



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

Sent via email to: [REDACTED]

**MAILING DATE: April 20, 2018**

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

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

Dear Ms. Kaiser:

As a result of the Department of Human Services' licensing inspection on February 15, 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,

A handwritten signature in black ink that reads "Michele Moskalczyk".

Michele Moskalczyk  
Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary



Violation Report: 22301 - 02/15/2018 - Deluca, Amy  
 PCH Name: WOODLAND TERRACE AT THE OAKS

**1. REGULATION 55 Pa.Code §2600**  
 2600.17 - Resident records shall be confidential, and, except in emergencies, may not be accessible to anyone other than the resident, the resident's designated person if any, staff persons for the purpose of providing services to the resident, agents of the Department and the long-term care ombudsman without the written consent of the resident, an individual holding the resident's power of attorney for health care or health care proxy or a resident's designated person, or if a court orders disclosure.


**2a. DESCRIPTION OF VIOLATION**  
 The License Inspection Summary (LIS) reports dated 11/9/2017, 8/25/2017, and 8/11/2017 that were posted on the bulletin board next to the reception desk contained both the staff and resident privacy coding sheets, exposing confidential information to the public.

**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

All resident records will be stored in a manner that protects confidentiality that is consistent with this chapter. The home will assure that confidential information is maintained in a manner that prevents unauthorized access.


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 3/23/18
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**DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!**

The above plan of correction is approved as of 3/15/18  
 (Date)

The above plan of correction was approved by   
 (Initials)

Plan of correction implementation status as of 3/15/18  
 (Date)

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