

Department of Human Services
Bureau of Human Service Licensing
LICENSING INSPECTION SUMMARY PUBLIC

January 10, 2023

[REDACTED] ADMINISTRATOR
ARTIS SENIOR LIVING OF LOWER MORELAND LLC
[REDACTED]

RE: ARTIS SENIOR LIVING OF
HUNTINGDON VALLEY
2085 LIEBERMAN DRIVE
HUNTINGDON VALLEY, PA, 19006
LICENSE/COC#: 14279

Dear [REDACTED],

As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 07/21/2022, 07/25/2022 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

Facility Information

Name: ARTIS SENIOR LIVING OF HUNTINGDON VALLEY **License #:** 14279 **License Expiration:** 07/18/2023
Address: 2085 LIEBERMAN DRIVE, HUNTINGDON VALLEY, PA 19006
County: MONTGOMERY **Region:** SOUTHEAST

Administrator

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

Legal Entity

Name: ARTIS SENIOR LIVING OF LOWER MORELAND LLC
Address: [REDACTED]
Phone: [REDACTED] **Email:** [REDACTED]

Certificate(s) of Occupancy

Type: I-2 **Date:** 10/20/2016 **Issued By:** Twp of Lower Moreland

Staffing Hours

Resident Support Staff: 0 **Total Daily Staff:** 134 **Waking Staff:** 101

Inspection Information

Type: Full **Notice:** Unannounced **BHA Docket #:**
Reason: Renewal **Exit Conference Date:** 07/25/2022

Inspection Dates and Department Representative

07/21/2022 - On-Site: [REDACTED]
07/25/2022 - On-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 72 **Residents Served:** 67

Secured Dementia Care Unit

In Home: Yes **Area:** whole home **Capacity:** 72 **Residents Served:** 67

Hospice

Current Residents: 10

Number of Residents Who:

Receive Supplemental Security Income: 0 **Are 60 Years of Age or Older:** 67
Diagnosed with Mental Illness: 0 **Diagnosed with Intellectual Disability:** 0
Have Mobility Need: 67 **Have Physical Disability:** 0

Inspections / Reviews

07/21/2022 Full

Lead Inspector: [REDACTED] **Follow-Up Type:** POC Submission **Follow-Up Date:** 08/06/2022

12/07/2022 - POC Submission

Submitted By: [REDACTED] **Date Submitted:** 08/06/2022
Reviewer: [REDACTED] **Follow-Up Type:** Document Submission **Follow-Up Date:** 12/12/2022

Inspections / Reviews *(continued)*

01/10/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: 12/07/2022

Reviewer: [REDACTED]

Follow Up Type: *Not Required*

25b - Contract Signatures

1. Requirements

2600.

25.b. The contract shall be signed by the administrator or a designee, the resident and the payer, if different from the resident, and cosigned by the resident's designated person if any, if the resident agrees.

Description of Violation

The resident-home contract, dated [REDACTED], for Resident #1 was not signed by the resident.

The resident-home contract, dated [REDACTED] for Resident #2 was not signed by the resident.

The resident-home contract, dated [REDACTED], for Resident #3 was not signed by the resident.

POC Submission

Accept

When a new resident moves into the community the Director of Business Services will audit the contract after it has been signed & reviewed by the Executive Director to ensure that the resident has also signed the contract.

Licensee's Plan Completion Date: 08/04/2022

Implemented (MS - 12/08/2022)

41e - Signed Statement

2. Requirements

2600.

41.e. A statement signed by the resident and, if applicable, the resident's designated person acknowledging receipt of a copy of the information specified in subsection (d), or documentation of efforts made to obtain signature, shall be kept in the resident's record.

Description of Violation

Resident #2's record did not contain a statement signed by the resident acknowledging receipt of a copy of the resident rights and complaint procedures.

Resident #3's record did not contain a statement signed by the resident acknowledging receipt of a copy of the resident rights and complaint procedures.

POC Submission

Accept

When a new resident moves into the community the Director of Business Services will audit the contract after it has been signed & reviewed by the Executive Director to ensure that the resident has also signed the residents rights & complaint procedures.

Licensee's Plan Completion Date: 08/04/2022

Implemented ([REDACTED] - 12/08/2022)

101j7 - Lighting/Operable Lamp

3. Requirements

2600.

101.j. Each resident shall have the following in the bedroom:

7. An operable lamp or other source of lighting that can be turned on at bedside.

Description of Violation

Resident #4 does not have access to a source of light that can be turned on/off at bedside.

101j7 Lighting/Operable Lamp (continued)**POC Submission****Accept**

The residents lamp was missing a bulb when checked by the surveyor. The bulb was replaced immediately by the Executive Director. Staff advised that the resident tends to take decorations off of her walls as well as removing light bulbs from her lamp very frequently. Residents RASP was updated to indicate the need to check the residents bedside lamp on every shift to ensure that she has a working lightbulb. RASP also indicates that resident tends to remove the bulb so that DCS are aware of behavior.

Licensee's Plan Completion Date: 07/26/2022

Implemented ([REDACTED] - 12/08/2022)

123b - Emergency Procedures Posted**5. Requirements**

2600.

123.b. Copies of the emergency procedures as specified in § 2600.107 (relating to emergency preparedness) shall be posted in a conspicuous and public place in the home and a copy shall be kept.

Description of Violation

The home's emergency procedures are not posted in a conspicuous and public place in the home.

POC Submission**Accept**

Copy of the Emergency Procedures for Lower Moreland Township were obtained and placed in a binder. The binder is in the lobby of the community.

Licensee's Plan Completion Date: 07/27/2022

Implemented ([REDACTED] - 12/08/2022)

183d - Prescription Current**6. Requirements**

2600.

183.d. Only current prescription, OTC, sample and CAM for individuals living in the home may be kept in the home.

Description of Violation

On 7/25/22, [REDACTED] [REDACTED] prescribed for Resident #3, was in the home's medication cart; however, the medication was discontinued.

POC Submission**Directed**

Email sent to [REDACTED] on 8/5/22. There was an active order for this cream, it was on the treatment record not the medication record. Documents emailed to [REDACTED] as well.

DPOC SP 08 10 2022

Home will ensure MAR accurately reflects current prescriptions and medications for the residents.

Directed Completion Date:

Implemented ([REDACTED] - 12/20/2022)

185a - Implement Storage Procedures**7. Requirements**

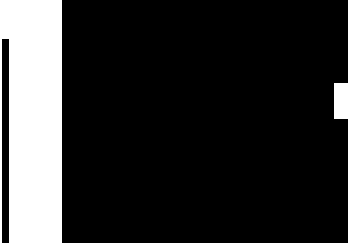
2600.

185a - Implement Storage Procedures (continued)

185.a. The home shall develop and implement procedures for the safe storage, access, security, distribution and use of medications and medical equipment by trained staff persons.

Description of Violation

The following readings are recorded on Resident #3's Medication Administration Record but missing from the resident's glucometer:



On 7/5/22, Resident #3's glucometer reads [REDACTED] for the am reading, it is recorded on the Medication Administration Record as 176.

POC Submission**Accept**

Diabetic Protocol was implemented. Med Tech's and LPN's were in-serviced and signed off on training. Daily audit of glucometers will be done during change of shift and recoded on attached log for review by Director of Nursing.

Licensee's Plan Completion Date: 08/04/2022

Implemented ([REDACTED] - 12/08/2022)

187d - Follow Prescriber's Orders**8. Requirements**

2600.

187.d. The home shall follow the directions of the prescriber.

Description of Violation

Resident #5 is prescribed [REDACTED].
However, on [REDACTED], Resident 5 was administered these medication at [REDACTED].

POC Submission**Directed**

We contacted our EMR company Quickmar to have resident med administration times changed to a liberal med pass. This system is a patient centered approach to med administration. It allows a resident to take their medication at their leisure while still maintaining compliance. In the case of this resident she was still sleeping when the nurse first attempted to administer the medication, when he went back after she had woken up the medication was given 28 minutes late. With the liberal med pass an 8am medication is classified as breakfast pass to be administered from 7am-10:59am.

DPOC - SP -08-10-2022

Home will follow the directions of the prescriber and adhere to Medication Administration timeframes determined by the prescriber.

Directed Completion Date:

Implemented ([REDACTED] - 12/08/2022)