



November 20, 2019

Mr. Charles W. Hastings, Jr.
Vice President
Juniper Village at Forest Hills, LLC
400 Broadacres Drive
Bloomfield, New Jersey 07003

RE: Juniper Village at Forest Hills
107 Fall Run Road
Pittsburgh, Pennsylvania 15221
Certificate #: 433780

Dear Ms. Katzmann:

As a result of the Department's Bureau of Human Services Licensing annual inspection on May 30, 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.

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 "Kevin Hancock", written over a white background.

Kevin Hancock
Deputy Secretary
Office of Long Term Living

Enclosure
Violation Report

RECEIVED

8/1/19

Western Region Field Office
Bureau of Human Services Licensing

Violation Report

Facility Information

Name: JUNIPER VILLAGE AT FOREST HILLS

License Number: 433780

Address: 107 FALL RUN ROAD, PITTSBURGH, PA 15221

County: ALLEGHENY

Region: WESTERN

Administrator

Name: Janet Wangler

Phone: 4122449901

Email: INFO FOREST@JUNIPERCOMMUNITIES COM

Legal Entity

Name: JUNIPER VILLAGE AT FOREST HILLS LLC

Address: 400 BROADACRES DRIVE, BLOOMFIELD, NJ, 7003

Certificate(s) of Occupancy

Type: C-2 LP

Date: 07/03/2001

Issued By: L&I

Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 98

Waking Staff: 74

Inspection

Type: Full

BHA Docket #:

Notice: Unannounced

Reason: Renewal

Inspection Dates and Department Representative

05/30/2019 - On-Site: Joe Eveses, Karen Georgeoulis, Lauren Spagna

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100

Residents Served: 79

Secured Dementia Care Unit

In Home: No

Area:

Capacity:

Residents Served:

Hospice

Current Residents: 8

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 79

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 19

Have Physical Disability: 0

84 - Heat Sources

Regulations

2600.

84. Heat Sources - Heat sources, such as steam and hot heating pipes, water pipes, fixed space heaters, hot water heaters and radiators exceeding 120° F that are accessible to the resident must be equipped with protective guards or insulation to prevent the resident from comin in contact with the heat source.

Description of Violation

At 10:00 a.m. the exterior temperature of the stainless-steel soup warmer on the rear serving counter of the lower level dining room was 138 degrees Fahrenheit. The soup warmer was turned on at 7:00 a.m., housed 3 different soups and was accessible to residents.

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.)

Violation 2600.84 Heat Sources

Juniper Village at Forest Hills recognizes this violation and took immediate action in relocating the stainless steel soup warmer that was on a counter in the main dining room into the kitchen. This is where it will be permanently housed. (See Attached Photo.)

The Director of Dining Services facilitated this relocation and he along with his Designee will ensure it secure placement during his daily rounds in his kitchen.

Immediately, then at least weekly, the administrator or designated staff person shall inspect all heat sources in the home, such as soup warmers, steam tables, steam and hot heating pipes, water pipes, fixed space heaters, hot water heaters and radiators exceeding 120°F to ensure they are either inaccessible to residents or are equipped with protective guards or insulation to prevent the resident from coming in contact with the heat source. Documentation of inspections shall be kept.

SE 10/24/19

Legal Entity Representative


Signature


JANET WANGLER, ED
Printed Name and Title

8/1/19
Date

DEPARTMENT USE ONLY - HOMES MAY NOT WRITE IN THIS BOX!

The above plan of correction is approved as of 10/24/19
(Date)

Plan of correction implementation status as of 10/24/19
(Date)

The above plan of correction was approved by 
(Initials)

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

91 - Telephone Numbers

Regulations

2600.

91. Emergency Telephone Numbers - Telephone numbers for the nearest hospital, police department, fire department, ambulance, poison control, local emergency management and personal care home complaint hotline shall be posted on or by each telephone with an outside line.

Description of Violation

There are no emergency telephone numbers, to include the nearest hospital and fire department, on or by the telephone in room #224.

There are no emergency telephone numbers, to include the nearest hospital and fire department, on or by the telephone in the 2nd floor Connections area.


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 **Violation 2600.91 Telephone Numbers**

Juniper Village at Forest Hills recognizes this violation and took immediate action in posting the sticker with the emergency numbers onto #224's personal telephones. Additionally, full rounds were completed by our Housekeeping Department to ensure total compliance with this Regulation on all telephones present in the Community.

The Director of Housekeeping or their Designee will facilitate compliance for each new move-in to the Community during the move in/room preparation process. The Executive Director will educate families through the monthly Family Update mailed monthly regarding this Regulation. This item has been placed on the Manager on Duty Audit Tool (Audit Attached) which is completed on approximate 10 apartments daily, every day. This Audit tool is reviewed by the Executive Director or her Designee Monday through Friday to ensure compliance.

Immediately:
Emergency
phone #'s shall
be posted on or
by the
telephone in the
2nd floor
Connections
area.


10/24/19

Legal Entity Representative


Signature

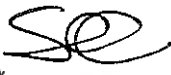
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95 - Furniture and Equipment

Regulations

2600.

95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

The bed enabler bar, attached to the bed in room #141, was unsecured and moved back and forth approximately 1 1/2 inches.

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.)

Violation 2600.95 Furniture and Equipment

Juniper Village at Forest Hills recognizes this violation and took immediate action in securing the enabler bar in #141. It was attached properly but simply needed a minor adjustment to eliminate the slight movement noted by the inspector. (See Attached Photo.) Additionally, full rounds were completed by our Wellness Department to ensure total compliance with this Regulation.

The Director of Wellness or her Designee will ensure these Enabler Bars meet the Regulation. This will be through a Positioning Bar tracking tool that is managed through the Wellness Department and reviewed monthly. (Tool Attached.) This tool is also reviewed at our monthly Safety Committee meetings.

Legal Entity Representative


Signature


JANET WANGLER, ED
Printed Name and Title

8/1/19
Date

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101j7 - Lighting/Operable Lamp

Regulations

2600.

101.j. Each resident shall have the following in the bedroom:

7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

There was no source of light that can be turned on/off at bedside in room #224.

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.)

Violation 2600.101.j. Lighting/Operable Lamp

Juniper Village at Forest Hills recognizes this violation and took immediate action in relocating the bedside lamp to #224's nightstand, despite his disapproval. This Resident and his family were educated on this Regulation and were respectfully asked to leave this bedside lamp in place. The Director of Housekeeping completed a full inspection of every apartment to ensure compliance was met

The Director of Housekeeping or her Designee will ensure ongoing compliance during daily rounds completed while cleaning the Residents apartment. Ongoing oversight will be managed weekly by adding this item to the Manager on Duty Audit Tool. (See Attached.) Additionally, full rounds were completed by our Housekeeping Department to ensure total compliance with this Regulation on all telephones present in the Community.

Legal Entity Representative

Janqler
Signature

JANET WANGLER, ED 8/1/19
Printed Name and Title Date

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144c2 - Smoking Area Distance

Regulations

2600.

- 144.c. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following:
 - 2. A home that permits smoking inside or outside of the home shall develop and implement written fire safety policy and procedures that include the following: Location of a smoking room or outside smoking area a safe distance from heat sources, hot water heaters, combustible or flammable materials and away from common walkways and exits.

Description of Violation

The side walk leading to the left side of the front porch is identified as the smoking area for visiting family and is in a direct walk way/path to front entrance.

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.)

Violation 2600.144.c. Smoking Area Distance

Juniper Village at Forest Hills acknowledges this violation and has relocated the smoking area for visitors and guests to across the parking lot by the front porch area. (See Attached photo.) We have updated and (Attached) a copy of our Smoking Policy. This updated Policy will be mailed out to families in our September Family Update on August 20, 2019.

Ongoing compliance with this Regulation will be managed by the Concierge or her Designee will be enforced by all staff. This updated Smoking Policy will be reviewed at our monthly safety meeting in August 2019.

Legal Entity Representative



Signature

JANET WANGLER, ED 8/1/19
Printed Name and Title Date

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181c - Self-administration Assessment

Regulations

2600.

181.c. The resident's assessment shall identify if the resident is able to self-administer medications as specified in § 2600.227(e) (relating to development of the support plan). A resident who desires to self-administer medications shall be assessed by a physician, physician's assistant or certified registered nurse practitioner regarding the ability to self-administer and the need for medication reminders.

Description of Violation

Resident #1 self-administers medications in her room; however, her most recent medical evaluation dated 6/8/18, and assessment dated 6/8/18, indicate she is unable to self administer medication.

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.)

Violation 2600.181.c. Self-Administration Assessment

Juniper Village at Forest Hills acknowledges this violation and immediately corrected the error on Resident #1's Medical Evaluation and Assessment. (See Attached.)

The Director of Wellness or her Designee will properly assess any Resident who desires and is able to self-administer medications. Upon completion of the medical evaluation and assessment, the Wellness Director will share her findings with the Executive Director for an additional audit of the documentation. This will be implemented immediately and ongoing for all Residents who Self-Administer medications to ensure ongoing compliance with this Regulation. A quarterly review will be conducted during our Quality Assurance meetings.

Legal Entity Representative

Signature Janet Wangler Printed Name and Title JANET WANGLER, ED Date 8/1/19

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