



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

SEP 07 2017

Ms. Michele DiVincenzo,  
Administrator  
GDL Farms Corporation  
Attn: PCH Administrator  
3455 Davisville Road  
Hatboro, Pennsylvania 19040

RE: Personal Care/Memory Care @ The Park  
License #: 127900

Dear Ms. DiVincenzo:

As a result of the Department of Human Services' annual licensing inspection on May 22, 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.

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](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: PERSONAL CARE MEMORY CARE @ THE PARK		License Number: 12790
Address: 3455 DAVISVILLE ROAD, HATBORO, PA 19040		County: Montgomery
Administrator: Michele F. DiVincenzo		Region: SOUTHEAST
Legal Entity Name: GDL FARMS CORPORATION		
Legal Entity Address: 3455 DAVISVILLE ROAD, HATBORO, PA 19040		
<b>Certificate(s) of Occupancy</b>		
I-2 / VB 01/12/2017 Upper Moreland Township	I-2 / IIB 03/18/2018 Upper Moreland Township	I-2 / 5B 06/06/2009 Upper Moreland Township
<b>Staffing Hours</b>		
Resident Support: 0	Total Daily Staff: 139	Waking Staff: 104
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> 05/22/2017: Colon, Lissette; Parker, Shawn		
<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: 113 Number of Residents Served: 85 Secured Dementia Care Unit in Home: Yes Area: Memory Care I AND II Secured Dementia Unit Capacity, if Applicable: 48 Number of Residents Served in Secured Dementia Care Unit, if applicable: 38 Number of Current Hospice Residents: 10 Number of Hospice Residents In past year: 33	<b>Number of Residents who:</b> Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 85 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 54 Have a Physical Disability: 0	

Violation Report: 12790 - 05/22/2017 - Colon, Lissette  
 PCH Name: PERSONAL CARE MEMORY CARE @ THE PARK

1. REGULATION 55 Pa.Code §2600  
 2600.85(d) - Trash in kitchens and bathrooms shall be kept in covered trash receptacles that prevent the penetration of insects and rodents.

2a. DESCRIPTION OF VIOLATION  
 The trash cans located in the main kitchen area did not have lids.

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.

Lids and covers were placed on all trash cans on the day of inspection.

The Director of Dietary Services and the Assistant will ensure continued compliance of Regulation 2600.85 (d) through daily visual inspection.

Staff education will be ongoing by the Director to ensure continued compliance.

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative  
 (Required on EVERY Page) *Michele F. DiVincenzo*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) Michele F DiVincenzo ADMIN- Date 6-28-17

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

The above plan of correction is approved as of <u>7/3/17</u> (Date)	Plan of correction implementation status as of <u>7/3/17</u> (Date)
The above plan of correction was approved by <i>[Signature]</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: 12790 - 05/22/2017 - Colon, Lissette  
 PCH Name: PERSONAL CARE MEMORY CARE @ THE PARK

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

On 5/22/17, at 3:25pm, the water temperature at the bathroom sink inside room #118 measured 123.6 degrees Fahrenheit.  
 On 5/22/17, at 3:34pm, the water temperature at the bathroom sink inside room #121 measured 123.8 degrees Fahrenheit.  
 On 5/22/17, at 3:45pm, the water temperature at the bathroom sink inside room #228 measured 123.4 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.

Corrected day of inspection

Temperature at 119 degrees. Thermostat set at 119 degrees.

Director of Maintenance to monitor the water temperature in resident's rooms and areas accessible to the residents weekly at various times of the day.

Ongoing inspections and education by the Director to all Maintenance staff to ensure continued compliance of Regulation 2600.89 (b).

Repeat Violation: Yes	Date(s) of Previous Violation(s):	05/09/2016
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Signature of Legal Entity Representative  
 (Required on EVERY Page) *Michele Filinzenzo*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page) *Michele Filinzenzo ANNUD* Date *6-28-17*

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 (Date)

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 (Date)

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

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

Violation Report: 12790 - 05/22/2017 - Colon, Lissette  
 PCH Name: PERSONAL CARE MEMORY CARE @ THE PARK

**1. REGULATION 55 Pa.Code §2600**

2600.231(c) - A written cognitive preadmission screening completed in collaboration with a physician or a geriatric assessment team and documented on the Department's preadmission screening form shall be completed for each resident within 72 hours prior to admission to a secured dementia care unit.

**2a. DESCRIPTION OF VIOLATION**

Resident # 1 was admitted to the Secured Dementia Care Unit on [redacted] 17. The resident cognitive screening was completed on [redacted] 17.

**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.*

Director of Nursing and Director of Social Services will ensure that all preadmission screens done in collaboration with the physician prior to admission to a secure dementia unit are completed no more than 72 hours prior to admission.

Ongoing education of all licensed Nursing staff in addition to the Director of Nursing and the Director of Social Services will ensure continued compliance of Regulation 2600.231(c).

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative  
 (Required on EVERY Page)

*Michele F. Vincenzo*

Printed Name and Title of Legal Entity Representative  
 (Required on EVERY Page)

Michele F. Vincenzo Admin

Date

6-28-17

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7/3/17  
 (Date)

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7/3/17  
 (Date)

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*[Signature]*  
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