



pennsylvania
DEPARTMENT OF HUMAN SERVICES

Sent via e-mail [REDACTED]

February 19, 2019

Mr. Ian Yannuzzi
Executive Director
AB Dresher Operator, LLC
525 Fellowship Road
Mount Laurel, New Jersey 08054

RE: Brandywine Senior Living at Dresher Estates
1405 North Limekiln Pike
Dresher, Pennsylvania 19025
License #: 144240

Dear Mr. Yannuzzi:

As a result of the Department's Bureau of Human Services Licensing inspection on January 10, 2019 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.

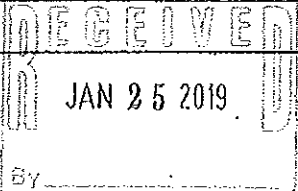
Sincerely,

A handwritten signature in cursive script that reads "Mia Johnson".

Mia Johnson
Human Services Licensing Supervisor

Enclosure
Violation Report

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

PCH Name: BRANDYWINE SENIOR LIVING AT DRESHER ESTATES		License Number: 14424
Address: 1405 NORTH LIMEKILN PIKE, DRESHER, PA 19026		County: Montgomery
Administrator: Ian Yanuzzi		Region: SOUTHEAST
Legal Entity Name: AB DRESHER OPERATOR LLC		
Legal Entity Address: 525 FELLOWSHIP ROAD SUITE 360, MOUNT LAUREL, NJ 8064		
Certificate(s) of Occupancy C-2 LP 10/26/2001 Commonwealth of PA, L&I		
Staffing Hours		
Resident Support: 0	Total Daily Staff: 126	Working Staff: 95
Type of Inspection: Partial	BHA Docket Number:	Notice: Unannounced
Reason(s) for Inspection(s) Complaint		
On-Site Inspection Dates and Department Representatives On-Site 01/10/2019: Gray, Dean		
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: 112 Number of Residents Served: 80 Secured Dementia Care Unit In Home: Yes Area: SDCU Secured Dementia Unit Capacity, If Applicable: 25 Number of Residents Served in Secured Dementia Care Unit, If applicable: 23 Number of Current Hospice Residents: n/a Number of Hospice Residents in past year: n/a	Number of Residents who: Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 80 Have Mental Illness: 0 Have an Intellectual Disability: 0 Have a Mobility Need: 46 Have a Physical Disability: 0	

Violation Report: 14424 - 01/10/2019 - Gray, Dean
 PCH Name: BRANDYWINE SENIOR LIVING AT DRESHER ESTATES

1. REGULATION 65 Pa.Code §2600
 2600.251(e) - Resident records shall be made available to the resident and the resident's designated person during normal working hours.

2a. DESCRIPTION OF VIOLATION
 On 10/24/18 and again on 12/07/18, Attorneys at law firm, Zarwin, Baum, DeVito, Kaplan, Schaer, Toddy, P.C., representing a former resident made an official request via UPS overnight mail and by confirmed fax to request a copy of the former resident's records and have them sent to their office. As of 01/10/19, the home has not made the records available.

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.

The resident in question does not reside at the personal care home and has not for 6 months. Neither the resident nor their designated person requested the record. An attorney for the resident from the law firm Zarwin, Baum, DeVito, Kaplan, Schaer, and Toddy requested the records due to a lawsuit. The record was sent to Brandywine's corporate office so they could respond to the request. Resident's record was provided to the law firm Zarwin, Baum, DeVito, Kaplan, Schaer., and Toddy on 1/ 25 /2019.


Please see addendum "A" for confirmation of delivery

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) Ian Yannuzzi - Executive Director	Date 1/25/19
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DEPARTMENT USE ONLY - HOMES MAY NOT WRITE BELOW THIS LINE!

The above plan of correction is approved as of <u>2/8/19</u> (Date)	Plan of correction implementation status as of <u>2/8/19</u> (Date)
The above plan of correction was approved by  (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