

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to OAKWOOD RESIDENCE, LLC  
LEGAL ENTITY

To operate OAKWOOD RESIDENCE  
NAME OF FACILITY OR AGENCY

Located at 2109 RED LION ROAD, PHILADELPHIA, PA 19115  
(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 89  
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 June 9, 2011 until June 9, 2012,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 132560

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.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE  
PO BOX 2675  
HARRISBURG, PENNSYLVANIA 17105-2675

ADULT RESIDENTIAL LICENSING

JUN 16 2011

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

Mr. Colev J. Gestetner, Managing Member  
Oakwood Residence, LLC  
Oakwood Residence  
2109 Red Lion Road  
Philadelphia, Pennsylvania 19115

Dear Mr. Gestetner:

As a result of the Department of Public Welfare's licensing inspection on May 5, 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 read 'R. Melusky'.

Ronald Melusky  
Acting Director

Enclosures  
License  
Violation Report


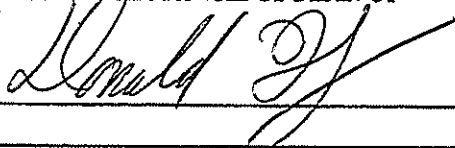
VIOLATION REPORT  
PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

NAME AND ADDRESS OF PERSONAL CARE HOME OAKWOOD RESIDENCE, 2109 RED LION ROAD PHILADELPHIA, PA 19115		CURRENT LICENSE NUMBER 132560	
INSPECTION DATES (Include all dates of the inspection) 05/05/2011		REGIONAL REPRESENTATIVE Sanford Stone, Paul Metzger	
PRINTED NAME AND TITLE OF LEGAL ENTITY REPRESENTATIVE SIGNING PLAN OF CORRECTION (Required on FIRST PAGE only unless multiple representatives produce the plan) <i>Nachum Feder</i>			
SIGNATURE OF LEGAL ENTITY <i>Nachum Feder</i>	DATE 5/31/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Donald J. [Signature]</i>	DATE 6/3/11

REGULATION 55 Pa.Code §2600	VIOLATION	DATE BY WHICH CORRECTION WILL BE COMPLETED	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 have training annually in emergency preparedness, resident rights, Older Adult Protective Services Act and fall and accident prevention.	6/14/11	Staff Person A was oriented on emergency preparedness, resident rights, fall and protection prevention and mandatory reporting of abuse and neglect under OAPSA. All pertinent staff were re-educated on the regulations requiring annual training. All employee files were reviewed for required annual orientation. All employees are to have annual orientation of emergency preparedness, resident rights, fall and protection prevention and mandatory reporting of abuse and neglect under OAPSA. All employees' training will be monitored by administrator.	Steps have been taken to correct violation; full compliance is not verifiable <del>6/3/11</del> Date: Initials: (DPW)

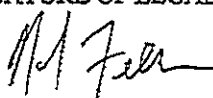

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PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

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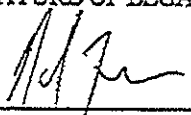
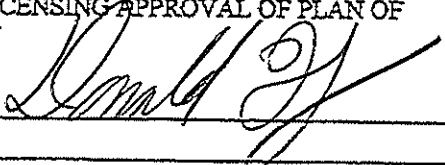
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regulations). (4) The Older Adult Protective Services Act (35 P. S. §§ 10225.101—10225.5102). (5) Falls and accident prevention. (6) New population groups that are being served at the home that were not previously served, if applicable.				


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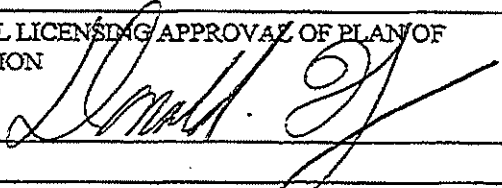
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183c Prescription medications, OTC medications and CAM stored in a refrigerator shall be kept in an area or container that is locked.	Medications are stored in an unlocked refrigerator in the nursing office. At 1:15 PM on 05/05/2011 the door to that room was open and the area was unsupervised.	6/14/11	The nursing office door has been secured by installing a self closing device and a combination security lock with positive latching Staff are to be inserviced on keeping all medications in a locked area. The DON will monitor compliance to ensure nursing office is locked when the room is unsupervised.	Steps have been taken to correct violation; full compliance is not verifiable <del>4/3/11</del> Date Initials (DPW)

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PERSONAL CARE HOMES - 55 Pa.Code Chapter 2600

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190a A staff person who has successfully completed a Department-approved medications administration course that includes the passing of the Department's performance-based competency test within the past 2 years may administer oral; topical; eye, nose and ear drop prescription medications and epinephrine injections for insect bites or other allergies.	Staff persons A, B and C administer medications and they did not have the Student Certification Form which is required documentation of passing the Department approved medication administration course.	6/14/11	Staff members A, B & C now have a completed Student Certification form. All Med Tech's certification has been reviewed by the DON for proper forms. The facility Medication Trainer has been in-served on the proper documentation requirements for Medication training. Administrator will review all future documentation for medication training to ensure compliance.	6/3/11 

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254c Resident records shall be stored in locked containers or a secured, enclosed area used solely for record storage and be accessible at all times to the administrator or the administrator's designee, and upon request, to the Department or representatives of the area agency on aging.	Resident records are stored in the nursing office. At 1:15 PM on 05/05/2011 the door to that room was open and the area was unsupervised.	6/14/11	The nursing office has been secured by installing a self closing device and a combination security lock with positive latching. Staff are to be inserviced on storage of medical records in a secured area. The DON will monitor compliance to ensure nursing office is locked when area is unsupervised.	Steps have been taken to correct violation; full compliance is not verifiable <del>6/14/11</del> Date Initials (DPW)