



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

FEB 23 2017


Mr. Douglas Motter, President  
Homestead Village, Inc.  
1800 Village Circle, P.O. Box 3227  
Lancaster, Pennsylvania 17604

RE: Homestead Village  
License #: 321840

Dear Mr. Motter:

As a result of the Department of Human Services' annual licensing inspections on November 9, 2016 and November 10, 2016, and the corrections you have made after our inspection, we have found the above facility to be in compliance with 55 Pa.Code Ch. 2600 (relating to Personal Care Homes).

Sincerely,

  
Jacqueline L. Rowe  
Director

Enclosure  
Licensing Inspection Summary

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

PCH Name: HOMESTEAD VILLAGE		License Number: 32184
Address: 1800 VILLAGE CIRCLE PO BOX 3227, LANCASTER, PA 17604		County: Lancaster
Administrator: Towana Winder-Nock		Region: CENTRAL
Legal Entity Name: HOMESTEAD VILLAGE INC		
Legal Entity Address: 1800 VILLAGE CIRCLE PO BOX 3227, LANCASTER, PA 17604		
<b>Certificate(s) of Occupancy</b>		
I-2 09/01/2016 East Hempfield Twp	I-1 05/12/2015 East Hempfield Twp	R-2 03/07/2012 East Hempfield Twp
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 51	Waking Staff: 38
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
<b>Reason(s) for Inspection(s)</b>		
Renewal		
<b>On-Site Inspections Dates and Department Representatives On-Site</b>		
11/09/2016: Heemer, Laura; Bomberger, Cybil		
11/10/2016: Heemer, Laura; Bomberger, Cybil		
<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: 100 Number of Residents Served: 39 Secured Dementia Care Unit in Home: Yes Area: Gelhard Secured Dementia Unit Capacity, if Applicable: 17 Number of Residents Served in Secured Dementia Care Unit, if applicable: 12 Number of Current Hospice Residents: 2 Number of Hospice Residents in past year: 2	<b>Number of Residents who:</b> Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 39 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 12 Have a Physical Disability: 0	

Violation Report: 32184 - 11/09/2016 - Heemer, Laura  
 PCH Name: HOMESTEAD VILLAGE

**1. REGULATION 55 Pa.Code §2600**

2600.97 - Each elevator and stair glide must have a certificate of operation from the Department of Labor and Industry or the appropriate local building authority in accordance with 34 Pa.Code Chapter 405 (relating to elevators and other lifting devices).

**2a. DESCRIPTION OF VIOLATION**

The home's three elevators have certificates of operation from the PA Department of Labor and Industry that expired 9/30/16.

**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.*

*Labor and industry came out to inspect the elevators on 11/14/16. Inspection report attached. Waiting for official certificates to arrive to put in the elevators. Administrator will monitor compliance that elevators be inspected in a timely manner before current certificate would expire.*

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Douglas Matter</i>	Date <i>12/6/16</i>
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 12/14/16  
 (Date)

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

Plan of correction implementation status as of 12/14/16  
 (Date)

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

Violation Report: 32184 - 11/09/2016 - Heemer, Laura  
 PCH Name: HOMESTEAD VILLAGE

1. REGULATION 55 Pa. Code §2600  
 2600.252 - Each resident's record must include the following information: (1) through (26)

2a. DESCRIPTION OF VIOLATION

Resident 1's record does not include a photograph that is less than 2 years old.  
 Resident 2's record does not include a photograph that is less than 2 years old.

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.*

*Both residents whose photographs were over two years old have been updated. Please see attachment. All residents' photographs have been audited for compliance. If resident's photographs were close to the two year mark they were taken and updated. All residents have a updated photograph on file. All residents will now get their photograph taken and updated when their Resident Assessment Support Plan is due yearly. We will begin this new process in January 2017.*

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

Signature of Legal Entity Representative  
 (Required on EVERY Page) *Douglas Mutter*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Douglas Mutter*      Date *12/6/16*

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The above plan of correction is approved as of 12/14/16  
 (Date)

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

Plan of correction implementation status as of 12/14/16  
 (Date)

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