



pennsylvania
DEPARTMENT OF HUMAN SERVICES

APR 07 2017

Mr. Alexander Washburn,
Manager
Columbia/Wegman Collegeville, LLC
1910 Fairview Avenue East, Suite 200
Seattle, Washington 98102

RE: The Landing of Collegeville
1421 South Collegeville Road
Collegeville, Pennsylvania 19426
License #: 142610

Dear Mr. Washburn:

As a result of the Department of Human Services' annual licensing inspection on December 9, 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.

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services licensing inspection experience. To participate in the online provider survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Inspection.

The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential. The responses will be reviewed as part of an aggregate of provider inspection responses. Thank you in advance for providing feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe
Director

Enclosure
License Inspection Summary

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

PCH Name: THE LANDING OF COLLEGEVILLE		License Number: 14281
Address: 1421 SOUTH COLLEGEVILLE ROAD, COLLEGEVILLE, PA 19426		County: Montgomery
Administrator: Monique Carter		Region: SOUTHEAST
Legal Entity Name: COLUMBIA WEGMAN COLLEGEVILLE LLC		
Legal Entity Address: 1910 FAIRVIEW AVENUE SUITE 200, SEATTLE, WA 98102		
Certificate(s) of Occupancy I-1 06/30/2016 upper providence township		
Staffing Hours Resident Support: 14 Total Daily Staff: 39 Working Staff: 29		
Type of Inspection: Full BHA Docket Number: Notice: Unannounced		
Reason(s) for Inspection(s) Renewal		
On-Site Inspections Dates and Department Representatives On-Site 12/09/2016: Kazimer, Lauren		
Off-Site Inspection Dates and Inspectors, if Applicable		
Other Details Partial or Full Triggers: Random Indicators:		
Resident Demographic Data as of Inspection Dates		
Licensed Capacity: 110 Number of Residents Served: 14 Secured Dementia Care Unit In Home: Yes Area: SDU Secured Dementia Unit Capacity, if Applicable: 30 Number of Residents Served in Secured Dementia Care Unit, if applicable: 9 Number of Current Hospice Residents: 0 Number of Hospice Residents in past year: 0		Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 14 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 11 Have a Physical Disability: 0

Violation Report: 14261 - 12/09/2016 - Kazimar, Lauren
 PCH Name: THE LANDING OF COLLEGEVILLE

1. REGULATION 65 Pa.Code §2600
 2600.25(a)(2) - The administrator or a designee shall complete the contract and review and explain its contents to the resident and the resident's designated person if any, prior to signature.

2a. DESCRIPTION OF VIOLATION
 Resident # 1 moved into home [redacted] 16, however contract not signed until 12-01-16. POA signed contract on 09-30-16. Contract not signed by all parties within 24 hours after admission.

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 Landing of Collegeville submits the Plan of Correction to comply with PA 2600 et al. and all other applicable regulations and statutes. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of The of Collegeville or an agreement by The Landing of Collegeville as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

On December 9, 2016, the Community Business Director, Community Sales Director, and Resident Services Director were in-serviced on the regulatory requirements set forth in PA 2600.25(a)(2). ON December 12, 2016, the Community Business Director and Executive Director audited all resident contracts to ensure compliance with PA 2600.25(a)(2). The Executive Director or other appropriate designee will ensure future compliance with PA 2600.25(a)(2) by reviewing all residents contracts upon a resident's move-in to the community.

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

Signature of Legal Entity Representative (Required on EVERY Page) *Monique Carter, RN, PCHA*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Monique Carter, RN, PCHA* Date *1/23/17*

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

The above plan of correction is approved as of *1/24/17*
 (Date)

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

Plan of correction implementation status as of *1/24/17*
 (Date)

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

Violation Report: 14261 - 12/09/2016 - Kazimer, Lauren
 PCH Name: THE LANDING OF COLLEGEVILLE

1. REGULATION 65 Pa.Code §2600
 2600.103(g) - Food shall be stored in closed or sealed containers.

2a. DESCRIPTION OF VIOLATION
 The frozen breakfast sausage links in the freezer was opened and unsealed.

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 Landing of Collegeville submits the Plan of Correction to comply with PA 2600 et al. and all other applicable regulations and statutes. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of The of Collegeville or an agreement by The Landing of Collegeville as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

The subject food was immediately discarded by the Director of Culinary Services upon notification. On December 9 and December 12, 2016, all kitchen staff were in-serviced on the regulatory requirements set forth in PA 2600.103(g). The Director of Culinary Service or other appropriate designee shall ensure compliance with PA 2600.103(g) by inspecting all refrigerators and freezers daily.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative (Required on EVERY Page) *Monique Carter, RN, PEHA*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Monique Carter, RN, PEHA* Date *1/23/17*

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Plan of correction implementation status as of *1/24/17*
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 (Initials)

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Violation Report: 14261 - 12/09/2016 - Kazmer, Lauren
 PCH Name: THE LANDING OF COLLEGEVILLE

1. REGULATION 65 Pa.Code §2600
 2600.233(c) - If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

2a. DESCRIPTION OF VIOLATION
 The SDCU outdoor courtyard exit gate does not have a keypad code posted. It serves as an emergency exit.

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 Landing of Collegeville submits the Plan of Correction to comply with PA 2600 et al. and all other applicable regulations and statutes. The preparation and submission of this Plan of Correction does not constitute an admission of fault or liability on the part of The of Collegeville or an agreement by The Landing of Collegeville as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

The Director for the Secure Dementia Unit immediately posted the keypad code near the outdoor courtyard exit gate keypad immediately upon notification. On December 9, 2016, all management personnel were in-serviced on the regulatory requirements set forth in PA 2600.233(c). On December 12 and December 16, 2016, all secured dementia unit staff were in-serviced on PA 2600.233(c). The Director of the Secured Dementia Unit or other appropriate designee shall ensure compliance with PA 2600.233(c) by inspecting all keypads located in the secure dementia unit on a weekly basis.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *Monique Carter, RN, RCHA*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Monique Carter, RN, RCHA* Date *1/23/17*

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- Partially Implemented - Inadequate Progress
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