



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

August 27, 2019

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

RE: Country Meadows of Leader Heights  
2760 Pine Grove Road  
York, Pennsylvania 17403  
Certificate # 350800

Dear Ms. Ponterio:

As a result of the Department's Bureau of Human Services Licensing's annual licensing inspection on August 5, 2019 and August 6, 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](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".

Kevin Hancock  
Deputy Secretary  
Office of Long-term Living

Enclosure  
Violation Report

# Violation Report

## Facility Information

Name: COUNTRY MEADOWS OF LEADER HEIGHTS  
Address: 2760 PINE GROVE ROAD,, YORK, PA 17403  
County: YORK Region: CENTRAL

License Number: 35080

## Administrator

Name: Russ Stack Phone: 7177415118 Email:

## Legal Entity

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

## Certificate(s) of Occupancy

Type: C-2 LP Date: 02/28/2001 Issued By: L & I

## Staffing Hours

Resident Support Staff: 138 Total Daily Staff: 318 Waking Staff: 239

## Inspection

Type: Full Reason: Renewal BHA Docket #: Notice: Unannounced

## Inspection Dates and Department Representative

08/05/2019 - On-Site: Michael Showers, Laura Heemer

08/06/2019 - On-Site: Michael Showers, Laura Heemer

## Resident Demographic Data as of Inspection Dates

### General Information

License Capacity: 215 Residents Served: 138

### Secured Dementia Care Unit

In Home: Yes Area: Connections Capacity: 48 Residents Served: 34

### Hospice

Current Residents: 6

### Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 138  
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 42 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 2/8/19 amendment to the contract of Resident 1, for increased services that resulted in an increased rate, was not signed by the resident.

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 financial amendment was not signed by the resident at the request of the daughter (POA, who pays mom's bill with her own funds. The POA was concerned the resident would become unnecessarily upset when seeing the cost of care in writing. Understanding the POA is using her funds to pay for care and in an attempt to act with the resident's well-being in mind, we did not have the resident sign the amendment.

On 8/9/2019, the resident signed the amendment to the resident agreement (see attached).

All resident agreements and amendments will be signed by the resident unless the resident is "unable to sign" or "refused to sign". On 8/7/2019, all pertinent Country Meadows staff were trained.

Ongoing, the executive director / designee will review the signatures prior to approving resident documents as complete and accurate.

Legal Entity Representative



Signature

Diana Ponterio, Sr. VP of Ops/Reg Comp. 8/12/19  
Printed Name and Title Date

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

The above plan of correction is approved as of	<u>8/13/19</u> (Date)	Plan of correction implementation status as of	<u>8/13/19</u> (Date)
		<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	

132e - Fire Drill Sleeping Hours

Regulations

2600.

132.e. A fire drill shall be held during sleeping hours once every 6 months.

Description of Violation

The most recent sleeping hours fire drill was held 4/29/2019. The previous sleeping hours drill was performed on 9/30/2018.

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.)

Country Meadows of Leader Heights consistently holds sleeping fire drills in September and March. In 2019, the fire inspector arrived at the campus on March 14 to hold his annual witnessed fire drill (during the day). This caused the sleeping hours fire drill to be pushed back until April. A night time full staff fire training was conducted on March 24, 2019 in its place and the sleeping fire drill was conducted on April 29, 2019.

A night time fire drill has been completed within the last six months on April 29, 2019.

In the future, if an interruption should occur in the fire drill schedule, we will conduct two fire drills in the same month to ensure compliance of a constant six months between sleeping fire drills. All pertinent staff have been trained and a directive noted on the fire drill schedule.

Ongoing the executive director / maintenance director / designee will monitor fire drills for compliance.

Legal Entity Representative

  
Signature

Diana Ponterio, Sr. VP of Ops/Reg Comp.  
Printed Name and Title

8/12/19  
Date

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

The above plan of correction is approved as of 8/13/19  
(Date)

Plan of correction implementation status as of 8/13/19  
(Date)

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

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