

Department of Human Services
Bureau of Human Service Licensing

September 19, 2022

[REDACTED]
EVERGREEN ESTATES HOLDINGS LLC
[REDACTED]
[REDACTED]

RE: EVERGREEN ESTATES RETIREMENT
COMMUNITY
1300 EAST KING STREET
LANCASTER, PA, 17602
LICENSE/COC#: 33193

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 08/20/2021 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Gloria Emick

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: *EVERGREEN ESTATES RETIREMENT COMMUNITY* License #: *33193* License Expiration: *03/13/2022*
Address: *1300 EAST KING STREET, LANCASTER, PA 17602*
County: *LANCASTER* Region: *CENTRAL*

Administrator

██████████ Phone: *7173942208* Email: ██████████

Legal Entity

Name: *EVERGREEN ESTATES HOLDINGS LLC*
Address: *2301 ROSECRANS AVE, SUITE 4170, EL SEGUNDO, CA, 90245*
Phone: *7173942208* Email: *KEVIN.KASEFF@TREIG.COM*

Certificate(s) of Occupancy

Type: <i>I-2</i>	Date: <i>10/17/2019</i>	Issued By: <i>Lancaster Township</i>
Type: <i>I-1</i>	Date: <i>02/05/2008</i>	Issued By: <i>Lancaster Township</i>
Type: <i>C-2 LP</i>	Date: <i>05/07/2002</i>	Issued By: <i>Labor and Industry</i>

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *69* Waking Staff: *52*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *08/20/2021*

Inspection Dates and Department Representative

08/20/2021 - On-Site ██████████

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *125* Residents Served: *62*

Secured Dementia Care Unit

In Home: *Yes* Area: *Memory Lane* Capacity: *13* Residents Served: *7*

Hospice

Current Residents: *1*

Number of Residents Who:

Receive Supplemental Security Income: <i>0</i>	Are 60 Years of Age or Older: <i>62</i>
Diagnosed with Mental Illness: <i>0</i>	Diagnosed with Intellectual Disability: <i>0</i>
Have Mobility Need: <i>7</i>	Have Physical Disability: <i>0</i>

Inspections / Reviews

08/20/2021 - Partial

Lead Inspector: ██████████ Follow-Up Type: *POC Submission* Follow-Up Date: *11/26/2021*

Inspections / Reviews (*continued*)

08/25/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *POC Submission*Follow-Up Date: *09/02/2022*

09/07/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission*Follow-Up Date: *09/14/2022*

09/19/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

141b1 - Annual Medical Evaluation

1. Requirements

2600.

141.b.1. A resident shall have a medical evaluation: At least annually.

Description of Violation

The most recent medical evaluations for Resident 1 and for Resident 2 were completed on [REDACTED] 9.

Plan of Correction

Accept

2600.141.b.1. A resident shall have a medical evaluation: At least annually.

Resident 1 had an annual DME completed on [REDACTED] by the residents PCP. See attached supporting documents Resident 1 DME.

Resident 2 had an annual DME completed on [REDACTED] by the residents PCP. See attached supporting documents Resident 2 DME.

Both residents DME's were faxed to the community on 1/4/2021 the files had been misfiled in the resident's chart. A review was completed of all residents DME's by the New Director of Nursing and a tickler file was put in place to maintain compliance.

The Director of Nursing (DON) completed a review of the home's residents DME date on 8/25/2021.

During the review of the residents DME the DON updated the tickler file with the accurate date for each resident current DME.

The DON will use the updated resident list (tickler file) of current DME dates to ensure a new DME is requested from the residents PCP at least 30 days prior to the anniversary date of the DME.

The DON will update the tickler file with the date of the new DME when received.

The DON will check the tickler file on a weekly basis to ensure timely follow up in updating residents DME's timely.

The DON is responsible for ongoing follow up of the DME / RASP tickler file.

Completion Date: 09/02/2022

Document Submission

Implemented

2600.141.b.1. A resident shall have a medical evaluation: At least annually.

Resident 1 had an annual DME completed on [REDACTED] by the residents PCP. See attached supporting documents Resident 1 DME.

Resident 2 had an annual DME completed on [REDACTED] by the residents PCP. See attached supporting documents Resident 2 DME.

Both residents DME's were faxed to the community on 1/4/2021 the files had been misfiled in the resident's chart. A review was completed of all residents DME's by the New Director of Nursing and a tickler file was put in place to maintain compliance.

The Director of Nursing (DON) completed a review of the home's residents DME date on 8/25/2021.

During the review of the residents DME the DON updated the tickler file with the accurate date for each resident current DME.

The DON will use the updated resident list (tickler file) of current DME dates to ensure a new DME is requested from the residents PCP at least 30 days prior to the anniversary date of the DME.

The DON will update the tickler file with the date of the new DME when received.

The DON will check the tickler file on a weekly basis to ensure timely follow up in updating residents DME's timely.

The DON is responsible for ongoing follow up of the DME / RASP tickler file.

141b1 - Annual Medical Evaluation (continued)

225c - Additional Assessment

1. Requirements

- 2600.
- 225.c. The resident shall have additional assessments as follows:
 1. Annually.

Description of Violation

The most recent assessments completed for Resident 1 and for Resident 2 were completed on [REDACTED]

Plan of Correction

Accept

2600.225.c. The resident shall have additional assessments as follows: 1. Annually.
 Resident 1 had an assessment completed and finalized on [REDACTED] the resident reviewed and signed the assessment on [REDACTED]. See attached supporting documents Resident 1 Assessment.
 Resident 2 had an assessment completed on [REDACTED] 1 the resident reviewed and signed the assessment on [REDACTED] See attached supporting documents Resident 2 Assessment.
 A review was completed of all resident's assessments by the New Director of Nursing and a tickler file was put in place to maintain compliance.
 The Director of Nursing (DON) completed a review of the home's residents RASP date on 8/27/2021.
 During the review of the residents RASPs the DON updated the tickler file with the accurate date for each residents current RASP.
 The DON will use the updated resident list (tickler file) with the RASPs dates to ensure a new RASP is completed timely and the date is of the RASP is in the tickler file.
 The DON will update the tickler file with the current date once the RASP has been completed. The DON will update the tickler file with the date of any significant change RASP completed for a resident during the year.
 The DON will check the tickler file on a weekly basis to ensure timely follow up in updating residents RASP's.
 The DON is responsible for ongoing follow up of the DME / RASP tickler file.

Completion Date: 09/02/2022

Document Submission

Implemented

2600.225.c. The resident shall have additional assessments as follows: 1. Annually.
 Resident 1 had an assessment completed and finalized on [REDACTED] the resident reviewed and signed the assessment on [REDACTED]. See attached supporting documents Resident 1 Assessment.
 Resident 2 had an assessment completed on [REDACTED] the resident reviewed and signed the assessment on [REDACTED] See attached supporting documents Resident 2 Assessment.
 A review was completed of all resident's assessments by the New Director of Nursing and a tickler file was put in place to maintain compliance.
 The Director of Nursing (DON) completed a review of the home's residents RASP date on 8/27/2021.
 During the review of the residents RASPs the DON updated the tickler file with the accurate date for each residents current RASP.

225c - Additional Assessment (continued)

The DON will use the updated resident list (tickler file) with the RASPs dates to ensure a new RASP is completed timely and the date is of the RASP is in the tickler file.

The DON will update the tickler file with the current date once the RASP has been completed. The DON will update the tickler file with the date of any significant change RASP completed for a resident during the year.

The DON will check the tickler file on a weekly basis to ensure timely follow up in updating residents RASP's.

The DON is responsible for ongoing follow up of the DME / RASP tickler file.