



**pennsylvania**  
DEPARTMENT OF HUMAN SERVICES

SENT VIA EMAIL: [ella.bostedo@hcr-manorcare.com](mailto:ella.bostedo@hcr-manorcare.com)  
[loraine.garofolo@hcr-manorcare.com](mailto:loraine.garofolo@hcr-manorcare.com)

MAILING DATE: May 19, 2020

Ms. Ella Bostedo  
Executive Director  
Arden Courts of Monroeville PA, LLC  
**ATTN: LICENSURE SUPPORT**  
333 North Summit Street, 16<sup>th</sup> Floor  
Toledo, Ohio 43604

RE: Arden Courts of Monroeville  
120 Wyngate Drive  
Monroeville, Pennsylvania 15146  
License #: 435520

Dear Ms. Bostedo:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on February 20, 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: ARDEN COURTS OF MONROEVILLE  
Address: 120 WYNGATE DRIVE,, MONROEVILLE, PA 15146  
County: ALLEGHENY Region: WESTERN

License Number: 43552

## Administrator

Name: ELLA BOSTEDO Phone: 4123801300 Email:  
LICENSURE-CERTIFICATION@HCR-  
MANORCARE.COM

## Legal Entity

Name: ARDEN COURTS OF MONROEVILLE PA LLC  
Address: 333 NORTH SUMMIT STREET, 16TH FL, ATTN LICENSURE SUPPORT, TOLEDO, OH, 43604

## Certificate(s) of Occupancy

Type: C-2 LP Date: 09/22/1998 Issued By: Pa Dept. of L & I

## Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 106 Waking Staff: 80

## Inspection

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

## Inspection Dates and Department Representative

02/20/2020 - On-Site: Jan Cutter, Belinda Graziano, Deb McConnell

## Resident Demographic Data as of Inspection Dates

### General Information

License Capacity: 56 Residents Served: 53

### Secured Dementia Care Unit

In Home: Yes Area: entire home Capacity: 56 Residents Served: 53

### Hospice

Current Residents: 14

### Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 53  
Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0  
Have Mobility Need: 53 Have Physical Disability: 0

85a - Sanitary Conditions

Regulations

2600.  
85.a. Sanitary conditions shall be maintained.

Description of Violation

On 2/20/2020 at 9:00 am, there were approximately 30 cigarette butts in the landscaping rocks to the right of the front door.

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.)

PLEASE SEE ATTACHED (page 2a of 8)

Legal Entity Representative

*Ella Borrero*  
Signature

*Ella Borrero*  
Printed Name and Title

*4-21-20*  
Date

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

The above plan of correction is approved as of 5/14/20  
(Date)

Plan of correction implementation status as of 5/14/20  
(Date)

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

Implemented  
 Not Implemented

ARDEN COURTS  
DUNEDINVILLE

85.a.

- The cigarette butts were immediately removed from the landscaping rocks to the right of the front door by the Building Services Coordinator on February 20, 2020.
- The Monthly Daily Rounds is being used by the Building Services Coordinator or designee as the audit tool for checking and needed follow up in the grounds, parking lot and smoking area for cigarette butts. Initiated April 1, 2020 through September 1, 2020.  
Please see attached.
- In addition to the above immediate actions taken, a systematic approach to monitoring and maintaining sanitary conditions has been instituted. Going forward, the Executive Director or designee will complete weekly rounds with the Building Services Coordinator that includes checking the grounds, parking lot, and smoking area for cigarette butts. This action will continue until October 1, 2020.  
Please see attached.
- Starting April 15, 2020, all staff are being in-serviced on the Smoking Policy and regulation 85.a. by the Executive Director or designee. In-serving is underway and projected to conclude by May 30, 2020.  
Please see attached.

Ella Bostedo  
4-21-20

85e - Trash Outside Home

Regulations

2600.

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

Description of Violation

The right side of the lid on the dumpster on the right was open at 11:05 am. The dumpster was 1/2 full of trash.

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.)

PLEASE See ATTACHED (page 3a of 8)

Legal Entity Representative

*Ella Postedo*

Signature

ELLA POSTEDO

Printed Name and Title

4-21-20

Date

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The above plan of correction was approved by

*JW*  
(Initials)

Arden Courts  
Monroeville

**85. e.**

- The right side of the lid on the dumpster on the right was immediately closed by the Building Services Coordinator on February 20, 2020.
- The Monthly Daily Rounds is being used by the Building Services Coordinator or designee as the audit tool for checking and needed follow up in the grounds and the parking lot (location of the dumpster), including all dumpster lids are closed. Initiated April 1, 2020 through October 1, 2020.  
Please see attached.
- In addition to the above immediate actions taken, a systematic approach to monitoring and ensuring that "trash outside the home shall be kept in covered receptables" has been instituted. Going forward, the Executive Director or designee will complete weekly rounds with the Building Services Coordinator that includes checking the grounds and parking lots (location of the dumpster), including all dumpster lids are closed This action will continue until October 1, 2020.  
Please see attached.
- Reminder signs to close lids were been posted at the dumpster on April 14, 2020.  
Please see attached photos.
- Starting April 16, 2020, all staff are being in-serviced on regulation 85.e. by the Executive Director or designee. In-serving is underway and projected to conclude by May 30, 2020.  
Please see attached.

Ella Portedo  
4-21-20

92 - Windows

Regulations

2600.

92. Windows and Screens - Windows, including windows in doors, must be in good repair and securely screened when doors or windows are open.

Description of Violation

There was a small hole, measuring 1 inch by 1/2 inch, in the right lower side of the screen in the window of bedroom #22.

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.)

PLEASE SEE ATTACHED (page 4a of 8)

Legal Entity Representative

Ella Bortedo  
Signature

Ella Bortedo  
Printed Name and Title

4-21-20  
Date

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92

## ARDEN COURTS MONROEVILLE

- The small hole in the right lower side of the screen in the window of bedroom #22 was immediately repaired by the Building Services Coordinator on February 20, 2020. Please see attached photo.
- Rounds to check every window screen for holes was completed by the Building Services Coordinator on April 15, 2020. Follow-up repair will occur, as warranted. Please see attached.
- The Resident Room Deep Cleaning Checklist is being used by the Housekeeper or designee as the audit tool for checking and needed follow up concerning "good repair" of "window/shade/valance". Initiated April 15, 2020, through October 1, 2020. Please see attached.
- In addition to the above immediate actions taken, a systematic approach to monitoring and ensuring that that "windows, including windows in doors, must be in good repair" will be instituted April 15, 2020. Going forward, the Building Services Coordinator or designee will complete random weekly rounds that includes checking that "windows, including windows in doors, must be in good repair". This action will continue until October 1, 2020. Please see attached.
- On April 15, 2020, Building Services Coordinator and housekeeper were in-serviced on regulation 92 by the Executive Director or designee. Please see attached.

*Ella Bostade*  
4-21-20

103i - Outdated Food

Regulations

2600.

103.i. Outdated or spoiled food or dented cans may not be used.

Description of Violation

There was a 5 pound open and unsealed bag of potato wedges in a box in the walk in freezer in the kitchen.

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.)

*Please see attached* (page 5a of 8)

Legal Entity Representative

*Ella Pastedo*

Signature

*Ella Pastedo Director 4-21-20*

Printed Name and Title

Date

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ARDEN COURTS MONROEVILLE

103.i.

- The 5-pound open and unsealed bag of potato wedges in a box in the walk-in freezer in the kitchen was immediately removed and discarded by the food service personnel on February 20, 2020.
- The Resident Services Coordinator Daily Rounds Checklist will be used by the Food Services Coordinator or designee to ensure "outdated or spoiled food or dented cans may not be used" starting April 21, 2020 and will continue until October 1, 2020.  
Please see attached.
- In addition to the above immediate actions taken, a systematic approach to monitoring and ensuring that "outdated or spoiled food or dented cans may not be used" will be instituted. Going forward, the Executive Director or designee will review the Resident Services Coordinator Daily Rounds Checklist for completion twice weekly. This will continue until October 1, 2020.
- On April 15-16, 2020, the Food Services Coordinator and Cook were in-serviced on regulation 103.i. and the Rounds Checklist by the Executive Director or designee.  
Please see attached.

Edna Brotala  
4-21-20

132g - Fire Drills Days/Times

Regulations

2600.

132.g. Fire drills shall be held on different days of the week, at different times of the day and night, not routinely held when additional staff persons are present and not routinely held at times when resident attendance is low.

Description of Violation

According to the staff schedule, there are 4 staff in the building for an overnight shift; however, the home has not held a fire drill with only 4 staff present in the past year.

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.)

PLEASE SEE ATTACHED (page 6a of 8)

Legal Entity Representative

*Ella Rosendo*  
Signature

Ella Rosendo  
Printed Name and Title

4-21-20  
Date

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**Arden Courts Monroeville**

**132.g.**

- The Building Services Coordinator will conduct a fire drill with only 4 staff members present within fifteen (15) days from the time the Disaster Proclamation is lifted by the Governor. The fire drill will be submitted for review.
- The Building Services Coordinator will facilitate a fire drill with only 4 staff members present on a bi-annual basis beginning the 4<sup>th</sup> quarter of 2020.
- The fire drill records will be reviewed monthly at the Safety Committee Meeting to ensure compliance with regulation 132.g.
- On April 15, 2020, the Building Services Coordinator was in-serviced on regulation 132.g by the Executive Director or designee.  
Please see attached.

**I have corrected bullet #1 to state that a fire drill with only 4 staff members present will be conducted within fifteen (15) days from the time the Disaster Proclamation is lifted by the Governor.**

**I have correct bullet #2 to say a bi-annual fire drill**

*Ella Bostedo*  
5/14/20

141b1 - Annual Medical Evaluation

Regulations

2600.  
141.b.1. A resident shall have a medical evaluation: At least annually.

Description of Violation

Resident #1's most recent medical evaluation was completed on 12/19/2019. The resident's previous medical evaluation was completed on 12/8/2017.

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.)

PLEASE SEE ATTACHED (page 7a of 8)

Legal Entity Representative

Ella Postedo  
Signature

Ella Postedo  
Printed Name and Title

4-21-20  
Date

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# ARDEN COURTS MONROEVILLE

## 141.b.1

- The Resident Services Coordinator created a chart (initiated January 1, 2020) that includes the individual, annual evaluation date for each resident. This will ensure completion of the medical evaluation in a timely manner.  
Please see attached.
- The Executive Director or designee will audit the resident records to additionally ensure completion of the medical evaluation in a timely manner in the 3rd quarter, 2020.
- On April 15, 2020, the Resident Services Coordinator was in-serviced on regulation 141.b. by the Executive Director or designee.  
Please see attached.

## 225.c.

*Ella Paredo*  
4-21-20

225c - Additional Assessment

Regulations

2600.

225.c. The resident shall have additional assessments as follows:

- 1. Annually.

Description of Violation

Resident #2's current assessment was completed on 2/8/2020. However, the resident's previous assessment was completed on 6/12/2018.

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.)

PLEASE SEE ATTACHED (page 8a of 8)

Legal Entity Representative

Ella Bostedo  
Signature

Ella Bostedo 4-21-20  
Printed Name and Title Date

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Implemented  
 Not Implemented

# ARDEN COURTS MONROEVILLE

## 225.c

- The Resident Services Coordinator created a chart (initiated January 1, 2020) that includes the individual, annual assessment date for each resident. This will ensure completion of the medical evaluation in a timely manner.  
Please see attached.
- The Executive Director or designee will audit the resident records to additionally ensure completion of the annual assessment in a timely manner in the 3rd quarter, 2020.
- On April 15, 2020, the Resident Services Coordinator was in-serviced on regulation 225.c. by the Executive Director or designee.  
Please see attached.

*Ella Pardo*  
4-21-20