



**COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE  
11 Stanwix Street  
Room 230  
Pittsburgh, Pennsylvania 15222**

**ADULT RESIDENTIAL LICENSING**

Phone: (412) 565-5616/5614  
Toll Free: 1-888-322-3664  
Fax: (412) 565-5633/565-2840  
[www.dpw.state.pa.us](http://www.dpw.state.pa.us)

Mailing Date: NOV 30 2011

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 September 11, 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.

Sincerely,

A handwritten signature in black ink that reads "Janine Wenzig".

Janine Wenzig  
Regional Licensing Administrator

Enclosure(s)

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) 09/11/2011		REGIONAL REPRESENTATIVE D. McConnell, D. Whitney	
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 10/4/11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>[Signature]</i>	DATE 11/28/11

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
132c A written fire drill record shall include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.	The fire drill record for the drill conducted on 8/18/11 does not include the number of residents that evacuated.  Administrator A confirmed that the evacuation times for the following fire drills are rounded off and not exact times: 7/22/11 - 5 minutes 8/18/11 - 6 minutes	10-4-11 and ongoing.	The Building Services Coordinator will be inserviced by the Executive Director on Regulation 132c on 10-4-11 (attached). The Safety Committee will review the Fire Drill log on a monthly basis for compliance to ensure times and number of residents evacuated are listed correctly. The attached fire drill log shows drills held on 9/15 and 9/27/11 with documentation recorded correctly.	<i>[Signature]</i> 11/28/11


Western Region

OCT 4 2011

Adult Residential Licensing by 12-31-11 Administrator will review fire drill logs monthly to ensure they are properly completed.

*[Signature]* 11-28-11


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) 09/11/2011		REGIONAL REPRESENTATIVE D. McConnell, D. Whitney	
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>10/4/11.</i>	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE <i>11/28/11</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
227c The support plan shall be revised within 30 days upon completion of the annual assessment or upon changes in the resident's needs as indicated on the current assessment.	The initial support plan for resident #1, dated 8/22/11, was not updated to address the resident's aggressive behavior toward residents and staff as indicated in the staffing notes.	<i>10-14-11</i>	<i>Resident's support plan was immediately updated to reflect aggressive behaviors. On 10-7-11, an in-service will be held with nursing staff regarding regulation 227c and support plan updates. As part of the facility's daily kick-off meeting, support plan updates will be discussed and updated immediately by Executive Director or designee.</i>	Steps have been taken to correct violation; full compliance is not verifiable <i>11/28/11</i> Date <span style="float: right;">Initials (DPW)</span>
	<b>Western Region</b>  OCT 4 2011  Adult Residential Licensing			

*By 12-31-11 Administrator will ensure that care needs associated with behavioral needs are included on the residents' support plans and communicated to staff persons! 11-28-11*

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) 09/11/2011		REGIONAL REPRESENTATIVE D. McConnell, D. Whitney	
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 10-4-11	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION 	DATE 10/28/11

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
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 responsible for the resident to provide services if the resident's physician, physician's assistant or certified registered nurse practitioner, determine the necessity of these services.	The support plan for resident #2, dated 4/17/11, was not updated to address the residents aggressive behaviors toward residents and staff as indicated in the staffing notes.  Repeated Violations: 03/18/2011	10-14-11	Resident's support plan updated to reflect aggressive behaviors. On 10-7-11 an in-service will be held with nursing staff regarding regulation 227d and support plan updates. AS part of the facility's daily kick-off meeting, support plan updates will be discussed and updated immediately by Executive Director and designee.	Steps have been taken to correct violation; full compliance is not verifiable 10/28/11 Date Initials (DPW) <i>JK</i>
	<b>Western Region</b>  OCT 4 2011  Adult Residential Licensing			

12-9-11 Administrator will ensure that care needs associated with difficult behavior of residents is clearly addressed in resident support plans and communicated to staff. JK 11-28-11