

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF PUBLIC WELFARE

CERTIFICATE OF COMPLIANCE

This Certificate is hereby granted to JUNIPER VILLAGE AT FOREST HILLS LLC
LEGAL ENTITY

To operate JUNIPER VILLAGE AT FOREST HILLS
NAME OF FACILITY OR AGENCY

Located at 107 FALL RUN ROAD, PITTSBURGH, PA 15221
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 100
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

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 September 19, 2013 until September 19, 2014,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 433780

Robert E. Robinson

ISSUING OFFICER

[Signature]

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

SEP 19 2013

Ms. Janet Wangler, Executive Director
Juniper Village at Forest Hills, LLC
400 Broadacres Drive
Bloomfield, New Jersey 07003

RE: Juniper Village at Forest Hills
107 Fall Run Road
Pittsburgh, Pennsylvania 15221

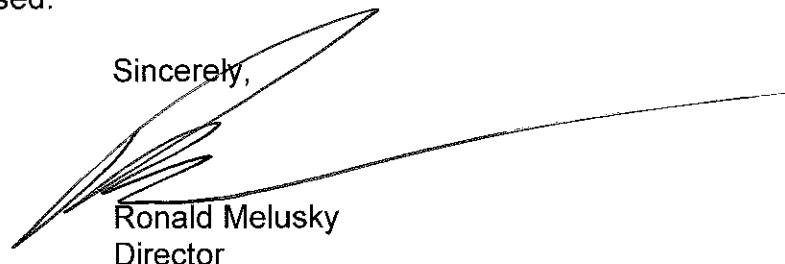
Dear Ms. Wangler:

As a result of the Department of Public Welfare's licensing inspection on August 27, 2013 and August 28, 2013, of the above facility, the violations with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed License Inspection Summary were found.

All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes) 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 License Inspection Summary. Your license is enclosed.

Sincerely,



Ronald Melusky
Director

Enclosures
License
License Inspection Summary

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

PCH Name: JUNIPER VILLAGE AT FOREST HILLS		License Number: 43378
Address: 107 FALL RUN ROAD, PITTSBURGH, PA 15221		County: Allegheny
Administrator: Janet Wangler		Region: WEST
Legal Entity Name: JUNIPER VILLAGE AT FOREST HILLS LLC		
Legal Entity Address: 400 BROADACRES DRIVE, BLOOMFIELD, NJ 7003		
<p align="center">RECEIVED</p> <p align="center">SEP 13 2013</p> <p align="center">WEST REGION FIELD OFFICE Human Services Licensing</p>		
Certificate(s) of Occupancy C-2 LP 07/03/2001 PA Dept L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 92	Waking Staff: 69
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal, Provisional, Complaint		
On-Site Inspections Dates and Department Representatives On-Site		
08/27/2013: Orme, Melinda; Whitney, Diane		
08/28/2013: Orme, Melinda; Whitney, Diane		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers: n/a		Random Indicators: n/a
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 100 Number of Residents Served: 79 Secured Dementia Care Unit in Home: No Area: Secured Dementia Unit Capacity, if Applicable: Number of Residents Served in Secured Dementia Care Unit, if applicable: Number of Current Hospice Residents: 8 Number of Hospice Residents in past year: 12	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 79 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 13 Have a Physical Disability: 2	

Violation Report: 43378 - 08/27/2013 - Orme, Melinda

PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600

2600.42(s) - A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

2a. DESCRIPTION OF VIOLATION

On 8/27/13 at approximately 9:15 AM, a podiatrist was performing foot care for residents in the second floor living room, which is visible from the hallway. There were 9 residents lined up from the hallway into the living room who were able to observe other residents receiving foot care.

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.

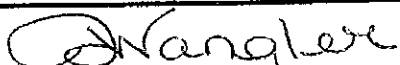
42(s) Corrected immediately and ongoing, all Residents will be provided a private and confidential location for treatments and services. The Podiatrist was counseled regarding the necessity of compliance with this regulation. The Director of Wellness, (DOW) requested and received the treatment schedule from the Podiatrist through the end of the year. The DOW will ensure compliance.

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Human Services Licensing

SEP 13 2013

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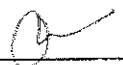

Repeat Violation: Yes	Date(s) of Previous Violation(s):	11/14/2012
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Signature of Legal Entity Representative
(Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) JANET WANGLER, ED

Date 9/11/13

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

The above plan of correction is approved as of <u>9/11/13</u> (Date)	Plan of correction implementation status as of <u>9/15/13</u> (Date)
The above plan of correction was approved by  (Initials)	<input checked="" type="checkbox"/> Fully Implemented  <input type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600
 2600.65(e) - Direct care staff persons shall have at least 12 hours of annual training relating to their job duties.

2a. DESCRIPTION OF VIOLATION
 Direct care staff person D received only 7 hours of annual training in training year 2012.

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.


65(e) Direct care staff D is a college student who works for us in a Per Diem capacity. He plans to return to the community during the holiday break and will be provided all mandated 2013 training at that time. Effective immediately and ongoing, all Per Diem employees will be mandated to complete the required Annual Training prior to returning to Active Employee status. Compliance will be managed by the Business Office Manager and the Executive Director.

WEST REGION FIELD OFFICE
 Human Services Licensing

SEP 13 2013


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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JANET WANGLER, ED	Date 9/11/13
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The above plan of correction is approved as of <u>9/15/13</u> (Date) The above plan of correction was approved by  (Initials)	Plan of correction implementation status as of <u>9/18/13</u> (Date) <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
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Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600

2600.65(g) - Direct care staff persons, ancillary staff persons, substitute personnel and regularly scheduled volunteers shall be trained annually in the following areas:

- (1) Fire safety completed by a fire safety expert or by a staff person trained by a fire safety expert.
- (2) Emergency preparedness procedures and recognition and response to crises and emergency situations.
- (3) Resident rights.
- (4) The Older Adult Protective Services Act (35 P. S. §§ 10225.101-10225.5102).
- (5) Falls and accident prevention.
- (6) New population groups that are being served at the home that were not previously served, if applicable.

2a. DESCRIPTION OF VIOLATION

Staff person D did not receive training in residents rights, emergency preparedness and fire safety, or falls and accident prevention during training year 2012.

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.

65(g) Direct care staff D is a college student who works for us in a Per Diem capacity. Effective immediately and ongoing, all Per Diem employees will be mandated to complete the required Annual Training prior to returning to Active Employee status. Compliance will be managed by the Business Office Manager and the Executive Director.

Attached please find a Revised 2013 Employee Training Schedule.

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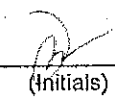
Signature of Legal Entity Representative
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JANET WANGLER, ED	Date 9/11/13
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The above plan of correction is approved as of 9/12/13
 (Date)

Plan of correction implementation status as of 9/15/13
 (Date)

The above plan of correction was approved by 
 (Initials)

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

Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600

2600.84 - Heat sources, such as steam and hot heating pipes, water pipes, fixed space heaters, hot water heaters and radiators exceeding 120°F that are accessible to the resident must be equipped with protective guards or insulation to prevent the resident from coming in contact with the heat source.

2a. DESCRIPTION OF VIOLATION

On 8/27/13 at approximately 9:30 AM, there was a grill with red-hot coals burning located on the porch off of the resident's dining room which was unattended and accessible to residents. There were no protective guards in place to prevent residents from coming in contact with the hot grill.

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

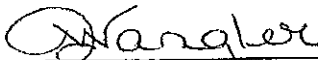
Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.

84 Effective immediately the charcoal grill will be supervised by a Dietary employee while in use. Compliance will be managed by the Director of Dining Services or designee. Future plans are to develop a small cement pad off the kitchen porch with a protective railing to safe guard anyone from coming into contact with the hot grill. All Dietary staff were in-serviced regarding this regulation.

WEST REGION FIELD OFFICE
Human Services Licensing


SEP 13 2013

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Signature of Legal Entity Representative (Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JANET WANGLER, ED	Date 9/11/13
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Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600
 2600.85(a) - Sanitary conditions shall be maintained.

2a. DESCRIPTION OF VIOLATION
 Bedroom #039 had a strong used cat litter box odor.

The garbage can next to the coffee bar in the resident's dining room was approximately half full of food waste and did not have a lid.

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.

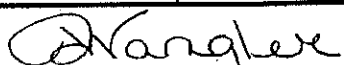
85(a) Corrected during survey and ongoing, all residents sanitary conditions shall be maintained. Effective immediately and ongoing, the community has developed an additional Manager on Duty Room Inspection Audit tool (Exhibit A). This tool will be used to do a secondary inspection on eight (8) rooms per day on a rotation schedule. This schedule will target the whole seventy-two apartments and common areas every ten days. Any issue found during this secondary audit will be corrected immediately or within 24 hours of discovery. Compliance and oversight will be evaluated during daily Stand Up Meetings and by the Executive Director or designee.

WEST REGION FIELD OFFICE
 Human Services Licensing

SEP 13 2013

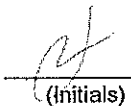
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Signature of Legal Entity Representative (Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JANET WANGLER, ED Date 9/11/13

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Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600
 2600.101(o) - The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

2a. DESCRIPTION OF VIOLATION
 The carpet in bedroom #241 was soiled and stained over 90 % of the surface.

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.

101(o) The carpet in room #39 was cleaned during survey. All bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair. The community has completed a total inspection of all apartment carpets. Six (6) carpets were cleaned on 8/29/2013 to clear this citation. Effective immediately and ongoing, the community has developed an additional Manager on Duty Room Inspection Audit tool (Exhibit A). This tool will be used to do a Secondary inspection on eight (8) rooms per day on a ten day rotation schedule. There is a Primary Housekeeping Audit Tool used daily by the Housekeeping staff. This secondary schedule will target the whole seventy-two (72) apartments and common areas every ten days. Any issue found during this secondary audit will be corrected immediately or within 24 hours of discovery. Compliance and oversight will be evaluated during daily by the Executive Director or designee. All Environmental Service staff were in-serviced regarding this regulation.

WEST REGION FIELD OFFICE
 Human Services Licensing

SEP 13 2013

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Signature of Legal Entity Representative
 (Required on EVERY Page) *[Signature]*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) JANET WANGLER, ED	Date 9/11/13
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Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600
 2600.103(g) - Food shall be stored in closed or sealed containers.

2a. DESCRIPTION OF VIOLATION

In the kitchen pantry, there was a 25 pound box of white rice, a 20 pound box of Northern beans, a 20 pound box of white and wild rice, and a 5 pound bag of Aunt Jemima Corn Meal which were opened and not sealed.

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.

103(g) Corrected during survey. The Dietary Department purchased clear plastic containers with snapped/sealed lids for all bulk items. All items will be identified and dated according to regulations. The Chef or designee will inspect the pantry daily for compliance. Documentation and verification of the inspection will be kept on the Daily Cleaning Checklist. All Dietary staff were in-serviced regarding this regulation.

WEST REGION FIELD OFFICE
Human Services Licensing

SEP 13 2013

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Repeat Violation: No	Date(s) of Previous Violation(s):			
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Janet Wangler*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) **JANET WANGLER, ED** Date **9/11/13**

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Violation Report: 43378 - 08/27/2013 - Orme, Melinda
 PCH Name: JUNIPER VILLAGE AT FOREST HILLS

1. REGULATION 55 Pa.Code §2600

2600.225(a) - A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

2a. DESCRIPTION OF VIOLATION

The home did not complete the initial assessment for resident #2, admitted 6/27/13, until 7/17/13.

The assessment for resident #3, dated 5/3/13, did not include home health care services which began 4/30/13, for care of a foley catheter, and post surgical care.

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.

Resident #3 no longer has needs related to surgery or home health services.

9/18/13

225(a) All residents will have a written initial assessment completed within fifteen (15) days of admission. This assessment was completed but was six (6) days late. Effective immediately and ongoing the community will utilize an electronic computer program called Point Click Care when admitting each resident. This system will automatically send an alert notification to the Assistant Director of Wellness with regard to timeliness of assessments. When completing the initial assessment, all pertinent prior health care services will be incorporated in the documentation to ensure clear continuity of care. Compliance will be managed by the Assistant Director of Wellness and reviewed by the Director of Wellness.

WEST REGION FIELD OFFICE
Human Services Licensing

SEP 13 2013

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Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Janet Wangler

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

JANET WANGLER, ED

Date 9/11/13

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

The above plan of correction is approved as of

9/18/13
(Date)

Plan of correction implementation status as of

9/18/13
(Date)

The above plan of correction was approved by

[Signature]
(Initials)

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