



pennsylvania
DEPARTMENT OF HUMAN SERVICES

January 29, 2019

Ms. Lynne S. Katzmann
President, Juniper Partners, LLC
Juniper Village at Bensalem Operations, LLC
40 Broadacres Drive
Bloomfield, New Jersey 07003

RE: Juniper Village at Bucks County Senior Living
3200 Bensalem Boulevard
Bensalem, Pennsylvania 19020
License #: 142460

Dear Ms. Katzmann:

As a result of the Department's Bureau of Human Services Licensing Complaint inspection on May 1, 2018 of the above facility, the violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes) specified on the enclosed violation report were found.

All citations specified on the enclosed violation report must be corrected by the dates specified on the violation report and continued compliance with 55 Pa.Code Ch. 2600 must be maintained.

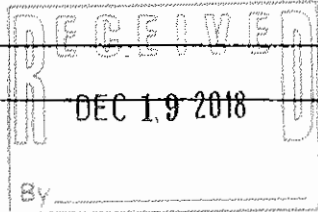
Sincerely,

A handwritten signature in black ink, appearing to read "Ayus Adelanwa".

Ayus Adelanwa
Workload Manager

Enclosure
Violation Report

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

PCH Name: JUNIPER VILLAGE AT BUCKS COUNTY SENIOR LIVING		License Number: 14246
Address: 3200 BENSLEM BOULEVARD, BENSLEM, PA 19020		County: Bucks
Administrator: GRACE CHAU		Region: SOUTHEAST
Legal Entity Name: JUNIPER VILLAGE AT BENSLEM OPERATIONS LLC		
Legal Entity Address: 400 BROADACRES DRIVE, BLOOMFIELD, NJ 7003		
Certificate(s) of Occupancy Other NOT MEASURED		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 91	Waking Staff: 68
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for inspection(s) Complaint		
On-Site Inspections Dates and Department Representatives On-Site 05/01/2018: Braswell, Natasha		
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: 60 Number of Residents Served: 53 Secured Dementia Care Unit In Home: Yes Area: WELL SPRINGS Secured Dementia Unit Capacity, If Applicable: 20 Number of Residents Served In Secured Dementia Care Unit, If applicable: 14 Number of Current Hospice Residents: 7 Number of Hospice Residents In past year: 22	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 53 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 38 Have a Physical Disability: 0	

Violation Report: 14246 - 05/01/2018 - Braswell, Natasha
 PCH Name: JUNIPER VILLAGE AT BUCKS COUNTY SENIOR LIVING

1. REGULATION 55 Pa.Code §2600
 2600.42(c) - A resident shall be treated with dignity and respect.

2a. DESCRIPTION OF VIOLATION

Resident #1 reported staff person A doesn't allow her up at night and guides her back to her room. On 4/20/18, Resident #1 experienced a skin tear to her lower left arm when staff person A guided her back to her room.

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.

Staff members were aware of these concerns and continued to treat resident with respect and dignity.

Additional staff training on understanding elder abuse were completed on 5/2/2018 and 5/7/2018. And training on resident rights were completed on 5/7/2018 and 10/9/2018. See attachment #1. New hire and annual training on resident rights are ongoing and part of our curriculum.

Administrator or designee will continue to monitor to ensure that residents are treated with dignity and respect and continue to solicit regular feedback during monthly resident council meeting sessions.

On receiving this POC, and for the following consecutive two months, Administrator or a designee will oversee the care of resident #1 to ensure that the resident is being cared for in a dignified manner. Administrator will provide support, training and other measures to enhance the skills of staff in caring for the well-being of residents. 1/25/19

A.A.A

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>Patrice Chan A.A.</i>	Date <i>12/11/18</i>
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>1/25/19</u> (Date) The above plan of correction was approved by <u>A.A.A</u> (Initials)	Plan of correction implementation status as of <u>1/25/19</u> (Date) <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
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