



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to MAYBROOK-C EVERGREEN OPCO LLC
LEGAL ENTITY

To operate THE GROVE AT HARMONY
NAME OF FACILITY OR AGENCY

Located at 191 EVERGREEN MILL ROAD, HARMONY, PA 16037
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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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 44
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.
(MAXIMUM CAPACITY)

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 15, 2016 until February 15, 2017,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: 447571

Robert E. Robinson
ISSUING OFFICER

Jay Baul
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 17 2016

Mr. Ephram Lahasky, Member
Maybrook-C Evergreen Opco, LLC
34 Lord Avenue
Lawrence, New York 11559

RE: The Grove at Harmony
191 Evergreen Mill Road
Harmony, Pennsylvania 16037
License #: 447571

Dear Mr. Lahasky:

As a result of the Department of Human Services' licensing inspection on June 22, 2016 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

During the inspection, violations on the enclosed License Inspection Summary were found. All violations specified on the 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.

Your PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe
Director

Enclosures
License
License Inspection Summary

Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Nursing Services Licensing

1. REGULATION 65 Pa.Code §2600

2600.17 - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.

2a. DESCRIPTION OF VIOLATION

At approximately 10:15 am, the Electronic Medication Administration Record (EMAR) was unlocked, accessible and unattended in the administration office.

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 inservice was held that all Personal Care staff attended for HIPPA, Confidentiality of Residents records and Locking EMAR. This inservice will be held annually and as needed. Also this inservice will be done with all new employees upon hire to prevent this from happening again in the future. This will be done by Personal Care Administrator.

Immediately - A designated staff person, daily and on each shift, will monitor the home, including the MAR, to ensure resident records are locked.

Immediately - The administrator will monitor the home at least weekly, including the MAR, to ensure resident records are locked.

[Signature] 8/2/16

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

[Signature] PCNA

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

Carrie Spahr PCNA

Date 7-22-2016

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

The above plan of correction is approved as of _____
(Date)

[Signature]

Plan of correction implementation status as of 8/3/16
(Date)

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

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

[Signature]

RECEIVED

Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.85(a) - Sanitary conditions shall be maintained.

2a. DESCRIPTION OF VIOLATION

There was a large quantity of bird droppings, measuring approximately 10" in diameter on the left side of the front porch, directly below the opening in the porch ceiling near the joist. Agents of the Department observed birds flying in and out of the area of the porch ceiling. There were multiple other areas on the porch covered with bird droppings.

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 porch was washed and all bird droppings removed by housekeeping. Also maintenance will remove nests & cover holes temporarily with screen by 7-25-2016 until contracted service selected for repair. Personal Care Administrator or designee will monitor front porch for any bird droppings daily x 2 weeks then weekly x 4 weeks then monthly x 3 months

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

Signature of Legal Entity Representative (Required on EVERY Page) *Carrie Spahr* PCHA

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Carrie Spahr PCHA* Date *7-22-2016*

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

The above plan of correction is approved as of 8/3/16
(Date)

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

Plan of correction implementation status as of 8/3/16
(Date)

- Fully Implemented
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Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION

At approx. 10:34 a.m., the hot water temperature at the sink in the men's bathroom next to the dining room door measured 131.7 degrees Fahrenheit.

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.

Maintenance adjusted Hot water heater at time of service for correct water temperature. Maintenance is monitoring daily and adjusting if needed. Maintenance will continue to monitor and keep daily log to ensure water temperature is at the appropriate temperature.

f. Service

Temperatures of hot water will be measured in various areas of the home and at different times of day, and locations and time of day will be documented.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Carrie Sphar PCNA

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

Carrie Sphar PCNA

Date 7-22-2016

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8/3/16
(Date)

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8/3/16
(Date)

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[Signature]
(Initials)

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Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600
2600.93(a) - Each ramp, interior stairway and outside steps must have a well-secured handrail.

2a. DESCRIPTION OF VIOLATION

The three handrails on the stairs in the front of the home are not secure and move approximately 2"-3" when grasped.

The handrails on the left side of the porch along the ramp are not secure and move approximately 2" when grasped.

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.

Handrails will be secured by ~~7-25~~ 7-25-2016 by maintenance to cement. PC Administrator/Designee will audit daily x 2 weeks to ensure handrails are secure, then weekly thereafter.

8/3/16

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

Signature of Legal Entity Representative (Required on EVERY Page) *Carrie Spahr PCNA*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Carrie Spahr PCNA* Date *7-22-2016*

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

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Plan of correction implementation status as of *8/3/16* (Date)

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

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

Violation Report: 44757 - 06/22/2016 - Bedford, Katie

PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Elevator Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.95 - Furniture and equipment must be in good repair, clean and free of hazards.

2a. DESCRIPTION OF VIOLATION

The elevator floor is not flush with the floor where it stops, and is approximately 2 1/2" lower, posing a fall hazard. Also, the elevator does not stop smoothly, and has a small jolt, posing a fall 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.

Contracted Service S+Selevator service was contacted and came in to service elevator. Elevator leveler switch was adjusted to ensure normal operations of cable elevator. Contracted Services complete monthly check on elevator to ensure properly functioning.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Carrie Sphar PCHA

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

Carrie Sphar PCHA Date 7-22-2016

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(Date)

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(Date)

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The above plan of correction was approved by

CS
(Initials)

Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Municipal Code Enforcement

1. REGULATION 65 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

Several areas of the exterior of the home have holes in the wood. Agents of the Department observed birds flying in and out of the holes, including the following areas:

- *A portion of the wooden ceiling joist is rotting and there is a hole measuring approximately 2'x2' on the left side of the front porch ceiling.
- *There is a hole in the wooden soffit and fascia measuring approximately 2' x 3' on the left front of the home, at the 2nd floor level, above the front porch.
- *There is a hole in the wooden right rear gutter/soffit and fascia measuring approximately 1' x 2'.

The gate on the front porch is not secure, and the end drops when opened, posing a tripping 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.

The gate will be removed by 7-25-2016. Gate removed as of 8/3/16.
 Contracted services for repairs were contacted. Service provided replacement bids for ceiling porch. Maintenance will complete temporary repairs to holes in soffit and fascia until contracted service selected for replacement.

Immediately - The administrator or designee will monitor the exterior of the home to ensure it is in good repair and free of hazards.

Repeat Violation: No	Date(s) of Previous Violation(s):
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Signature of Legal Entity Representative (Required on EVERY Page)	<i>Carrie Jones</i> PCHA
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	Date
<i>Carrie Jones PCHA</i>	7-22-2016

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

The above plan of correction is approved as of 8/3/16
(Date)

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

Plan of correction implementation status as of 8/3/16
(Date)

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- Not Implemented

Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.103(f) - Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

2a. DESCRIPTION OF VIOLATION

At approximately 12:55 pm, the temperature of the walk-in freezer measured 4 degrees Fahrenheit.

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 dryer vent had an effect on the outside freezer/Refrigeration equipment this was cleaned and adjusted temperature returned to requirements
Dietary staff will do daily Audits and keep a daily log on freezer to assure it stays at required temperature. Dietary Staff will be re-educated by 7-26 on appropriate temperature for freezer.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Carrie Sphar PCNA

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

Carrie Sphar PCNA

Date 7-22-2016

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(Date)

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(Date)

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Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

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

At 9:54 a.m., there was an accumulation of lint, approximately 1/8" thick, in the lint trap of Dryer #2 in the basement.

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.

All three dryers lint traps and drums are checked and cleaned every hour during laundries working hours and a log is kept laundry staff signs off on the log. Also Laundry supervisor will monitor the laundry staff and check the dryers Lint traps and drums to assure they are being cleaned and sign off on this 5 days a week for 2 weeks

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Carrie Spahr PCNA

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

Carrie Spahr PCNA

Date

7-22-2016

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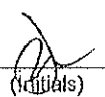
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Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.132(c) - A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

2a. DESCRIPTION OF VIOLATION

The fire drill record for the last 8 drills conducted on the following dates and times do not include the exit route(s) used for the evacuation. The record for each drill indicates exits 1, 2, 3 and 4 were used for evacuation. Staff person A indicated that all exits are listed on the fire drill record, not the exits that were actually used.

9/29/15 - 7:15 a.m.; 10/27/15 - 11:45 p.m.; 11/25/15 - 4:15 p.m.; 12/23/15 - 9:18 a.m.; 1/30/16 - 6:00 a.m.,
3/28/16 - 3:30 p.m.; 4/29/16 - 6:30 a.m.; 5/26/16 - 7:45 a.m.

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 reference to violation report 44757 Regulation 55 PA code 2600 stating fire drill report must include the exits actually used for the drill and not list all exits. The original report started in January 2016 has been kept on file. A revised report has been made with the exits actually used during the fire drills for year 2016. All future reports will be recorded in accordance to regulation 55 PA code 2600.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
(Required on EVERY Page)

Carrie Sphar PCNA

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

Carrie Sphar PCNA Date 7-22-2016

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
8/3/16
(Date)

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8/3/16
(Date)

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Violation Report: 44757 - 06/22/2016 - Bedford, Katie
PCH Name: THE GROVE AT HARMONY

WEST REGION FIELD OFFICE
Human Services Licensing

1. REGULATION 55 Pa.Code §2600

2600.132(g) - Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

2a. DESCRIPTION OF VIOLATION

According to the staff schedule and staff interviews, there is only one staff person on duty between 10:30 p.m. and 6:30 a.m. Sleeping hours fire drills held on the following dates and times were conducted with more than one staff person and there were no fire drills held during this time period conducted with only 1 staff person participating:

- 7/27/15 - 11:30 p.m. - 4 staff participated
- 10/27/15 - 11:45 p.m. - 3 staff participated
- 1/30/16 - 6:00 a.m. - 5 staff participated

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 reference to violation Report 44757, Regulation 55 PA Code 2600 stating that fire drills were not routinely held when additional staff persons are present to assist. Steps have been taken to correct this violation by conducting fire drills only using the one staff person on duty assigned to Personal Care unit. These drills have been conducted on all three shifts and will be conducted in the future along with fire drills using additional staff persons. Fire drill reports will be recorded showing all drills held with Assistance and with the one staff person on duty conducting the evacuation. All fire drills and logs are done by Maintenance.

Repeat Violation: No

Date(s) of Previous Violation(s):

The administrator observed 2 fire drills in June and 2 in July 2016. - J. S. 8/3/16

Signature of Legal Entity Representative
(Required on EVERY Page)

Carmie Spahr LPN PCH/A

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

Carmie Spahr PCH/A

Date 7-22-2016

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