



pennsylvania
DEPARTMENT OF HUMAN SERVICES

**Sent via e-mail licensing@sunriseseniorliving.com
Sent via e-mail shanna.garland@sunriseseniorliving.com
September 12, 2019**

Mr. Michael J. Stein
Vice President
MS Lower Makefield SH, LLC
Attn: *Menerva Philson*
7902 Westpark Drive
McLean, Virginia 22102

RE: Sunrise Senior Living of Lower Makefield
631 Stony Hill Road
Yardley, Pennsylvania 19067
License #: 138090

Dear Mr. Stein:

As a result of the Department's Bureau of Human Services Licensing inspection on July 11, 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,

Shawn Parker

Shawn Parker
Human Services Licensing Supervisor

Enclosure
Violation Report

Violation Report

Facility Information

Name: *SUNRISE SENIOR LIVING OF LOWER MAKEFIELD*

License Number: *13809*

Address: *631 STONY HILL ROAD,, YARDLEY, PA 19067*

County: *BUCKS*

Region: *SOUTHEAST*

Administrator

Name: *Shanna Garland*

Phone: *2153218200*

Email:

Lowermakefield.ed@SUNRISESENIORLIVING.COM

Legal Entity

Name: *MS LOWER MAKEFIELD SH LLC*

Address: *7902 WESTPARK DRIVE, ATTN: MENERVA PHILSON, MCLEAN, VA, 22102*

Certificate(s) of Occupancy

Type: *Other*

Date:

Issued By:

Staffing Hours

Resident Support Staff: *133*

Total Daily Staff: *266*

Waking Staff: *200*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Complaint, Incident*

Inspection Dates and Department Representative

07/11/2019 - On-Site: Jennie Heinberg

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *95*

Residents Served: *77*

Secured Dementia Care Unit

In Home: *Yes*

Area: *Reminiscence*

Capacity: *29*

Residents Served: *28*

Hospice

Current Residents: *11*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *77*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *56*

Have Physical Disability: *0*

25b - Contract Signatures

Regulations

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated 2/28/17, for resident #1 was not signed by the Personal Care Home Administrator or Designee.

Plan of Correction (POC)

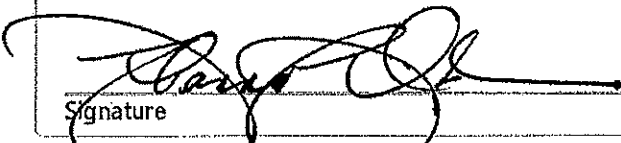
(Attach pages as necessary. Remember that you must sign and date any attached pages. Include steps to correct the violation described above and steps to prevent a similar violation from occurring again. If steps cannot be completed immediately, include dates by which the steps will be completed.)

see attached


Administrator or designee will ensure all contracts are signed by the individuals specified in 2600.25b. Home audits of contracts will be documented and made available for Department review.

SP 09-12-19

Legal Entity Representative


Signature

SHANIKIA GARDNER
Printed Name and Title *Executive Director*

9/6/19
Date

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The above plan of correction is approved as of 09-12-19
(Date)

Plan of correction implementation status as of 09-12-19
(Date)

The above plan of correction was approved by SP
(Initials)

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

Sunrise Senior Living Plan of Correction

Name of Personal Care Home: Sunrise Senior Living of Lower Makefield
Address of PCH: 631 Stony Hill Road, Yardley PA 19067
License number: 138090
Inspection date(s): July 11th 2019
Name/Title of Legal Entity Representative Signing the Plan of Correction:
Shanna Garland, Executive Director

Signature of Sunrise Representative: 
Date of Submission: September 6th, 2019

Regulation 55 Pa.Code § 2600.	Target Date by Which Correction will be completed	Plan of Correction
2600.25.(b)	7/11/19	The Executive Director reviewed and signed the resident-home contract dated 2/28/2017 for Resident #1.
	7/31/2019	Executive Director reviewed all resident-home contracts at the Personal Care Home, and double checked all signatures were in place for all contracts.
	8/30/2019 and ongoing	Monthly, all resident-home contracts will be reviewed by both the Executive Director and Director of Sales to ensure all signatures are appropriately obtained.
	8/30/2019 and ongoing	This Plan of Correction will be reviewed monthly for the next 3 months by the Management team at the Quality Assurance and Performance Improvement (QAPI) meeting to evaluate consistency in maintaining compliance with this regulation. Specifically the Executive Director will report continued compliance with this regulation and present her findings to discuss any trends and plans to correct. The QAPI committee will determine the need for additional process changes and/or monitoring.

Responses on the enclosed plan of correction do not constitute an admission or agreement of the truth of the facts alleged or the conclusion set forth in the regulatory report. The responses are prepared solely as a matter of compliance with law.