



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFICATE OF COMPLIANCE**

This certificate is hereby granted to CARE HSL NEWTOWN OPCO LLC  
LEGAL ENTITY

To operate THE BIRCHES AT NEWTOWN  
NAME OF FACILITY OR AGENCY

Located at 70 DURHAM ROAD, NEWTOWN, PA 18940  
(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 120  
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.  
(MAXIMUM CAPACITY)  
**Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 57**

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

This certificate is granted in accordance with the Human Services 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 November 15, 2016 until May 15, 2017,  
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **142301**

*Robert E. Robinson*

ISSUING OFFICER

*Jay Bank*

DIRECTOR

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.



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DEPARTMENT OF HUMAN SERVICES

NOV 25 2016

Mr. Kevin McCollum  
Care HSL Newtown OPCO LLC  
c/o Heritage Senior Living  
765 Skippack Pike  
Blue Bell, Pennsylvania 19422

RE: The Birches at Newtown  
70 Durham Road  
Newtown, Pennsylvania 18940  
License #: 142301

Dear Mr. McCollum:

As a result of the Department of Human Services' licensing inspection on October 25, 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: 14230 - 10/26/2016 - Gray, Daan

PCH Name: The Birches at Newtown

1. REGULATION 55 Pa.Code §2600

2600.85(e) - Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION

On 10/26/16 a bag of trash was found outside, next to the main dumpster, on the ground.

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 trash was immediately placed in the dumpster.  
 Staff was in- serviced on the importance of placing  
 The trash in the dumpster. Maintenance Director, or  
 Designee, will monitor the dumpster area, daily to  
 Ensure compliance with process.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Kim Cahill Yannuzzi LPJ*

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

*Kim Cahill Yannuzzi LPJ*

Date *10/28/16*

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

The above plan of correction is approved as of

*10/28/16*  
 (Date)

Plan of correction implementation status as of

*11/1/16*  
 (Date)

The above plan of correction was approved by

*[Signature]*  
 (Initials)

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

Violation Report: 14230 - 10/26/2016 - Gray, Dean  
 PCH Name: The Birches at Newtown

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  
 On 10/25/16, a broken drawer was observed in the orange dining room of the memory care unit.

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.

Drawer was fixed on 10/26/16 by Maintenance Director.  
 Staff was reminded to write up repair request whenever  
 They become aware of anything in ill repair. Further, Maintenance  
 Director has added checking all drawers and cabinets on his monthly  
 Preventative maintenance checklist

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page)	<i>Kim Cahill Yannuzzi</i> (WR)
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Printed Name and Title of Legal Entity Representative (Required on EVERY Page)	<i>Kim Cahill Yannuzzi</i>	Date	<i>10/28/16</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 11/1/16  
 (Date)

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

Plan of correction implementation status as of 11/1/16  
 (Date)

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