



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

**MAILING DATE: JUL 22 2016**

Ms. Susan Sartoretto, Owner  
Morgan Hill Senior Living LLC  
215 Cedar Park Boulevard  
Easton, Pennsylvania 18042

RE: Abington Manor at Morgan Hill – Memory Care Village  
5 Cedar Park Boulevard  
Easton, Pennsylvania 18042  
License #: 226140

Dear Ms. Sartoretto:

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

  
Jacqueline L. Rowe  
Director

Enclosure  
Licensing Inspection Summary

**LICENSING INSPECTION SUMMARY**  
**PERSONAL CARE HOMES - 55 Pa.Code §2600**

**Name of Facility / Type(s) of Service:**

Abington Manor at Morgan Hill – Memory Care Village

**Street Address:**

5 Cedar Park Boulevard

**City:**

Easton, Pennsylvania

**Zip Code:**

18042

**License Number:**

226140

**Type of Inspection:** Document Review

**Reason(s) for Inspection:**

Interim

**Notice:** No

**On-site Inspection Dates and Department Representatives On-Site:**

**Off-Site Inspection Dates and Inspectors, if Applicable:**

June 30, 2016 – Kevin Brumbach

*Mary Ann Smolenyak* 7/21/16  
*Mary Ann Smolenyak* Administrator

**1. REGULATION: 55 Pa.Code § 2600.18**

A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

**2. DESCRIPTION OF VIOLATION**

Pursuant to Act 56 of 2007 and 62 P.S. § 1057.3(i), "no person, organization, or program shall use the term 'assisted living' in any name or written material" unless the person, organization, or program is an assisted living residence licensed in accordance with 55 Pa.Code Chapter 2800 (relating to assisted living residences).

Abington Manor at Morgan Hill – Memory Care Village advertises assisted living services are provided via <http://abingtonmanor.com/amentities.html>. Abington Manor at Morgan Hill – Memory Care Village is not a licensed assisted living residence.

**3. PLAN OF CORRECTION (POC) (Attach pages as necessary. Remember that each attached page must be signed and dated) Include steps to describe the violation(s) 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.**

Please see attached "Plan of Correction"  
for this regulation: 2600.18

Printed Name and Title of Legal Entity Representative (Required on all pages)

Mary Ann Smolenski

Signature of Legal Entity Representative (Required on all pages)

Date

7/21/16

**DEPARTMENT USE ONLY – FACILITIES MAY NOT WRITE BELOW THIS LINE!**

**Repeated Violation:**

**Repeated Violation Dates:**

The above plan of correction is approved as of 7/22/16  
(Date)

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

Plan of correction implementation status as of KB  
(Date)

Fully Implemented

Partially Implemented – Adequate Progress

Partially Implemented – Inadequate Progress

Not Implemented


Regulation: 55 Pa. Code 2600.18 Plan of Correction

We recognized the change in the legal marketing verbiage back in 2011. At that time, Abington Manor at Morgan Hill-Senior Living website was corrected and updated to the best of our knowledge. Upon creating the Abington Manor-Memory Care Village portion of the website, we already knew never to use the phrase "assisted living" since we are a personal care home. Unfortunately, when we made these original changes, we missed this verbiage on the amenities page of the shared website. Upon your notification, we quickly hired an individual who went through the coding language, found the mistake and changed it.

This was an oversight on our part. We have since gone through the website again to make sure there is no additional language implying we are an "assisted living" center and in the course of our investigation for this violation, we found another usage on our Virtual Tour. The tour has been removed from the website as well.

Please see attached email documentation that shows the work was done for amenities page on Weds. 7/13/2016.

Please see attached email document that shows the work done for the virtual tour on Wed 7/20/16.

 Administrator  
7/21/16  
Mary Ann Smolenski