



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

APR 23 2015

Mr. James G. Schneider, Vice President  
Asbury Atlantic, Inc.  
2323 Edinboro Road  
Erie, Pennsylvania 16509

RE: Springhill Senior Living Community  
License #: 425550

Dear Mr. Schneider:

As a result of the Department of Human Services' licensing inspection on January 6, 2015 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 February 28, 2015 to February 28, 2016 was issued on November 6, 2014. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink that reads "Matthew Jones".

Matthew J. Jones  
Director <sub>SK</sub>

Enclosure  
License Inspection Summary

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

PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY		License Number: 42555
Address: 2323 EDINBORO ROAD, ERIE, PA 16509		County: Erie
Administrator: Jane Gibson		Region: WEST
Legal Entity Name: ASBURY ATLANTIC INC		
Legal Entity Address: 2323 EDINBORO ROAD, ERIE, PA 16509		
Certificate(s) of Occupancy C-2 LP 10/04/1980 L & I		RECEIVED APR 07 2015 WEST REGIONAL OFFICE Human Services Licensing
Staffing Hours		
Resident Support: 0	Total Daily Staff: 46	Waking Staff: 35
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 01/06/2015: McConnell, Deb; Pfaff, Vicki		
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: 44		Number of Residents who:
Number of Residents Served: 34		Receive Supplemental Security Income: 0
Secured Dementia Care Unit in Home: No		Are 60 Years of Age or Older: 34
Area:		Have Mental Illness: 1
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: 12
Number of Current Hospice Residents: 0		Have a Physical Disability: 0
Number of Hospice Residents in past year: 1		

Violation Report: 42555 - 01/06/2015 - McConnell, Deb  
RCH Name: SPRINGHILL SENIOR LIVING COMMUNITY

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 65 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

At approximately 11:15 a.m., the temperature of the heated electric baseboard in the south stairwell landing was 142.1 degrees Fahrenheit. There were no protective guards in place to prevent residents from coming in contact with the baseboard.

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.

Baseboard heaters will be covered with extended guards to create greater thermal protection. This will be completed by 04/30/15. Once complete it will be tested to ensure a safe thermal standard.

Immediately - Until the protective guard is in place the home will ensure the temperature of the baseboard does not exceed 120°F. If the home chooses to use the heating device prior to the protective guards are in place, a designated staff person will monitor the temperature on each shift to ensure the temperature does not exceed 120°F. 4-9-15,

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

Signature of Legal Entity Representative (Required on EVERY Page) *Jane E Gibson RN MSN*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Jane E Gibson RN MSN* Date *4/4/15*

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

The above plan of correction is approved as of 4-9-15 (Date)

Plan of correction implementation status as of 4-9-15 (Date)

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

The above plan of correction was approved by J (Initials)

Violation Report: 42555 - 01/08/2015 - McConnell, Deb  
RCH Name: SPRINGHILL SENIOR LIVING COMMUNITY

1. REGULATION 55 Pa.Code §2600  
2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

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2a. DESCRIPTION OF VIOLATION

There is a space of approximately 3 inches between the mattress and the enable bar attached to the bed in Room 106. Also, the enable is not securely attached, posing an entrapment and fall hazard.

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.

Enable bar replaced 3/30 on bed in Room 106.  
Education provided to housekeepers, nursing assistants and nurses by 4/15/15 completion.  
Weekly checks will take place to random apts to confirm those with bed frames are secure without space between frame + mattress. Monthly checks will be completed on all enable bars to ensure compliance with this regulation.

By 5-1-15, The Administrator or designee will check all bed frames, enable bars and bed rails to ensure proper installation and no hazards are present at least weekly. 4-9-15

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

Signature of Legal Entity Representative (Required on EVERY Page) Jane E Gibson RN MSN

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Jane E Gibson Date 4/4/15

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Violation Report: 42555 - 01/08/2015 - McConnell, Deb  
PCH Name: SPRINGHILL SENIOR LIVING COMMUNITY

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.105(g)(1) - To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use.

2a. DESCRIPTION OF VIOLATION

There was a 1/2" of lint accumulation in the lint trap in the commercial dryer on the left side of the laundry room. Staff indicated that lint is cleaned from the traps only once a day, not after each load of laundry.

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 dryer lint traps will be cleaned between each load. The Associate's will be re-trained and the machines will be posted with "CLEAN LINT TRAPS BETWEEN EACH LOAD". Re-training and labeling will be completed by 04/15/15.

Random checks will occur between 4/1 - 5/1/15 to ensure compliance.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
(Required on EVERY Page)

Jane E. Gibson RW MSW

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

Jane E. Gibson RW MSW

Date 4/4/15

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