



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

ADULT RESIDENTIAL LICENSING

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www.dpw.state.pa.us

Mailing Date: DEC 30 2011

Ms. Janet Wangler, Executive Director
Juniper Village at Forest Hills, LLC
400 Broadacres Drive
Bloomfield, New Jersey 07003

RE: Juniper Village at Forest Hills
107 Fall Run Road
Pittsburgh, Pennsylvania 15221

Dear Ms. Wangler:

As a result of the Department of Public Welfare's licensing inspection on November 1, 2011 and November 2, 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.


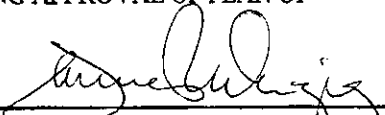
All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing so that compliance can be verified.

Sincerely,

Janine Wenzig
Regional Licensing Administrator

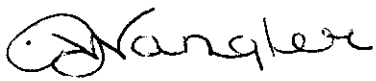
Enclosure(s)

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

| | | | |
|---|------------------|--|------------------|
| NAME AND ADDRESS OF PERSONAL CARE HOME JUNIPER VILLAGE AT FOREST HILLS, 107 FALL RUN ROAD PITTSBURGH, PA 15221 | | CURRENT LICENSE NUMBER 433780 | |
| INSPECTION DATES (Include all dates of the inspection) 11/01/2011, 11/2/11 | | REGIONAL REPRESENTATIVE D. McConnell, D. McConnell | |
| 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  | DATE 11.21.11 | REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION  | DATE 12/30/11 |

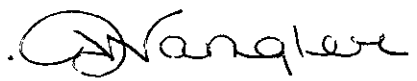

| REGULATION 55 Pa.Code §2600 | VIOLATION | DATE COMPLIANCE VERIFIED BY | PLAN OF CORRECTION (include a step-by-step plan to correct the specific violation, as well as a plan to assure the violation does not recur) | DATE COMPLIANCE VERIFIED BY |
|---|---|-----------------------------|---|--|
| 132g Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low. | The staff schedule indicates that the home routinely schedules three staff persons on the 11pm-7am shift. The home has not performed a sleeping hours fire drill with the minimum of three staff persons. Western Region Adult Residential Licensing | 12-5-2011 11/31/12 | THE HOME WILL CONDUCT A NIGHT TIME DRILL WITH THE MINIMUM STAFF. OVERSITE AND COMPLIANCE WILL BE MONITORED AND MAINTAINED BY THE EXECUTIVE DIRECTOR. <i>Administrator will send copy of fire drill log to the Department, attention Janine Weusig. The fire drill log will contain the required information for the sleeping hours fire drill.</i> <i>Jan</i> | Steps have been taken to correct violation; full compliance is not verifiable 12/30/11 Date <i>Jan</i> Initials (DPW) |


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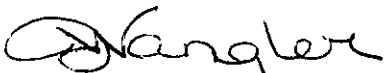

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| 132h Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill. | <p>Resident interviews indicate that residents remain in their rooms during fire drills. Staff interviews indicate that residents are not evacuated unless the resident happens to be in the location of the simulated fire.</p> <p>The home has an insufficient number of staff to ensure that all residents are safely evacuated, accounted for and supervised in each of the home's 3 fire safe area's on each of the 3 floors of the building.</p> <p style="text-align: center; font-size: 1.2em; margin-top: 20px;">Western Region</p> <p style="text-align: center; margin-top: 20px;">Adult Residential Licensing</p> | 12-5-2011 | <p>ALL RESIDENTS WILL BE EVACUATED TO THE NEWLY DESIGNATED FIRE SAFE ZONES. (PLEASE SEE LETTER ENCLOSED). ALL RESIDENTS WILL BE RELOCATED TO THE SOUTH SIDE OF THE COMMUNITY FIRST AND ONLY ONE FIRE SAFE ZONE ON EACH FLOOR WILL BE USED TO ENSURE SAFE STAFFING MEASURES FOR THE RESIDENTS. COMPLIANCE WILL BE MONITORED AND MAINTAINED BY THE FIRE SAFETY EXPERT, THE ENVIRONMENTAL SVCS MANAGER AND THE EXECUTIVE DIRECTOR. PRACTICE DRILLS FOR THESE NEW PROCEDURES WILL BEGIN ON 12-5-2011 FOR ALL STAFF.</p> | |


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| 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 referrals for the resident to outside 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 4/1/11, does not address the resident's mechanical soft diet, fall risk and use of hospice services. Observed on 11/2/11 Western Region Adult Residential Licensing | 11-2-2011 | RESOLVED DURING VISIT. BOTH THE DIET PROVIDED TO THE RESIDENT AND THE ASSESSMENT WERE CORRECT. THIS INFORMATION WAS DOCUMENTED ONTO THE SUPPORT PLAN IMMEDIATELY. RESIDENTS DIETS SHALL BE FOLLOWED PER MD ORDERS AND REVIEWED AS NEEDED BY THE REGISTERED DIETICIAN. ONGOING COMPLIANCE WILL BE MONITORED BY THE DIRECTOR OF NURSING AND THE EXECUTIVE DIRECTOR. THE FALL RISK AND USE OF HOSPICE SERVICES WAS ALSO IMMEDIATELY DOCUMENTED ONTO THE RESIDENTS SUPPORT PLAN. ONGOING COMPLIANCE OF DOCUMENTATION OF SERVICES WILL BE MONITORED BY THE DIR OF NURSING AND THE EXECUTIVE DIRECTOR. <i>Reviews of all support plans will be conducted quarterly to ensure all information is up to date.</i> <i>Jr 12/30/11</i> |  12/30/11 |

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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. | On 11/1/11 at 8:45am, resident medication administration records were observed unlocked and accessible on top of the medication cart in the hallway on the 2nd floor near resident bedroom #221. <p style="text-align: center; font-size: 1.2em;">Western Region</p> <p style="text-align: center;">Adult Residential Licensing</p> | 11-2-2011 | THE MAR BINDER WILL BE SECURED IN THE BOTTOM DRAWER OF THE MEDICATION CART WHEN NOT IN USE BY STAFF. ONGOING COMPLIANCE WILL BE MONITORED BY THE DIRECTOR OF NURSING AND ALL MANAGERS ON DUTY RESPECTIVELY. |  12/30/11 |