

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to ARDEN COURTS OF JEFFERSON HILLS PA, LLC
LEGAL ENTITY

To operate ARDEN COURTS OF JEFFERSON HILLS
NAME OF FACILITY OR AGENCY

Located at 380 WRAY LARGE ROAD, JEFFERSON HILLS, PA 15025
(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 60
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 60

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 January 24, 2011 until January 24, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 435510

Robert E. Robinson

ISSUING OFFICER

[Signature]

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

FEB 03 2011

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

Mr. Barry A. Lazarus, Vice President
Arden Courts of Jefferson Hills PA, LLC
333 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of Jefferson Hills
380 Wray Large Road
Jefferson Hills, Pennsylvania 15025

Dear Mr. Lazarus:

As a result of the Department of Public Welfare's licensing inspection on December 9, 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 black ink, appearing to read 'R. Melusky'.

Ronald Melusky
Acting Director

Enclosures
License
Violation Report

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

NAME AND ADDRESS OF PERSONAL CARE HOME ARDEN COURTS OF JEFFERSON HILLS, 380 WRAY LARGE ROAD JEFFERSON HILLS, PA 15025		CURRENT LICENSE NUMBER 435510	
INSPECTION DATES (Include all dates of the inspection) 12/09/2010		REGIONAL REPRESENTATIVE Denny Granahan, Diane Whitney, Lindsey Wislie	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Kristin Kahler, Executive Director</i>			
SIGNATURE OF LEGAL ENTITY <i>Kristin Kahler</i>	DATE <i>1-12-11</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Melinda E. Stuenkel</i>	DATE <i>1/14/11</i>

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
17 Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's	On 12/09/2010, the Medication Administration Record (MAR), which contains private resident information, was unlocked, accessible and unattended on the medication cart in Cottage Place.	<i>2-12-11</i>	<i>The MAR was immediately locked in the medication cart. The staff member that left the MAR on the cart will be in-serviced on the appropriate storage of the MAR by the Executive Director on 1-12-11. (attached)</i> <i>Executive Director or designee will audit that the MAR is locked in the medication cart daily during facility rounds. These audits will begin on January 19, 2011.</i>	<i>MES 1/14/11</i>

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

NAME AND ADDRESS OF PERSONAL CARE HOME ARDEN COURTS OF JEFFERSON HILLS, 380 WRAY LARGE ROAD JEFFERSON HILLS, PA 15025		CURRENT LICENSE NUMBER 435510	
INSPECTION DATES (Include all dates of the inspection) 12/09/2010		REGIONAL REPRESENTATIVE Denny Granahan, Diane Whitney, Lindsey Wislie	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Kristin Kahler, Executive Director</i>			
SIGNATURE OF LEGAL ENTITY <i>Kristin Kahler</i>	DATE <i>1-12-11</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION	DATE

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
designated person, or if a court orders disclosure.				

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

NAME AND ADDRESS OF PERSONAL CARE HOME ARDEN COURTS OF JEFFERSON HILLS, 380 WRAY LARGE ROAD JEFFERSON HILLS, PA 15025		CURRENT LICENSE NUMBER 435510	
INSPECTION DATES (Include all dates of the inspection) 12/09/2010		REGIONAL REPRESENTATIVE Denny Granahan, Diane Whitney, Lindsey Wislie	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Kristin Kahler</i>			
SIGNATURE OF LEGAL ENTITY <i>Kristin Kahler</i>	DATE <i>1-12-11</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MES</i>	DATE <i>1/14/11</i>

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
107d The written emergency procedures shall be reviewed, updated and submitted annually to the municipal emergency management agency.	The home's written emergency procedures have not been reviewed or updated within one year of the last review completed in 2009.	<i>2-12-11</i>	<i>The written emergency procedures have been reviewed and updated by the Executive Director and the coordinators. The coordinators will be in-serviced by the Executive Director on or before January 18, 2011 concerning the need to review, update, and submit the written emergency procedures annually. During Quality Management meetings, the Executive Director will review, update, and verify submission of procedures</i>	<i>MES 1/14/11</i>

to the EMA. The emergency procedures will be submitted to the municipal emergency management agency.

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

NAME AND ADDRESS OF PERSONAL CARE HOME ARDEN COURTS OF JEFFERSON HILLS, 380 WRAY LARGE ROAD JEFFERSON HILLS, PA 15025		CURRENT LICENSE NUMBER 435510	
INSPECTION DATES (Include all dates of the inspection) 12/09/2010		REGIONAL REPRESENTATIVE Denny Granahan, Diane Whitney, Lindsey Wislie	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Kristin Kahler, Executive Director</i>			
SIGNATURE OF LEGAL ENTITY <i>Kristin Kahler</i>	DATE 1-12-11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>MCS</i>	DATE 1/14/11

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
186c Changes in a medication may only be made in writing by the prescriber, or in the case of an emergency, an alternate prescriber, except for circumstances in which oral orders may be accepted by nurses in accordance with regulations of the Department of State. The resident's medication record shall be updated as soon as the home receives written notice of the change.	<p>On 12/9/2010, the MAR for resident #1 showed an order for Temazepam 7.5 mg 1 cap as needed for bedtime. According to resident #1's medical record this medication was discontinued on 10/16/2010.</p> <p>Resident #1 has a 12/2/2010 physicians order to "change albuterol nebs to TID times 2 weeks," but the corresponding medication in the cart was labeled "Ipratropium BR .02% every for hours as needed for SOB." In addition, the December MAR reads "Ipratropium BR 1 vial via S.A. three times a day 9:00 am, 3:00 pm and 9 pm for 12 weeks then Dr. will evaluate."</p>	2-12-11	<p>① The Temazepam 7.5 mg 1 cap order was discontinued on the MAR. (Attached)</p> <p>② The Albuterol order to "change albuterol nebs to TID times 2 weeks" was placed on the MAR. Resident #1 received the Albuterol TID through 12/23/2010. Then the Albuterol resumed as an as needed medication. (Attached)</p> <p>③ The Ipratropium BR .02% was changed on the MAR to reflect the physicians order for it to be given every 4 hours as needed</p>	<p>Group have been taken to correct violation full compliance 1/14/2011</p> <p>Date: 1/14/11 Initials: MCS</p>

Regulation 186c

(3) cont'd.

for shortness of breath. (Attached)

The nursing staff will be inserviced by the Resident Services Coordinator concerning regulation 186c. (The resident's medication record shall be updated as soon as the home receives written notice of the change.) The nurses will be inserviced on or before 2-11-11.

The nurses will complete a weekly medication audit to ensure compliance with regulation 186c. These audits will begin the week of January 17, with the first one to be completed no later than January 21, 2011. (Attached)

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

NAME AND ADDRESS OF PERSONAL CARE HOME ARDEN COURTS OF JEFFERSON HILLS, 380 WRAY LARGE ROAD JEFFERSON HILLS, PA 15025		CURRENT LICENSE NUMBER 435510	
INSPECTION DATES (Include all dates of the inspection) 12/09/2010		REGIONAL REPRESENTATIVE Denny Granahan, Diane Whitney, Lindsey Wislie	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Kristin Kahler, Executive Director</i>			
SIGNATURE OF LEGAL ENTITY <i>Kristin Kahler</i>	DATE <i>1-12-11</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE <i>1/14/11</i>

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
231c A written cognitive preadmission screening completed in collaboration with a physician or a geriatric assessment team and documented on the Department's preadmission screening form shall be completed for each resident within 72 hours prior to admission to a secured dementia care unit.	Resident #2 was admitted to the SDU on 9/22/2010. The resident had a preadmission screening completed on 9/10/2010.	<i>1-12-11</i>	<i>The Executive Director will in-service the Marketing Director regarding regulation 231c and the need to complete a written cognitive pre-admission screening for each resident within 72 hours prior to admission to a secured dementia unit. (attached) A chart audit will be completed by the Executive Director or designee to verify timely completion of the cognitive preadmission screening for all admissions. This audit will be completed on all admissions after</i>	<i>[Signature]</i> Diane Whitney Regional Representative

January 12, 2011. (attached)