

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to STABON MANOR PERSONAL CARE HOME, INC.  
LEGAL ENTITY

To operate STABON MANOR PERSONAL CARE HOME  
NAME OF FACILITY OR AGENCY

Located at 1555 HAAK STREET, READING, PA 19602  
(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 138  
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 August 13, 2010 until February 13, 2011,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 205121

*Robert E. Robinson*

ISSUING OFFICER

*Kenneth 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

**CERTIFIED MAIL – RETURN RECEIPT  
 MAILING DATE:**

**AUG 18 2010**

Mr. Stanley P. Pilat, President  
 Stabon Manor Personal Care Home, Inc.  
 Stabon Manor Personal Care Home  
 1555 Haak Street  
 Reading, Pennsylvania 19602

Dear Mr. Pilat:

As a result of the Department of Public Welfare's (Department) licensing inspection on June 2, 2010 of the above personal care home, the violations specified on the enclosed Violation Report were found.

Based on violations with 55 Pa.Code Ch. 2600, your current license #205120 dated September 4, 2009 to September 4, 2010 is REVOKED. A FIRST PROVISIONAL license, effective August 13, 2010 to February 13, 2011 is being issued based on your plan to correct the violations as specified on the Violation Report. This decision is made pursuant to 62 P.S. 1026(b)(1) and 55 Pa.Code § 20.71(a)(2) (relating to conditions for denial, nonrenewal or revocation.) Your FIRST PROVISIONAL license is enclosed.

In accordance with 55 Pa.Code § 2600.269 (b) (relating to ban on admissions) no new resident admissions are permitted after the date of this letter.

Pursuant to 62 P.S. 1085-1087 and 55 Pa.Code §§ 2600.261-268 (relating to enforcement), the Department intends to assess a fine for the following violations unless fully corrected on or before the mandated correction date.

55 Pa.Code Chapter 2600 Section no.	Class of Violation	Census at Inspection X	Fine Per resident Per day	Calculated Fine = Per day	Mandated Correction Date (to avoid Fine)
132h	II	110	\$5	\$550	5 calendar days from mailing date of this letter

A fine will be assessed on a daily basis beginning with the date of this letter and will continue until the violation is fully corrected, and full compliance with the regulation has been achieved. If the violation is fully corrected, and full compliance with the regulation has been achieved, by the mandated correction date, no fine will be assessed. You must notify the Department's Regional Adult Residential Licensing office in writing as soon as each violation is fully corrected and submit written documentation of each correction. The Department will conduct an on-site inspection after the mandated correction date, and within 20 calendar days of the date of this letter. If one or more violations is not fully corrected and full compliance with the regulation has not been achieved, you will periodically receive invoices from the Department's Bureau of Financial Operations with payment instructions. The fines will continue to accumulate until the violation is fully corrected and full compliance with the regulation has been achieved.

Once you receive your invoice from the Bureau of Financial Operations, if you disagree with the amount of the penalty, you have the right to appeal through a hearing before the Bureau of Hearings and Appeals, Department of Public Welfare. If you decide to appeal, a written request to appeal the fine must be received, along with the assessed daily fine, not to exceed \$500, in accordance with 55 Pa.Code § 2600.263 (relating to appeal of penalty). All appeal requests must be sent to the address indicated on the invoice you will receive from the Bureau of Financial Operations

All violations specified on the 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.

If you disagree with the decision to issue a PROVISIONAL license or ban on admissions, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Public Welfare in accordance with 1 Pa.Code Part II, Chs. 31-35. If you decide to appeal, a written request for an appeal must be received within 10 days of the date of this letter by:

Karen E. Kroh, Director  
Adult Residential Licensing  
Department of Public Welfare  
423 West, Health and Welfare Building  
Seventh and Forster Streets  
Harrisburg, Pennsylvania 17120

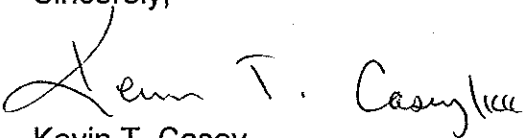
Appeal of the ban on new resident admissions does not permit the admission of new residents after the date of this letter.

Mr. Stanley P. Pilat

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This decision is final 11 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

Sincerely,


A handwritten signature in cursive script that reads "Kevin T. Casey". The signature is written in black ink and is positioned above the printed name and title.

Kevin T. Casey  
Deputy Secretary

Enclosures  
License  
Violation Report

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

002/009


NAME AND ADDRESS OF PERSONAL CARE HOME Stabon Manor Personal Care Home, 1555 Haak Street, Reading, Pennsylvania, 19602		CURRENT LICENSE NUMBER 205120	
INSPECTION DATE(S) (include all dates of the inspection) June 2, 2010		REGIONAL REPRESENTATIVE Leslie Patton and Betty Bloch	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Bonnie Pilat</i>			
SIGNATURE OF LEGAL ENTITY REPRESENTATIVE 		DATE <i>6/5/10</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Bob Bisognani</i>
			DATE 8/10/10

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
132h Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.	Based upon staff and resident interviews it was determined that residents #1 through #6 did not evacuate the building during the fire which took place on 6/2/10 at approximately 12:30am. Residents #1 through #5 waited at the end of the 2 <sup>nd</sup> hall near room #200 next to the door which leads to the external fire escape. Resident #6, who resides on the 3 <sup>rd</sup> floor, remained in bed and refused to evacuate from their room.  The home's fire safety letter, dated 7/22/09, states that residents must be evacuated either into the central stair tower or to one of the outside designated meeting areas near the back porch at the rear of the building	<i>June 5/2010</i>	<i>Residents #1 through 5 evacuated according to previous fire instructions per city of Reading fire Dept. Some being notified by DPW that this is unacceptable by Regs. All residents were given instruction to use the main stair tower or to evacuate to outside meeting areas. All residents involved (listed) were evaluated to ensure that they could safely evacuate to the required areas without assistance. Resident #6 was given a warning notice of eviction. If [redacted] refuses, again [redacted] was told [redacted] would be removed.</i>	Steps have been taken to correct violation; full compliance is not verifiable Date <i>8/10/10</i> Initials (DPW) <i>RP</i>

08/10/2010 TUE 14:48 FAX 6103722515 STABON MANOR →→→ dpw

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

003/009

<b>NAME AND ADDRESS OF PERSONAL CARE HOME</b> Stabon Manor Personal Care Home, 1555 Haak Street, Reading, Pennsylvania, 19602		<b>CURRENT LICENSE NUMBER</b> 205120	
<b>INSPECTION DATE(S) (Include all dates of the inspection)</b> June 2, 2010		<b>REGIONAL REPRESENTATIVE</b> Leslie Patton and Betty Bloch	
<b>PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan)</b>			
<b>SIGNATURE OF LEGAL ENTITY REPRESENTATIVE</b> 	<b>DATE</b> 8/5/10	<b>REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION</b> Bdi Diagram	<b>DATE</b> 8/10/10

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
See previous page	or across from the porch at the front of the building.  Repeated violation – 8/27/09	6/2/10 Copy enclosed	A 30 day notice of eviction due to non-compliance. The staff received inservice training to clarify appropriate evacuation procedures. Care Coordinator & Administrator will monitor to ensure compliance. Another fire drill was performed on July 21, 2010 by City of Reading Fire Dept. All residents evacuated in compliance with regulations. Employee meetings held 6/24/10 & 7/26/10. Copies enclosed.	see previous page

08/10/2010 TUE 14:49 FAX 6103722515 STABON MANOR →→→ dpw