



**pennsylvania**  
DEPARTMENT OF PUBLIC WELFARE

MAY 16 2014

Ms. Elizabeth Koster, CEO  
Fitzmaurice Community Services, Inc.  
2115 North 5<sup>th</sup> Street  
Stroudsburg, Pennsylvania 18360

RE: Fitzmaurice Community Services  
212 Carbon Street  
Lehighton, Pennsylvania 18235  
License #: 245450

Dear Ms. Koster:

As a result of the Department of Public Welfare's licensing inspection on April 2, 2014 and April 3, 2014, 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 must be maintained.

Your regular license for the period June 24, 2014 to June 24, 2015 was issued on April 16, 2014. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Jones", with a long horizontal flourish extending to the right.

Matthew J. Jones  
Director

Enclosure  
License Inspection Summary



Violation Report: 24545 - 04/02/2014 - Dumas, Gerald  
 PCH Name: FITZMAURICE COMMUNITY SERVICES

1. REGULATION 55 Pa.Code §2600

2600.87 - The home's rooms, hallways, interior stairs, outside steps, outside doorways, porches, ramps, evacuation routes, outside walkways and fire escapes shall be lighted and marked to ensure that residents, including those with vision impairments, can safely move through the home and safely evacuate.

2a. DESCRIPTION OF VIOLATION

External lighting is not provided along the pathway from the east and west sidewalks to the rear of the home. The lack of lighting poses a potential fall risk for residents and staff exiting the home in a nighttime emergency.

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.

External lighting will be installed on both sides of the home to provide a safe walking environment. We plan to complete this by 6/30/14.

*The administrator shall assure ongoing compliance*  
*M*  
*5/5/14*

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

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Elizabeth Koster*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *ELIZABETH Koster* Date *4/24/14*

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

The above plan of correction is approved as of *5/5/14*  
 (Date)

Plan of correction implementation status as of *5/5/14*  
 (Date)

The above plan of correction was approved by *M*  
 (Initials)

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

Violation Report: 24545 - 04/02/2014 - Dumas, Gerald  
 PCH Name: FITZMAURICE COMMUNITY SERVICES

1. REGULATION 55 Pa.Code §2600  
 2600.93(b) - Each porch must have a well-secured railing.

2a. DESCRIPTION OF VIOLATION  
 A railing is not provided at the end of the east sidewalk. The step up to grade level measures approximately 9" inches in height.

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.

A railing will be installed to the sidewalk on the east end of the sidewalk. We plan to have this completed by June 30, 2014.

*The administrator shall assure ongoing compliance*  
*ms*  
*5/5/14*

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

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Elizabeth Koster*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *ELIZABETH KOSTER*      Date *4/24/14*

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

The above plan of correction is approved as of *5/5/14*  
 (Date)

The above plan of correction was approved by *M*  
 (Initials)

Plan of correction implementation status as of *5/5/14*  
 (Date)

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

Violation Report: 24546 - 04/02/2014 - Dumas, Gerald  
 PCH Name: FITZMAURICE COMMUNITY SERVICES

**1. REGULATION 55 Pa.Code §2600**

2600.121(a) - Stairways, hallways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

**2a. DESCRIPTION OF VIOLATION**

The Program Director identified the external fire egress path for residents and staff. The path begins at the front sidewalk to the east side walkway, along side of the home, through the full length of the yard, then, to the home's rear driveway. At the end of the home's east side walkway, there is a step up which is approximately 9" up to the rear yard. The yard is divided in half by a cement wall running the full length of the yard with the highest section of the wall measuring 15 inches and the lowest, 12 inches. It is not possible to safely move from the lower half to the upper half of the yard as there are no steps or railings provided. Three fourths along the grassy egress pathway from the home, there is a 12 foot horizontal wooden barrier coming out from the higher sloped property; this is the site of the home's garden area. Currently, residents and staff need to meander around the garden area, to the alley and then return to the upper half of the property where the home's driveway is identified as the designated meeting location.

**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 plan would include adding railing along the cement wall toward the garage and back yard to prevent consumers from walking up or tripping on this section. In addition, a fence will be installed around the garden area and rear driveway to prevent residents from walking through this space. Due to permit applications etc., we plan to complete this project by June 30, 2014.

*The administrator shall assure ongoing compliance*  
*[Signature]*  
 5/5/14

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

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Elizabeth Kaster*

|   |                     |
|---|---------------------|
| Printed Name and Title of Legal Entity Representative<br>(Required on EVERY Page) <i>ELIZABETH KASTER</i> | Date <i>4/24/14</i> |
|---|---------------------|

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

|   |   |
|---|---|
| The above plan of correction is approved as of <u>5/5/14</u><br>(Date)        | Plan of correction implementation status as of <u>5/5/14</u><br>(Date)  |
| The above plan of correction was approved by <u>[Signature]</u><br>(Initials) | <input type="checkbox"/> Fully Implemented<br><input checked="" type="checkbox"/> Partially Implemented - Adequate Progress<br><input type="checkbox"/> Partially Implemented - Inadequate Progress<br><input type="checkbox"/> Not Implemented |