



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

**CERTIFIED MAIL – RETURN RECEIPT REQUESTED**  
**MAILING DATE: September 26, 2017**

Mr. Kevin McCollum  
Care HSL Newtown OPO, 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 March 15, 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,

A handwritten signature in black ink that reads "Roslyn Brewer". The signature is written in a cursive style with a large initial "R".

Roslyn Brewer  
Regional Licensing Supervisor

Enclosure  
Licensing Inspection Summary

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

PCH Name: THE BIRCHES AT NEWTOWN		License Number: 14230
Address: 70 DURHAM ROAD, NEWTOWN, PA 18940		County: Bucks
Administrator: Kim Cahill-Yannuzzi		Region: SOUTHEAST
Legal Entity Name: CARE HSL NEWTOWN OPCO LLC		
Legal Entity Address: 765 SKIPPACK PIKE, BLUE BELL, PA 19422		
Certificate(s) of Occupancy Other  N/A		
Staffing Hours Resident Support: 120	Total Daily Staff: 311	Working Staff: 233
Type of Inspection: Partial	BHA Docket Number:	Notice:
Reason(s) for Inspection(s) Complaint		
On-Site Inspections Dates and Department Representatives On-Site 03/15/2017: Parker, Shawn; Weaver, Tina		
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: 120 Number of Residents Served: 111 Secured Dementia Care Unit in Home: Yes Area: In the home Secured Dementia Unit Capacity, if Applicable: 57 Number of Residents Served in Secured Dementia Care Unit, if applicable: 55 Number of Current Hospice Residents: 10 Number of Hospice Residents in past year: 20	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 111 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 80 Have a Physical Disability: 6	


Violation Report: 14230 - 03/15/2017 - Parker, Shawn  
 PCH Name: THE BIRCHES AT NEWTOWN

1. REGULATION 55 Pa.Code §2600  
 2600.101(o) - The bedrooms must have walls, floors and ceilings, which are finished, clean and in good repair.

2a. DESCRIPTION OF VIOLATION  
 The wall next to the bed in resident # 1's bedroom had a reddish brown stain on it.

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.

Wall was cleaned at time of inspection.  
 Housekeeping staff will check walls upon daily cleaning schedule of apartment. Checklist to be turned in daily.  
 Staff inserviced on same. 3/15/17

Repeat Violation: No	Date(s) of Previous Violation(s):	
Signature of Legal Entity Representative (Required on EVERY Page)		
Printed Name and Title of Legal Entity Representative (Required on EVERY Page)		Date
Kim Cahill Vannuzzi UPN		4/21/17
<b>DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!</b>		
The above plan of correction is approved as of	7/26/17 (Date)	Plan of correction implementation status as of 7/26/17 (Date)
The above plan of correction was approved by	 (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