



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**MAILING DATE: March 1, 2016**

Mr. Barry A. Lazarus, Vice President  
Arden Courts of Warminster of Hatboro PA, LLC  
333 North Summit Street  
Toledo, Ohio 43604

RE: Arden Courts of Warminster  
779 West County Line Road  
Hatboro, Pennsylvania 19040  
License # 129960

Dear Mr. Lazarus:

As a result of the Department of Human Services' licensing inspection on December 1, 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,  
Handwritten signature of Roslyn Brewer in black ink, including the initials 'DK' at the end.

Roslyn Brewer  
Regional Licensing Administrator

Enclosure  
Licensing Inspection Summary

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

PCH Name: ARDEN COURTS OF WARMINSTER		License Number: 12996
Address: 779 WEST COUNTY LINE ROAD, HATBORO, PA 19040		County: Bucks
Administrator: Bea Stenta		Region: SOUTHEAST
Legal Entity Name: ARDEN COURTS WARMINSTER OF HATBORO PA LLC		
Legal Entity Address: 333 NORTH SUMMIT STREET, TOLEDO, OH 43604		
Certificate(s) of Occupancy		
<b>Staffing Hours</b>		
Resident Support:	Total Daily Staff: 74	Waking Staff: 56
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Incident		
On-Site Inspections Dates and Department Representatives On-Site 12/01/2015: McHale, Christine		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details		
Partial or Full Triggers:		Random Indicators:
<b>Resident Demographic Data as of Inspection Dates</b>		
Licensed Capacity: 60 Number of Residents Served: 37 Secured Dementia Care Unit in Home: Yes Area: Entire Facility Secured Dementia Unit Capacity, if Applicable: 37 Number of Residents Served in Secured Dementia Care Unit, if applicable: 37 Number of Current Hospice Residents: 9 Number of Hospice Residents in past year: 23		Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 1 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 37 Have a Physical Disability: 0

Violation Report: 12996 - 12/01/2015 - McHale, Christine  
PCH Name: ARDEN COURTS OF WARMINSTER

1. REGULATION 55 Pa.Code §2600

2600.15(c) - The home shall immediately submit to the Department's personal care home regional office a plan of supervision or notice of suspension of the affected staff person.

2a. DESCRIPTION OF VIOLATION

On 11/11/15, an allegation of abuse was made against staff person A regarding resident #1. The home notified the Department that staff person A suspended as a result. On 11/17/15, the home took staff person A off of suspension and placed them on a plan of supervision. The home did not submit the plan to the Department.

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.

2600.15 (c)

Allegations of abuse against employees will be reported to BHS and Department of Aging as required. The employee will be suspended and will not return to work until a plan of supervision is approved by BHS. The employee will not have direct contact with residents until return to work is approved by BHS. The Executive Director or Resident Services Coordinator will ensure this process is followed before the employee returns to work. Retraining will consist of the following 6 items:

- 1. Basic Guidelines for Understanding and Refocusing Behaviors
- 2. Non-Physical Interventions
- 3. Common Triggers for behaviors
- 4. The 6 W's
- 5. Better Understood
- 6. Helping Them to Communicate

See attached

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
(Required on EVERY Page)

Liz Murphy EO

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

Liz Murphy Executive Director

Date

2/9/15

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

The above plan of correction is approved as of

2/9/15  
(Date)

Plan of correction implementation status as of

2/9/15  
(Date)

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

The above plan of correction was approved by

[Signature]  
(Initials)