



**Sent via e-mail to: bbebian@pslgroupllc.com**  
**MAILING DATE: August 7, 2019**

Ms. Janine Kurasko-Starinsky  
Executive Director  
Premier Oakwood Terrace Operating LLC  
245 Park Avenue, 39<sup>th</sup> Floor  
New York, New York 10167

RE: Oakwood Terrace  
400 Gleason Drive  
Moosic, Pennsylvania 18507  
License #: 226610

Dear Ms. Kurasko-Starinsky:

As a result of the Department's Bureau of Human Services Licensing inspection on June 11, 2019 of the above facility, the citations 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 black ink, appearing to read "M. Moskalczyk".

Michele Moskalczyk  
Human Services Licensing Supervisor

Enclosure  
Violation Report

# Violation Report

## Facility Information

Name: OAKWOOD TERRACE

License Number: 226610

Address: 400 GLEASON DRIVE, MOOSIC, PA 18507

County: LACKAWANNA

Region: NORTHEAST

## Administrator

Name: Betty Bebian

Phone: 5704513171

Email: WKAPLAN@PSLGROUPLLC.COM

## Legal Entity

Name: PREMIER OAKWOOD TERRACE OPERATING LLC

Address: 245 PARK AVENUE 39TH FLOOR, NEW YORK, NY, 10167

## Certificate(s) of Occupancy

Type: C-2 LP

Date:

Issued By:

## Staffing Hours

Resident Support Staff: 0

Total Daily Staff: 60

Waking Staff: 45

## Inspection

Type: Partial

BHA Docket #:

Notice: Unannounced

Reason: Complaint, Incident

## Inspection Dates and Department Representative

06/11/2019 - On-Site: Amy Deluca

## Resident Demographic Data as of Inspection Dates

### General Information

License Capacity: 58

Residents Served: 48

### Secured Dementia Care Unit

In Home: Yes

Area: Pine

Capacity: 14

Residents Served: 9

### Hospice

Current Residents: 5

### Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 48

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 12

Have Physical Disability: 0

15c - Supervision

Regulations

2600.

15.c. The home shall immediately submit to the Department's personal care home regional office a plan of supervision or notice of suspension of the affected staff person.

Description of Violation

On 6/6/19 a representative visited the home regarding a complaint that staff person A had verbally abused resident #1. The home suspended staff person A on 6/6/19 and then allowed her to come back to work unsupervised on 6/10/19. The home did not submit a plan of supervision to the department's regional office when the staff person returned to work.

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.)

Since recorded camera footage proved that the accused employee had no abusive interaction with the resident during her entire shift, she was permitted to return to work.

In the future a call will be placed to the Department with a plan of supervision prior to allowing staff member to return to work until the Department unsubstantiates the allegation.

Administrator will ensure compliance with this regulation.

\*\*\* Ongoing:

If any future allegations of abuse occur, the home will immediately take the following steps:

- 1. Suspend the staff person or persons involved
- 2. Report the alleged abuse to the Department
- 3. Report the alleged abuse to the local Area Agency on Aging
- 4. Report the alleged abuse to the resident's designated person, if any.

Legal Entity Representative

7-30-19 MM

Betty Bebian  
Signature

Betty Bebian, Administrator  
Printed Name and Title

7/16/2019  
Date

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

The above plan of correction is approved as of 7-30-19  
(Date)

Plan of correction implementation status as of 7-30-19  
(Date)

The above plan of correction was approved by MM \*\*\*  
(Initials)

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

42s - Privacy

Regulations

2600.

42.s. A resident has the right to privacy of self and possessions. Privacy shall be provided to the resident during bathing, dressing, changing and medical procedures.

Description of Violation

Administrator B stated that on 6/6/19 she used recorded video footage of the common areas in the home to investigate a complaint of verbal abuse involving staff member A and resident #1 that allegedly occurred on 6/5/19. Administrator B was not aware that video recording of common areas of the home is prohibited.

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.)

Camera recording in the home common areas was discontinued immediately during the survey. The Administrator is the only person with access to the controls of the camera system and will ensure that recording of any resident common area remains turned off.

\*\*\* Ongoing:

The home will ensure that the right to privacy of self and possessions is protected.

7-30-19  
MM

Legal Entity Representative

Betty Bebian  
Signature

Betty Bebian, Administrator  
Printed Name and Title

7/16/2019  
Date

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