



EMAILING DATE: January 3, 2020

Ms. Linda Mueller
Owner / Administrator
R. Lynn and Linda Muller
208 River Forest Drive
Freeport, Pennsylvania 16229

RE: Colonial Gardens Guest House
121 Steppland Road
Butler, Pennsylvania 16002
Certificate #: 445700

Dear Ms. Mueller:

As a result of the Department's Bureau of Human Services Licensing inspection on August 22, 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 "Jason Williams", written in a cursive style.

Jason Williams
Human Services Licensing Supervisor

Enclosure
Violation Report

Violation Report

RECEIVED

NOV 01 2019

License Number: 44570

Western Region

Facility Information

Name: COLONIAL GARDENS GUEST HOUSE
Address: 121 STEPPLAND ROAD,, BUTLER, PA 16002
County: BUTLER Region: WESTERN

Administrator

Name: Kim Leroy Phone: 7245865121 Email: LINDA1227MUELLER@GMAIL.COM

Legal Entity

Name: R LYNN AND LINDA MUELLER
Address: 208 RIVER FOREST DRIVE, FREEPORT, PA, 16229

Certificate(s) of Occupancy

Type: C-2 LP Date: Issued By:

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 24 Waking Staff: 18

Inspection

Type: Partial BHA Docket #: Notice: Unannounced
Reason: Complaint

Inspection Dates and Department Representative

08/22/2019 - On-Site: Lori Gillette

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 40 Residents Served: 24

Secured Dementia Care Unit

In Home: No Area: Capacity: Residents Served:

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 18
Diagnosed with Mental Illness: 22 Diagnosed with Intellectual Disability: 0
Have Mobility Need: 0 Have Physical Disability: 0

20b7 - Power of Attorney

Regulations

2600.

20.b. If the home provides assistance with financial management or holds resident funds, the following requirements apply:

- 7. The legal entity, administrator and staff persons of the home are prohibited from being assigned power of attorney or guardianship of a resident or a resident's estate.

Description of Violation

Staff person A, the home's owner, was the Power of Attorney for resident #1 from 9/27/18 until 12/18/18, while he was a resident in the home.

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 Owner of the home was requested by the resident to become POA due to extenuating circumstances involving his family. After seeking legal counsel the owner agreed since she was no longer involved with the daily operations of the home nor had she been for 2 years prior.

The plan of correction for this violation: None of the administrative staff, staff or the owner will become POA for any of the residents of the home. A meeting was held with all involved and it was made known that the legal entity, administrator or staff of the home shall not be named POA for any resident or their estate. The POA in question was rebuked on 12/18/2018. The resident in question no longer resides in the home.

Legal Entity Representative

Linda Mueller

Signature

Linda Mueller Owner 10/29/19

Printed Name and Title

Date

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

The above plan of correction is approved as of 1/2/20
(Date)

Plan of correction implementation status as of 1/2/20
(Date)

The above plan of correction was approved by JW
(initials)

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