

Department of Human Services
Bureau of Human Service Licensing

April 29, 2021

██████████ EXECUTIVE DIRECTOR
ARDEN COURTS WARMINSTER OF HATBORO PA LLC
333 NORTH SUMMIT ST, 16TH FLOOR
TOLEDO, OH 43604

RE: ARDEN COURTS OF WARMINSTER
779 WEST COUNTY LINE ROAD
HATBORO, PA, 19040
LICENSE/COC#: 12996

Dear ██████████

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/15/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Claire Mendez

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: ARDEN COURTS OF WARMINSTER **License #:** 12996 **License Expiration Date:** 06/14/2021
Address: 779 WEST COUNTY LINE ROAD, HATBORO, PA 19040
County: BUCKS **Region:** SOUTHEAST

Administrator

Name: [REDACTED] **Phone:** 2159575182 **Email:** [REDACTED]

Legal Entity

Name: ARDEN COURTS WARMINSTER OF HATBORO PA LLC
Address: 333 NORTH SUMMIT ST, 16TH FLOOR, TOLEDO, OH, 43604
Phone: 2159575182 **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: C-2 LP **Date:** 10/05/1998 **Issued By:** COPA L & I

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 52 **Working Staff:** 39

Inspection

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 04/15/2021

Inspection Dates and Department Representative

04/15/2021 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 60 **Residents Served:** 26

Secured Dementia Care Unit

In Home: Yes **Area:** Whole Home **Capacity:** 60 **Residents Served:** 26

Hospice

Current Residents: 3

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 26
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 26 **Have Physical Disability:** 0

Inspections / Reviews

04/15/2021 Full

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 05/03/2021

Inspections / Reviews *(continued)*

4/28/2021 - POC Submission

Lead Reviewer: [REDACTED]

Follow Up Type: *Document Submission*

Follow-Up Date: *04/30/2021*

4/29/2021 Document Submission

Lead Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

233c - Key-Locking Devices

1. Requirements

2600.

233.c. If key-locking devices, electronic cards systems or other devices that prevent immediate egress are used to lock and unlock exits, directions for their operation shall be conspicuously posted near the device.

Description of Violation

The directions for operating the home's locking mechanism are not conspicuously posted near the orange house exit door to the Secure Dementia Care Unit (SDCU).

The directions for operating the home's locking mechanism are not conspicuously posted near the green house exit door to the Secure Dementia Care Unit (SDCU).

Plan of Correction

Accept

233.c

- During the physical site inspection, the surveyor noted that the placard containing the code needed to enter and exit the door was missing by the electronic key pads in the Orange and Green houses.
- The exit code placards were immediately posted by the electronic key pads in the identified locations.
- In addition to the immediate action taken, to prevent exit code placards from being easily removed, they are now permanently secured to the wall in a photo frame positioned above one's line of site but clearly visible to residents, staff and visitors. Please see attachments.
- The Coordinators were in-serviced on Regulation 233 (c) on April 27, 2021 and April 28, 2021 by the Executive Director. Please see attachments.
- The Executive Director will monitor for continued compliance.

Gary Achilles, Executive Director

Completion Date: 04/28/2021

Document Submission

Implemented

Update: The exit code placards have been re-positioned to make them clearly visible to all residents, staff and visitors.

██████████ Executive Director