



pennsylvania
DEPARTMENT OF HUMAN SERVICES

**Sent via e-mail licensing@sunriseseniorliving.com
Sent via e-mail dresher.ed@sunriseseniorliving.com
May 29, 2020**

Mr. Michael J. Stein
Authorized Person
HCRI Sun III Tenant, LP
Attn: *Menerva Philson*
7902 Westpark Drive
McLean, Virginia 22102

RE: Sunrise Senior Living of Dresher
1650 Susquehanna Road
Dresher, Pennsylvania 19025
License #: 128410

Dear Mr. Stein:

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) review on April 8, 2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,

Shawn Parker

Shawn Parker
Human Services Licensing Supervisor

Enclosure
Licensing Inspection Summary

Violation Report

Facility Information

Name: *SUNRISE SENIOR LIVING OF DRESHER*

License Number: *12841*

Address: *1650 SUSQUEHANNA ROAD, DRESHER, PA 19025*

County: *MONTGOMERY*

Region: *SOUTHEAST*

Administrator

Name: *Brian Baxter*

Phone: *2152831123*

Email: *Dresher.ed@sunriseseniorliving.com*

Legal Entity

Name: *HCRI SUN III TENANT LP*

Address: *7902 WESTPARK DRIVE, ATTN: MENERVA PHILSON, MCLEAN, VA, 22102*

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff:

Total Daily Staff: *91*

Waking Staff: *68*

Inspection

Type: *Partial*

BHA Docket #:

Notice: *Unannounced*

Reason: *Incident*

Inspection Dates and Department Representative

04/08/2020 - Off-Site: Alexander Goldstein

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *105*

Residents Served: *51*

Secured Dementia Care Unit

In Home: *Yes*

Area:

Capacity: *25*

Residents Served: *22*

Hospice

Current Residents: *0*

Number of Residents Who:

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *73*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *40*

Have Physical Disability: *0*

42b - Abuse

Regulations

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

On 3/30/20, Resident #1's son contacted the home to notify them that the residents three credit cards had suspicious charges on them from online usage, and also in a Target store. The fraudulent charges were from the following credit cards owned by resident #1, a Bank of America Credit Card for \$564.84; a Discover Credit Card for \$383.08; and a Wells Fargo Debit Card \$562.85. On 3/30/20, The home notified the Upper Dublin police. The Upper Dublin police obtained video footage from Target when the card was used. The Executive Director identified the employee in the video who used the stolen credit card as Staff Member A. Staff Member A confessed to the police to stealing and using Resident #1's credit cards for personal use.

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.....

Abuse training documentation to be kept for Department review

SP 05-28-2020

Legal Entity Representative

Brian Baxter
Signature

Brian Baxter
Printed Name and Title

5/15/2020
Date

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

The above plan of correction is approved as of 05-29-2020
(Date)

Plan of correction implementation status as of 05-29-2020
(Date)

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

Implemented
 Not Implemented

Sunrise Senior Living Plan of Correction

Name of Personal Care Home: Sunrise of Dresher
Address of PCH: 1650 Susquehanna Rd Dresher, PA 19025
License number: 128410
Inspection date(s): 4/8/2020
Name/Title of Legal Entity Representative Signing the Plan of Correction:
Sunrise Senior Living of Dresher
Signature of Sunrise Representative: Brian Baxter
Date of Submission: _____

Regulation 55 Pa.Code § 2600.	Target Date by Which Correction will be completed	Plan of Correction
42.b	3/30/20	Upon being informed of the incident, the Executive Director (ED) began an investigation. The Police were notified, and the ED worked with Upper Dublin Detective to identify offender.
	4/3/2020	After being informed from the Upper Dublin Detective of Staff member A's confession, the staff member was removed from employment.
	5/31/2020	The ED/designee has scheduled training for care team to review what constitutes abuse, including financial abuse. Trainings to be completed by end of May 2020.
	5/31/2020	The ED/designee will inform Residents of systems that are available to them to safeguard their money and property. In addition residents will be encouraged to give their responsible parties valuables to take home.
	5/28/2020	The POC is discussed and evaluated (for up to 3 months) by the Executive Director and Coordinators at the Quality Management (QAPI) meeting to ensure it is still effective. If not effective it will be amended and a new POC will be implemented and monitored to ensure the violation does not occur again.