



pennsylvania
DEPARTMENT OF PUBLIC WELFARE

DEC 03 2013

Ms. Carol S. Carter, Executive Director
Homestead Village, Inc.
1800 Village Circle, P.O. Box 3227
Lancaster, Pennsylvania 17604

RE: Homestead Village
License #: 321840

Dear Ms. Carter:

As a result of the Department of Public Welfare's licensing inspection on September 25, 2013, and the corrections you have made after our inspection, we have found the above facility to be in compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes).

Your regular license for the period November 20, 2013 to November 20, 2014 was issued on August 5, 2013. Your regular license remains in good standing.

Sincerely,

Matthew J. Jones ⁸²⁰

Matthew J. Jones
Acting Director

Enclosure
Licensing Inspection Summary

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

PCH Name: HOMESTEAD VILLAGE		License Number: 321840
Address: 1800 VILLAGE CIRCLE PO BOX 3227, LANCASTER, PA 17604		County: Lancaster
Administrator: Peg Deascenti		Region: CENTRAL
Legal Entity Name: HOMESTEAD VILLAGE INC		
Legal Entity Address: 1800 VILLAGE CIRCLE PO BOX 3227, LANCASTER, PA 17604		
Certificate(s) of Occupancy		
Other	C-2 LP	
03/07/2012	11/07/2003	
Labor & Industry	Labor & Industry	
Staffing Hours		
Resident Support: 0	Total Daily Staff: 43	Waking Staff: 32
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal		
On-Site Inspections Dates and Department Representatives On-Site		
09/25/2013: Minnich, Ron; Gensil, Lori		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers:		Random Indicators:
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 100	Number of Residents who:	
Number of Residents Served: 41	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: Yes	Are 60 Years of Age or Older: 41	
Area: WestView First Floor	Have Mental Illness: 0	
Secured Dementia Unit Capacity, if Applicable: 17	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable: 1	Have a Mobility Need: 2	
Number of Current Hospice Residents: 1	Have a Physical Disability: 0	
Number of Hospice Residents in past year: 2	RECEIVED	

NOV 05 2013

CENTRAL REGION FIELD OFFICE
Human Services Licensing

Violation Report: 32184 - 09/25/2013 - Minnich, Ron
 PCH Name: HOMESTEAD VILLAGE

1. REGULATION 55 Pa.Code §2600

2600.132(g) - Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

2a. DESCRIPTION OF VIOLATION

The home has 3 staff persons routinely scheduled during sleeping hours, from 11:00pm - 7:00am. Of the past 3 sleeping hour fire drills, not one was conducted with less than 8 staff participating. The home routinely schedules sleeping hour fire drills when additional staff persons are present.

The last 3 sleeping hour fire drills were as follows:

Date Time # Staff

10/9/12 9:20pm 8

4/9/13 6:20am 11

4/9/13 1:35am 11-Gelhard

*Staff person A confirmed that more than half of the residents go to sleep by 9:30pm.

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.

Please see attached page. *2A¹⁸ of 2 pgs*

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Carol S. Carter*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Carol S. Carter, Executive Director	Date 11/5/13
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>11/20/13</u> (Date)	Plan of correction implementation status as of <u>11/20/13</u> (Date)
The above plan of correction was approved by <u>CE</u> (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

Homestead Village, Inc.

Personal Care Home License 321840

Violation Report - 09/25/13 - [REDACTED]

1. Regulation

PCH 2600.132(g) – Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff are present and not routinely held at times when resident attendance is low.

2. Plan of Correction (POC)

The lowest number of staff in the home is on the weekend on the 11-7 shift:

3 – Direct Care Staff (1-LPN; 2-CNAs/PCAs)

1 – Security Person

To better meet the intent of the regulation and simulate the worst case scenario of a fire during sleeping hours with the least number of staff in the home to assist with evacuation the following measures will be implemented:

1. Sleeping hour drills will be planned to occur after 11:00 p.m. and before 6:00 a.m. Most residents are asleep between 8:00 and 9:00 p.m.
2. Staffing is higher Sunday through Thursday on 11-7 (3 Direct Care/3 Environmental Services staff); should a drill occur on a night with six staff present, two staff will be designated to not participate in the drill.
3. Drills occurring during sleeping hours in which there are more than four staff present will simulate worst case scenario by having two staff sit out/not participate in the drill. This will be accomplished in the following way:
 - a. The Environmental Services Designee organizing and timing the drill is not counted as a participant in the drill.
 - b. At the sound of the alarm, the first person to report to the enunciator panel will determine the location of the “fire” and notify all staff en route via radio.
 - c. The shift leader/designee will send three of the responding staff to the fire area to assist with evacuation. The shift leader/designee will make the announcement over the PA system and will then assist with the evacuation. The shift leader will announce the “All Clear” over the PA system when the evacuation is completed.
 - d. Staff will then check each designated area to ensure that residents heard the “All Clear” and are returning to their apartments.
 - e. Sleeping hour drills will have no more than four staff participants at any time.
4. Education of staff and residents will occur by November 13, 2013. Education will include:
 - a. A review of the reasoning behind the sleeping hour drills and the importance of performing the sleeping hour drill when residents are sleeping soundly and the least possible number of staff are present to respond.
 - b. The fire drill procedure.
 - c. The importance of resident participation in the drill.

Carol A. Part 11/8/13

5. A sleeping hour drill will be planned to occur on or before Friday, Nov. 15, 2013 to demonstrate conformance to the intent of 2600.132(g).
6. Following the sleeping hour drill, documentation of the drill timing and participation by staff and residents will be sent to the Department of Public Welfare.



Carol S. Carter, Executive Director

11/8/13
Date