



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE
100 LACKAWANNA AVENUE
ROOM 330, SCRANTON STATE OFFICE BUILDING
SCRANTON, PENNSYLVANIA 18503-1923

ADULT RESIDENTIAL LICENSING

PHONE: (570) 963-3209
1-800-833-5095
FAX: (570) 963-3018

Sent via email to: [REDACTED]
MAILING DATE: May 16, 2012

Ms. Sharon Kaiser/CFO
Lehigh Pointe Senior Living TRS, LLC
1920 Main Street, Suite 400
Irvine, California 91614

RE: Woodland Terrace at the Oaks
1263 South Cedar Crest Boulevard
Allentown, Pennsylvania 18103

Dear Ms. Kaiser:

As a result of the Department of Public Welfare's licensing inspection on March 13, 2012 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 cursive script that reads "Anne Graziano".

Regional Licensing Administrator

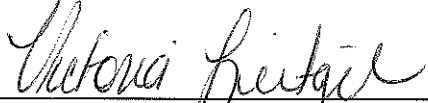

Enclosure
Violation Report

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

NAME AND ADDRESS OF PERSONAL CARE HOME WOODLAND TERRACE AT THE OAKS, 1263 S CEDAR CREST BOULEVARD ALLENTOWN, PA 18103		CURRENT LICENSE NUMBER 223010	
INSPECTION DATES (Include all dates of the inspection) 03/13/2012		REGIONAL REPRESENTATIVE Ryan Novak, Jesse Hummel	
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>Victoria Hertzel</i>	DATE 3/30/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>(Name) H. H. H.</i>	DATE 5-16-12



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
107b The home shall have written emergency procedures that include the following: (1) Contact information for each resident's designated person. (2) The home's plan to provide the emergency medical information for each resident that ensures confidentiality. (3) Contact telephone numbers of municipal and state emergency management agencies and local resources for housing and	On 3/11/12 at 4:50pm a staff member smelled something burning, the homes commercial laundry room was found to be filled with smoke coming from the commercial clothes dryer. Staff immediately turned the dryer off and opened the window in the laundry room to provide ventilation. The staff on duty immediately called the home's administrator, who instructed them to call 911 to dispatch the local Fire Department. The home did not follow their emergency procedures for a fire which states: pull the closest alarm and call 911 to report the fire (if the alarm did not activate).The home did not evacuate the 64 residents present in the home at the time of the fire. RECEIVED APR 02 2012 SCRANTON FIELD OFFICE Adult Residential Licensing		Emergency procedures have been reviewed with all staff on 3/19/2012. See attached #1 Team members will immediately pull the closest pull station upon finding a smoke event or fire. All resident will be evacuated to a fire safe location. In the event the alarm does not activate 911 will be called immediately. Fire drill conducted on March 27, 2012. Pull station activated in the kitchen at lunch. All residents safely evacuated in the appropriate amount of time. Fire procedures will be reviewed with all residents during the next resident council meeting scheduled April 19, 2012. Executive Director or Designee will continue to monitor for compliance.	<i>ag</i> 5-16-12

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emergency care of residents. (4) Means of transportation in the event that relocation is required. (5) Duties and responsibilities of staff persons during evacuation, transportation and at the emergency location. These duties and responsibilities shall be specific to each resident's emergency needs. (6) Alternate means of meeting resident needs in the event of a utility outage.				

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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.	On 3/11/12 at 4:50pm a staff member smelled something burning, the homes commercial laundry room was found to be filled with smoke coming from the commercial clothes dryer. Staff immediately turned the dryer off and opened the window in the laundry room to provide ventilation. The staff on duty immediately called the home's administrator, who instructed them to call 911 to dispatch the local Fire Department. The home did not evacuate the 64 residents present in the home at the time of the fire either to a fire safe area or to the designated meeting place outside of the building.		Emergency procedures have been reviewed with all staff on 3/19/2012. See attached #1 Team members will immediately pull the closest pull station upon finding a smoke event or fire. All resident will be evacuated to a fire safe location. In the event the alarm does not activate 911 will be called immediately. Fire drill conducted on March 27,2012. Pull station activated in the kitchen at lunch. All residents safely evacuated in the appropriate amount of time. Fire procedures will be reviewed with all residents during the next resident council meeting scheduled April 19, 2012. Executive Director or Designee will continue to monitor for compliance.	AQ 5-16-12

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SIGNATURE OF LEGAL ENTITY <i>Victoria Krutzger</i>	DATE 3/30/12	REGIONAL LICENSING APPROVAL OF PLAN OF CORRECTION <i>Anne Glasgow</i>	DATE 5-16-12

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