



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JUN 23 2015

Mr. Danny Prosky, President
GAHC3 York PA ALF TRS Sub, LLC
18191 Von Karman Avenue, Suite 300
Irvine, California 92612


RE: Senior Commons at Powder Mill
1775 Powder Mill Road
York, Pennsylvania 17403
License #: 332100

Dear Mr. Prosky:

As a result of the Department of Human Services' licensing inspection on June 9, 2015 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

Your NEW license is enclosed.

Sincerely,


Matthew J. Jones
Director

Enclosures
License
Licensing Inspection Summary

Violation Report: ~~22740~~ - 06/09/2015 - McCloskey, Jason
 PCH Name: SENIOR COMMONS AT POWDER MILL

1. REGULATION 55 Pa. Code §2600
 2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

2a. DESCRIPTION OF VIOLATION
 The door from the Rosewood Court activity lounge to the courtyard has a lock with an electronic keypad that does not shut down upon activation of the fire alarm system. The current locking system prevents immediate egress from the home to the courtyard which is equipped with two mag-lock gates and can be used as an exit in an emergency situation.

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.

Choice Security Services is scheduled to install a new electronic keypad on the door from Rosewood Court activity lounge to the courtyard Monday, June 22, 2015 which will be interconnected to the local fire department and 24-hour monitoring service. (Please see attached Rider to Alarm Service Agreement & letter regarding verification of magnetic locking system shutting down.)

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Melissa Topper*

Printed Name and Title of Legal Entity Representative *Melissa Topper*
 (Required on EVERY Page) *Executive Director* Date *06/17/2015*

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

The above plan of correction is approved as of 6/17/15
 (Date)

Plan of correction implementation status as of 6/17/15
 (Date)

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

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