



pennsylvania
DEPARTMENT OF HUMAN SERVICES

SEP 16 2015

Mr. David Barnes, Authorized Agent
Watermark Operator, LLC
2020 West Rudasill Road
Tucson, Arizona 85704

RE: Blue Bell Place
777 DeKalb Pike
Blue Bell, Pennsylvania 19422
License #: 132800

Dear Mr. Barnes:

As a result of the Department of Human Services' licensing inspection on June 15, 2015 and June 16, 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 June 9, 2015 to June 9, 2016 was issued on March 31, 2015. Your regular license remains in good standing.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Jones".

Matthew J. Jones
Director

MJ

Enclosure
License Inspection Summary

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

POH Name: Blue Bell Place		License Number: 13280
Address: 777 DeKalb Pike, Blue Bell, PA 19422		County: Montgomery
Administrator: Thomas Schultz		Region: SOUTHEAST
Legal Entity Name: Blue Bell Place		
Legal Entity Address: 2020 WEST RUDASILL ROAD, TUCSON, AZ 85704		
Certificate(s) of Occupancy C-2 LP 02/20/1998 PA 1. & 1		
Staffing Hours		
Resident Support:	Total Daily Staff: 116	Waking Staff: 86
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 08/15/2015: McIlvain, Shawn; Colon, Lissette 08/16/2015: McIlvain, Shawn; Colon, Lissette		
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: 99	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 71 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 43 Have a Physical Disability: 0	
Number of Residents Served: 72		
Secured Dementia Care Unit in Home: Yes		
Area:		
Secured Dementia Unit Capacity, if Applicable: 30		
Number of Residents Served in Secured Dementia Care Unit, if applicable: 26		
Number of Current Hospice Residents: 7		
Number of Hospice Residents in past year: 10		

Violation Report: 13280 - 06/16/2015 - Malvain, Shawn
 PCH Name: Blue Bell Place

1. REGULATION 55 Pa.Code §2800
 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
 On June 16, 2015, there was an accumulation of lint in the lint trap of the 2nd floor Resident dryer, closest washer/dryer to 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.

Lint was removed from the lint trap of the second floor dryer on June 16, 2015.

The lint traps of the other dryers in the community were checked for lint on June 16, 2015.

A lint trap cleaning inservice will be held on or before 07/31/15.

House Keeping will check all dryers in the community three times daily.

A report on community lint trap cleanliness will be provided monthly at the QI committee by the housekeeping manager.

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

Thomas P. Schultz


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

THOMAS P. SCHULTZ, Exec. Dir.

Date: 07/21/15

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

The above plan of correction is approved as of 7/28/15
 (Date)

The above plan of correction was approved by 
 (Initials)

Plan of correction implementation status as of 7/28/15
 (Date)

Fully Implemented

Partially Implemented - Adequate Progress

Partially Implemented - Inadequate Progress

Not Implemented