



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to BFG POCONO MASTER TENENT LLC
LEGAL ENTITY

To operate SPRING VILLAGE AT POCONO
NAME OF FACILITY OR AGENCY

Located at 329 EAST BROWN STREET, EAST STROUDSBURG, PA 18301
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE ADDRESS OF SATELLITE SITE

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To provide Personal Care Homes
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed 105
(MAXIMUM CAPACITY)
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller.
Secure Dementia Care Unit - 55 Pa.Code §§ 2600.231-239 - Capacity 40

Restrictions: _____

This certificate is granted in accordance with the Human Services Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from January 10, 2018 until July 10, 2018,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **227041**

Robert E. Robinson
ISSUING OFFICER

Tina L Long
ACTING DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



pennsylvania
DEPARTMENT OF HUMAN SERVICES

JAN 10 2018

Ms. Deborah Bodnar
Senior Executive Director
BFG Pocono Master Tenant, LLC
11120 Dovedale Court, Suites A/B
Marriottsville, Maryland 21104

RE: Spring Village at Pocono
329 East Brown Street
East Stroudsburg, Pennsylvania 18301
License #: 227041

Dear Ms. Bodnar:

As a result of the Department of Human Services' (Department) licensing inspection on December 14, 2017 of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa.Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

During the inspection, violations on the enclosed License Inspection Summary were found. All violations specified on the 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.

Your PROVISIONAL license is enclosed, based on substantial but not complete compliance with 55 Pa.Code Ch. 2600.

Sincerely,

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

Jacqueline L. Rowe
Director

Enclosures
License
License Inspection Summary

Violation Report: 22704 - 12/14/2017 - Harvey, Jason
 PCH Name: SPRING VILLAGE AT POCONO

1. REGULATION 55 Pa.Code §2600

2600.81(b) - Wheelchairs, walkers, prosthetic devices and other apparatus used by residents must be clean, in good repair and free of hazards.

2a. DESCRIPTION OF VIOLATION

Resident room #225 has an enabler bar attached to their bed that doesn't contain a cover causing a possible safety hazard.

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.

Spring Village at Pocono keeps wheelchairs, walkers, prosthetic devices and other apparatus used by residents must be clean, in good repair and free of hazards.

At the time of inspection resident room #225 had an enabler bar attached to their bed that didn't contain a cover causing a possible safety hazard. SVP immediately covered the enabler bar after the Department of Human Services representative pointed out the potential hazard.

Completed 12-14-17.

The Resident Services Coordinator and Maintenance Director are responsible for ensuring that all equipment used by residents is clean, in good repair and free of hazards.

SVP uses a maintenance log that anyone can utilize to make the maintenance department aware of an issue in the building. The

Maintenance Director checks the maintenance log daily to ensure that any issues identified can be addressed in a timely manner. Staff will be re-instructed on how to use the maintenance log at the January Town Hall meeting scheduled for 1-4-18.

The Administrator will oversee compliance.

Outcomes of this plan of correction will be discussed at the upcoming Quality Assurance Meeting scheduled for 1-10-18.

Documents submitted. CP.

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

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

Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) *Chris Behm Executive Director* Date *12-26-17*

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

The above plan of correction is approved as of 12-27-17
 (Date)

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

Plan of correction implementation status as of 12-27-17
 (Date)

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

Violation Report: 22704 - 12/14/2017 - Harvey, Jason
 PCH Name: SPRING VILLAGE AT POCONO

1. REGULATION 55 Pa.Code §2600
 2600.103(g) - Food shall be stored in closed or sealed containers.

2a. DESCRIPTION OF VIOLATION

The following food items located in the home's walk-in freezer were not properly sealed:
 Large bag of frozen corn
 Large bag of frozen peas

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.

Spring Village at Pocono stores food in closed or sealed containers.

At the time of the inspection peas and corn were not in closed containers. SVP immediately closed the containers after the Department of Human Services representative informed SVP of the infraction. Completed 12-14-17

The Dining Services Coordinator/Designee is responsible for ensuring that food is in closed or sealed containers.

The Administrator will oversee compliance.

Outcomes of this plan of correction will be discussed at the upcoming Quality Assurance Meeting scheduled for 1-10-18.

training will be provided to kitchen/dietary staff if warranted. The home will retain training documents. Cf. 12-27-17

Repeat Violation: No	Date(s) of Previous Violation(s):	
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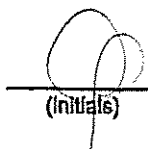
Signature of Legal Entity Representative
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Printed Name and Title of Legal Entity Representative
 (Required on EVERY Page) Chris Behm Executive Director Date 12-26-17

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Violation Report: 22704 - 12/14/2017 - Harvey, Jason
 PCH Name: SPRING VILLAGE AT POCONO

1. REGULATION 55 Pa.Code §2600

2600.105(g)(2) - Lint shall be cleaned from the vent duct and internal and external ductwork of clothes dryers according to the manufacturer's instructions.

2a. DESCRIPTION OF VIOLATION

The home has three dryer vents on the outside rear of the building. The dryer vent in the middle and on the right had handfuls of lint removed when reached into that coated the duct work. Also, there was an excessive amount of lint covering the ground across from both of these dryer vents.

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.

Spring Village at Pocono cleaned the dryer vents immediately after the Department of Human Services representative pointed out that the vents had lint build up in them. Completed 12-14-17

The Maintenance Director is responsible for ensuring that the vent duct and internal and external ductwork of clothes dryers are cleaned according to the manufacturer's instructions. SVP will check the vents monthly to ensure that the ducts and ductworks are cleaned correctly. A log of the checks will be kept.

The Administrator will oversee compliance.

Outcomes of this plan of correction will be discussed at the upcoming Quality Assurance Meeting scheduled for 1-10-18.

Documents submitted. *CF*

Repeat Violation: No	Date(s) of Previous Violation(s):		
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Signature of Legal Entity Representative
 (Required on EVERY Page) *[Signature]*

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) <i>Chris Behm Executive Director</i>	Date <i>12-26-17</i>
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Violation Report: 22704 - 12/14/2017 - Harvey, Jason
 PCH Name: SPRING VILLAGE AT POCONO

1. REGULATION 55 Pa.Code §2600

2600.124 - The home shall notify the local fire department in writing of the address of the home, location of the bedrooms and the assistance needed to evacuate in an emergency. Documentation of notification shall be kept.

2a. DESCRIPTION OF VIOLATION

The home's notification to the local fire department did not include the total capacity of the home.

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.

Spring Village at Pocono notifies the local fire department in writing of the address of the home, location of the bedrooms and the assistance needed to evacuate in an emergency. Documentation of notification is kept.

The letter that SVP has been utilizing to notify the local fire department was missing the total capacity of the home.

SVP immediately corrected the letter and sent it to the local fire department at the time of inspection to correct the infraction. (Attachment A)

Completed 12-14-17

Based on conversations with the Department of Human Services representative, SVP will not have to submit a new fire letter to the fire department again unless the home's total capacity or building layout changes.

The Director of Nursing/Designee is responsible for notifying the fire department with the information required in 2600.124.

The Administrator will oversee compliance.

Outcomes of this plan of correction will be discussed at the upcoming Quality Assurance Meeting scheduled for 1-10-18.


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Violation Report: 22704 - 12/14/2017 - Harvey, Jason
 PCH Name: SPRING VILLAGE AT POCONO

1. REGULATION 55 Pa.Code §2800

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 directions for operating the home's locking mechanism are not conspicuously posted near the door in the SCDU near room 335 that exits into the stairwell

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.

Spring Village at Pocono utilizes an electronic locking device for the Secured Dementia Care Unit. At the time of the inspection one of the nine keypads was missing the label with the directions for operation near the device. Upon discovery of the missing label, SVP immediately placed a new label to meet compliance. Completed 12-14-17

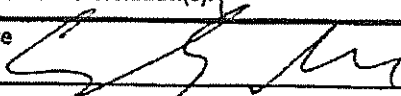
The Resident Services Coordinator/Designee is responsible for ensuring that the keypads in the SDCU have directions for their operation posted conspicuously near the device.

SVP will check keypads weekly to ensure that directions for their operation are posted near the device and keep a log of the checks.

The Administrator will oversee compliance.

Outcomes of this plan of correction will be discussed at the upcoming Quality Assurance Meeting scheduled for 1-10-18.

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