



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Sent via email to: [REDACTED]

**MAILING DATE: April 26, 2018**

Mr. S. David Selznick  
Vice President  
1263 S Cedar Crest Blvd Senior Housing I OPCO, LLC  
One Towne Center Boulevard, Suite 300  
Boco Raton, Florida 33486

RE: Woodland Terrace at the Oaks  
1263 South Cedar Crest Boulevard  
Allentown, Pennsylvania 18103  
License #: 223012

Dear Mr. Selznick

As a result of the Department of Human Services' licensing inspection on January 18, 2018 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,

*Michele Moskalczyk*  
Michele Moskalczyk  
Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary



Violation Report: 22301 - 01/18/2018 - O'Haire, Anne  
PCH Name: WOODLAND TERRACE AT THE OAKS

1. REGULATION 55 Pa.Code §2600  
2600.141(a)(2) - The medical evaluation must include the following: (1) through (10)

2a. DESCRIPTION OF VIOLATION  
Resident #1's annual DME dated 12/28/17 did not have his/her Medications listed or attached to the form.

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.

Immediately and Ongoing

The administrator will ensure that physicians perform all of the required actions during medical evaluations. The actions will be documented on form Documentation of Medical Evaluation Form (DME). Attachments will be added to the DME as needed to ensure that all actions are documented.

The administrator shall monitor and be responsible for ongoing compliance.

Repeat Violation: ... Date(s) of Previous Violation(s): 11/09/2017

Signature of Legal Entity Representative (Required on EVERY Page)

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Date  
Andrea McGowan ED 3-1-18

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

The above plan of correction is approved as of 1/22/18 (Date)

Plan of correction implementation status as of 1/22/18 (Date)

The above plan of correction was approved by (Initials)

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

Violation Report: 22301 - 01/18/2018 - O'Haire, Anne  
PCH Name: WOODLAND TERRACE AT THE OAKS

1. REGULATION 55 Pa.Code §2600  
2600.141(b)(1) - A resident shall have a medical evaluation at least annually.

2a. DESCRIPTION OF VIOLATION  
Resident #2's annual DME was completed late. Resident's past DME was completed 10-21-16 and Resident #2's most recent DME was completed 05/05/17. The home was late completing the annual DME for resident #2.

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.*

Within 30 days of this DPOC and Ongoing

The administrator will audit all resident records, residing in the home, to ensure that each resident has had a medical evaluation within the past year. Any resident whose medical evaluation is overdue will have a new evaluation as soon as possible and annually thereafter.

The administrator shall monitor and be responsible for ongoing compliance.

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 *3-1-18*

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

The above plan of correction is approved as of 03/15/18  
(Date)

The above plan of correction was approved by *AM*  
(Initials)

Plan of correction implementation status as of 03/15/18  
(Date)

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

Violation Report: 22301 - 01/18/2018 - OHaire, Anne  
 PCH Name: WOODLAND TERRACE AT THE OAKS

**1. REGULATION 55 Pa.Code §2600**

2600.225(c) - The resident shall have additional assessments as follows:

- (1) Annually.
- (2) If the condition of the resident significantly changes prior to the annual assessment.
- (3) At the request of the Department upon cause to believe that an update is required.

**2a. DESCRIPTION OF VIOLATION**

Resident #2 initial assessment dated [redacted] 16 was not in compliance. The resident's annual assessment was completed 11/17/17 over the allowed 15 day grace period.

**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.*

Within 30 days of this DPOC and Ongoing

The administrator will complete new assessments for all residents on the Department's required form. The assessments will be detailed, comprehensive, and filled out in their entirety, including signatures and dates

The administrator will develop a system to ensure that all assessments are done correctly, completely, and within the time frames required by this Chapter.

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Andrea McGowan ED	Date 3-18
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 03 15 18  
 (Date)

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