



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via email to: [REDACTED]

MAILING DATE: March 21, 2017

Ms. Sharon C. Kaiser, CFO
Lehigh Pointe Senior Living TRS LLC
ATTN: Anne Q. Bargeron
189 South Orange Avenue, Suite 1700
Orlando, Florida 32801

RE: Woodland Terrace at the Oaks
1263 South Cedar Crest Boulevard
Allentown, Pennsylvania 18103
License #: 223010

Dear Ms. Kaiser:

As a result of the Department of Human Services' licensing inspection on January 24, 2017 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,

Anne Graziano
Anne Graziano
Regional Licensing Administrator

Enclosure
Licensing Inspection Summary

Violation Report: 22301 - 01/24/2017 - Novak, Ryan
 PCH Name: WOODLAND TERRACE AT THE OAKS

1. REGULATION 55 Pa.Code §2600
 2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120°F.

2a. DESCRIPTION OF VIOLATION
 The water temperature in the third floor spa measured 123.2 degrees Fahrenheit.
 The water temperature in room # 304 measured 126.5 degrees Fahrenheit.

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.

Regulation 2600.89(b) - Hot water temperature in areas accessible to the resident may not exceed 120 degrees Farenheit. This regulation is important to ensure resident safety.

Upon inspection, the water temperature in the third floor spa measured 123.2 degrees Farenheit. The water temperature in room #304 measured 126.5 degrees Farenheit. The mixing valve was immediately turned down by [redacted] Maintenance Director. The water temperature was retaken and water temperature in both locations measured 120 degrees Farenheit.

The water temperatures will be montiorred on a monthly basis by the maintenance director to ensure ongoing compliance.

Adm will review these monthly monitoring reports & direct any necessary action to be taken in order to ensure ongoing compliance.
ED. 3-17-17

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *[Handwritten Signature]*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Andrea McGowan ED</i>	Date <i>3/16/17</i>
--	---------------------

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

The above plan of correction is approved as of <u>3-17-17</u> (Date)	Plan of correction implementation status as of <u>3-17-17</u> (Date)
The above plan of correction was approved by <i>[Handwritten Initials]</i> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented

Violation Report: 22301 - 01/24/2017 - Novak, Ryan
 PCH Name: WOODLAND TERRACE AT THE OAKS

1. REGULATION 55 Pa.Code §2600
 2600.131(f) - Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection shall be on the extinguisher.

2a. DESCRIPTION OF VIOLATION
 The fire extinguisher located next to room #306 was last inspected on 9/2015.

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.

Regulation 2600.13(f) - Fire extinguishers shall be inspected and approved annually by a fire safety expert. The date of the inspection should be on the extinguisher. This regulation is important to ensure resident safety and to maintain compliance with fire codes.

The regulation was violated when one of the fire extinguishers outside of room #306 was last inspected on 9/2015. [REDACTED] Maintenance Director, contacted Simplex. The fire extinguisher was reinspected with a current date.

Immediately and ongoing, the maintenance director will accompany the fire safety expert on the annual inspection to ensure that all fire extinguishers are inspected.

*Adm will oversee to ensure ongoing compliance. CP
 3-17-17*

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

Signature of Legal Entity Representative
 (Required on EVERY Page) *Andrea McGowan*

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Andrea McGowan ED* Date *3/16/17*

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

The above plan of correction is approved as of <u>3-17-17</u> (Date)	Plan of correction implementation status as of <u>3-17-17</u> (Date)
The above plan of correction was approved by <u><i>[Signature]</i></u> (Initials)	<input type="checkbox"/> Fully Implemented <input checked="" type="checkbox"/> Partially Implemented - Adequate Progress <input type="checkbox"/> Partially Implemented - Inadequate Progress <input type="checkbox"/> Not Implemented