

Department of Human Services
Bureau of Human Service Licensing

July 18, 2022

[REDACTED]

MOS Morgan Hill Mgt LLC

[REDACTED]

Originally completed as a SOLE which
did not go through. Posted as Interim
for Current Legal Entity

RE: ABINGTON AT MORGAN HILL
215 CEDAR PARK BOULEVARD
EASTON , PA , 18042
LICENSE/COC#: 21962

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 06/28/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Sincerely,
Michele Moskalczyk
Human Services Licensing Supervisor

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: *ABINGTON AT MORGAN HILL* License #: *21962* License Expiration:
Address: *215 CEDAR PARK BOULEVARD, EASTON, PA 18042*
County: *NORTHAMPTON* Region: *NORTHEAST*

Administrator

Name: [REDACTED] Phone: *610-829-0100* Email: [REDACTED]

Legal Entity

Name: *MOS Morgan Hill Mgt LLC*
Address: *10 Bourbon Court, Lakewood, NJ, 08701*
Phone: *814-229-7893* Email: [REDACTED]

Certificate(s) of Occupancy

Type: *I-2* Date: *04/18/2011* Issued By: *Williams TWP*

Staffing Hours

Resident Support Staff: *0* Total Daily Staff: *34* Waking Staff: *26*

Inspection Information

Type: *Partial* Notice: *Announced* BHA Docket #:
Reason: *Change Legal Entity - INTERIM* Exit Conference Date: *06/29/2022*

Inspection Dates and Department Representative

06/28/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: *75* Residents Served: *33*

Secured Dementia Care Unit

In Home: *No* Area: Capacity: Residents Served:

Hospice

Current Residents: *4*

Number of Residents Who:

Receive Supplemental Security Income: *0* Are 60 Years of Age or Older: *33*
Diagnosed with Mental Illness: *0* Diagnosed with Intellectual Disability: *0*
Have Mobility Need: *1* Have Physical Disability: *0*

Inspections / Reviews

06/28/2022 - Partial
Lead Inspector: [REDACTED] Follow-Up Type: *POC Submission* Follow-Up Date: *07/17/2022*

Inspections / Reviews (*continued*)

07/12/2022 - POC Submission

Reviewer: [REDACTED]

Follow-Up Type: *Document Submission* Follow-Up Date: *07/19/2022*

07/18/2022 - Document Submission

Reviewer: [REDACTED]

Follow-Up Type: *Not Required*

93a - Handrails

1. Requirements

2600.

93.a. Each ramp, interior stairway and outside steps must have a well-secured handrail.

Description of Violation

The exit doors leading from the sunroom both lead to egress paths that slope downward and are covered with crushed stone. The paths end and there is a step down of about 4 inches from the curb to the road. There are residents with walkers on the first floor. The home did not have handrails installed along the egress paths for safety.

Plan of Correction

Accept

The construction of installing the posts and handrails on all 3 egresses on the back of the building off the sunroom and back door off the hallway will be started on 7/11/2022 with a completion date of 7/15/2022 pending good weather.

A follow up picture will be sent to the state upon completion.

Completion Date: 07/18/2022

Update: 07/12/2022

Please send picture/invoice of work being completed.

Document Submission

Implemented

See pictures of posts and handrails off of the Sunroom and back door off the hallway on all 3 egresses on the back of the building and the invoices.

The construction is complete and was completed by the facility Director of Services and Maintenance Director.

132a - Monthly Fire Drill

1. Requirements

2600.

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

Description of Violation

The home did not conduct a fire drill in December 2021.

Plan of Correction

Accept

The Director of Services was re-educated on the expectation of having a complete fire drill and evacuation of all residents monthly to maintain full compliance.

A schedule for the entire year is being created so ensure compliance and rotation of drills to include 2 drills/year during sleeping hours.

This will be the responsibility of the Director of Services with the Campus Executive Director overseeing compliance.

Completion Date: 07/15/2022

132a - Monthly Fire Drill (continued)

Document Submission

Implemented

The complete schedule for the year 2022 was created and attached.

132b - Safety Inspection/Fire Drill

1. Requirements

2600.

132.b. A fire safety inspection and fire drill conducted by a fire safety expert shall be completed annually. Documentation of this fire drill and fire safety inspection shall be kept.

Description of Violation

The home's fire safety inspection was not conducted prior to December 31, 2021 as required. The fire safety inspection was completed 2/7/2022 and the supervised fire drill was conducted 03/30/2022. The previous fire safety inspection and supervised fire drill was conducted 11/2/2020.

Plan of Correction

Accept

The annual inspection was due November 2021. An email was sent to our Fire Safe Expert 9/28/2021 requesting an inspection for November but [redacted] wasn't able to set up a date at that time and unfortunately never responded with a date for the inspection until another email was sent out February 2/2022 when we were given a date for the inspection 2/7/2022.

Unfortunately the facility was just getting over several episodes of Covid-19 and our annual inspection 10/14/2021, therefore we missed the cut off time of the Fire Safety inspection.

The Campus Executive Director has sent an email to our Fire Safe Expert so set up an appointment for our next annual inspection.

The Director of Services will be responsible to set up the appointment annually with the Campus Executive Director overseeing compliance.

Completion Date: 07/15/2022

Document Submission

Implemented

The Campus Executive Director contacted the Fire Safe Expert and the Annual inspection and witnessed fire drill for 2023 was scheduled for January 30, 2023.

132c - Fire Drill Records

1. Requirements

2600.

132.c. A written fire drill record must include the date, time, the amount of time it took for evacuation, the exit route used, the number of residents in the home at the time of the drill, the number of residents evacuated, the number of staff persons participating, problems encountered and whether the fire alarm or smoke detector was operative.

Description of Violation

The fire drill logs dated 2/12/22, 04/26/22, and 5/12/22 did not include the exit routes used during the fire drill.

Plan of Correction

Accept

The Director of Services was re-educated on the proper way to fill out the forms and will be using the Department

132c - Fire Drill Records (continued)

of Humans Services form moving forward.

The Director of Services will be responsible for completing accurate documentation of all fire drills with the Campus Executive Directors oversight.

Completion Date: 07/15/2022

Update: 07/12/2022

Please send current fire drill log.

Document Submission

Implemented

See the attached Monthly fire drill log 2022