



pennsylvania
DEPARTMENT OF HUMAN SERVICES

CERTIFICATE OF COMPLIANCE

This certificate is hereby granted to **GOLDEN HEIGHTS OPCO LLC**
LEGAL ENTITY

To operate **GOLDEN HEIGHTS PERSONAL CARE HOME**
NAME OF FACILITY OR AGENCY

Located at **3522 ROUTE 130, IRWIN, PA 15642**
(COMPLETE ADDRESS OF FACILITY OR AGENCY)

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE

ADDRESS OF SATELLITE SITE _____ ADDRESS OF SATELLITE SITE

To provide **Personal Care Homes**
TYPE OF SERVICE(S) TO BE PROVIDED

The total number of persons which may be cared for at one time may not exceed **75**
or the maximum capacity permitted by the Certificate of Occupancy, whichever is smaller. (MAXIMUM CAPACITY)

Restrictions: _____

This certificate is granted in accordance with the Public Welfare Code of 1967, P.L. 31, as amended, and Regulations

55 Pa.Code Chapter 2600: Personal Care Homes
(MANUAL NUMBER AND TITLE OF REGULATIONS)

and shall remain in effect from **March 1, 2020** until **March 1, 2021**,
unless sooner revoked for non-compliance with applicable laws and regulations.

No: **450300**

Robert E. Robinson
ISSUING OFFICER

[Signature]
DEPUTY SECRETARY

NOTE: This certificate is issued for the above site(s) only and is not transferable and should be posted in a conspicuous place in the facility.



Mailing Date: February 27, 2020

Mr. Michael W. Haass
President
Golden Heights OpCo, LLC
1208 Saint James Street
Philadelphia, Pennsylvania 19107

RE: Golden Heights Personal Care Home
3522 Route 130
Irwin, Pennsylvania 15642
Certificate #: 450300

Dear Mr. Haass:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department), licensing inspections on January 27, 2020, of the above facility, we have found that your facility is in substantial compliance with the regulations, set forth in 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), that can be adequately assessed at this time. The licensing inspector was unable to complete a full inspection because this is a new legal entity operating the home.

In accordance with 55 Pa.Code § 2600.11(b) (relating to procedural requirements for licensure or approval of personal care homes) a re-inspection of your newly licensed facility will be conducted within 3 months of the effective date of this license. Complete compliance with all applicable regulations is required in order to maintain your license.

Your NEW license is enclosed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Hancock". The signature is fluid and cursive, written over a light blue horizontal line.

Kevin Hancock
Deputy Secretary
Office of Long-term Living

Enclosures
License
Licensing Inspection Summary

Violation Report

Facility Information

Name: *GOLDEN HEIGHTS PERSONAL CARE HOME*

License Number: *42887*

Address: *3522 ROUTE 130,, IRWIN, PA 15642*

County: *WESTMORELAND*

Region: *WESTERN*

Administrator

Name: *Kathy Silko*

Phone: *7247443200*

Email: *kathy@goldenheightspersonalcare.com*

Legal Entity

Name: *LEVERINGTON CARE CENTERS*

Address: *3522 ROUTE 130, IRWIN, PA, 15642*

Certificate(s) of Occupancy

Type: *I-2*

Date: *05/11/2010*

Issued By: *Township of Penn*

Type: *C-2 LP*

Date: *02/23/1999*

Issued By: *L&I*

Staffing Hours

Resident Support Staff: *0*

Total Daily Staff: *66*

Waking Staff: *50*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Incident, Change Legal Entity*

Inspection Dates and Department Representative

01/27/2020 - On-Site: Belinda Graziano, Tom Smith

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *88*

Residents Served: *65*

Secured Dementia Care Unit

In Home: *No*

Area:

Capacity:

Residents Served:

Hospice

Current Residents: *12*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *65*

Diagnosed with Mental Illness: *1*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *1*

Have Physical Disability: *0*

18 - Compliance With Laws

Regulations

2600.

18. Applicable Health and Safety Laws - A home shall comply with applicable Federal, State and local laws, ordinances and regulations.

Description of Violation

The Care Facility Carbon Monoxide Alarms Standard Act of June 23, 2016 requires that, a carbon monoxide detector be installed "in close proximity of, but not less than 15 feet from, any fossil fuel-burning device or appliance." The gas water heater in the south wing mechanical room did not have a carbon monoxide detector installed in the room even though there is approximately 17 feet of distance from the water heater to the corner of the room.

Also, the gas water heater in the north wing mechanical room did not have a carbon monoxide detector installed in the room, even though there is approximately 20 feet of distance from the water heater to the corner of the room.

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.)

See separate page

See page 2A of 2

Legal Entity Representative

Kathy Silko
Signature

Kathy Silko, Administrator *2-19-2020*
Printed/Name and Title Date

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

The above plan of correction is approved as of 2/21/2020 Plan of correction implementation status as of 2/21/2020
(Date) (Date)

The above plan of correction was approved by *JW* Implemented
(Initials) Not Implemented

During the inspection on 1/27/2020, the Maintenance man contacted the individual (who installed the carbon monoxide detector) to see if the Maintenance man could move the carbon monoxide detector himself.

On 1/28/2020 the individual contacted the Maintenance man and stated he could move the carbon monoxide detector himself. The Maintenance man moved the carbon monoxide to inside the south wing mechanical room to the corner of the room which is 17 feet of distance from the water heater to the corner of the room. See attached photo page A1

Also, on 1/28/2020 the Maintenance man moved the carbon monoxide to inside the north wing mechanical room to the corner of the room which is approximately 20 feet of distance from the water heater to the corner of the room. See attached phot page B1

After each carbon monoxide detector was moved, the maintenance man tested each carbon monoxide detector in the mechanical room to ensure two things (1) employees could hear the alarms outside the mechanical rooms in which the employees could hear the alarm going off (2) carbon monoxide alarm system (which displays the number of the carbon monoxide detector when the alarm goes off) would show the newly moved carbon monoxide detector in which the alarm system did show which number alarm went off.

Signature: *Kathy Silka*
Date: 2-19-2020

Name + Title: Kathy Silka, Administrator

Immediately: The administrator or designee shall ensure the home follows all aspects of the Care Facility Carbon Monoxide Alarms Standards Act including testing and cleaning the detectors as indicated in the manufacturer's guidelines.

JW 2/21/2020