

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to 227 EVERGREEN ROAD OPERATIONS, LLC

LEGAL ENTITY

To operate SANATOGA COURT

NAME OF FACILITY OR AGENCY

Located at 227 EVERGREEN ROAD, POTTSTOWN, PA 19464

(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 85  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

(MAXIMUM CAPACITY)

Restrictions: Secure Dementia Care Unit - 55 Pa. Code §§ 2600.231-239 - Capacity 14

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 1, 2011 until April 1, 2012,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 136140

*Robert E. Robinson*

ISSUING OFFICER

*R. C. King*

DIRECTOR

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 - 01/11



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

MAR 31 2011

Mr. Robert A. Reitz, COO  
227 Evergreen Road Operations, LLC  
Sanatoga Court  
227 Evergreen Road  
Pottstown, Pennsylvania 19464

Dear Mr. Reitz:

As a result of the Department of Public Welfare's licensing inspection on November 8, 2010 of the above personal care home, we have found that your personal care home is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (related to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Ronald Melusky" followed by a date "1/98".

Ronald Melusky  
Acting Director

Enclosure  
License

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

NAME AND ADDRESS OF PERSONAL CARE HOME SANATOGA COURT, 227 EVERGREEN ROAD POTTSTOWN, PA 19464		CURRENT LICENSE NUMBER 136140	
INSPECTION DATES (Include all dates of the inspection) 11/08/2010		REGIONAL REPRESENTATIVE Doug Hoover, Jaime Erb	
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  <i>Tracey J. Hoover</i> EXECUTIVE DIRECTOR	DATE 11/19/2010	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION  <i>Michael E. Strom</i>	DATE 12/16/10

REGULATION 55 Pa.Code §2600	VIOLATION	DATE COMPLIANCE VERIFIED BY	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
233d Doors that open onto areas such as parking lots, or other potentially unsafe areas, shall be locked by an electronic or magnetic system.	The secured dementia care unit has an outdoor courtyard equipped with a "mag-lock" gate and keypad. Next to the keypad is a red "panic/alarm" button, that when depressed sets off an audible alarm/light and releases the lock on the gate. The courtyard is not secure for residents.  <p style="text-align: center;">PCH Division Central Region Field Office</p> <p style="text-align: center;">NOV 22 2010</p>	To be completed by 12-15-10	Fire Marshal shall be contacted for approval to disconnect the "panic button" release leaving the mag lock and keypad as the primary means of exit/entry from the courtyard area. Must Dir to assure that the component is disabled by 12/15/10.	<i>MES</i> 12/20/10

RECEIVED