



pennsylvania
DEPARTMENT OF HUMAN SERVICES

MAR 02 2016

Ms. Christine Landenberger, CFO
701 Lansdale Operating, LLC
701 Lansdale Avenue
Lansdale, Pennsylvania 19446

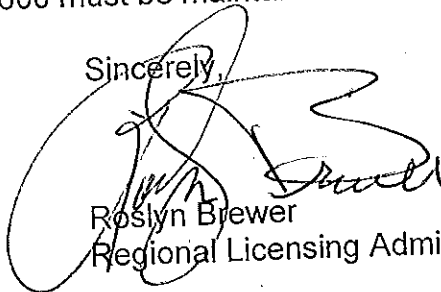
RE: St. Mary Villa for Independent &
Retirement Living
License #: 141070

Dear Ms. Landenberger:

As a result of the Department of Human Services' licensing inspection on 11/3/2015 which we conducted on-site inspections] 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,



Roslyn Brewer
Regional Licensing Administrator

Enclosure
Licensing Inspection Summary

PCH Name: Saint Mary's Manor		License Number:
Address: 701 Lansdale Ave, Lansdale, PA 19446		County: Montgomery
Administrator: Patti Jo		Region: SOUTHEAST
Legal Entity Name: St. Mary's Manor		
Legal Entity Address: 701 LANSDALE AVENUE, LANSDALE, PA 19446		
Certificate(s) of Occupancy		
Staffing Hours		
Resident Support:	Total Daily Staff:	Waking Staff:
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s)		
Incident		
On-Site Inspections Dates and Department Representatives On-Site		
Off-Site Inspection Dates and Inspectors, if Applicable		
11/03/2015: McIlvain, Shawn		
Other Details		
Partial or Full Triggers:		Random Indicators:
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: Number of Residents Served: 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: Number of Hospice Residents in past year:	Number of Residents who: Receive Supplemental Security Income: Are 60 Years of Age or Older: Have Mental Illness: Have an Intellectual Disability: Have a Mobility Need: Have a Physical Disability:	

Violation Report: 14107 - 11/03/2015 - McIlvain, Shawn
 PCH Name: Saint Mary's Manor

1. REGULATION 55 Pa.Code §2600
 2600.141(a)(2) - The medical evaluation must include the following: (1) through (10)

2a. DESCRIPTION OF VIOLATION
 The medical evaluation for resident # 1, dated 3/13/15, does not include diet and the date resident evaluated.

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.

RN supervisor has been trained on completion of DME form. RN supervisor/Designee will complete monthly audits to ensure compliance with DME completion.

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

Signature of Legal Entity Representative (Required on EVERY Page) *Tricia Fitzgerald*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) **TRICIA FITZGERALD** Date **1/28/2016**

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

The above plan of correction is approved as of 7/1/16 (Date)

Plan of correction implementation status as of 2/1/16 (Date)

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

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