

Department of Human Services
Bureau of Human Service Licensing

September 29, 2020

[REDACTED], EXECUTIVE DIRECTOR
WELLTOWER OPCO GROUP LLC
7902 WESTPARK DRIVE
ATTN - MENERVA PHILSON
MCLEAN, VA 22102

RE: SUNRISE OF NEWTOWN SQUARE
333 SOUTH NEWTOWN STREET
ROAD
NEWTOWN SQUARE, PA, 19073
LICENSE/COC#: 14326

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/17/2020, 08/18/2020, 08/19/2020, 08/20/2020, 08/25/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Shawn Parker

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: *SUNRISE OF NEWTOWN SQUARE* License #: 14326 License Expiration Date: 12/15/2020
Address: 333 SOUTH NEWTOWN STREET ROAD, NEWTOWN SQUARE, PA 19073
County: *DELAWARE* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: 6103255400 Email: [REDACTED]

Legal Entity

Name: *WELLTOWER OPCO GROUP LLC*
Address: 7902 WESTPARK DRIVE, ATTN - MENERVA PHILSON, MCLEAN, VA, 22102
Phone: 6103255400 Email: [REDACTED]

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 93 Waking Staff: 70

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Complaint* Exit Conference Date: 08/25/2020

Inspection Dates and Department Representative

08/17/2020 - Off-Site: [REDACTED]
08/18/2020 - Off-Site: [REDACTED]
08/19/2020 - Off-Site: [REDACTED]
08/20/2020 - Off-Site: [REDACTED]
08/25/2020 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 104 Residents Served: 61

Secured Dementia Care Unit

In Home: Yes Area: *Memory Care* Capacity: 26 Residents Served: 21

Hospice

Current Residents: 0

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

Number of Residents Who:

Receive Supplemental Security Income: 0

Are 60 Years of Age or Older: 67

Diagnosed with Mental Illness: 0

Diagnosed with Intellectual Disability: 0

Have Mobility Need: 32

Have Physical Disability: 0

Inspections / Reviews

08/17/2020 - Partial

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*Follow-Up Date: *09/18/2020*

9/25/2020 - POC Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*Follow-Up Date: *10/02/2020*

9/29/2020 - 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 [REDACTED], for resident #1 was not signed by the resident.

Plan of Correction

Accept

[REDACTED]

2600.25.b

9.10.20 The Executive Director completed an audit of all resident home contracts for any contracts that had not be signed by the resident.

9.10.20 The Executive Director and Associate Director of Sales reviewed the resident home contracts with residents who had not signed the contract and obtained resident signatures or made a notation in cases where the resident was unable to sign.

9.17.20 Executive Director provided training to the Associate Director of Sales regarding the requirement for the administrator, resident, and resident's designated person sign the contract.

9.17.20 and ongoing. Business Office Coordinator or designee will complete a review of administrative files as new residents move into the facility to ensure the resident has signed the contract or a notation has been made if the resident is unable to sign.

9.24.20 and ongoing. The POC will be 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 and training will be implemented and monitored to ensure the violation does not occur again.

Completion Date: 09/18/2020

Document Submission

Implemented

Please see attached requested documents