



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: November 26, 2012

Mr. Barry A. Lazarus, Vice President
Arden Courts of King of Prussia Pa, LLC
333 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of King of Prussia
620 West Valley Forge Road
King of Prussia, Pennsylvania 19406

Dear Mr. Lazarus:

As a result of the Department of Public Welfare's licensing inspection on August 2, 2012, August 9, 2012, August 21, 2012 and August 23, 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.

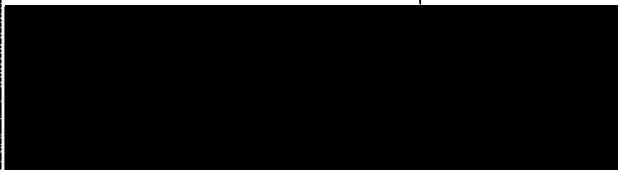
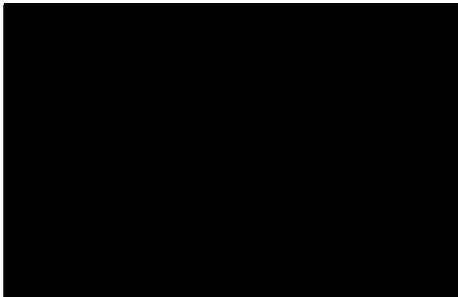
All violations specified on the enclosed Violation Report must be corrected by the dates specified on the Violation Report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained. As soon as each violation is corrected, notify the Department's Regional Office of Adult Residential Licensing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

Sincerely,

A handwritten signature in black ink that reads "Chevon Miller" followed by a large, stylized "DR" in the right margin.

Chevon Miller
Regional Licensing Administrator

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

POH Name: ARDEN COURTS OF KING OF PRUSSIA		License Number: 129950
Address: 620 WEST VALLEY FORGE ROAD, KING OF PRUSSIA, PA 19406		County: Montgomery
Administrator: Mark Dorsey		Region: SOUTHEAST
Legal Entity Name: ARDEN COURTS OF KING OF PRUSSIA PA LLC		
Legal Entity Address: 333 NORTH SUMMIT STREET, TOLEDO, OH 43604		
Certificate(s) of Occupancy		
Staffing Hours	Total Daily Staff: 102	Working Staff: 77
Resident Support: 0		
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Complaint		
On-Site Inspections Dates and Department Representatives On-Site 08/02/2012: Foulkes, Kimberli; Sledge, Andrea		
Off-Site Inspection Dates and Inspectors, if Applicable 08/08/2012: Foulkes, Kimberli 08/21/2012: Foulkes, Kimberli 08/23/2012: Foulkes, Kimberli		
Other Details		
Partial or Full Triggers:		Random Indicators:
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 56		Number of Residents who:
Number of Residents Served: 51		
Secured Dementia Care Unit In Home: No		
Area:		
Secured Dementia Unit Capacity, if Applicable:		

Violation Report: 12995 - 08/02/2012 - Houkes, Kimberil
 PCH Name: ARDEN COURTS OF KING OF PRUSSIA

1. REGULATION 56 Pa.Code §2600
 2600.57(c) - Direct care staff persons shall be available to provide at least 2 hours per day of personal care services to each resident who has mobility needs.

2a. DESCRIPTION OF VIOLATION
 On 11/26/11, there were 51 residents in the home, including 51 residents with mobility needs, requiring a total minimum of 102 of hours of direct care. On this date, only 95.75 hours of direct care staffing was provided.

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.

All nurses were in-service on the 9-11-2012. The topic of the in-service revolved around the required two hours per residents needed to provide care on a daily basis. The Executive Director along with the nursing staff will monitor the schedule daily to assure compliance.

Repeat Violation: Yes Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

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

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

The above plan of correction is approved as of <u>9/20/12</u> (Date)	Plan of correction implementation status as of <u>9/20/12</u> (Date)
The above plan of correction was approved by <u>CRM</u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 12995 - 08/02/2012 - Foulkes, Kimberli
 PCH Name: ARDEN COURTS OF KING OF PRUSSIA

1. REGULATION 56 Pa.Code §2600
 2600.57(d) - At least 75% of the personal care service hours specified in § 2600.57(b) and § 2600.57(c) shall be available during waking hours.

2a. DESCRIPTION OF VIOLATION
 On 11/26/11, a total of 76.5 hours of direct care was required during waking hours. However, only 74.75 hours were provided during waking hours.

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.

All nurses were in-serviced on the 9-11-2012. The topic of the in-service revolved around the required two hours per residents needed to provide care on a daily basis. The Executive Director along with the nursing staff will monitor the schedule daily to assure compliance.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Date 9/13/12

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

The above plan of correction is approved as of 9/20/12
 (Date)

Plan of correction implementation status as of 9/20/12
 (Date)

The above plan of correction was approved by DKM
 (Initials)

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