



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail to: [REDACTED]
MAILING DATE: September 19, 2018

Ms. Samantha Roos-Meiser
Executive Director
Presbyterian Homes, Inc.
One Trinity Drive East, Suite 201
Dillsburg, Pennsylvania 17019

RE: Kirkland Village
One Kirkland Village Circle
Bethlehem, Pennsylvania 18017
License #: 220500

Dear Ms. Ross-Meiser:

As a result of the Department's Bureau of Human Services Licensing inspection on August 14, 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, appearing to read "M. Moskalczyk".

Michele Moskalczyk
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Violation Report: 22050 - 08/14/2018 - Deluca, Amy
 PCH Name: KIRKLAND VILLAGE

1. REGULATION 55 Pa.Code §2600
 2600.25(c)(2) - The contract shall specify a fee schedule that lists the actual amount of allowable resident charges for each of the home's available services

2a. DESCRIPTION OF VIOLATION
 Resident #1 was admitted for a 90 day respite stay in the home, along with resident #2, on 4/14/2017 and signed a contract with the home on that date. After the 90 day respite stay, both resident's continued to reside in the home as permanent residents and were then required to pay a higher daily rate for their room and care. The home did not complete a new contract or have the residents sign an addendum to the contract signed 4/14/2017 after their 90-day respite stay ended when the daily rate was increased.

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.

██████████ Corporate Sales Manager for AL and PC made changes to Exhibit G. Please see attached. This was done in August 2018. The exhibit is part of the admission packet which a resident / POA completes prior to taking occupancy of an apartment. ██████████ had a meeting with the Marketing team on 8/14/18 with the change. She has sent emails to Marketing and PC/AL Administrators to educate on the change to Exhibit G. This Exhibit will be utilized for all respite admissions moving forward. The PC Administrator will audit randomly for compliance

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative (Required on EVERY Page)

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

Samantha Ross Meiser 9/6/18

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The above plan of correction is approved as of <u>9/18/18</u> (Date)	Plan of correction implementation status as of <u>9/18/18</u> (Date)
The above plan of correction was approved by <u>MM</u> (Initials)	<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

Violation Report: 22050 - 08/14/2018 - Deluca, Amy

PCH Name: KIRKLAND VILLAGE

1. REGULATION 55 Pa.Code §2600

2600.228(h) - The only grounds for discharge or transfer of a resident from a home are for the following conditions:

- (1) If a resident is a danger to himself/herself or others.
- (2) If the legal entity chooses to voluntarily close the home, or a portion of the home.
- (3) If a home determines that a resident's functional level has advanced or declined so that the resident's needs cannot be met in the home. If a resident or the resident's designated person disagrees with the home's decision to discharge or transfer, consultation with an appropriate assessment agency or the resident's physician shall be made to determine if the resident needs a higher level of care. A plan for other placement shall be made as soon as possible by the administrator in conjunction with the resident and the resident's designated person, if any. If assistance with relocation is needed, the administrator shall contact appropriate local agencies, such as the area agency on aging, county mental health/mental retardation program or drug and alcohol program, for assistance. The administrator shall also contact the Department's personal care home regional office.
- (4) If meeting the resident's needs would require a fundamental alteration in the home's program or building site, or would create an undue financial or programmatic burden on the home.
- (5) If the resident has failed to pay after reasonable documented efforts by the home to obtain payment.
- (6) If closure of the home is initiated by the Department.
- (7) Documented, repeated violation of the home rules.

2a. DESCRIPTION OF VIOLATION

Resident #1 and resident #2, were admitted to the home on 4/14/2017 for a 90-day respite stay. According to the terms of the residents' contracts, the residents would be required to provide additional financial information if they wished to remain in the home as permanent residents after the 90-day respite stay. On 1/2/2018 the residents received a 30-day notice indicating they were being discharged from the home and required to vacate the unit by 2/2/2018. The notice to the residents stated "Unfortunately, as you have not complied with providing the completed financial application Kirkland Village has no choice but to discharge you from the Community".

According to billing statements dated 01/31/2018 and as per discussion with staff from the home, the residents had been previously paid up to date until December 31, 2017. The residents were evicted from the home specifically because a financial application had not been submitted after the 90-day respite stay ended July 14, 2017.

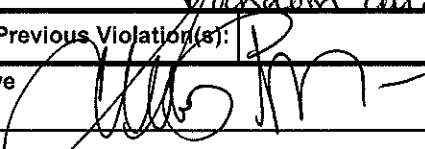
Residents can only be discharged from a home for one of the reasons listed under this regulation.

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.

On 8/18/18 [redacted], Corporate Sales Manager for AL and PC updated the Personal Care Agreement - Respite Admission Agreement and policy. Please see attached. The update includes reasons a resident will be discharged from PC. The revised version will be used for every new admission moving forward. [redacted] emailed Marketing and PC/AL administrators with the update. The PC administrator will perform random audits for compliance.

Repeat Violation: No Date(s) of Previous Violation(s):

Signature of Legal Entity Representative (Required on EVERY Page) 

Printed Name and Title of Legal Entity Representative (Required on EVERY Page) Samantha Roos-Meiser Date 9/6/18

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