



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**MAILING DATE: JUN 29 2016**

Mr. Mark P. Maberry, Vice President  
FSP-Doylestown, LP  
**ATTN: Atria Management Company, LLC**  
300 East Market Street, Suite 100  
Louisville, Kentucky 40202

RE: The Solana Doylestown  
1621 Easton Road  
Warrington, Pennsylvania 18976  
License # 141210

Dear Mr. Maberry:

As a result of the Department of Human Services' licensing inspection on 2/8/2016 which we conducted on-site inspection 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 black ink, appearing to read 'Roslyn Brewer', written over a circular stamp or seal.

Roslyn Brewer  
Regional Licensing Administrator

Enclosure  
Licensing Inspection Summary

PCH Name: THE SOLANA DOYLESTOWN		License Number: 141210
Address: 1621 EASTON ROAD, WARRINGTON, PA 18976		County: Bucks
Administrator: Monique Cole		Region: SOUTHEAST
Legal Entity Name: FSP DOYLESTOWN LP		
Legal Entity Address: 3820 MANSELL ROAD SUITE 275, ALPHARETTA, GA 30009		
Certificate(s) of Occupancy		
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 98	Waking Staff: 74
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b>		
Incident		
<b>On-Site Inspections Dates and Department Representatives On-Site</b>		
02/08/2016: Kazimer, Lauren; Keppel, Autumn		
<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: 129 Number of Residents Served: 67 Secured Dementia Care Unit in Home: Yes Area: Secured Dementia Unit Capacity, if Applicable: 34 Number of Residents Served in Secured Dementia Care Unit, if applicable: 23 Number of Current Hospice Residents: 0 Number of Hospice Residents In past year: 2	<b>Number of Residents who:</b> Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 65 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 31 Have a Physical Disability: 2	

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

PCH Name: THE SOLANA DOYLESTOWN		License Number: 14121
Address: 1621 EASTON ROAD, WARRINGTON, PA 18976		County: Bucks
Administrator: Monique Cole		Region: SOUTHEAST
Legal Entity Name: FSP DOYLESTOWN LP		
Legal Entity Address: 3820 MANSELL ROAD SUITE 276, ALPHARETTA, GA 30009		
Certificate(s) of Occupancy		
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 98	Working Staff: 74
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b>		
Incident		
<b>On-Site Inspections Dates and Department Representatives On-Site</b>		
02/08/2016: Kazimor, Lauren; Koppel, Autumn		
<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: 120 Number of Residents Served: 67 Secured Dementia Care Unit in Home: Yes Area: Secured Dementia Unit Capacity, if Applicable: 34 Number of Residents Served in Secured Dementia Care Unit, if applicable: 23 Number of Current Hospice Residents: 0 Number of Hospice Residents in past year: 2	<b>Number of Residents who:</b> Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 65 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 31 Have a Physical Disability: 2	

Violation Report: 14121 - 02/08/2016 - Kozlmar, Lauren  
 PCH Name: THE SOLANA DOYLESTOWN

**1. REGULATION 58 Pa. Code §2600**

2600.42(s) - A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

**2a. DESCRIPTION OF VIOLATION**

On 1/27/2016, at approximately 10pm, staff person A, a private duty aide, took a video recording of resident #1 without the resident's consent or knowledge. The cell phone video, that lasted less than one minute, showed direct care staff person B providing first aid to resident #1 after an unwitnessed fall. Staff person A showed the video a family member of resident #2.

**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.*

The Solana Doylestown submits this Plan of Correction in order to comply with the State Regulatory Provisions. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of The Solana Doylestown or an agreement by the Solana Doylestown as to the truth and/or accuracy of the facts alleged or the conclusions drawn by the Department of Human Services.

The Solana Doylestown requests the Department of Human Services reconsider and otherwise withdraw the issuance of this violation. This violation is not based on any acts and/or omissions of the licensed personal care home or any of its agents/employees. Instead, this violation stems from the acts of an unaffiliated third-party private duty aide directly hired by a resident family. Specifically, the individual that took the video was a private duty aide hired through an outside agency by the family of Resident #1, not employed by The Solana Doylestown. The aide came upon Staff member #2 providing first aid to Resident #2 and mistook [redacted] for Resident #1. She took the video and sent it to the family of Resident #1. At no time did staff member #2 realize that she and the other resident were being recorded. Resident #2's family member reported the video to the Life Guidance Director, who immediately contacted the family and the hiring agency for Resident #1. The hiring agency for the aide that took the video was asked that she not be permitted to return to this Community. Additionally the agency was asked to have the aide come to their office to delete the video in the presence of her Supervisor, which they did. The Life Guidance Director met with the family of Resident #2 and had her delete the video in her presence. Despite the licensed personal care home not being involved, all staff of The Solana Doylestown are educated on Resident Rights and Social Media Policies in orientation at the time of employment and on an annual basis. At the time of this incident all staff in Life Guidance were reminded and re-educated on Resident Rights and Social Media policies by the Life Guidance Director. Resident Rights and Social Media Policies will be reviewed again at the upcoming Staff Meeting on 5/23/2016.

Because this violation does not relate to any acts/omissions of the licensed personal care home or any of its employees but instead relates to the actions of an unaffiliated outside provider, The Solana Doylestown respectfully requests the Department of Human Services reconsider and withdraw the issuance of this violation.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Jennifer Armagost - ED* Date *5/19/16*

**DEPARTMENT USE ONLY / HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of *5/31/16*  
 (Date)

Plan of correction Implementation status as of *5/31/16*  
 (Date)

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

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