

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to ARDEN COURTS OF YARDLEY PA, LLC

LEGAL ENTITY

To operate ARDEN COURTS OF YARDLEY

NAME OF FACILITY OR AGENCY

Located at 493 STONY HILL ROAD, YARDLEY, PA 19067

(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 52
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 52

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 2, 2011 until May 2, 2012,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 129970

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

MAY 03 2011

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

Mr. Barry A. Lazarus, Vice Pres.
Arden Courts of Yardley PA, LLC
333 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of Yardley
493 Stony Hill Road
Yardley, Pennsylvania 19067

Dear Mr. Lazarus:

As a result of the Department of Public Welfare's licensing inspection on March 1, 2011 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 be 'R Melusky', with a long horizontal line extending to the right.

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 YARDLEY, 493 STONY HILL ROAD YARDLEY, PA 19067		CURRENT LICENSE NUMBER 129970	
INSPECTION DATES (Include all dates of the inspection) 03/01/2011		REGIONAL REPRESENTATIVE Doug Hoover, Serena Chou	
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>Elizabeth Murphy</i>	DATE 3/15/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Cybil Bombardieri</i>	DATE 3/22/11

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
designated person, or if a court orders disclosure.				<i>Conte</i>

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

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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
65g Direct care staff persons, ancillary staff persons, substitute personnel and regularly-scheduled volunteers shall be trained annually in the following areas: (1) Fire safety completed by a fire safety expert or by a staff person trained by a fire safety expert. (2) Emergency preparedness procedures and recognition and response to crises and emergency situations. (3) Resident rights (under these	Staff A did not receive training in emergency preparedness procedures, resident rights, the "Older Adult Protective Services Act" and falls/accident prevention for 2010. Staff B did not receive training in emergency preparedness procedures and falls/accident prevention for 2010. Staff C did not receive training in emergency preparedness procedures for 2010.	3/8/11 3/8/11 3/8/11 3/15/11 3/8/11 and on going	65g Staff A has received training on Resident Rights and "Older Adult Protective Services Act." Staff A has also received this training for 2011 on 2/16/11. Staff A has received Emergency Preparedness Training Staff B and C have received Emergency Preparedness training. Staff A and B have received training for falls and accident prevention. Training for Falls and Accident prevention for 2011 has been scheduled for 2011. ED or designee will audit mandatory trainings quarterly to insure compliance with regulation 65g	Steps have been taken to correct violation; full compliance is not verifiable 3/25/11 Date Initials (DPW)

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regulations). (4) The Older Adult Protective Services Act (35 P. S. §§ 10225.101—10225.5102). (5) Falls and accident prevention. (6) New population groups that are being served at the home that were not previously served, if applicable.				<i>Cont'd</i>

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103c Food shall be protected from contamination while being stored, prepared, transported and served.	Inside the microwave in the kitchenette in "Evergreen House" was a bowl of 5 hard-boiled eggs and 2 bowls of oatmeal. These food items were not protected from contamination as they were uncovered.	3/11/11 3/9/11 3/10/11 and on going	103c These food items were removed from the microwave and discarded. Staff has been inserviced on 103c. Food items will be protected from contamination while being prepared, stored, transported and served. ED or designee will audit houses daily for proper storage of food items	3/22/11 <i>CS</i>

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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
103g Food shall be stored in closed or sealed containers.	There were undated and unsealed food items in the refrigerator located at the nurses' station in "Evergreen House". Specifically: The freezer section had 6 slices of french toast, a bag of sliced tomatoes, 2 bags of pancakes and 3 bags of waffles; The refrigerator section had a opened half container of "Dannon" vanilla yogurt.	3/1/11 3/9/11 3/10/11 and on-going	103g The food items in the freezer and refrigerator not stored properly were removed and discarded. Staff has been in-serviced on the proper procedure for storing food in dated, closed or sealed containers. The ED or designee will audit house refrigerators daily to make sure food items are stored properly	Steps have been taken to correct violation; full compliance is not verifiable 3/25/11 <i>VB</i> Date Initials (DPW)

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

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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
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	<p>The medical evaluation for resident #3, dated 5/22/10, did not specify the level of care required, treatments, therapies and social services.</p> <p>The medical evaluation for resident #4, dated 12/13/10, did not specify that secured dementia care was required.</p> <p>The medical evaluation for resident #5, dated 12/16/10, refers to a medication list however the attached medication list was dated 12/15/10.</p>	3/22/11	<p>141a A new medical evaluation form for residents 3,4, and 5 will be completed with required level of care, treatments and therapies including medication list. The RSC has been in serviced on proper completion of Medical Evaluations. The ED or designee will audit Resident Medical Evaluations for completeness on an ongoing basis.</p> <p><i>Medical evaluations will be reviewed by the Administrator or designee when received. Any medical evaluation that is not complete will be returned to the Physician, as needed to be completed. 03/22/11</i></p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p><i>3/25/11</i> <i>CPB</i> Date Initials (DPW)</p>

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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.				<i>Cont'd</i>

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PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

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183b Prescription medications, OTC medications, CAM and syringes shall be kept in an area or container that is locked. This includes medications and syringes kept in the resident's room.	<p>There was a tray with 4 medication cups sitting on top of the microwave in the kitchenette in the "Evergreen House." Three of the cups had crushed medications scheduled for 8 AM administration. The fourth cup had an unknown red liquid. These cups were unlocked and unsecured at 9:30 AM. The medications belonged to residents' #6, #7 and #8.</p> <p>Specifically: Resident #6 - <i>Diltiazem, 120 mg, Lisinopril, 20 mg and Aspirin, 81 mg;</i> Resident #7 - <i>Plavix AL, 75 mg, Aspirin, 81 mg, multivitamin and Namenda AL, 10 mg;</i> Resident #8 - <i>Lexapro AL, 10 mg, Vitamin D, 1000 mg and Acetaminophren.</i></p> <p>Repeated Violations: 04/22/2010</p>	<p>3/1/11</p> <p>3/4/11</p> <p>4/6/11</p>	<p>183b The 4 medication cups were removed and discarded. The staff member who placed these medications on top of the microwave was counseled and inserviced on proper storage of medications. The RSC will monitor the staff member weekly for 30 days and complete the Medication Administration Skill Sheet</p>	<p>Steps have been taken to correct violation; full compliance is not verifiable</p> <p>3/25/11 <i>ES</i></p> <table style="width:100%; border: none;"> <tr> <td style="border: none;">Date</td> <td style="border: none;">Initials (DPW)</td> </tr> </table>	Date	Initials (DPW)
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183d Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.	Resident #9 had Acetaminophren, 650 mg with a pharmacy label that read: "Use by 2/28/10." Resident #10 had Citirizine, 10 mg with a pharmacy label that read: "Expired 12/30/09." Resident #11 had Multiday vitamin with a pharmacy label that read: "Use by 1/30/10."	3/2/11 3/2/11 3/21/11 4/1/11 and on going	183d The citirizine for resident #10 was discontinued by the physician. The pharmacy provided new labels for the medication cited in regulation 183d on 3/2 2011. The pharmacy will follow manufacturer use by dates on containers. Staff will be in serviced on use of the Medication Audit Tool. The RSC or designee will review audit tools on a monthly basis.	Steps have been taken to correct violation; full compliance is not verifiable 3/25/11 Date Initials (DPW)

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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
187a A medication record shall be kept to include the following for each resident for whom medications are administered: (1) Resident's name. (2) Drug allergies. (3) Name of medication. (4) Strength. (5) Dosage form. (6) Dose. (7) Route of administration. (8) Frequency of administration. (9) Administration times. (10) Duration of therapy, if applicable. (11) Special	The medication administration record for residents' #6, #7 and #8 were initialed for 8 AM medications on 3/1/11 however the medications had not yet been administered as of 9:30 AM. Specifically: Resident #6 - <i>Diltiazem, 120 mg, Lisinopril, 20 mg and Aspirin, 81 mg;</i> Resident #7 - <i>Plavix AL, 75 mg, Aspirin, 81 mg, multivitamin and Namenda AL, 10 mg;</i> Resident #8 - <i>Lexapro AL, 10 mg, Vitamin D, 1000 mg and Acetaminophren.</i> The medication administration record for resident #8 was initialed for the 1PM dose of <i>Acetaminophren</i> on 3/1/11 at 9:30 AM.	3/4/11	187a The staff member was counseled on proper procedures for medication administration and documentation per regulation 187a. The staff member has been in serviced on regulation 187a. The RSC will monitor staff member weekly for 30 days and complete the Medication Administration Skill Sheet.	
		4/6/11	<i>The administrator or designee will conduct weekly MAR audits to ensure continued compliance.</i> 03 2/22/11	Steps have been taken to correct violation; full compliance is not verifiable 3/25/11 <i>[Signature]</i> Date Initials (DPW)

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precautions, if applicable. (12) Diagnosis or purpose for the medication, including pro re nata (PRN). (13) Date and time of medication administration. (14) Name and initials of the staff person administering the medication.				<i>Cont'd</i>

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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 #7's cognitive preadmission screening form, dated 8/30/10, was not signed and was incomplete. The word "dementia" was written on the form. Repeated Violations: 04/22/2010	3/9/11 3/10/11 on-going	231c The Marketing Director and RSC have been inserviced on proper procedure for completion of cognitive pre-admission screen. The ED or designee will audit the cognitive pre-admission screening forms for all move-ins and document on audit tool.	Steps have been taken to correct violation; full compliance is not verified. 3/25/11 Date Initials (DPW)