

# CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to ASBURY ATLANTIC INC

LEGAL ENTITY

To operate SPRINGHILL SENIOR LIVING COMMUNITY

NAME OF FACILITY OR AGENCY

Located at 2323 EDINBORO ROAD, ERIE, PA 16509

(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes

TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 44  
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

(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from February 28, 2013 until February 28, 2014,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 425550

*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.



FEB 0 5 2013

Mr. James G. Schneider, Vice President  
Asbury Atlantic, Inc.  
Springhill Senior Living Community  
2323 Edinboro Road  
Erie, Pennsylvania 16509

Dear Mr. Schneider:

As a result of the Department of Public Welfare's (Department) licensing inspection on December 6, 2012 and December 7, 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 Human Services 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 "Ronald Melusky".

Ronald Melusky  
Director

Enclosures  
License  
Violation Report

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

PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY		License Number: 425550
Address: 2323 EDINBORO ROAD, ERIE, PA 16509		County: Erie
Administrator: Jane E. Gibson		Region: WEST
<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">JAN 07 2013</p>		
Legal Entity Name: ASBURY ATLANTIC INC		
Legal Entity Address: 2323 EDINBORO ROAD, ERIE, PA 16509 WEST REGION FIELD OFFICE Human Services Licensing		
<b>Certificate(s) of Occupancy</b> C-2 LP 09/26/1993 L&I		
<b>Staffing Hours</b> Resident Support: 0                      Total Daily Staff: 37                      Waking Staff: 28		
Type of Inspection: Full                      BHA Docket Number:                      Notice: Unannounced		
<b>Reason(s) for Inspection(s)</b> Renewal, Incident		
<b>On-Site Inspections Dates and Department Representatives On-Site</b> 12/06/2012: Phillips, Joseph; Pfaff, Vicki 12/07/2012: Phillips, Joseph		
<b>Off-Site Inspection Dates and Inspectors, if Applicable</b>		
<b>Other Details</b> Partial or Full Triggers:                      Random Indicators:		
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensd Capacity: 44 Number of Residents Served: 33 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: 	Number of Residents who: 	

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JAN 07 2013

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Violation Report: 42555 - 12/08/2012 - Phillips, Joseph		WEST REGION FIELD OFFICE	
PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY		Public Services Licensing	
1. REGULATION 55 Pa.Code §2600 2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.			
2a. DESCRIPTION OF VIOLATION The men's and women's common use bathrooms on the first floor have wall mounted trash receptacles that are not covered.			
3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that you must sign and date any attached pages.) <i>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.</i>			
<p>On December 6, 2012 the Director of Facilities removed the open trash containers. There were covered containers in the room as well. Staff will be trained during their weekly meeting regarding the open container regulation. The supervisor will include the open container regulation during their standard rounds.</p>			

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative: (Required on EVERY Page)	<i>James G. Schneider</i>
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Printed Name and Title of Legal Entity Representative: (Required on EVERY Page)	<i>James G. Schneider, Executive Director/VP</i>	Date	<i>1/4/2013</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE

The above plan of correction is approved as of <u>1-7-13</u> (Date)	Plan of correction implementation status as of <u>1-7-13</u> (Date)
The above plan of correction was approved by <u><i>JS</i></u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <i>1-7-13</i> <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

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JAN 07 2013

Page 3 of 4

Violation Report: 42555 - 12/08/2012 - Phillips, Joseph PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY		WEST REGION FIELD OFFICE Municipal Services Licensing	
1. REGULATION 55 Pa.Code §2800 2600.85(e) - Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.			
2a. DESCRIPTION OF VIOLATION The home's dumpster was ¾ full of garbage. The lid to the dumpster was opened and there was trash on the ground around the dumpster.			
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.			
<p>The Janitor was in the process of filling the dumpsters and walked away to retrieve additional waste. During their weekly meeting we will retrain the staff to clear the ground and close the lids between their loads. This will ensure compliance with the standard. The supervisor will include this area in the standard rounds to ensure that the standard is being met.</p>			

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page)	<i>James G. Schneider</i>
--	---------------------------

Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	<i>James G. Schneider Executive Director/VP</i>	Date	<i>1/4/2013</i>
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JAN 07 2013

WEST REGION FIELD OFFICE  
Human Services Licensing

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Violation Report: 42555 - 12/08/2012 - Phillips, Joseph  
PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY

1. REGULATION 55 Pa.Code §2600

2600.162(c) - Menus, stating the specific food being served at each meal, shall be prepared for 1 week in advance and shall be followed. Weekly menus shall be posted 1 week in advance in a conspicuous and public place in the home.

2a. DESCRIPTION OF VIOLATION

The home's menu for 12/2/12 through 12/15/12 was not posted in a conspicuous and public place in the home.

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.

The personal care dining supervisor will be responsible to post the home menu in the dining room for all personal care Residents to view. Each Monday the dining supervisor will ensure that the current weekly menu is already posted and will post the following week's menu to meet Regulation 162(c). If the dining room supervisor is not available, the executive chef will complete this responsibility. The Dining Director will complete monthly spot checks to ensure this is occurring satisfactorily. Those listed above will be trained during their weekly meeting regarding menu posting as noted under Regulation 162(c).

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
(Required on EVERY Page)

*James G. Schneider*

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

James G. Schneider, Executive Director/VP

Date 1/4/2013

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1-7-13  
(Date)

Plan of correction implementation status as of 1-7-13  
(Date)

- Fully Implemented
- Partially Implemented - Adequate Progress 1-7-13g
- Partially Implemented - Inadequate Progress
- Not Implemented

The above plan of correction was approved by

J  
(Initials)