

Department of Human Services
Bureau of Human Service Licensing

September 29, 2020

MEGAN MOTISI, LEGAL REP
KAPG PHOENIXVILLE SENIOR HOUSING OPCO, LLC
ONE TOWN CENTER ROAD
SUITE 300
BOCA RATON, FL 33486

RE: SPRING MILL SENIOR LIVING
3000 BALFOUR CIRCLE
PHOENIXVILLE, PA, 19460
LICENSE/COC#: 14632

Dear Ms. Motisi,

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/09/2020 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: *SPRING MILL SENIOR LIVING* License #: *14632* License Expiration Date:
 Address: *3000 BALFOUR CIRCLE, PHOENIXVILLE, PA 19460*
 County: *CHESTER* Region: *SOUTHEAST*

Administrator

Name: *ANDREA DIOTTAVIO* Phone: *6109337675* Email:
ADIOTTAVIO@SPRINGMILLSENIORLIVING.COM;
shparker@pa.gov

Legal Entity

Name: *KAPG PHOENIXVILLE SENIOR HOUSING OPCO, LLC*
 Address: *ONE TOWN CENTER ROAD, SUITE 300, BOCA RATON, FL, 33486*
 Phone: *561-300-6263* Email: *MMOTISI@KAYNECAPITAL.COM*

Certificate(s) of Occupancy

Type: *I-1* Date: *09/10/2009* Issued By: *East Pikeland Twp*
 Type: *I-2* Date: *09/10/2009* Issued By: *East Pikeland Twp*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *104* Waking Staff: *78*

Inspection

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

Inspection Dates and Department Representative

09/09/2020 - On-Site: Jennie Heinberg

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *98* Residents Served: *82*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Care* Capacity: *24* Residents Served: *19*

Hospice

Current Residents: *4*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *82*
 Diagnosed with Mental Illness: *1* Diagnosed with Intellectual Disability: *0*
 Have Mobility Need: *22* Have Physical Disability: *2*

Inspections / Reviews

09/09/2020 - Partial**Lead Inspector:** *Jennie Heinberg***Follow-Up Type:** *POC Submission***Follow-Up Date:** *09/21/2020***9/22/2020 - POC Submission****Lead Reviewer:** *Shawn Parker***Follow-Up Type:** *Document Submission***Follow-Up Date:** *09/28/2020***9/29/2020 - Document Submission****Lead Reviewer:** *Shawn Parker***Follow-Up Type:** *Not Required*

85a - Sanitary Conditions

1. Requirements

2600.

85.a. Sanitary conditions shall be maintained.

Description of Violation

On Wednesday, 9/9/2020 at approximately 9:57am, it was discovered that the sewer grinder located in the basement of the home was not maintained under sanitary conditions. A strong, pungent odor permeated throughout the area.

Plan of Correction

Accept

Spring Mill Senior Living submits the Plan of Correction to comply with PA 2600 et al. and all other applicable regulations and statues. The preparation and submission of this Plan of Correction does not constitute an admission in fault or liability on the part of Spring Mill Senior Living or an agreement by Spring Mill Senior Living as to the truth, accuracy, or validity of the facts alleged, conclusions drawn, or admission of any deficiency issued.

A complaint was filed with the Department of Human Services, Bureau of Human Services Licensing on September 3, 2020, that there was a foul odor emitting from the basement of the community that is worsening. This prompted a partial inspection by DHS. During a walk-through of the community, an odor was detected faintly in the non-resident area of the service corridor of the basement as well as in the sewage room.

Spring Mill Senior Living was built in 2009 and the sewage pump grinders were placed inside of the community by original approved design plans and in compliance with all applicable regulations instead of outside of the home. When the community became aware of the current issue, the following actions were promptly initiated.

On August 24, 2020, a new Facilities Director requested a quote from Alyan Pump for a replacement sewage ejector pump, which was received on August 28, 2020 (Exhibit I). Based on an expedited approval process, the quote for \$8,570 was approved for payment on August 31, 2020. The Facilities Director added regularly scheduled draining for the grinders on a quarterly basis going forward. The first scheduled quarterly drain is September 17, 2020, the earliest available appointment (Exhibit II). Working with the service company, on September 10, 2020, the Facilities Director and company were able to reschedule that appointment to pump the sewage on September 11, 2020. That was completed and the odor eliminated. Identified odor issue remains resolved at this time.

Moving forward, the Facilities Director, or designee, will monitor the sewage system weekly and as needed for odor, documentation will be maintained via TELS (Exhibit III). Executive Director will review all documentation during quarterly Quality Assurance meetings. The system is scheduled for quarterly evacuation with McGovern Septic and Waste Removal with the next appointment scheduled for December 2020.

Completion Date: 09/11/2020

Document Submission

Implemented

9/28/2020 - See attached documents "POC091520 Exhibits"