



pennsylvania
DEPARTMENT OF HUMAN SERVICES

SENT VIA EMAIL: jessica.ciancio@lifespacecommunities.com

MAILING DATE: March 27, 2020

Ms. Jessica Ciancio
Administrator
Lifespace Communities, Inc.
4201 Corporate Drive
West Des Moines, Iowa 50266

RE: Friendship Village of South Hills
1296 Boyce Road
Upper St. Clair, Pennsylvania 15241
License/COC #: 450770

Dear Ms. Ciancio:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on January 10, 2020, of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Williams".

Jason Williams
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Violation Report

Facility Information

Name: *FRIENDSHIP VILLAGE OF SOUTH HILLS*

License Number: *45077*

Address: *1296 Boyce Road , UPPER ST CLAIR, PA 15241*

County: *ALLEGHENY*

Region: *WESTERN*

Administrator

Name: *Jessica Ciancio*

Phone: *724-941-3100*

Email:

Legal Entity

Name: *Lifespace Communities, Inc.*

Address: *4201 Corporate Drive , WEST DES MOINES , IA, 50266*

Certificate(s) of Occupancy

Type: *I-2*

Date: *08/21/2019*

Issued By: *Township of Upper St Clair*

Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *30*

Waking Staff: *23*

Inspection

Type: *Full*

BHA Docket #:

Notice: *Unannounced*

Reason: *Renewal*

Inspection Dates and Department Representative

01/10/2020 - On-Site: Cindy Mulick, Vicki Siegert

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *102*

Residents Served: *20*

Special Care Unit

In Home: *Yes*

Area: *1st floor*

Capacity: *32*

Residents Served: *9*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *20*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *10*

Have Physical Disability: *0*

25e Rent rebate - collection

Requirements

2800.

25.e. The resident-residence contract must include whether the residence collects a portion of a resident's rent rebate under subsection (d).

Description of Violation

The resident-residence contract, dated 12/19/19, for resident #1 does not include whether the residence collects a portion of a resident's rent rebate.

The resident-residence contract, dated 12/03/19, for resident #2 does not include whether the residence collects a portion of a resident's rent rebate.

The resident-residence contract, dated 12/06/19, for resident #3 does not include whether the residence collects a portion of a resident's rent rebate.

The resident-residence contract, dated 11/25/19, for resident #4 does not include whether the residence collects a portion of a resident's rent rebate.

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 #1, #2, #3, and #4's resident- residence contracts have been updated with an addendum that notifies the resident that the residence does not collect social security income or rent rebates (see attachments titled "Lifespace Communities, INC. Amendment to Assisted Living Contract"). All current contracts have been updated with an addendum that notifies the resident that the residence does not collect social security income or rent rebates. The communities resident-residence contract has been updated for all future residents (see attachments titled "page 8 from Lifecare Contract" and "page 9 from private pay contract"). Director of Assisted Living/ Administrator to review every new resident to residence contract within 30 days to ensure ongoing compliance. Sign off sheet to be kept in resident file.

Legal Entity Representative

J. Ciancio
Signature

Jessica Ciancio, Director of Assisted Living
Printed Name and Title

4/8/20
Date

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

The above plan of correction is approved as of 4/30/20
(Date)

Plan of correction implementation status as of 4/30/20
(Date)

- Implemented
- Not Implemented

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

25h Contract recission - 72 Hrs

Requirements

2800.

25.h. The resident, or a designated person, has the right to rescind the contract for up to 72 hours after the initial dated signature of the contract. The resident shall pay only for the services received. Rescission of the contract must be in writing addressed to the residence.

Description of Violation

Resident #1's, contract dated, 12/19/19, does not indicate that the resident has the right to rescind the contract for up to 72 hours after the initial dated signature of the contract.

Resident #2's, contract dated, 12/03/19, does not indicate that the resident has the right to rescind the contract for up to 72 hours after the initial dated signature of the contract.

Resident #3's, contract dated, 12/06/19, does not indicate that the resident has the right to rescind the contract for up to 72 hours after the initial dated signature of the contract.

Resident #4's, contract dated, 11/25/19, does not indicate that the resident has the right to rescind the contract for up to 72 hours after the initial dated signature of the contract.

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 #1, #2, #3, and #4's resident- residence contracts have been updated with an addendum that notifies the resident that the resident had the right to rescind the contract for up to 72 hours after the initial dated signature of the contract. (see attachments titled "Lifespace Communities, INC. Amendment to Assisted Living Contract"). All current contracts have been updated with an addendum that notifies the resident that the resident had the right to rescind the contract for up to 72 hours after the initial dated signature of the contract. The communities resident-residence contract has been updated for all future residents (see attachments titled "page 12 from Lifecare Contract" and "page 13 from private pay contract"). Director of Assisted Living/ Administrator to review every new resident to residence contract within 30 days to ensure ongoing compliance. Sign off sheet to be kept in resident file.

Legal Entity Representative

J. Ciancio
Signature

Jessica Ciancio, Director of Assisted Living
Printed Name and Title

4/8/20
Date

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(Date)

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(Initials)

Implemented
 Not Implemented

85e Trash outside

Requirements

2800.

85.e. Trash outside the home shall be kept in covered receptacles that prevent the penetration of insects and rodents.

Description of Violation

At 11:06 a.m., the circular wood slated trash can, placed at the main entrance, has a circular lid that is open and does not prevent the penetration of insects and rodents.

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.)

At time of inspection, trash can was immediately covered. Due to COVID 19 mandatory business closures, a new trash receptacle with a lid cannot be ordered. Residence has removed all open outdoor trash receptacles (see attached picture). All outdoor open trash receptacles will remain in storage until residence is able to discuss alternate covered options with the vendor that supplied the trash receptacles.

Legal Entity Representative

Jessica
Signature

Jessica Ciancio, Director of Assisted Living
Printed Name and Title

4/8/20
Date

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132d Evacuation

Requirements

2800.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the residence.

Description of Violation

A safe evacuation time of 5 minutes was designated in writing by a fire safety expert on 10/17/19; however, the fire drill conducted on 12/12/19 at 12:52 pm took 5 minutes and 15 seconds to complete.

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.)

Fire Drill conducted on 12/12/19, was the residence's first fire drill. Training was immediately conducted by the Administrator with staff on 12/12/19 to discuss issues with the drill (see attached training and sign in sheet). Since 12/12/19, the residence has conducted 4 additional fire drills. All additional fire drills were within safe evacuation times (see attached fire drill record). Furthermore, the residence has a meeting scheduled with the Upper St. Clair Fire Department to review safe evacuation times and overall fire safety preparedness. All ongoing fire drills and training will be monitored by the Administrator, the Director of Community Services, and the Safety and Security Lead on a monthly basis after each drill.

Legal Entity Representative

J. Ciancio
Signature

Jessica Ciancio, Director of Assisted Living
Printed Name and Title

4/8/20
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