



pennsylvania
DEPARTMENT OF HUMAN SERVICES

APR 16 2019

Ms. Sherri Hoffman
Executive Director
Arden Courts of Yardley PA, LLC
333 North Summit Street, 16th Floor
Toledo, Ohio 43604

RE: Arden Courts of Yardley
493 Stony Hill Road
Yardley, Pennsylvania 19067
License #:129970

Dear Ms. Hoffman:

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

In an effort to improve our licensing processes, the Bureau of Human Services Licensing is soliciting feedback about your recent human services licensing inspection experience. To participate in the online provider survey, launch your web browser and go to https://www.surveymonkey.com/r/BHSL_Inspection.

The survey is brief and will only take about 5 minutes to complete. Your participation in the survey is completely voluntary and all of your responses will be kept confidential. The responses will be reviewed as part of an aggregate of provider inspection responses. Thank you in advance for providing feedback.

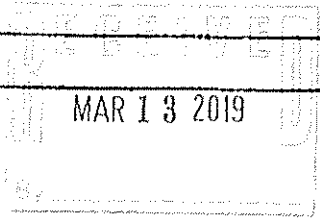
Sincerely,

A handwritten signature in black ink, appearing to read "J. Rowe".

Jacqueline L. Rowe
Director

Enclosure
Violation Report

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

PCH Name: ARDEN COURTS OF YARDLEY		License Number: 12997
Address: 493 STONY HILL ROAD, YARDLEY, PA 19067		County: Bucks
Administrator: SHERRI HOFFMAN		Region: SOUTHEAST
Legal Entity Name: ARDEN COURTS OF YARDLEY PA LLC		
Legal Entity Address: 333 NORTH SUMMIT ST 18TH FLOOR, TOLEDO, OH 43604		
Certificate(s) of Occupancy C-2 LP 04/24/1995 CWOPA DEPT OF L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 98	Working Staff: 74
Type of Inspection: Full	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Renewal		
On-Site Inspection Dates and Department Representatives On-Site 12/28/2018: Thomas, Tahesia; Helberg, Jennie		
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: 68 ✓ Number of Residents Served: 49 ✓ Secured Dementia Care Unit In Home: Yes Area: FREE STANDING SDCU - WHOLE BUILDING Secured Dementia Unit Capacity, if Applicable: 68 Number of Residents Served in Secured Dementia Care Unit, if applicable: 48 ✓ Number of Current Hospice Residents: 4 Number of Hospice Residents in past year: 20	Number of Residents who: Receive Supplemental Security Income: 0 ✓ Are 80 Years of Age or Older: 46 ✓ Have Mental Illness: 0 ✓ Have an Intellectual Disability: 0 ✓ Have a Mobility Need: 49 ✓ Have a Physical Disability: 5 ✓	

Violation Report: 12987 - 12/20/2018 - Thomas, Taliesia
POH Name: ARDEN COURTS OF YARDLEY

1. REGULATION 86 Pa.Code §2000
2800.132(c) - A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

2a. DESCRIPTION OF VIOLATION
The fire drill record for the drill conducted on 12/23/17 does not include the "a.m." or "p.m." notation.

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.

132(c)

The fire drill record for the drill conducted on 12/23/17, was corrected to reflect the drill was conducted in the PM. (see attached)

Building Services Coordinator was inserviced on the regulation and required information to be included on the fire drill record. (see attached)

Fire drill record for 2018 was audited for any missing information by ED.
Audit completed: 1/2/2019

Fire drill record will be reviewed each month by BSC and ED to ensure it contains the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

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

Signature of Legal Entity Representative
(Required on EVERY Page) *[Handwritten Signature]*

Printed Name and Title of Legal Entity Representative
(Required on EVERY Page) *EMERZIE HOFFMAN, EXECUTIVE DIRECTOR* Date: *3/13/19*

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

The above plan of correction is approved as of 3/22/19
(Date)

Plan of correction implementation status as of 3/22/19
(Date)

The above plan of correction was approved by A.A.A
(Initials)

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

Violation Report: 12007 - 12/28/2018 - Thomas, Tahesia
PCH Name: ARDEN COURTS OF YARDLEY

1. REGULATION 55 Pa.Code §2600
2600.132(e) - A fire drill shall be held during sleeping hours once every 6 months.

2a. DESCRIPTION OF VIOLATION
The last drill conducted during sleeping hours was on 12/20/18, which is 8 months after the prior sleeping hours drill that was conducted on 04/30/2018. In addition, the 04/30/18 sleeping drill was conducted 7 months after the prior sleeping hours drill that was conducted on 09/28/17.

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.

132(e)
Building Services Coordinator was inserviced on the regulation regarding a fire drill being completed during sleeping hours every 6 months. (see attached)
Fire drills during sleep hours will be scheduled to be conducted every 4 months to ensure compliance with regulation. (see attached)

Administrator or designee will develop a tracking system to prompt or indicate the due date for the asleep fire drills to be in compliance with the cited reg. 3/22/19

AAA

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
SVERDLOV HOOKMAN, EXECUTIVE DIRECTOR 3/13/19

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

The above plan of correction is approved as of <u>3/22/19</u> (Date)	Plan of correction implementation status as of <u>3/22/19</u> (Date)
The above plan of correction was approved by <u>AAA</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