

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to JUNIPER VILLAGE AT FOREST HILLS, LLC

LEGAL ENTITY

To operate JUNIPER VILLAGE AT FOREST HILLS

NAME OF FACILITY OR AGENCY

Located at 107 FALL RUN ROAD, PITTSBURGH, PA 15221

(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 100
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 December 6, 2010 until December 6, 2011,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 433780

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

DEC 17 2010

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

Ms. Janet Wangler, Executive Director
Juniper Village at Forest Hills, LLC
400 Broadacres Drive
Bloomfield, New Jersey 07003

RE: Juniper Village at Forest Hills
107 Fall Run Road
Pittsburgh, Pennsylvania 15221

Dear Ms. Wangler:

As a result of the Department of Public Welfare's licensing inspection on September 23, 2010 and October 4, 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,


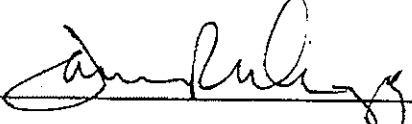
A handwritten signature in cursive script that reads "Kevin T. Casey".

Kevin T. Casey
Deputy Secretary

Enclosures
License
Violation Report


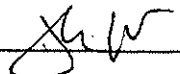
VIOLATION REPORT
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600


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| | | | |
|---|-----------------|--|------------------|
| NAME AND ADDRESS OF PERSONAL CARE HOME JUNIPER VILLAGE AT FOREST HILLS, 107 FALL RUN ROAD PITTSBURGH, PA 15221 | | CURRENT LICENSE NUMBER 433780 | |
| INSPECTION DATES (Include all dates of the inspection) 10/01/2010 | | REGIONAL REPRESENTATIVE K Kruppa, M Marini | |
| 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  | DATE 11.4.10 | REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION  | DATE 11/30/10 |

| REGULATION 55 Pa.Code §2600 | VIOLATION | DATE BY WHICH CORRECTION WILL BE | 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 |
|---|--|--|---|-----------------------------------|
| 94b Interior stairs, exterior steps and ramps shall have nonskid surfaces. | The wooden ramp extending from the side courtyard to the front parking lot does not have a non-skid surface. | 11.3.10 | Non-skid strips were secured to the ramp. Monitoring will be conducted by the Environ. Svcs Mgr during monthly rounds. | |

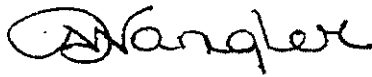

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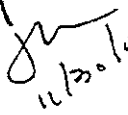
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| 103f Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers shall be required in refrigerators and freezers. | There was no thermometer in the ice cream freezer located in the main kitchen. | 10.1.10 and ongoing | Corrected during survey. The Dietary Mgr is responsible for monthly monitoring and a log is kept in the Dietary office. |  11/30/10 |

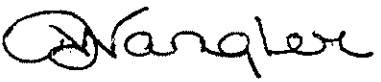
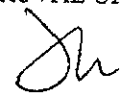
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|--|--|----------------------------------|---|---|
| 103i Outdated or spoiled food or dented cans may not be used. | Two cartons of Activia yogurt with an expiration date of 9/3/10 were located in the home's kitchen refrigerator adjacent to the first floor library. | 10.1.10 and ongoing | Corrected during survey. The Ex. Director is responsible for monitoring compliance along with the Mgr on Duty during daily rounds. |  11/30/10 |



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| 105g1 To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use. | There was an accumulation of lint behind the clothes washer and clothes dryer on the floor and on the backs of the machines located in the first floor laundry area. There was also an accumulation of lint below the dryer lint screen. | 10.2.10 and ongoing | The housekeeping staff is responsible for the upkeep and monitoring of these areas at least monthly with a tracking log kept in the laundry room. Supervision and oversight is managed by the Environ. Svcs. director during monthly rounds. | Steps have been taken to correct violation; full compliance is not verifiable Date <u>11/30/10</u> Initials (DPW) <u>MM</u> |

12/3/10 Staff will be instructed to inspect laundry area, including behind washer & dryer daily, to ensure the area is free from lint

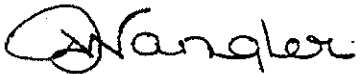

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| 141a The medical evaluation shall include the following: (1) A general physical examination by a physician, physician's assistant or nurse practitioner. (2) Medical diagnosis including physical or mental disabilities of the resident, if any. (3) Medical information pertinent to diagnosis and treatment in case of an emergency. (4) Special health or dietary needs of the resident. (5) Allergies. (6) Immunization | The medical evaluation for resident #1, dated 5/4/2010, does not include diet information. The medical evaluation for resident #4, dated 4/7/10, did not have Personal Care Home checked as the appropriate setting. | 11.4.10 11.4.10 and ongoing | The DOW will review all ME's upon admission to verify correct completion. The Ex. Director will verify completion and compliance within 24 ^{hrs} of admission. Resident #1 & #4 medical evaluations have been updated by the physician. |  11/30/10 |

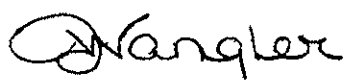

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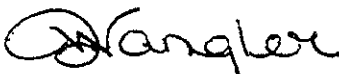
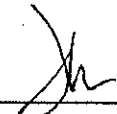
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| history. (7) Medication regimen, contraindicated medications, medication side effects and the ability to self-administer medications. (8) Body positioning and movement stimulation for residents, if appropriate. (9) Health status. (10) Mobility assessment, updated annually or at the Department's request. | | | | |

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| 144d Smoking outside of the smoking room is prohibited. | During the physical site tour of facility the license representative observed 2 staff persons smoking outside the designated smoking area on the cement deck off of the lower level dining room. | 10.1.10 and ongoing | Corrected during survey. Staff will only smoke in designated areas over site and compliance is monitored by all managers daily. Disciplinary action and termination may result for violation of policy. | <div style="font-size: small;">Steps have been taken, correct violation; full compliance is not verified.</div> <div style="font-size: x-small;"> Date 11/20/10 Initials (DP) </div> |

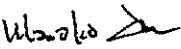
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| 226a The resident shall be assessed for mobility needs as part of the resident's assessment. | <p>Resident #2's assessment, completed on 12/28/09, does not include an assessment of the resident's mobility needs. Notations on resident's chart state that resident needs a staff escort for fire drills which meets the definition of having mobility needs.</p> <p>Resident #3's assessment, completed on 7/30/2010, states that resident has mobility needs. However, the medical evaluation, dated 7/19/2010, calls the resident independently mobile.</p> <p>Resident #4's medical evaluation, completed on 4/7/2010, states that the resident has mobility needs but the assessment dated 4/20/2010, states that the resident is mobile.</p> <p>Resident #5 stated in an interview that resident needs hands on assistance is needed to get out of bed. This resident is not included on the facility's list of residents with mobility needs.</p> | <p>10.1.10</p> <p>11.4.10</p> <p>11.4.10</p> | <p>We were unable to find the documentation to support this violation. (See attached assessment)</p> <p>All mobility issues will be evaluated by Dow to coincide with the medical evaluations within 24° of admission. Compliance is the same as 1A1a on pg. 9.</p> <p>Resident's #4 & #5 medical evaluations have been updated by the physician.</p> <p>If there is any discrepancy</p> | <p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p>11/20/10</p> <p>Date Initials (DPW)</p> |


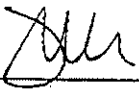
Adult Residential Licensing


12/31/10



between the physician's mobility assessment and the home's mobility assessment, the home will contact physician and resolve discrepancy.

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| 227d Each home shall document in the resident's support plan the medical, dental, vision, hearing, mental health or other behavioral care services that will be made available to the resident, or referrals for the resident to outside services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services. | Resident #4 had falls on 8/7, 8/8, 8/15, 8/19 and 9/3/2010 notated on chart. The resident's support plan does not address how the home will assist the resident in fall prevention. | 11.4.10 | PT/OT were ordered on 8.4.10 and updated on the support plan. See attached. Over-site and compliance will be by the DOW and reviewed monthly by the Safety Committee. |  11/30/10 |