

Department of Human Services  
Bureau of Human Service Licensing

April 18, 2022

[REDACTED]  
470 MANOR OPERATING LLC  
490 MANOR AVENUE  
DOWNTOWN, PA, 19335

RE: ST. MARTHA VILLA FOR  
INDEPENDENT & RETIREMENT  
LIVING  
490 MANOR AVENUE  
DOWNTOWN, PA, 19335  
LICENSE/CO# : 14108

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 03/28/2022 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: *ST. MARTHA VILLA FOR INDEPENDENT & RETIREMENT LIVING* License #: *14108* License Expiration: *11/03/2022*

Address: *490 MANOR AVENUE, DOWNINGTOWN, PA 19335*

County: *CHESTER*

Region: *SOUTHEAST*

**Administrator**

Name: [REDACTED] Phone: *610-873-5300*

Email: [REDACTED]

**Legal Entity**

Name: *470 MANOR OPERATING LLC*

Address: *490 MANOR AVENUE, DOWNINGTOWN, PA, 19335*

Phone: *6108735300*

Email: [REDACTED]

**Certificate(s) of Occupancy**

**Staffing Hours**

Resident Support Staff: *0*

Total Daily Staff: *81*

Waking Staff: *61*

**Inspection Information**

Type: *Partial*

Notice: *Unannounced*

BHA Docket #:

Reason: *Incident*

Exit Conference Date: *03/28/2022*

**Inspection Dates and Department Representative**

*03/28/2022 - On-Site:* [REDACTED]

**Resident Demographic Data as of Inspection Dates**

**General Information**

License Capacity: *135*

Residents Served: *53*

**Secured Dementia Care Unit**

In Home: *Yes*

Area: *Carlson*

Capacity: *35*

Residents Served: *25*

**Hospice**

Current Residents: *8*

**Number of Residents Who:**

Receive Supplemental Security Income: *0*

Are 60 Years of Age or Older: *53*

Diagnosed with Mental Illness: *0*

Diagnosed with Intellectual Disability: *0*

Have Mobility Need: *28*

Have Physical Disability: *0*

**Inspections / Reviews**

*03/28/2022 - Partial*

Lead Inspector: [REDACTED]

Follow-Up Type: *POC Submission*

Follow-Up Date: *04/14/2022*

Inspections / Reviews (*continued*)

04/08/2022 - POC Submission

Reviewer: [REDACTED] Follow-Up Type: *Document Submission* Follow-Up Date: *04/18/2022*

04/18/2022 - Document Submission

Reviewer: [REDACTED] Follow-Up Type: *Not Required*

82c - Locking Poisonous Materials

1. Requirements

2600.

82.c. Poisonous materials shall be kept locked and inaccessible to residents unless all of the residents living in the home are able to safely use or avoid poisonous materials.

Description of Violation

On 3/28/22 at 10:00AM in room [redacted] of the secure dementia care unit there were 3 tubes of toothpaste, Aveeno lotion and Aquaphor lotion, with a manufacture's label indicating "If swallowed contact poison control", was unlocked, unattended, and accessible to residents. Not all the residents of the home have been assessed capable of recognizing and using poisons safely.

On 3/28/22 at 10:15AM in room [redacted] of the secure dementia care unit there was 2 tubes of toothpaste, a bottle of gold bond, and a stick of suave deodorant in an unlocked bathroom cabinet and unlocked room with a manufacture's label indicating "If swallowed contact poison control". Not all the residents of the home have been assessed capable of recognizing and using poisons safely.

Plan of Correction

Accept

All personal hygiene products listed were immediately removed from rooms [redacted] and [redacted] and were moved to a secured storage area.

All other rooms located in the same neighborhood were checked and hygiene products were secured where necessary.

An education was initiated by the clinical director on 3/28/22 for all staff regarding the regulations on items considered poisonous if swallowed, and process for storing these materials in our home.

Clinical Director / Designee will conduct an audit 2x weekly x4 weeks in the secured dementia unit to ensure no poisonous materials are left unsecured and in resident reach.

Completion Date: 05/05/2022

Document Submission

Implemented

Education and audit attached