



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**  
**MAILING DATE: May 10, 2016**

Deborah Stetzer, Administrator  
Walden's View North Huntingdon, OPCO, LLC  
4 Park Terrace  
Harrisburg, Pennsylvania 17111

RE: The Neighborhoods at Walden's View  
7990 Route 30 East  
North Huntingdon, Pennsylvania 15642  
License #446810

Dear Ms. Stetzer:

As a result of the Department of Human Services' licensing inspection on November 13, 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 cursive script that reads "Susie Pollock".

Susie Pollock  
Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary

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

PCH Name: THE NEIGHBORHOODS AT WALDEN VIEW		License Number: 44681
Address: 7990 US ROUTE 30, NORTH HUNTINGDON, PA 15642		County: Westmoreland
Administrator: Deborah Stetzer		Region: WEST
Legal Entity Name: WALDEN VIEW NORTH HUNTINGDON OPCO LLC		
Legal Entity Address: 4 PARK TERRACE, HARRISBURG, PA 17111		<b>RECEIVED</b>
Certificate(s) of Occupancy I-2 01/19/2015 Twp. of North Huntingdon		APR 26 2016 WEST REGION FIELD OFFICE Human Services Licensing
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 74	Waking Staff: 56
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b> Complaint, Incident		
<b>On-Site Inspections Dates and Department Representatives On-Site</b> 11/13/2015: Cutter, Jan; Barry, Courtney		
<b>Off-Site Inspection Dates and Inspectors, if Applicable</b>		
<b>Other Details</b>		
Partial or Full Triggers:		Random Indicators:
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensed Capacity: 40	<b>Number of Residents who:</b>	
Number of Residents Served: 37	Receive Supplemental Security Income: 0	
Secured Dementia Care Unit in Home: Yes	Are 60 Years of Age or Older: 37	
Area: Entire building is SDCU	Have Mental Illness: 0	
Secured Dementia Unit Capacity, if Applicable: 40	Have an Intellectual Disability: 0	
Number of Residents Served in Secured Dementia Care Unit, if applicable: 37	Have a Mobility Need: 37	
Number of Current Hospice Residents: 4	Have a Physical Disability: 0	
Number of Hospice Residents in past year: 4		

*Dellin Apr 26 4/25/16*

Violation Report: 44681 - 11/13/2015 - Cutter, Jan  
PCH Name: THE NEIGHBORHOODS AT WALDEN VIEW

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.18 - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

2a. DESCRIPTION OF VIOLATION

Act 56 of 2007 requires that "no person, organization or program shall use the term 'assisted living' in any name or written material" unless the person, organization or program is an assisted living residence licensed in accordance with 55 Pa. Code Chapter 2800 (related to assisted living residences). The home's main Facebook page indicates, "The Neighborhoods at Walden's View Retirement & Assisted Living Facility." The home is not licensed as an assisted living facility.

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.*

- Initial registration for a Facebook page does not provide a category for Personal Care. The Neighborhood was unable to change labeling after the initial registration phase.
- The initial category that the Neighborhood at Walden's View was set up as Assisted Living / Retirement.
- Local other personal care homes and skilled communities use the same branding. (See Attachments).
- At no time did the Neighborhood at Walden's View use any printed material including advertisements that stated Assisted Living. At no time did The Neighborhood at Walden's View advertise that we provided Assisted Living services.
- The Facebook page for the Neighborhood at Walden's View has been removed.

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

Signature of Legal Entity Representative  
(Required on EVERY Page)

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

Deborah Stetzer

Date 4/25/16

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

The above plan of correction is approved as of 5/5/16  
(Date)

Plan of correction implementation status as of 5/5/16  
(Date)

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

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

Violation Report: 44681 - 11/13/2015 - Cutter, Jan  
PCH Name: THE NEIGHBORHOODS AT WALDEN VIEW

APR 20 2016

WEST REGION FIELD OFFICE  
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.225(a) - A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

2a. DESCRIPTION OF VIOLATION

On the morning of 11/2/15, resident #1 attempted to punch a physical therapist in the home. Later that morning, resident #2 was lying in resident #1's bed. Resident #1 became physically aggressive towards resident #2, causing multiple scratches to resident #2's face and arms. Also, on 11/2/15, resident #1 was observed grabbing the back of resident #5's neck and required multiple redirections from a staff member to release resident #5's neck.

Resident #1's assessment, dated 10/14/15, indicates the resident has no problem with aggression.

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

- An immediate audit of all RASP's was completed the week of April 11<sup>th</sup>, 2016 by the Memory Care Coordinator (Sarah Varner). There were no other residents requiring updates.
- A monthly review of all incident logs and charts will be completed by the Memory Care Coordinator beginning in April 2016. The MCC (Sarah Varner) will make updates and evaluations for all residents RASP's as needed.
- All staff training will be held on April 29<sup>th</sup>, 2016 to review Dementia, aggression and anger. The Executive Director (Deborah Stetzer) will educate staff on RASP updates. All staff will report to the Memory Care Coordinator any and all behaviors. The Memory Care Coordinator will make the updates in the resident RASP and inform all staff accordingly.
- All staff will receive training as part of general orientation on Dementia including behaviors (See Attachment).
- The Memory Care Coordinator will consult with the PCP to obtain orders for mental health consultation as needed.

*Resident #1's assessment has been updated. 5/14/16*

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

Signature of Legal Entity Representative (Required on EVERY Page) *[Signature]*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Deborah Stetzer* | Date *4/25/16*

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

The above plan of correction is approved as of 5/5/16 (Date)

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

Plan of correction implementation status as of 5/5/16 (Date)

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