

Department of Human Services
Bureau of Human Service Licensing

March 4, 2021

██████████ ADMINISTRATOR
ABINGTON SENIOR CARE LLC
1000 LEGION PLACE, SUITE 1600
ATTN - BILL SNOW
ORLANDO, FL 32801

RE: THE TERRACE AT CHESTNUT HILL
495 EAST ABINGTON AVENUE
PHILADELPHIA, PA, 19118
LICENSE/COC#: 14157

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/05/2020, 08/06/2020, 08/07/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Sandi Wooters

Enclosure
Licensing Inspection Summary (LIS)

cc: Pennsylvania Bureau of Human Service Licensing

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

Facility Information

Name: THE TERRACE AT CHESTNUT HILL **License #:** 14157 **License Expiration Date:** 08/16/2021
Address: 495 EAST ABINGTON AVENUE, PHILADELPHIA, PA 19118
County: PHILADELPHIA **Region:** SOUTHEAST

Administrator

Name: [REDACTED] **Phone:** 2152475307 **Email:** [REDACTED]

Legal Entity

Name: ABINGTON SENIOR CARE LLC
Address: 1000 LEGION PLACE, SUITE 1600, ATTN - BILL SNOW, ORLANDO, FL, 32801
Phone: 2152475307 **Email:** [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: **Total Daily Staff:** 99 **Working Staff:** 74

Inspection

Type: Partial **Notice:** Unannounced **BHA Docket #:**
Reason: Complaint **Exit Conference Date:** 08/07/2020

Inspection Dates and Department Representative

08/05/2020 - Off-Site: [REDACTED]
08/06/2020 - Off-Site: [REDACTED]
08/07/2020 Off Site [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 122 **Residents Served:** 67

Secured Dementia Care Unit

In Home: No **Area:** **Capacity:** **Resident Served:**

Hospice

Current Residents: 0

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 67
Diagnosed with Mental Illness: 30 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 32 **Have Physical Disability:** 1

Inspections / Reviews

08/05/2020 - Partial

Lead Inspector: [REDACTED]

Follow Up Type: *POC Submission*

Follow-Up Date: *09/30/2020*

3/4/2021 Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

25b - Contract Signatures

1. Requirements

2600.

- 25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident home contract, dated 3/28/2019, for resident 1 was not signed by the resident.

Plan of Correction

Accept

This resident home contract was signed by the resident's POA and issued by the previous management company, Meridian Senior Living in March 2019.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts.

Completion Date: 05/31/2019

Document Submission

Implemented

This resident home contract was signed by the resident's POA and issued by the previous management company, Meridian Senior Living in March 2019.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts.

Completion Date: 05/31/2019

41e - Signed Statement

1. Requirements

2600.

- 41.e. A statement signed by the resident and, if applicable, the resident's designated person acknowledging receipt of a copy of the information specified in subsection (d), or documentation of efforts made to obtain signature, shall be kept in the resident's record.

Description of Violation

Resident 1's record did not contain a statement signed by the resident acknowledging receipt of a copy of the resident rights and complaint procedures.

Plan of Correction

Accept

Resident's rights and complaint procedures are included in the resident-home contract. As the previous management company, Meridian Senior Living, had only the resident's POA sign the resident-home contract, the resident did not sign for the resident rights and complaint procedures.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts, inclusive of resident rights and complaint procedures.

Completion Date: 05/31/2019

Document Submission

Implemented

Resident's rights and complaint procedures are included in the resident-home contract. As the previous management company, Meridian Senior Living, had only the resident's POA sign the resident-home contract, the resident did not sign for the resident rights and complaint procedures.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts, inclusive of resident rights and complaint procedures.

Completion Date: 05/31/2019

191 - Resident Right to Refuse

1. Requirements

2600.

191. Resident Education - The home shall educate the resident of the right to question or refuse a medication if the resident believes there may be a medication error. Documentation of this resident education shall be kept.

Description of Violation

Resident 1, admitted 3/28/2019, has not been educated to the resident's right to refuse medication if the resident believes that there may be a medication error.

Plan of Correction**Accept**

Resident's rights to refuse medication is included in the resident-home contract. As the previous management company, Meridian Senior Living, had only the resident's POA sign the resident-home contract, the resident did not sign for the resident rights and complaint procedures.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts, inclusive of the right to refuse medication if the resident believes there may be a medication error.

Completion Date: 05/31/2019

Document Submission**Implemented**

Resident's rights to refuse medication is included in the resident-home contract. As the previous management company, Meridian Senior Living, had only the resident's POA sign the resident-home contract, the resident did not sign for the resident rights and complaint procedures.

Juniper Communities became the new management company in May 2019. All new admissions since May 2019 have resident-signed contracts, inclusive of the right to refuse medication if the resident believes there may be a medication error.

Completion Date: 05/31/2019