



**pennsylvania**  
DEPARTMENT OF PUBLIC WELFARE

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**MAILING DATE:**

AUG 29 2013

Ms. Susan Weinstein, Executive Director  
DS Realty Ventures, LLC  
Easy Living Country Estates  
One Easy Living Drive  
Hunker, Pennsylvania 15639

Dear Ms. Weinstein:

As a result of the Department of Public Welfare's (Department) licensing inspection on July 26, 2013, 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.

Sincerely,

A handwritten signature in black ink that reads "Janine Wenzig". The signature is written in a cursive, flowing style.

Janine Wenzig  
Regional Licensing Administrator

Enclosure(s)

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

Page 1 of 3

PCH Name: EASY LIVING COUNTRY ESTATES		License Number: 44263
Address: ONE EASY LIVING DRIVE, HUNKER, PA 15639		County: Westmoreland
Administrator: Connie Lillock		Region: WEST
Legal Entity Name: DS REALTY VENTURES LLC		
Legal Entity Address: ONE EASY LIVING DRIVE, HUNKER, PA 15639		<b>RECEIVED</b>
Certificate(s) of Occupancy 1-2 01/12/0011 Hempfield Twp		AUG 27 2013 WEST REGION FIELD OFFICE Human Services Licensing
<b>Staffing Hours</b>		
Resident Support:	Total Daily Staff: 55	Waking Staff: 41
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Complaint		
On-Site Inspections Dates and Department Representatives On-Site 07/26/2013: Bacher, Mike		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers:		Random Indicators:
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensed Capacity: 60	Number of Residents who:	
Number of Residents Served: 41	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: No	Are 60 Years of Age or Older: 41	
Area:	Have Mental Illness: 0	
Secured Dementia Unit Capacity, if Applicable:	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable:	Have a Mobility Need: 14	
Number of Current Hospice Residents: 10	Have a Physical Disability: 2	
Number of Hospice Residents in past year: 15		

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AUG 27 2013

Violation Report: 44263 - 07/26/2013 - Bacher, Mike  
PCH Name: EASY LIVING COUNTRY ESTATES

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.60(a) - Staffing shall be provided to meet the needs of the residents as specified in the resident's assessment and support plan.

2a. DESCRIPTION OF VIOLATION

The home's staffing schedule indicates that 3 staff persons work 11:00 pm- 7:00 am shift, one staff of the third floor and two on the second floor. In the event of an emergency evacuation the night shift staff is inadequate to meet the supervision needs of the residents. The home serves 41 residents. Residents #1, #2 and #3 reside on the 2nd floor and have physical mobility needs requiring the assistance of two staff persons to transfer. Residents #4, #5 and #6 have cognitive mobility needs and require continued verbal prompts to evacuate and direct, continuous supervision outside the home. Staffing is not sufficient to provide assistance for emergency evacuation.

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 following steps have been initiated to enhance staffing complement at Easy Living Country Estates on the 11pm-7:30 am shift.

- 1) An additional staff person is scheduled on the night shift to assist in the evacuation of residents in the event of an emergency situation. The scheduled shift is 10pm-6am or 11pm-7am. The cook arrives at 5:30-6am daily and provides an additional staff member in the building when the 11-7 staff person leaves at 6am.
- 2) Advertisement/recruitment to hire additional direct care staff persons for the night shift in order to increase daily 11-7 staff complement to a minimum of four persons.
- 3) Consideration is being given to discharging to a higher level of care, one or more residents who require the assist of two to evacuate in an emergency situation.
- 4) Review of residency's assessments and support plans to ensure adequate staffing is scheduled for resident emergency evacuation on all shifts

The following has been initiated to ensure a similar violation does not occur again.

- 1) The personal care home administrator [redacted] and executive director, [redacted] will conduct periodic reviews (quarterly) of the entire residency at Easy Living Country Estates to ensure that the scheduled staffing complement is adequate to provide the needs of all our residents for evacuation in an emergency situation.
- 2) Current residents with escalating needs for emergency evacuation or the decision to admit new residents with mobility needs will be of primary importance in the outcome of the reviews. The reviews will be included in Quality Management Plan.
- 3) Easy Living Country Estates will maintain an adequate staff complement to provide four persons scheduled nightly on the 11-7 shift. To accomplish this goal, agency personnel will be used only as a last resort relevant to the costs involved.
- 4) Easy Living Country Estates will strive to have the fourth staff person on 11-7 shift be a direct care resident assistant, however, at times an ancillary staff person may be necessary to fill the void of a call off or employee resignation/termination.

(continued)

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) *Connie D. Lilliock, PCHA*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Connie D. Lilliock, PCHA</i>	Date <i>8-26-13</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of 8/28/13 (Date)

The above plan of correction was approved by [Signature] (Initials)

Plan of correction implementation status as of 8/28/13 (Date)

- Fully Implemented
- Partially Implemented - Adequate Progress *[initials]*
- Partially Implemented - Inadequate Progress
- Not Implemented

Page 2A of 3

## EASY LIVING COUNTRY ESTATES 3. PLAN OF CORRECTION FOR VIOLATION REPORT: 44263 (PAGE 2 OF 3 CONTINUED)

The following steps have been initiated to enhance staffing complement at Easy Living Country Estates on the 11pm-7:30 am shift.

- 1) An additional staff person is scheduled on the night shift to assist in the evacuation of residents in the event of an emergency situation. The scheduled shift is 10pm-6am or 11pm-7am. The cook arrives at 5:30-6am daily and provides an additional staff member in the building when the 11-7 staff person leaves at 6am.
- 2) Advertisement/recruitment to hire additional direct care staff persons for the night shift in order to increase daily 11-7 staff complement to a minimum of four persons.
- 3) Consideration is being given to discharging to a higher level of care, one or more residents who require the assist of two to evacuate in an emergency situation.
- 4) Review of residency's assessments and support plans to ensure adequate staffing is scheduled for resident emergency evacuation on all shifts

The following has been initiated to ensure a similar violation does not occur again.

- 1) The personal care home administrator, [REDACTED] and executive director, [REDACTED] will conduct periodic reviews (quarterly) of the entire residency at Easy Living Country Estates to ensure that the scheduled staffing complement is adequate to provide the needs of all our residents for evacuation in an emergency situation.
- 2) Current residents with escalating needs for emergency evacuation or the decision to admit new residents with mobility needs will be of primary importance in the outcome of the reviews. The reviews will be included in Quality Management Plan.
- 3) Easy Living Country Estates will maintain an adequate staff complement to provide four persons scheduled nightly on the 11-7 shift. To accomplish this goal, agency personnel will be used only as a last resort relevant to the costs involved.
- 4) Easy Living Country Estates will strive to have the fourth staff person on 11-7 shift be a direct care resident assistant, however, at times an ancillary staff person may be necessary to fill the void of a call off or employee resignation/termination.

Staff training to promote the above plan consists of:

- 1) Staff participation in monthly-unannounced fire drills on varying days of the week & month, time of day & night and exit routes.
- 2) The monthly fire drill will be held every six months on the 11-7 shift; the next 11-7 fire drill will be held in September, ahead of schedule and between the hours of 11pm & 2am.
- 3) Review inservice/training in progress for all staff on fire safety/emergency procedures.

Connie D. Lilliock, PCHA  
 Connie D. Lilliock, PCHA

PLA  
 8/28/13

RECEIVED

Violation Report: 44263 - 07/26/2013 - Bacher, Mike  
PCH Name: EASY LIVING COUNTRY ESTATES

AUG 27 2013

1. REGULATION 55 Pa.Code §2600

2600.81(a) - The home shall provide or arrange for physical site accommodations and equipment necessary to meet the health and safety needs of a resident with a disability and to allow safe movement within the home and exiting from the home.

WEST REGION FIELD OFFICE  
Human Services

2a. DESCRIPTION OF VIOLATION

The home has a wander guard system that sets off an alarm when a resident wearing the pendant approaches the exit doors or enters a restricted area. There is no alarm for the elevators or front exit door on the ground floor.

On 7/21/13 at approximately 4:00 a.m., 3rd floor resident #4, who has dementia and wears a wander guard, used the elevator go to the ground floor and left the building undetected and unsupervised. The resident was found by a passing motorist about a half-mile from the facility and was not injured.

As a result of the incident, the elevator has been locked from 11:00 p.m. to 7:30 a.m. and can only be unlocked by staff with a key. Locked elevators do not allow for safe movement within the home for residents on floors 2 and 3. Residents who are unable to walk stairs are confined to their floor unless they received assistance from staff.

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.

Correction - Page 3 of violation report (Regulation 2600.81 (a))

- 1) On 7-21-13 resident #4 was not wearing a wander-guard pendant and thus was able to leave the building undetected & unsupervised. To date since admission in July 2010, resident #4 had never displayed any signs of wandering outdoors any time of the night or day. Resident #4 wore a regular call pendant. A wander-guard pendant was assigned to resident #4 upon return to ELCE from Frick ER on 7/21/13.
- 2) Easy Living Country Estates has two elevators; a locked elevator has been positioned on second floor and the other on the third floor from 11pm to 7am.

(Continued)

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) *Connie D. Lillock, PCHA*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Connie D. Lillock, PCHA* Date *8-26-13*

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

The above plan of correction is approved as of 8/28/13 (Date)  
  
The above plan of correction was approved by [Signature] (Initials)

Plan of correction implementation status as of 8/28/13 (Date)  
 Fully Implemented  
 Partially Implemented - Adequate Progress  
 Partially Implemented - Inadequate Progress  
 Not Implemented

Correction -- Page 3 of violation report [Regulation 2600.81 (a)]

- 1) On 7-21-13 resident #4 was not wearing a wander-guard pendant and thus was able to leave the building undetected & unsupervised. To date since her admission in July 2010, resident #4 had never displayed any signs of wandering outdoors any time of the night or day. Resident #4 wore a regular call pendant. A wander-guard pendant was assigned to resident #4 upon admission to ELCE from Frick ER on 7/21/13.
- 2) Easy Living Country Estates has two elevators; a locked elevator has been positioned on second floor and the other on the third floor from 11pm to 7am.

The following steps have been initiated to enhance the physical site accommodations and equipment at Easy Living Country Estates to better meet the health, safety & mobility needs of the residents.

- 1) Contacted Rampart Security Systems to arrange the installation of alarms on all entrance/exit doors on the first floor of Easy Living Country Estates. The alarms would sound on the upper floor stations when someone exited without setting the security key pad. Installation is scheduled no later than 9-20-13. Options for elevator alarms are limited and under consideration. Until the installation of these new alarms is complete, ELCE will continue locking the elevators from 11pm to 7am for the safety of handicapped residents.
- 2) Residents at ELCE normally have no need or desire to move between floors during the hours of 11pm and 7am. Awake staff is readily available to assist a resident if the need or desire arose. Every shift staff persons carries a beeper that alarms when any resident pushes their call pendant, allowing prompt response to the call. Every resident room has a private bathroom; showers are in some bathrooms & located on each floor; each floor has multiple lounge areas (with TV); staff have snacks available for residents on each floor, therefore the need or desire to leave the floor where a resident resides is very unlikely between the hours of 11pm and 7am.
- 3) In an emergency situation (like a fire), both elevators automatically lock and shut down and cannot be used by the residents on floors 1, 2 or 3. For emergency situations, residents who are unable to walk the stairs can be safely housed in the stairwells with multiple landings (fire safe areas) on each floor.
- 4) Any resident who wished to travel to another floor between the hours of 11pm and 7am would simply push their pendant for assistance and would summon a staff person who could escort them to their destination & back and/or leave the elevator operational for them.

The following has been initiated to ensure a similar violation does not occur again,

By 9/30/13

- 1) Installation of alarms on all Easy Living Country Estates entrance/exit doors.
- 2) Installation of some type of elevator alarms, if possible.
- 3) Provide a wander guard pendant for any resident who is fully ambulatory and has a handicap such as dementia, regardless of their history for wandering (twelve additional available with ELCE's call system).
- 4) ELCE 11-7 staff will continue to make "rounds" on residents every two hours and as needed for individual resident circumstances for resident safety and well-being.
- 5) Replacement of stairwell alarms by Rampart Security (functioning well, just installing update version)

Staff training to promote the above plan consists of:

By 9/30/13

- 1) Provide retraining/review on the use of ELCE resident pendant call system.
- 2) Encourage staff to be extra diligent to provide prompt response to all pendant alarms to avoid resident restrictions in safe and convenient movements about different floors @ ELCE ( 11pm-7am) until new alarm systems are installed for the elevators and all the entrance/exit doors on the first floor.
- 3) Provide training on the new alarm systems once installed.
- 4) Provide retraining of staff not to lock elevators any shift.
- 5) Review policy with night shift staff on necessity of making rounds every two hours and more frequently as appropriate for any individual resident for their safety and well-being.

Connie D. Lilliock, PCAA

Connie D. Lilliock, PCAA

By 8/25/13