



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail

November 9, 2018

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

November 9, 2018

Mr. Michael J. Stein
Authorized Person
HCRI Sun III Tenant, LP
Attn: Menerva Philson
7902 Westpark Drive
McLean, Virginia 22102

RE: Sunrise Senior Living of Dresher
1650 Susquehanna Road
Dresher, Pennsylvania 19025
License #: 128410

Dear Mr. Stein:

As a result of the Department's Bureau of Human Services Licensing inspection on May 24, 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.

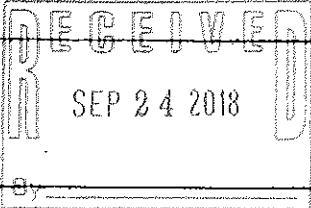
All violations specified on the enclosed License Inspection Summary must be corrected by the dates specified on the License Inspection Summary and continued compliance with 55 Pa. Code Ch. 2600 must be maintained.

Sincerely,

Patricia Adams
Regional Licensing Director

Enclosure
Licensing Inspection Summary

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

PCH Name: SUNRISE SENIOR LIVING OF DRESHER		License Number: 12841
Address: 1650 SUSQUEHANNA ROAD, DRESHER, PA 19025		County: Montgomery
Adminstrator: Mrs. Ashley Harker		Region: SOUTHEAST
Legal Entity Name: HCRI SUN III TENANT LP		
Legal Entity Address: 7902 WESTPARK DRIVE, MCLEAN, VA 22102		
Certificate(s) of Occupancy I-1 04/26/2006 Township of Upper Dublin		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 138	Waking Staff: 104
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Incident		
On-Site Inspections Dates and Department Representatives On-Site 05/24/2018: Freeman, Sabrina		
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: 90 Number of Residents Served: 79 Secured Dementia Care Unit In Home: Yes Area: Reminiscence Secured Dementia Unit Capacity, If Applicable: 23 Number of Residents Served In Secured Dementia Care Unit, If applicable: 22 Number of Current Hospice Residents: 3 Number of Hospice Residents in past year: 17	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 75 Have Mental Illness: 8 Have an Intellectual Disability: 3 Have a Mobility Need: 59 Have a Physical Disability: 10	

Violation Report: 12841 - 05/24/2018 - Freeman, Sabrina
 PCH Name: SUNRISE SENIOR LIVING OF DRESHER


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

2a. DESCRIPTION OF VIOLATION

On 04/23/18 at approximately 5:40am, Staff person A heard resident # 1 yelling. The resident wasn't yelling words but more so loud noises and sounds. Staff person A then heard Staff person B yelling at resident # 1 to sit down. Staff person B resorted to yelling at resident # 1 instead of using positive interventions.

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.

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) Ashley Harker	Date 9/21/2018
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

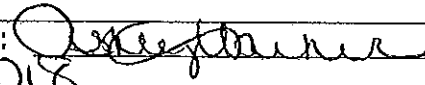
The above plan of correction is approved as of 9/24/18
 (Date)

Plan of correction implementation status as of 11/8/18
 (Date)

The above plan of correction was approved by 
 (Initials)

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

Sunrise Senior Living Plan of Correction

Name of Personal Care Home: Sunrise of Dresher
Address of PCH: 1650 Susquehanna Rd., Dresher, PA 19025
License number: 12841
Inspection date(s): May 24th, 2018
Name/Title of Legal Entity Representative Signing the Plan of Correction:
Ashley Harker, Executive Director
Signature of Sunrise Representative: 
Date of Submission: 9/21/2018

Regulation 55 Pa. Code § 2600.	Target Date by Which Correction will be completed	Plan of Correction
2600.42c- A Resident shall be treated with dignity and respect.	4/24/2018	Upon learning of the incident, the Executive Director self-reported the concern to our regulatory agency and placed the team member in question on administrative leave pending investigation. All parties involved were interviewed and the team member was later terminated.
	Ongoing	Upon admission, the Executive Director will continue to review Resident Rights with the Resident and their designated responsible party. Each month at Resident Council, the Executive Director will review a different Resident Right, asking if the Residents have any questions or concerns regarding their rights.
	4/30/2018	Executive Director provided training to team members, reviewing reporting procedures as well as an introduction to sensitivity awareness.
	Ongoing	During the onboarding of new team members, Resident Rights will continue to be reviewed thoroughly and logged in the training binder.
	12/21/2018	The POC is discussed and evaluated (for up to 3 months) by the Executive Director and Coordinators at the Quality Management (QAPI) meeting to ensure it is still effective. If not effective it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.