

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF PUBLIC WELFARE

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to UNITED ZION RETIREMENT COMMUNITY, INC.

To operate UNITED ZION RETIREMENT COMMUNITY

Located at 722 FURNACE HILLS PIKE, LITITZ, PA. 17543

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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To provide Personal Care Homes

The total number of persons which may be cared for at one time may not exceed 49  
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

and shall remain in effect from August 15, 2012 until August 15, 2013,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 321810

*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



**pennsylvania**  
DEPARTMENT OF PUBLIC WELFARE

AUG 16 2012

Ms. Jennifer Givler, LPN/PCH Administrator  
United Zion Retirement Community, Inc.  
United Zion Retirement Community  
722 Furnace Hills Pike  
Lititz, Pennsylvania 17543

Dear Ms. Givler:

As a result of the Department of Public Welfare's licensing inspection on June 14, 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.

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', with a long horizontal stroke extending to the right.

Ronald Melusky  
Director

Enclosures  
License  
Violation Report

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

PCH Name: UNITED ZION RETIREMENT COMMUNITY		License Number: 321810
Address: 722 FURNACE HILLS PIKE, LITITZ, PA 17543		County: Lancaster
Administrator: Jennifer Givler		Region: CENTRAL
Legal Entity Name: UNITED ZION RETIREMENT COMMUNITY INC		
Legal Entity Address: 722 FURNACE HILLS PIKE, LITITZ, PA 17543		
<b>Certificate(s) of Occupancy</b> C-2 LP 09/22/1995 Dept. of Labor & Industry		
<b>Staffing Hours</b> Resident Support: 21                      Total Daily Staff: 52                      Waking Staff: 39		
Type of Inspection: Ind - Partial/Center head      BHA Docket Number:                      Notice: Unannounced		
<b>Reason(s) for Inspection(s)</b> Renewal, Indicator		
<b>On-Site Inspections Dates and Department Representatives On-Site</b> 06/14/2012: Loudenslager, Lynn; Emick, Gloria; McCloskey, Jason; Rosenblat, Dale		
<b>Off-Site Inspection Dates and Inspectors, if Applicable</b>          		
<b>Other Details</b> Partial or Full Triggers: 132d                      Random Indicators: 103i, 133a1, 253a, 233b, 44e		
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensed Capacity: 49 Number of Residents Served: 31 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: 	PCH Central Reg  JUL  EC	<b>Number of Residents who:</b> 

Violation Report: 32181 - 06/14/2012 - Loudenslager, Lynn  
 PCH Name: UNITED ZION RETIREMENT COMMUNITY

1. REGULATION 55 Pa.Code §2600

2600.132(d) - Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert.

2a. DESCRIPTION OF VIOLATION

According to the home's fire drill record:

- \* during the fire drill of 7/14/2011, 24 of 25 residents were evacuated;
- \* during the fire drill of 10/27/11, 28 of 29 residents were evacuated;
- \* during the fire drill of 1/30/12, 24 of 26 residents were evacuated;
- \* during the fire drill of 2/28/12, 20 of 29 residents were evacuated.

3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.)

*Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.*

*See attached. - Page 2A*

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Jennifer Givler PCHA*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

*Jennifer Givler PCHA*

Date *7/9/12*

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 7-30-12  
 (Date)

Plan of correction implementation status as of 7-30-12  
 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by *JG*  
 (Initials)



# Memo

To: DPW

From: Jennifer Givler

Date: 7/9/2012

Re: Regulation 2600.132 (d)

- 
- The maintenance person who pulls the alarm verifies with the shift leader in PC the number of residents present in the building at the time of the fire drill. Not the census number.
  - The Personal Care Home Administrator follows up to ensure these numbers are valid, *for entry of accurate numbers on the fire drill log. (JG)*
  - We have been utilizing this system since March 2012.
- 
- All residents are made aware of the importance of moving and listening to instructions when the alarm does sound. It is written into the contract to have each person sign and be aware.
  - If for some reason not all residents participated in the drill that was run, an education session would be held. Another drill would be completed within that month to ensure compliance, cooperation and understanding.

Jennifer Givler PCHA 7-9-12

7/9/12 Jennifer Givler PCHA  
Jennifer Givler