

Department of Human Services
Bureau of Human Service Licensing

December 22, 2020

MATTHEW J. HAYDIEN, CHIEF EXECUTIVE OFFICER
HSL DOUGLASSVILLE SUBTENANT LLC
ONE SEAGATE, SUITE 1500
C/O RENEW REIT ATTN LEGAL
TOLEDO, OH 43604

RE: KEYSTONE VILLA AT
DOUGLASSVILLE PERSONAL CARE
1152 BEN FRANKLIN HIGHWAY
EAST
DOUGLASSVILLE, PA, 19518
LICENSE/COC#: 22768

Dear Mr. Haydien,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/31/2020, 09/02/2020 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Anne Graziano

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: *KEYSTONE VILLA AT DOUGLASSVILLE PERSONAL CARE* License #: *22768* License Expiration Date: *06/13/2021*
 Address: *1152 BEN FRANKLIN HIGHWAY EAST, DOUGLASSVILLE, PA 19518*
 County: *BERKS* Region: *NORTHEAST*

Administrator

Name: *Carrie Hehn* Phone: *6103852000* Email:
chehn@keystonevillaatdouglassville.com;
lindscott@pa.gov; agraziano@pa.gov

Legal Entity

Name: *HSL DOUGLASSVILLE SUBTENANT LLC*
 Address: *ONE SEAGATE, SUITE 1500, C/O RENEW REIT ATTN LEGAL, TOLEDO, OH, 43604*
 Phone: *6103852000* Email: *JGETCHEY@RENEWREIT.COM*

Certificate(s) of Occupancy

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *163* Waking Staff: *122*

Inspection

Type: *Partial* Notice: *Unannounced* BHA Docket #:
 Reason: *Complaint* Exit Conference Date: *09/02/2020*

Inspection Dates and Department Representative

08/31/2020 - On-Site: Ryan Yankowy
09/02/2020 - Off-Site: Ryan Yankowy

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *168* Residents Served: *104*

Secured Dementia Care Unit

In Home: *Yes* Area: *n/a* Capacity: *68* Residents Served: *41*

Hospice

Current Residents: *41*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *103*
 Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *1*
 Have Mobility Need: *59* Have Physical Disability: *7*

Inspections / Reviews

08/31/2020 - Partial

Lead Inspector: *Ryan Yankowy*Follow-Up Type: *POC Submission*Follow-Up Date: *09/29/2020*

10/2/2020 - POC Submission

Lead Reviewer: *Anne Graziano*Follow-Up Type: *Document Submission*Follow-Up Date: *11/30/2020*

12/22/2020 - Document Submission

Lead Reviewer: *Anne Graziano*Follow-Up Type: *Not Required*

132d - Evacuation

1. Requirements

2600.

132.d. Residents shall be able to evacuate the entire building to a public thoroughfare, or to a fire-safe area designated in writing within the past year by a fire safety expert within the period of time specified in writing within the past year by a fire safety expert. For purposes of this subsection, the fire safety expert may not be a staff person of the home.

Description of Violation

It has been determined through an interview with the maintenance director who conducts the fire drills that the fire drill is not timed for the entire building to evacuate to a fire safe area or to the outside of the building. The time documented on the fire drills logs from 3/19-3/20 indicate the time for evacuation for the fire effected area.

Plan of Correction

Accept

What: The community did not have the necessary evacuation time letter from the community's fire safety expert. The fire safety expert completed his inspection of the community 9/9/2020 and completed the letter sending it to the community 9/28/2020. Please see attached letter confirming the community's total time to evacuate the entire community to a public thoroughfare or fire safe area.

Who: Fire Safety Expert, Robert Muller; Executive Director; Maintenance Director

When: Immediately upon receipt of the letter as outlined above, the community applied these times to their fire safety procedures. These times will be used with the next drill once the COVID-19 waivers are lifted.

Ongoing: Have the community's fire safety expert complete the annual inspection including all aspects related 2600.132(d) within 1 year from the previous inspection.

Completion Date: 09/28/2020

Document Submission

Implemented

Annual Fire Safety Inspection was completed on 09/09/2020. Letter was attached and submitted.

132h - Designated Meeting Place

1. Requirements

2600.

132.h. Residents shall evacuate to a designated meeting place away from the building or within the fire-safe area during each fire drill.

Description of Violation

It has been determined through an interview with the maintenance director who conducts the fire drills that the residents that are not in the fire effected area will wait in their doorways for direction. They are not evacuated to a fire safe area or to the outside of the building.

132h - Designated Meeting Place *(continued)***Plan of Correction****Directed**

What: Fire drills were previously considered concluded when all residents in the affected fire area were evacuated. All other evacuations in unaffected areas concluded in some cases without completing the evacuation of those, unaffected, residents. Staff training will be completed focusing on the updated procedure to complete full evacuations to the designated outside area or fire-safe area within the community.

Who: Executive Director; Maintenance Director (who serves as the community fire safety, Train the Trainer)

When: All community staff will complete the training outlined above by November 30, 2020. If the COVID-19 waiver of fire drills expires prior to November 30, 2020, this training will be completed before the next community fire drill.

Directed Plan of Correction:

The home will submit verification of this plan upon completion to the Northeastern Regional Office. AG

Completion Date: 11/30/2020

Document Submission**Implemented**

All community staff completed the annual fire safety training with the community's Fire Safety, Train the Trainers during November 2020. Please see attached signed attendance sheets for verification.

PRIVACY CODING DOCUMENT

Facility Information

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Address: *1152 BEN FRANKLIN HIGHWAY EAST, DOUGLASSVILLE, PA 19518*

Inspection

Date: *08/31/2020*

Type: *Partial*

Staff Privacy Coding

Designation

Staff Members Name

Job Title

Date Hired

Resident Privacy Coding

Designation

Resident's Name