



**MAILING DATE: September 13, 2019**

Ms. Diana Ponterio  
Sr. Vice President of Operations  
Regulatory Compliance  
Country Meadows Associates  
830 Cherry Drive  
Hershey, Pennsylvania 17033

RE: Country Meadows of South Hills I  
3560 Washington Pike  
Bridgeville, Pennsylvania 15017  
Certificate #: 430660

Dear Ms. Ponterio:

As a result of the Department's Bureau of Human Services Licensing inspection on August 2, 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 "L. Mazza".

Larry Mazza  
Human Services Licensing Supervisor

Enclosure  
Violation Report

# Violation Report

## Facility Information

Name: *COUNTRY MEADOWS OF SOUTH HILLS I*  
Address: *3560 WASHINGTON PIKE, BRIDGEVILLE, PA 15017*  
County: *ALLEGHENY* Region: *WESTERN*

License Number: *43066*

## Administrator

Name: *Jessica Diancio* Phone: *4122572855* Email: *jciancio@countrymeadows.com*

## Legal Entity

Name: *COUNTRY MEADOWS ASSOCIATES*  
Address: *830 CHERRY DRIVE, HERSHEY, PA, 17033*

**RECEIVED**

9/4/2019

Western Region Field Office  
Bureau of Human Services Licensing

## Certificate(s) of Occupancy

Type: *C-2 LP* Date: Issued By:

## Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *104* Waking Staff: *78*

## Inspection

Type: *Partial* BHA Docket #: Notice: *Unannounced*  
Reason: *Incident*

## Inspection Dates and Department Representative

*08/02/2019 - On-Site: Amy Duncan*

## Resident Demographic Data as of Inspection Dates

### General Information

License Capacity: *100* Residents Served: *64*

### Secured Dementia Care Unit

In Home: *Yes* Area: *Connections* Capacity: *50* Residents Served: *35*

### Hospice

Current Residents: *4*

### Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *64*  
Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *0*  
Have Mobility Need: *40* Have Physical Disability: *1*

25a - Written Contract and Review

Regulations

2600.

25.a. Prior to admission, or within 24 hours after admission, a written resident-home contract between the resident and the home shall be in place. The administrator or a designee shall complete this contract and review and explain its contents to the resident and the resident's designated person if any, prior to signature.

Description of Violation

Resident #1 was admitted to the home on 2/25/19; however, the resident-home contract, dated 2/19/19, was not signed until 3/1/19.

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.)

Resident agreements are always to be signed on or before admission.

Going forward, executive director and / or designee will review the agreement for each admission to ensure agreement is signed and in compliance with regulation.

Within 15 days of receipt of the plan of correction: A designated staff person shall review all current resident records to ensure each resident has a resident-home contract completed in its entirety. 9/4/19

AM

Legal Entity Representative

*Diana Ponterio*

Signature

Diana Ponterio / Sr VP of Ops/Reg Compliance 9/3/19

Printed Name and Title

Date

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

The above plan of correction is approved as of 9/4/19  
(Date)

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

Plan of correction implementation status as of 9/4/19  
(Date)

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