



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: February 24, 2015

Ms. Amy Speece, Partner
Knickerbocker Acquisition, LLC
P.O. Box 761
Hummelstown, Pennsylvania 17036

RE: Knickerbocker Villa
304 South Second Street
Clearfield, Pennsylvania 16830
326940

Dear Ms. Speece:

As a result of the Department of Human Services' licensing inspection on September 18, 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Kimberland" with a stylized flourish at the end.

Jon Kimberland
Regional Licensing Administrator

Enclosure
Licensing Inspection Summary

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

PCH Name: KNICKERBOCKER VILLA		License Number: 32694
Address: 304 SOUTH SECOND STREET, CLEARFIELD, PA 16830		County: Clearfield
Administrator: Roxanne Sallurday		Region: WEST
Legal Entity Name: KNICKERBOCKER ACQUISITION LLC		RECEIVED FEB 17 2015 WEST REGION FIELD OFFICE Human Services Licensing
Legal Entity Address: PO BOX 761, HUMMELSTOWN, PA 17036		
Certificate(s) of Occupancy C-2 LP 05/08/1997 L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 61	Waking Staff: 46
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Complaint, Incident		
On-Site Inspections Dates and Department Representatives On-Site 09/18/2014: Phillips, Joseph		
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: 70 Number of Residents Served: 58 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: 0 Number of Hospice Residents in past year: 0		Number of Residents who: Receive Supplemental Security Income: 17 Are 60 Years of Age or Older: 41 Have Mental Illness: 17 Have an Intellectual Disability: 5 Have a Mobility Need: 3 Have a Physical Disability: 0

Violation Report: 32694 - 09/18/2014 - Phillips, Joseph
PCH Name: KNICKERBOCKER VILLA

FEB 17 2015

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

WEST REGION FIELD OFFICE
Human Services Licensing

2a. DESCRIPTION OF VIOLATION

On 9/13/14, there were 25 to 30 pieces of mouse feces in kitchen corner bottom cabinet to left of the main entrance.

On 9/13/14, there was a 2 foot by 3 foot area of dead ants about 1/2 inch thick on the floor under and behind the upright refrigerator next to the far pantry exit.

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 Administrator had ext doors with rust holes all replaced on 11.26.14. The exterior of the entire facility was sealed with vinyl siding on 12.20.14. This will prevent insects and rodents from entering through exterior holes. Dietary staff were in-serviced to check all kitchen cabinets and entire food pantry daily for insects and mouse droppings, and contact exterminator immediately. Administrator contacted pest control immediately to spray. Facility had and continues to have a contract with pest control who come once a month, to exterminate.

By 3/15/15 - A designated staff person will monitor the home daily to ensure there is no evidence of animal or insect infestation. If any evidence is found the administrator will be notified immediately and contact pest control for remediation.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Roxanne Sallard

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

Roxanne Sallard - Administrator

Date 2.16.15

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

The above plan of correction is approved as of 2-19-15
(Date)

Plan of correction implementation status as of 2-19-15
(Date)

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

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

Violation Report: 32694 - 09/18/2014 - Phillips, Joseph
PCH Name: KNICKERBOCKER VILLA

FEB 17 2015

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.88(a) - Floors, walls, ceilings, windows, doors and other surfaces must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

The bottom of emergency exit #4 is rusted along the bottom. Approximately 1" to 1½" of the door is rusted away.

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 Administrator ordered and had new doors installed on 11.26.14 for all exits. The Maintenance Director will check daily that all exit doors are working properly, and in good repair, and free of hazards. All staff were in-serviced to report needed repairs or in-operable doors immediately to the Maintenance department.

Immediately - The administrator or designee will check all areas of the home to ensure floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards. 2-19-15

By 3/15/15 - All staff persons will be educated on reporting and or correcting any floors, walls, ceilings and other surfaces that are not clean, not in good repair or are hazardous. Documentation of education shall be kept. 2-19-15

By 3/15/15 - A designated staff person will monitor the home daily to ensure floors, walls, ceilings, windows, doors and other surfaces are clean, in good repair and free of hazards. 2-19-15

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

Signature of Legal Entity Representative (Required on EVERY Page) Roxanne Salladay

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Roxanne Salladay - Administrator Date 2.16.15

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

The above plan of correction is approved as of 2-19-15 (Date)

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

Plan of correction implementation status as of 2-19-15 (Date)

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