



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

MAILING DATE: DEC 06 2016

Ms. Danielle R. Reed, Executive Director
GAHC3 York PA ALF TRS SUB, LLC
18191 Von Karman Avenue, Suite 300
Irvine, California 92612

RE: Senior Commons at Powder Mill
1775 Powder Mill Road
York, Pennsylvania 17403
License #: 332101

Dear Ms. Reed:

On November 9, 2016, the Department of Human Services (Department) issued a notice of its intent to assess a fine for regulatory violations with 55 Pa.Code Ch. 2600 (relating to personal care homes) for the above personal care home.

Pursuant to 62 P.S. §§ 1085-1087 and 55 Pa.Code §§ 2600.261-268 (relating to enforcement), the Department hereby assesses a fine for the following uncorrected violations.

55 Pa.Code Chapter 2600 Section no.	Class of Violation	Census at Inspection X	Fine Per resident Per day	Calculated Fine = Per day	Initial Fine Assessment
187d	II	111	\$5	\$555	<u>\$7,770</u>

Total Fine Assessment for period November 10, 2016 through November 23, 2016 = \$7,770.

The enclosed Invoice for Personal Care Home Fine specifies the total amount of the fines for the period following the Department's notice of intent to assess a fine. The invoice is payable within 30 days from the mailing date of this letter. The fines will continue to accumulate and will be recalculated at the end of each month until all violations are fully corrected. You must notify the Department's Regional Human Services Licensing office in writing as soon as each violation is fully corrected and submit written documentation of each correction. Even if you pay the full amount of this invoice, fines will continue to accumulate for each violation until you have provided written notice of full correction and the Department has verified that the violations are fully corrected.

In accordance with §2600.268 (relating to notice of violations), the personal care home administrator shall immediately post this written notice in a conspicuous and public place in the home, if this notice includes a Class I violation.

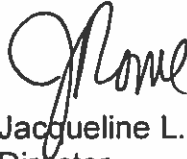
If you disagree with the decision to assess a fine, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa.Code Part II, Chs. 31-35 and 62 P.S. §1086(f). If you decide to appeal, a written request for an appeal with a check made payable to the "Commonwealth of Pennsylvania" for the total monthly fine amount or \$500, whichever is less, must be received within 30 days of the mailing date of this letter by:

Kevin Brumbach, Fines Manager
Bureau of Human Services Licensing
Department of Human Services
Room 631, Health and Welfare Building
625 Forster Street
Harrisburg, Pennsylvania 17120

This decision to assess a fine is final 31 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

If you have any questions regarding this invoice please contact Kevin Brumbach, Human Services Licensing, at 717-783-3670.

Sincerely,



Jacqueline L. Rowe
Director

Enclosure

Personal Care Home Fine Invoice

Personal Care Home Invoice

PA Department of Human Services
Bureau of Human Services Licensing
Room 631, Health and Welfare Building
625 Forster Street
Harrisburg, Pennsylvania 17120
Phone: 717-783-3670 Fax: 717-783-5662

Assessment #: C00076

Invoice Date: DEC 06 2016

Bill To:

GAHC3 York PA ALF TRS SUB, LLC
18191 Von Karman Avenue, Suite 300
Irvine, CA 92612

Re: Senior Commons at Powder Mill
1775 Powder Mill Road
York, PA 17403

Contact Name Danielle R. Reed

License Number 33210

Fine/Appeal	Description - 55 Pa.Code § 2600	From:	To:	Fine Imposed	Line Total
Class II	187d	11/10/2016	11/23/2016	\$7,770.00	\$7,770.00
				Invoice Total	\$7,770.00

Please remit this portion with payment to ensure proper credit

GAHC3 York PA ALF TRS SUB, LLC
18191 Von Karman Avenue, Suite 300
Irvine, CA 92612

Assessment #: C00076

Re: Senior Commons at Powder Mill
1775 Powder Mill Road
York, PA 17403

Please make checks payable to:
Commonwealth of Pennsylvania
Bureau of Human Services Licensing
Room 631, Health and Welfare Building
625 Forster Street
Harrisburg, PA 17120

Total Due

Payment Enclosed

cc: file - Open Fines