

Department of Human Services  
Bureau of Human Service Licensing

July 30, 2020

SHAWN BRANDT, EXECUTIVE DIRECTOR  
GAHC3 BOYERTOWN PA ALF TRS SUB LLC  
18191 VON KARMAN AVE, SUITE 300  
IRVINE, CA 92612

RE: CHESTNUT KNOLL  
120 WEST FIFTH STREET  
BOYERTOWN, PA, 19512  
LICENSE/COC#: 22613

Dear Ms. Brandt,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing licensing inspections on 07/08/2020, 07/09/2020, 07/15/2020, 07/16/2020 of the above facility, the citations specified on the enclosed Licensing Inspection Summary (LIS) were found.

We have determined that your plan of correction is: Acceptable

All citations specified on the plan of correction must be corrected by the dates specified on the License Inspection Summary (violation report) and continued compliance with Department statutes and regulations must be maintained.

Sincerely,  
Michele Moskalczyk  
Human Services Licensing Supervisor

Enclosure  
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

**Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY**

**Facility Information**

Name: CHESTNUT KNOLL License #: 22613 License Expiration Date: 06/30/2021  
Address: 120 WEST FIFTH STREET, BOYERTOWN, PA 19512  
County: BERKS Region: NORTHEAST

**Administrator**

Name: Shawn Brandt Phone: 6104738066 Email:  
Sbrandt@chestnutknoll.com, lindscott@pa.gov,  
mmoskalczy@pa.gov

**Legal Entity**

Name: GAHC3 BOYERTOWN PA ALF TRS SUB LLC  
Address: 18191 VON KARMAN AVE, SUITE 300, IRVINE, CA, 92612  
Phone: 6104738066 Email: DPROSKY@AHINVESTORS.COM

**Certificate(s) of Occupancy**

Type: C-2 LP Date: 08/20/2000 Issued By: PA L&I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 165 Waking Staff: 124

**Inspection**

Type: Partial Notice: Unannounced BHA Docket #:  
Reason: Incident Exit Conference Date: 07/16/2020

**Inspection Dates and Department Representative**

07/08/2020 - Off-Site: Corey Pica  
07/09/2020 - Off-Site: Corey Pica  
07/15/2020 - Off-Site: Corey Pica  
07/16/2020 - Off-Site: Corey Pica

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: 119 Residents Served: 106

**Secured Dementia Care Unit**

In Home: Yes Area: N/A Capacity: 52 Residents Served: 51

**Hospice**

Current Residents: 18

**Resident Demographic Data as of Inspection Dates (*continued*)**

## Number of Residents Who:

Receive Supplemental Security Income: *0*Are 60 Years of Age or Older: *106*Diagnosed with Mental Illness: *0*Diagnosed with Intellectual Disability: *0*Have Mobility Need: *59*Have Physical Disability: *0***Inspections / Reviews****07/08/2020 - Partial**Lead Inspector: *Corey Pica*Follow-Up Type: *POC Submission*Follow-Up Date: *08/07/2020***7/30/2020 - POC Submission**Lead Reviewer: *Michele Moskalczyk*Follow-Up Type: *Document Submission*Follow-Up Date: *07/31/2020*

**42b - Abuse****1. Requirements**

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**

*Resident 1 was struck by Resident 2. This caused eyeglasses to be knocked from face and a lens fall out. It also caused an injury which was a laceration about  $\frac{3}{4}$  of an inch near eyelid.*

## 42b - Abuse (continued)

## Plan of Correction

Accept

**Immediate fix:**

Staff immediately provided needed first aid to resident 1 and returned the other resident 2 to bed. Hourly checks in place for both residents. Physicians and Responsible parties for both residents notified. Berks County Office of aging protective services notified and BHSL notified in compliance with ACT 13 and 2600 regulation.

**Follow up:**

An investigation was immediately launched by the Executive Director and Memory Care Director.

The investigation found that resident 2 was wandering and touching door handles as [redacted] went. Resident 1 came out of [redacted] room and began to scold resident 2 for not being in bed. Resident 2 responded to being scolded by hitting Resident 1, knocking [redacted] glasses off of [redacted] face causing a small laceration above [redacted] eyelid.

The following morning, resident 1 was assessed by facility RN. MD ordered an antibiotic cream to eyelid until healed. (healed as of 7/9).

Both residents remain at baseline status with no recollection of event. Resident 1 eye glasses were fixed the following day. On 7/7 resident 1 was seen by her physician for follow up, no new orders. On 7/10 both residents were seen by geriatric psychiatrist, Dr Timko. Both Physicians will continue to assess residents as needed if there are any changes noted by staff. The Memory Care Director, Denise Shanley will monitor and report changes as needed.

For resident 1 the Psychiatrist titrated her Aricept with plans to d/c the medication (cognitive enhancer) as [redacted] mood had changed since increase in this routine medication. Resident 1 mood has improved since change has been made.

**Initial Plan:**

A 'stop' sign was placed over resident 1 bedroom door in order to deter other residents from touching the door handle. The sign is placed on the door at bedtime and removed in the morning by staff. **7/24/20 update** – the stop sign approach has been d/c as it is not working. Resident 1s husband removes the sign routinely, hides it, moves it, etc.. this intervention has not been successful.

**Current Interventions to prevent future occurrences:**

Resident 1: Staff will redirect other residents away from [redacted] when she is expressing being bothered.

Staff will redirect her attention to meaningful activities that she may enjoy such as sitting in the courtyard and adult coloring.

Resident 1 will continue to be followed and monitored by Psychiatry as needed.

Routine checks by staff for safety.

Resident 2: Staff will redirect away from resident rooms that are bothered by [redacted] jiggling.

Staff will attempt to engage in meaningful activity such as personal DVD player that family provided with favorite DVD's.

Enjoys sitting outside in courtyard.

Routine checks by staff for safety.

Both resident support plans have been adjusted to reflect care and behavioral needs. Memory Care Director will continue to monitor the situation and update interventions and MD's as needed. The Executive Director will follow up with Memory Care Director on any changes noted.

There have been no further incidents with these two residents.

