



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via email to: [REDACTED]

MAILING DATE: July 13, 2016

Ms. Kristen Angelicola, Owner
Highland Park Senior Living, LLC
874 Schechter Drive
Wilkes Barre Township, Pennsylvania 18702

RE: Highland Park Senior Living
License: #226301

Dear Ms. Angelicola:

As a result of the Department of Human Services' licensing inspection on May 26, 2016 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,

Anne Graziano
Anne Graziano
Regional Licensing Administrator

Enclosure
Licensing Inspection Summary

Violation Report: 22630 - 05/26/2016 - O'Haire, Anne
 PCH Name: Highland Park Senior Living

1. REGULATION 55 Pa.Code §2600
 2600.100(a) - The exterior of the building and the building grounds or yard must be in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

The home's west facing emergency exit leading out of the building from the home's secured dementia unit does not have a safety barrier or fencing. The residents are exposed to an active construction site and a sharp drop off allowing for potential injuries. Resident #1 was able to exit the building by pulling a fire alarm on 05-16-16 and made way across a 4 lane highway to a local restaurant.

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.

In accordance with regulation 100a the exterior of the building and the building grounds or yard must be in "good repair and free of hazards" to keep our residents safe.

The exterior of the buildings "West facing emergency exit leading out of the building" does allow for our residents to exit safely in the event of an emergency evacuation.

The exit does allow for egress onto the community property but does not have a safety barrier which caused the violation. There is however, an estimated quarter mile between the building and the gradual graded landscaped hill. There is an estimated 350 feet to the locked construction trailer. Due to the fact that the regulation allows for a "potentially hazardous condition" to "be determined on a case by case basis", the inspection has identified a "potential hazard" for the population served which resulted in a violation.

In an effort for our residents to exit safely we have begun the process to build the exterior of the exit with compressed rock, top soil and grass and placed a natural border of Arborvitae trees from the exit around to the courtyard. This will guide the resident out the exit door into the courtyard area and deter a resident from entering an "unsafe" location which will prevent future violations. We anticipate the completion of this project to be no later than fifteen days from today (7/1/15). Our maintenance staff will continue to monitor that the exit is maintained in a safe manner.

Please do not hesitate to contact me with any further suggestions, questions, or concerns.

Thank you for your continued support.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) *Mary Jane Dugas, Executive Director*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) MARY JANE DUGAS	Date 7/1/16
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The above plan of correction is approved as of <u>7/8/16</u> (Date)	Plan of correction implementation status as of <u>7/8/16</u> (Date)
The above plan of correction was approved by <u><i>M</i></u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented