



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to KNICKERBOCKER ACQUISITION, LLC  
LEGAL ENTITY

To operate KNICKERBOCKER VILLA  
NAME OF FACILITY OR AGENCY

Located at 304 SOUTH SECOND STREET, CLEARFIELD, PA 16830  
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE

To provide Personal Care Homes  
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 70  
(MAXIMUM CAPACITY)  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.

**Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 17**

Restrictions: \_\_\_\_\_

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes  
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from August 8, 2016 until May 4, 2017,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 326940

Robert E. Robinson  
ISSUING OFFICER

[Signature]  
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

AUG 10 2016

Ms. Amy Speece, Partner  
Knickerbocker Acquisition, LLC  
P.O. Box 761  
Hummelstown, Pennsylvania 17036

RE: Knickerbocker Villa  
304 South Second Street  
Clearfield, Pennsylvania 16830  
License #: 326940

Dear Ms. Speece:

As a result of the Department of Human Services' licensing inspection on June 1, 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.

As a result of your facility's recent adjustment of the use of physical space, we are issuing a revised license under the authority of 55 Pa.Code Ch. 2600 (relating to Personal Care Home Licensing). The revised license indicates a secured dementia care unit licensed capacity of 17 for your facility. The expiration date of the license remains unchanged. Your revised license is enclosed.

Sincerely,

A handwritten signature in black ink that reads "J. Rowe".

Jacqueline L. Rowe  
Director

Enclosures  
License  
License Inspection Summary

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

PCH Name: KNICKERBOCKER VILLA		License Number: 32694
Address: 304 SOUTH SECOND STREET, CLEARFIELD, PA 16830		County: Clearfield
Administrator: Roxanne Sallurday		Region: NORTHEAST
Legal Entity Name: KNICKERBOCKER ACQUISITION LLC		
Legal Entity Address: PO BOX 761, HUMMELSTOWN, PA 17036		
<b>Certificate(s) of Occupancy</b>		
I-1 02/25/2015 Clearfield Borough	C-2 LP 03/06/1998 L&I	
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 47	Waking Staff: 35
Type of Inspection: Interim	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b>		
New Interim SDCU.		
<b>On-Site Inspections Dates and Department Representatives On-Site</b>		
06/01/2016: Harvey, Jason		
<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: 70 Number of Residents Served: 44 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: 5 Number of Hospice Residents in past year: 8	<b>Number of Residents who:</b> Receive Supplemental Security Income: 9 Are 60 Years of Age or Older: 41 Have Mental Illness: 7 Have an Intellectual Disability: 2 Have a Mobility Need: 3 Have a Physical Disability: 0	

Violation Report: 32694 - 06/01/2016 - Harvey, Jason  
 PCH Name: KNICKERBOCKER VILLA

1. REGULATION 55 Pa.Code §2600  
 2600.91 - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

2a. DESCRIPTION OF VIOLATION  
 The telephone numbers required by this regulation were not posted by the phone located in the home's SDCU dining room/activities area.

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.

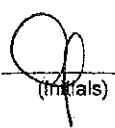
See Attached

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Roxanne Sallurday Executive Director</i>	Date <i>7/19/16</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of <u>7/23/16</u> (Date)	Plan of correction implementation status as of <u>7/23/16</u> (Date)
The above plan of correction was approved by  (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

Knickerbocker Villa  
License# 326940

*Page 5*

**Regulation Cited:** 2600.91- Telephone numbers for the nearest hospital, police department; fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

**Plan of Correction:** Immediately upon inspection, all required telephone numbers were posted by the telephone. Maintenance will monitor daily to ensure the required telephone numbers are posted at each telephone with an outside line. Documentation will be kept.

**Person responsible for preventing future violations:** Maintenance Director/Administrator

**Date Corrected:** June 29, 2016

*Ravenne Sallie* 7/19/16  
\_\_\_\_\_  
Administrator/Date

*AG* 7/23/16

Violation Report: 32694 - 06/01/2016 - Harvey, Jason  
 PCH Name: KNICKERBOCKER VILLA

**1. REGULATION 55 Pa.Code §2600**

2600.105(g)(1) - To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use.

**2a. DESCRIPTION OF VIOLATION**

The lint traps for the three dryers located in the home's laundry room were full of lint. They had approximately 1/4" of lint on the filters posing a potential fire hazard.

**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.*

See Attached

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Roxanne Sallurday*

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

*Roxanne Sallurday Executive Director*

Date

*7/19/16*

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

The above plan of correction is approved as of

*7/23/16*  
 (Date)

Plan of correction implementation status as of

*7/03/16*  
 (Date)

The above plan of correction was approved by

*[Signature]*  
 (Initials)

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

Knickerbocker Villa  
License#326940

Page 5

**Regulation Cited:** 2600.105(g) (1) - To reduce the risks of fire hazards, lint shall be removed from the lint trap and drum of clothes dryers after each use.

**Plan of Correction:** Immediately upon inspection, the lint was removed from the three lint traps of each dryer. All staff were re-educated on the importance of reducing the risks of fire hazards. All staff will monitor the dryer traps after each use and maintenance will monitor daily to ensure there is no lint in each dryer trap. Documentation will be kept.

**Person responsible for preventing future violations:** Maintenance Director/Administrator

**Date Corrected:** June 29, 2016

Roxanne Salby 7/19/16  
Administrator/Date

AD 7/23/16

Violation Report: 32694 - 06/01/2016 - Harvey, Jason  
 PCH Name: KNICKERBOCKER VILLA

**1. REGULATION 55 Pa.Code §2600**

2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

**2a. DESCRIPTION OF VIOLATION**

The door leading into the home's new SDCU located next to the court yard and room #35 is not equipped with an electronic key locking device and will only open when the alarm system is activated.

**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.*

See Attached

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

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Roxanne Sallarday Executive Director* Date *7/19/16*

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

The above plan of correction is approved as of 7/23/16  
 (Date)

Plan of correction implementation status as of 7/23/16  
 (Date)

The above plan of correction was approved by *RS*  
 (Initials)

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

Knickerbocker Villa  
License# 326940

p4  
page 5

Regulation Cited: 2600.121(a) - Stairways, hallways, doorways, passageways and egress routes from rooms and from the building must be unlocked and unobstructed.

Plan of Correction: Immediately, the door leading into the home's new SDCU located next to the courtyard and room #35 was equipped with an electronic key locking device for the door to be used at any time utilizing the code. Attached are photos. — a.g. 7/23/16 (OK)

Person responsible for preventing future violations: Maintenance Director/ Administrator

Date Corrected: June 29, 2016

Roxanne Sallig 7/19/16  
\_\_\_\_\_  
Administrator/Date

a.g. 7/23/16

Knickerbocker Villa

Violation Report: 32694 - 06/01/2016 - Harvey, Jason  
 PCH Name: KNICKERBOCKER VILLA

1. REGULATION 55 Pa.Code §2600

2600.233(a) - Doors equipped with key-locking devices, electronic card operated systems or other devices that prevent immediate egress are permitted only if there is written approval from the Department of Labor and Industry, Department of Health or appropriate local building authority permitting the use of the specific locking system.

2a. DESCRIPTION OF VIOLATION

The letter from the Borough of Clearfield local building authority does not specify that the locking system will automatically and immediately release when the fire alarm system is activated. In addition the letter states "The locked emergency exit doors located in this building, which are equipped with lock release push bars, meet this regulation". The home is not equipped with lock release push bars.

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.

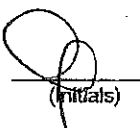
See Attached

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Roxanne Saturday Executive Director</i>	Date <i>7/19/16</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of <u>7/23/16</u> (Date)	Plan of correction implementation status as of <u>7/23/16</u> (Date)
The above plan of correction was approved by  (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

P. Saly

Knickerbocker Villa  
License# 326940

**Regulation Cited:** 2600.233(a)- Doors equipped with key-locking devices, electronic card operated systems or other devices that prevent immediate egress are permitted only if there is written approval from the Department of Labor and Industry, Department of Health or appropriate local building authority permitting the use of the specific locking system.

**Plan of Correction:** Immediately, a new letter was submitted by the local building authority with approval for the correct locking system the unit is equipped with. Attached is the letter. Documentation will be kept.

**Person responsible for preventing future violations:** Administrator

**Date Corrected:** June 29, 2016

Roxanne Saly 7/19/16  
Administrator/Date

AG. 7/23/16