



pennsylvania
DEPARTMENT OF HUMAN SERVICES

NOV 12 2015

Mr. Martin D. Allen, Director
Arden Courts of Jefferson Hills PA, LLC
333 North Summit Street
Toledo, Ohio 43604

RE: Arden Courts of Jefferson Hills
380 Wray Large Road
Jefferson Hills, Pennsylvania 15025
License #: 435510

Dear Mr. Allen:

As a result of the Department of Human Services' annual licensing inspections on January 20, 2015 and January 22, 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.

Sincerely,

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

Matthew J. Jones
Director */s/*

Enclosure
License Inspection Summary

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

PCH Name: ARDEN COURTS OF JEFFERSON HILLS		License Number: 43551
Address: 380 WRAY LARGE ROAD, JEFFERSON HILLS, PA 15025		County: Allegheny
Administrator: Kristen Kahler		Region: WEST
Legal Entity Name: ARDEN COURTS OF JEFFERSON HILLS PA LLC		RECEIVED
Legal Entity Address: 333 NORTH SUMMIT STREET, TOLEDO, OH 43604		SEP 13 2015
Certificate(s) of Occupancy C-2 LP 07/02/1999 Labor & Industry		WEST REGION FIELD OFFICE Human Services Licensing
Staffing Hours		
Resident Support: 0	Total Daily Staff: 96	Working Staff: 72
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Renewal, Complaint, Incident		
On-Site Inspections Dates and Department Representatives On-Site		
01/20/2015: Whitney, Diane; Georgoulis, Karen		
01/22/2015: Whitney, Diane		
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: 60 Number of Residents Served: 48 Secured Dementia Care Unit in Home: Yes Area: entire facility Secured Dementia Unit Capacity, if Applicable: 60 Number of Residents Served in Secured Dementia Care Unit, if applicable: 48 Number of Current Hospice Residents: 21 Number of Hospice Residents In past year: 50		Number of Residents who: Receive Supplemental Security Income: 0 Are 80 Years of Age or Older: 47 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 48 Have a Physical Disability: 0

SEP 11 2015

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.17 - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

2a. DESCRIPTION OF VIOLATION

On 1-20-15, at approximately 9:43 A.M., the licensing inspection summary, dated 11-6-13, which was posted on the bulletin board in the reception area, included the resident privacy coding document.

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 resident privacy coding document was removed immediately by the Executive Director.
(1-20-15)

The coordinators and nurses will be in-serviced by the Executive Director regarding Regulation 17, including resident records shall be confidential. This in-service will take place on or before 10/2/2015. Documentation of education shall be kept. J.W. 1/2/15

The Resident Services Coordinator or designee will complete daily rounds, including proper storage of resident's confidential information.
(beginning 10/2/2015 and on-going)
Attachment - RSC Daily Rounds

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

Signature of Legal Entity Representative (Required on EVERY Page) *Kristin Kahler*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Kristin Kahler, Exec. Dir.* Date *9-10-15.*

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

The above plan of correction is approved as of *9/15/15*
(Date)

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

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

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

SEP 11 2015

WEST REGION FIELD OFFICE
Human Services Licensing

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

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

2a. DESCRIPTION OF VIOLATION

On 1-20-15, at approximately 10:06 A.M., the toilet on the right in the Garden Path common bathroom had a brown substance on the outside of the bowl.

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 brown substance on the outside of the bowl – toilet on the right in the Garden Path common bathroom was cleaned immediately by the Building Services Coordinator.
(1-20-15)

The Building Services Coordinator and housekeepers will be in-serviced by the Executive Director regarding Regulation 85 (a), including sanitary conditions shall be maintained. This in-service will take place on or before 10/2/2015. *Documentation of education shall be kept. J.W. 1/15/15*

The Building Services Coordinator or designee will complete daily rounds, including building cleanliness.
(beginning 10/2/2015 and on-going)
Attachment – BSC Daily Rounds

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

Signature of Legal Entity Representative
(Required on EVERY Page) *Kristin Kahler*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kristin Kahler, Exec. Dir.* Date *9-10-15*

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

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

WEST REGION FIELD OFFICE
Human Services Licensing

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

2a. DESCRIPTION OF VIOLATION

On 1-20-15, at approximately 10:25 A.M., the faucet in the Country Lane kitchenette was not firmly attached at the base and lifted up approximately 1/4 inch.

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 faucet in the Country Lane kitchenette was secured immediately at the base by the Building Services Coordinator. (1-20-15)

The Building Services Coordinator and housekeepers will be in-serviced by the Executive Director regarding Regulation 95, including equipment must be in good repair, clean, and free of hazards. This in-service will take place on or before 10/2/2015.
Documentation of education shall be kept filed 9/15/15
The Building Services Coordinator or designee will complete daily rounds, including status of faucets. (beginning 10/2/2015 and on-going)
Attachment - BSC Daily Rounds

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Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Kristin Kahler, Executive Dir.* Date *9-10-15*

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- Partially Implemented - Inadequate Progress
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RECEIVED

SEP 11 2015

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa. Code §2600
2600.102(d)(2) - Bathtubs and showers must have slip-resistant surfaces.

2a. DESCRIPTION OF VIOLATION

On 1-20-15, the shower floor in the common shower room in Country Lane did not have a non-skid surface.
On 1-20-15, the shower floor in the common shower room in the Cottage did not have a non-skid 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.

The shower floors in the common shower rooms in Country Lane and Cottage have non-skid surfaces applied by the Building Services Coordinator.

Non-skid strips ordered on 1/22/2015 and were applied once received (proof of receipt attached).

The Building Services Coordinator and housekeepers will be in-serviced by the Executive Director regarding Regulation 102 (d) (2), including bathtubs and showers must have slip-resistant surfaces. This in-service will take place on or before 10/2/2015.

Documentation of above action shall be kept. J.W. 1/15/15
The Building Services Coordinator or designee will complete daily rounds, including floor safety.
(beginning 10/2/2015 and on-going)
Attachment - BSC Daily Rounds

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(Required on EVERY Page) *Kristin Kahler*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kristin Kahler, Executive Dir.* Date *9-10-15*

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WEST REGION FIELD OFFICE
Human Services Licensing

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

1. REGULATION 55 Pa.Code §2600

2600.103(e) - Food served and returned from an individual's plate may not be served again or used in the preparation of other dishes. Leftover food shall be labeled and dated.

2a. DESCRIPTION OF VIOLATION

On 1-20-15, at approximately 11:00 A.M., the following undated food items were in the Boathouse refrigerator:

- * 1 plate of 7 sausage patties
- * 1 plate of 2 french toast slices
- * 1 plate of 11 squares of scrambled eggs and cheese
- * 1 plate of 10 corn muffins
- * 3 bowls of Cream of Wheat

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 undated food items in the Boathouse refrigerator were discarded immediately by the Food Services Coordinator. (1-20-15)

The coordinators and nurses will be in-serviced by the Executive Director regarding Regulation 103 (e), including leftover food shall be labeled and dated. This in-service will take place on or before 10/2/2015. Documentation of education shall be kept. *AK 10/15*

The Resident Services Coordinator or designee will complete daily rounds, including foods/fluids dated. (beginning 10/2/2015 and on-going)
Attachment -- RSC Daily Rounds

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Kristin Kahler

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

Kristin Kahler, Exec. Director

Date *9-10-15*

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9/15/15
(Date)

Plan of correction implementation status as of

9/15/15
(Date)

The above plan of correction was approved by

AK
(Initials)

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

Violation Report: 43551 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

WEST REGION FIELD OFFICE
Human Services Licensing

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

2a. DESCRIPTION OF VIOLATION

On 1-20-15, at approximately 11:40 A.M., there was an opened and unsealed 1/4 lb. package of American cheese in the main kitchen's walk-in cooler.

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 American cheese in the main kitchen's walk-in cooler was discarded immediately by the Food Services Coordinator. (1-20-15)

The Food Services Coordinator and Cook will be in-serviced by the Executive Director regarding Regulation 103 (g), including food shall be stored in closed or sealed containers. This in-service will take place, on or before 10/2/2015. Documentation of education shall be kept. J.P. 9/15/15
The Resident Services Coordinator or designee will complete daily rounds, including foods stored properly. (beginning 10/2/2015 and on-going)

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Kristin Kahler

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

Kristin Kahler, Exec. Dir.

Date 9-10-15

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9/15/15
(Date)

Plan of correction implementation status as of

9/15/15
(Date)

Fully Implemented

Partially Implemented - Adequate Progress *J.P.*

Partially Implemented - Inadequate Progress

Not Implemented

The above plan of correction was approved by

J.P.
(Initials)

SEP 10 2015

WEST REGION FIELD OFFICE
Human Services Training

Violation Report: 43651 - 01/20/2015 - Whitney, Diane
PCH Name: ARDEN COURTS OF JEFFERSON HILLS

1. REGULATION 55 Pa.Code §2600
2600.233(c) - If key-locking devices, electronic cards systems or other devices that prevent egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

2a. DESCRIPTION OF VIOLATION
On 1-20-15, the directions for operating the key pad for the magnetic lock at exit #14 in Garden Path was not conspicuously posted near the door.

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 directions for operating the key pad for the magnetic lock at exit #14 in Garden Path was conspicuously posted near the door by the Executive Director.
(1-20-15)

The Building Services Coordinator and housekeepers will be in-serviced by the Executive Director regarding Regulation 233 (c), including directions for operating the key pads for the magnetic locks must be conspicuously posted near the doors. This in-service will take place on or before 10/2/2015. Documentation of education shall be kept. *9/15/15*

The Building Services Coordinator or designee will complete daily rounds, including checking that directions for operating the key pads for the magnetic locks are posted near the door.
(beginning 10/2/1015 and on-going)
Attachment – BSC Daily Rounds

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

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *Kristin Kahler, Exec. Dir.* Date *9-10-15*

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(Date)

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(Initials)

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(Date)

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- Partially Implemented - Inadequate Progress
- Not Implemented