



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via email to: [REDACTED]

MAILING DATE: July 18, 2016

Ms. Andrea McGowan
Lehigh Pointe Senior Living TRS LLC
Attn: Ann Q. Bargeron
189 South Orange Avenue, Suite 1700
Orlando, Florida 32801

RE: Woodland Terrace at the Oaks
1263 S. Cedar Crest Boulevard
Allentown, Pennsylvania 18103
License # 223010

Dear Ms. McGowan:

As a result of the Department of Human Services' licensing inspection on June 24, 2016 and June 30, 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,

A handwritten signature in black ink that reads "Bob Bisignani".

Bob Bisignani
Regional Licensing Director

Enclosure
Licensing Inspection Summary

Violation Report: 22301 - 06/24/2016 - Bisignani, Bob
 PCH Name: Woodland Terrace at the Oaks

1. REGULATION 55 Pa.Code §2600
 2600.56 - The administrator shall be present in the home an average of 20 hours or more per week, in each calendar month.

2a. DESCRIPTION OF VIOLATION
 A complaint investigation by BHSL determined that the home has not had a qualified Administrator in place working in that capacity an average of 20 hours a week from 3/15/16 until 6/30/16 when a waiver was granted, allowing the Admin. trainee to act in that capacity until their training was completed.

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.

POC attached

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Andrea McGowan</i>	Date <i>7/15/2016</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>7/18/16</u> (Date) The above plan of correction was approved by <u>B.B.</u> (Initials)	Plan of correction implementation status as of <u>7/18/16</u> (Date) <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
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Regulation 2600.56 – The administrator shall be present in the home an average of 20 hours or more per week, in each calendar month. This regulation is important to maintain safety for the residents of the community.

Effective April 1, 2016, Woodbine Senior Living's management transition began. Efforts to recruit a qualified administrator were immediately undertaken. The decision was made to promote [REDACTED] Director of Nursing, to the administrator position. [REDACTED] applied for the 100 hour administrator course at P.E.P.P. Unlimited and received confirmation on April 25, 2016.

Woodbine Senior Living failed to apply for the waiver until June 29, 2016. On June 30, 2016, Woodland Terrace At The Oaks received a waiver allowing [REDACTED] [REDACTED] to act as administrator (copy of waiver attached). Woodbine Senior Living (Management Company) will ensure an administrator will be in place and maintained per regulation moving forward. Woodbine Senior Living will be responsible for having a licensed administrator in the building per regulation.

Shirley M. Brown 7/15/2016