



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail [REDACTED]

November 16, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

November 16, 2018

Mr. David Barnes
Authorized Agent
Watermark Operator, LLC
2020 West Rudasill Road
Tucson, Arizona 85704

RE: Blue Bell Place
777 DeKalb Pike
Blue Bell, Pennsylvania 19422
License #: 132800

Dear Mr. Barnes:

As a result of the Department's Bureau of Human Services Licensing inspection on February 28, 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.

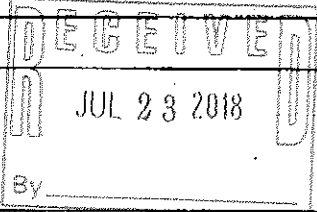
Sincerely,

A handwritten signature in cursive script that reads "Patricia Adams".

Patricia Adams
Regional Licensing Director

Enclosure
Licensing Inspection Summary

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

PCH Name: BLUE BELL PLACE		License Number: 13280
Address: 777 DEKALB PIKE, BLUE BELL, PA 19422		County: Montgomery
Administrator: Anda Durso		Region: SOUTHEAST
Legal Entity Name: WATERMARK OPERATOR LLC		
Legal Entity Address: 2020 WEST RUDASILL ROAD, TUCSON, AZ 85704		
Certificate(s) of Occupancy C-2 LP 02/26/1998 PA L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 114	Waking Staff: 86
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Provisional, Monitoring		
On-Site Inspections Dates and Department Representatives On-Site 02/28/2018: Parker, Shawn		
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: 99 Number of Residents Served: 59 Secured Dementia Care Unit in Home: Yes Area: 1st floor rear Secured Dementia Unit Capacity, if Applicable: 30 Number of Residents Served in Secured Dementia Care Unit, if applicable: 24 Number of Current Hospice Residents: 4 Number of Hospice Residents in past year: 9		Number of Residents who: Receive Supplemental Security Income: 0 Are 80 Years of Age or Older: 68 Have Mental Illness: 2 Have an Intellectual Disability: 1 Have a Mobility Need: 66 Have a Physical Disability: 1

Anda Durso, ED

7/23/2018

Violation Report: 13280 - 02/28/2018 - Parker, Shawn
 PCH Name: BLUE BELL PLACE

1. REGULATION 55 Pa.Code §2800

2600.224(a) - A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

2a. DESCRIPTION OF VIOLATION

Resident # 1 was admitted to the home 11-29-17. The preadmission screening form was completed 10-26-17.

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.

See pg 1 of attachment

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

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) *Anda Suso, Executive Director* Date *7/23/2018*

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

The above plan of correction is approved as of *7/23/18*
 (Date)

Plan of correction implementation status as of *11/13/18*
 (Date)

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

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

Violation Report: 13280-02/28/2018 – Shawn Parker

PCH Name: BLUE BELL PLACE

License Number: 13280

Address: 777 Dekalb Pike, Blue Bell, PA 19422

County: Montgomery

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 #2 was admitted to the SDCU on 02-13-2018. The resident's preadmission cognitive screening was completed on 02-01-2018, twelve days prior to admission.

3. PLAN OF CORRECTION (POC)

-What caused the violation? Resident #2's initial admission date to our secured dementia unit was supposed to be February 9, 2018, which was pushed back by her children to February 13, 2018 as they expected their mom to have a very difficult time with her move.

-What can be done right away to fix the violation? The prescreen had already been completed and could not be corrected. The Blue Bell Place team audited all the prescreen evaluations for current residents. Training on regulation 231 (c) was provided to all the staff who would be in a position to conduct a preadmission screening.

-What can be done to prevent future violations of this nature? *Teaching:* The nursing and care management team was re-educated on the requirements of regulation 231 (c). *Change in practice:* Once completed, the pre-admission screening form will be audited by the Marketing Director and Resident Care Director prior to the admission to ensure compliance.

-Who will be responsible for ensuring the POC is implemented and that future violations are prevented? The Marketing Director will review the preadmission screening forms for all admissions, and then submit the pre-admission file to the Executive Director for review. The Resident Care Director will conduct quarterly audits of resident files to ensure ongoing compliance.

Signature of Legal Entity Representative



Printed Name and Title of Legal Entity Representative
ANDA DURSO, PERSONAL CARE ADMINISTRATOR

Date:

7/23/2018

Violation Report: 13280 - 02/28/2018 - Parker, Shawn
 PCH Name: BLUE BELL PLACE

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 # 2 was admitted to the SDCU on 02-13-18. The resident's preadmission cognitive screening was completed on 02-01-18, twelve days prior to admission.

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.

See pg 2 of attachment.

Repeat Violation: No

Date(s) of Previous Violation(s):

Signature of Legal Entity Representative
 (Required on EVERY Page)

Anda Nuso

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

Anda Nuso, Executive Director

Date 2/23/2018

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

The above plan of correction is approved as of

2/23/18
 (Date)

Plan of correction implementation status as of

11/13/18
 (Date)

The above plan of correction was approved by

[Signature]
 (Initials)

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

Violation Report: 13280-02/28/2018 – Shawn Parker

PCH Name: BLUE BELL PLACE

License Number: 13280

Address: 777 Dekalb Pike, Blue Bell, PA 19422

County: Montgomery

2. REGULATION 55 Pa. Code §2600

2600.224 (a)- A determination shall be made within 30 days prior to admission and documented on the Department's preadmission screening form that the needs of the resident can be met by the services provided by the home.

2a. DESCRIPTION OF VIOLATION

Resident #1 was admitted to the home 11-29-17. The preadmission screening form was completed 10-26-17.

4. PLAN OF CORRECTION (POC)

-What caused the violation? Resident #1's residency agreement was effective November 12, 2017, and the resident physically moved in November 29th, 2017 as her family wanted to spend Thanksgiving with her.

-What can be done right away to fix the violation? The prescreen had already been completed and could not be corrected. The Blue Bell Place team audited all the prescreen evaluations for current residents. Training on regulation 224 (a) was provided to all the staff who are in a position to conduct a preadmission screening.

-What can be done to prevent future violations of this nature? *Teaching:* The nursing and care management team was re-educated on the requirements of regulation 224 (a). *Change in practice:* Once completed, the pre-admission screening form will be audited by the Marketing Director and Resident Care Director prior to the admission to ensure compliance.

-Who will be responsible for ensuring the POC is implemented and that future violations are prevented? The Marketing Director will review the preadmission screening forms for all admissions, and then submit the pre-admission file to the Executive Director for review. The Resident Care Director will conduct quarterly audits of resident files to ensure ongoing compliance.

Signature of Legal Entity Representative



Printed Name and Title of Legal Entity Representative
ANDA DURSO, PERSONAL CARE ADMINISTRATOR

Date:

7/23/2018