

Department of Human Services
Bureau of Human Service Licensing

May 16, 2022

[REDACTED]
WATERMARK OPERATOR LLC
[REDACTED]
[REDACTED]

RE: BLUE BELL PLACE
777 DEKALB PIKE
BLUE BELL, PA, 19422
LICENSE/COC#: 13280

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 04/13/2022 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 - PUBLIC

Facility Information

Name: *BLUE BELL PLACE* License #: *13280* License Expiration: *09/11/2022*
Address: *777 DEKALB PIKE, BLUE BELL, PA 19422*
County: *MONTGOMERY* Region: *SOUTHEAST*

Administrator

Name: [REDACTED] Phone: *6102776443* Email: [REDACTED]

Legal Entity

Name: *WATERMARK OPERATOR LLC*
Address: *2020 WEST RUDASILL ROAD, TUCSON, AZ, 85704*
Phone: *6102776443* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *C-2 LP* Date: *10/16/2000* Issued By: *Dept of L&I*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *74* Waking Staff: *56*

Inspection Information

Type: *Partial* Notice: *Unannounced* BHA Docket #:
Reason: *Incident* Exit Conference Date: *04/13/2022*

Inspection Dates and Department Representative

04/13/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *99* Residents Served: *43*

Secured Dementia Care Unit

In Home: *Yes* Area: *Pathways* Capacity: *30* Residents Served: *18*

Hospice

Current Residents: *3*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *60*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *1*
Have Mobility Need: *31* Have Physical Disability: *1*

Inspections / Reviews

04/13/2022 - Partial

Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *04/30/2022*

Inspections / Reviews (*continued*)

05/02/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *05/05/2022*

05/16/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

16c - Written Incident Report

1. Requirements

2600.

16.c. The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the Department. Abuse reporting shall also follow the guidelines in § 2600.15 (relating to abuse reporting covered by law).

Description of Violation

On 3/27/22, the home had an incident that required the home to call the fire department and implement an emergency procedure. The home did not report this incident to the department until 3/29/22.

Plan of Correction

Accept

██████████ reviewed 2600.16.c. with ██████████ executive director. Executive Director wanted to send the incident report with completed action plan in place. ██████████ immediately educated ██████████ that an initial reportable should be submitted within 24 hours and ██████████ should then submit a final reportable when the action plan is completed.

Current managers that complete incident reports were educated by Executive Director on Regulation 16.c The home shall report the incident or condition to the Department’s personal care home regional office or the personal care home complaint hotline within 24 hours in a manner designated by the department on 4/15/2022.

All incidents will be reported within 24 hours, using an initial report if a final plan of action is not complete by 24 hours.

Completion Date: 04/29/2022

Document Submission

Implemented

Training on 16.c for managers that complete incident reports.

132a - Monthly Fire Drill

1. Requirements

2600.

132.a. An unannounced fire drill shall be held at least once a month.

Description of Violation

No unannounced fire drill was held during the months of December 2021 and January 2022.

Plan of Correction

Accept

During the months of December 2021 and January 2022 the community had cases of Covid-19 in staff and residents. Drills were not performed due to the Covid positive status.

Drills were performed September 2021, October 2021, November 2021, February 2022, March 2022 and April 2022.

We did not have proper documentation regarding the drills were not performed due to positive covid cases.

Executive Director contacted Fire and Life Safety Solutions, LLC to make them aware that documentation on our Fire Drill Record is incorrectly stating "regulations suspended due to governor's orders" for the month of December and January. Proper documentation would state that covid positive cases were in the building during the month. An updated/corrected record was requested.

Executive Director will ensure in the future if no drill is performed due to covid positive cases the contracted company, Fire and Life Safety Solutions, LLC, will provide proper documentation on the Fire Drill Record.

Completion Date: 04/29/2022

132a - Monthly Fire Drill (*continued*)

Document Submission

Implemented

Fire Drill documentation corrected for December and January. Please see attached.