all bed enablers are in place during night shift room checks. (See attachment # 2) Housekeeping will be responsible for keeping the covers clean, free of hazards and in good repair, checking the covers when changing the linens on the resident's beds weekly, and/or as needed. (See attachment # 3)	<i>3/4/10</i> <i>CS</i>
	PCH Division Central Region Field Office			

APR 15 2010

RECEIVED

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

NAME AND ADDRESS OF PERSONAL CARE HOME Zimmerman Place 800 Bollinger Drive, Shrewsbury, PA 17361		CURRENT LICENSE NUMBER 310271	
INSPECTION DATE(S) (Include all dates of the inspection) 3/24/2010		REGIONAL REPRESENTATIVE S. Chou and V. Beard	
SIGNATURE OF LEGAL ENTITY <i>Mary E Snyder</i>	DATE 4-14-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Boney</i>	DATE 5/4/10

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																					
132d Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.	The fire safety letter, dated 8/13/2009, from [redacted] of Preparedness Solutions Associates, LLC, indicated that there were no areas of refuge identified within the building. The Administrator stated that the residents did not evacuate from the building during the February fire drill held on 2/24/2010 at 1:12 PM. <table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> <th>Evac time</th> </tr> </thead> <tbody> <tr> <td>2/24/10</td> <td>1:12pm</td> <td>4m 43s</td> </tr> <tr> <td>1/26/10</td> <td>4:50am</td> <td>8m 17s</td> </tr> <tr> <td>1/20/10</td> <td>12:24am</td> <td>7m 31s</td> </tr> <tr> <td>1/18/10</td> <td>4:47am</td> <td>8m 40s</td> </tr> <tr> <td>1/15/10</td> <td>11:28am</td> <td>5m 42s</td> </tr> <tr> <td>1/15/10</td> <td>12:09am</td> <td>10m 48s</td> </tr> </tbody> </table> Repeat Violation – 8/25/2009	Date	Time	Evac time	2/24/10	1:12pm	4m 43s	1/26/10	4:50am	8m 17s	1/20/10	12:24am	7m 31s	1/18/10	4:47am	8m 40s	1/15/10	11:28am	5m 42s	1/15/10	12:09am	10m 48s	3/25/10	A new fire safety letter was received after an inspection and a supervised drill by [redacted] on 3/25/10. Administrator will ensure that a fire safety letter is received annually or sooner as needed from a fire safety expert if there are any changes made to the areas of refuge identified in the building as stated in the current letter. Residents will evacuate to the areas of refuge as listed in the letter and shown on the map. (See attachments # 4 & # 5) Fire drills done on 3/25 and on 4/13 both were within the evacuation time set by [redacted] (See attachments # 6 & # 7)	5/4/10 CB
Date	Time	Evac time																							
2/24/10	1:12pm	4m 43s																							
1/26/10	4:50am	8m 17s																							
1/20/10	12:24am	7m 31s																							
1/18/10	4:47am	8m 40s																							
1/15/10	11:28am	5m 42s																							
1/15/10	12:09am	10m 48s																							

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

NAME AND ADDRESS OF PERSONAL CARE HOME Zimmerman Place 800 Bollinger Drive, Shrewsbury, PA 17361		CURRENT LICENSE NUMBER 310271	
INSPECTION DATE(S) (Include all dates of the inspection) 3/24/2010		REGIONAL REPRESENTATIVE S. Chou and V. Beard	
SIGNATURE OF LEGAL ENTITY <i>Mary E Snyder</i>	DATE 4-11-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 5/4/10

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
227c The support plan shall be revised within 30 days upon completion of the annual assessment or upon changes in the resident's needs as indicated on the current assessment	Resident # 1 utilizes an enabler bar. Its use is not documented in the current support plan, dated 9/11/2009.	3/24/10	Resident #1's support plan was updated on the day of inspection, 3/24/10. (See attachment # 8) All residents using bed enablers will have the necessary information documented on their support plans under mobility. It will state if the resident is independent or needs assistance, and state what assistance is needed. It will also state that nursing staff is to ensure the cover is on the enabler daily, and the housekeeping staff is to ensure that the cover is clean, in good repair and free of hazards. (See attachments # 2 & # 3) <i>The administrator or designee will conduct quarterly audits of the records of residents using enabler bars to ensure the support plans address the need and use. 05/10</i>	<i>5/4/10 CB</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME Zimmerman Place 800 Bollinger Drive, Shrewsbury, PA 17361		CURRENT LICENSE NUMBER 310271	
INSPECTION DATE(S) (Include all dates of the inspection) 3/24/2010		REGIONAL REPRESENTATIVE S. Chou and V. Beard	
SIGNATURE OF LEGAL ENTITY <i>Mary E Snyder</i>	DATE 4-14-10	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Barry</i>	DATE 5/10/10

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
254c Resident records shall be stored in locked containers or a secured, enclosed area used solely for record storage and be accessible at all times to the administrator or the administrator's designee, and upon request, to the Department or representatives of the area agency on aging.	The storage area across the hall from room # 128 was unlocked and unsupervised. X rays labeled with the personal identification information of multiple residents were being housed in the area.	5/4/10 4/22/10	The Director of Buildings and Grounds has special ordered a "store room lever lock" for the storage room door. The door can only be opened with a key, then locks automatically, it doesn't have a turn open and shut lock on the inside. The x rays are going to be relocated to another locked storage area and be stored with the resident discharge files. This storage area is located by the administrative offices and will only be used by the Administrator, the Executive Director, and the Director of Sales and Marketing. Information will be sent when the move and lock have been completed. Staff will have additional in-service education on the requirement	Steps have been taken to correct violation; full compliance is not verified. 5/4/10 <i>CS</i> Date Initials (DPW)

to maintain records in a secured and confidential manner. 5/4/10