



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
MAILING DATE: JANUARY 20, 2023

[REDACTED]
[REDACTED]
Berwyn Real Estate, LP
[REDACTED]
[REDACTED]

RE: Daylesford Crossing
1450 East Lancaster Avenue
Paoli, Pennsylvania 19301
License #: 141541

Dear [REDACTED]

As a result of the Pennsylvania Department of Human Services, Bureau of Human Services Licensing, (Department) licensing inspection October 13, 2022 and November 18, 21, and 22, 2022 and December 14, 2022 of the above facility, the violations specified on the enclosed Licensing Inspection Summary (LIS) were found.

Based on violations with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), the Department hereby REVOKES your certificate of compliance 141540 dated October 22, 2022 to October 22, 2023 and issues you a FIRST PROVISIONAL license to operate the above facility. A FIRST PROVISIONAL license is being issued based on your acceptable plan to correct the violations as specified on the LIS. The license dated October 22, 2022 to October 22, 2023 is NOT reinstated upon expiration of this FIRST PROVISIONAL license. This decision is made pursuant to 62 P.S. § 1026 (b)(1) ;(4) and 55 Pa. Code § 20.71(a)(2) ;(3) ;(4) ;(5) ;(6) (relating to conditions for denial, nonrenewal or revocation). Your FIRST PROVISIONAL license is enclosed and is valid from January 20, 2023 to July 20, 2023.

All violations specified on the LIS must be corrected by the dates specified on the report and continued compliance with 55 Pa. Code Ch. 2600 (relating to Personal Care Homes), must be maintained. Failure to implement the plan of correction or failure to maintain compliance may result in a revocation of the license.

If you disagree with the decision to issue a FIRST PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35.

Pursuant to 62 P.S. 1085-1087 and 55 Pa. Code § 2600.261-268 or (relating to enforcement), the Department intends to assess a fine for the following violation(s) unless fully corrected on or before the mandated correction date.


55 Pa. Code Chapter 2600:	Class of Violation	Census at Inspection	Fine Per Resident X Per day	Calculated Fine = Per Day	Mandated Correction Date (to avoid Fine)
42b	II	74	\$5	\$370	5 calendar days from mailing date of this letter

A fine will be assessed daily beginning with the date of this letter and will continue until the violation is fully corrected, and full compliance with the regulation has been achieved. If the violation is fully corrected, and full compliance with the regulation has been achieved, by the mandated correction date, no fine will be assessed. You must notify the Department’s Regional Human Services Licensing office in writing as soon as each violation is fully corrected and submit written documentation of each correction. The Department will conduct an on-site inspection after the mandated correction date, and within 20 calendar days of the date of this letter. If one or more violations is not fully corrected and full compliance with the regulation has not been achieved, you will periodically receive invoices from the Department’s Bureau of Human Services Licensing with payment instructions. The fines will continue to accumulate until the violation is fully corrected and full compliance with the regulation has been achieved.

No fine is being assessed at this time; therefore, you may not appeal any fine at this time. If a violation is not corrected and full compliance with the regulation has not been achieved by the mandated correction date, a fine will be assessed and an invoice will be mailed. This invoice will contain the right to appeal the fine.

If you disagree with the decision to issue a FIRST PROVISIONAL license, you have the right to appeal through hearing before the Bureau of Hearings and Appeals, Department of Human Services in accordance with 1 Pa. Code Part II, Chapters 31-35.

If you decide to appeal your FIRST PROVISIONAL license, a written request for an appeal must be received within 10 days of the date of this letter by:


 Pennsylvania Department of Human Services
 Bureau of Human Services Licensing
 Room 631, Health and Welfare Building
 625 Forster Street
 Harrisburg, Pennsylvania 17120
 PH: 717-214-1304

[REDACTED]

This decision is final 11 days from the date of this letter, or if you decide to appeal, upon issuance of a decision by the Bureau of Hearings and Appeals.

Sincerely,

Jamie Buchenauer
Deputy Secretary
Office of Long-term Living

Enclosure
Licensing Inspection Summary

cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Facility Information

Name: DAYLESFORD CROSSING License #: 14154 License Expiration: 10/22/2023
 Address : 1450 EAST LANCASTER AVENUE, PAOLI, PA 19301
 County: CHESTER Region: SOUTHEAST

Administrator

Name: [REDACTED] Phone: 6106404000 Email: [REDACTED]

Legal Entity

Name: BERWYN REAL ESTATE LP
 Address: [REDACTED]
 Phone: 6106404000 Email: [REDACTED]

Certificate(s) of Occupancy

Type: C-1 Date: 08/05/2015 Issued By: Tredyffrin Township

Staffing Hours

Resident Support Staff: 0 Total Daily Staff: 111 Waking Staff: 83

Inspection Information

Type: Partial Notice: Unannounced BHA Docket #:
 Reason: Incident Exit Conference Date: 12/14/2022

Inspection Dates and Department Representative

11/18/2022 - Off-Site: [REDACTED]
 11/21/2022 - Off-Site: [REDACTED]
 11/22/2022 - Off-Site: [REDACTED]

Resident Demographic Data as of Inspection Dates

General Information

License Capacity: 100 Residents Served: 74

Secured Dementia Care Unit

In Home: Yes Area: SDCU Capacity: 24 Residents Served: 16

Hospice

Current Residents: 6

Number of Residents Who:

Receive Supplemental Security Income: 0 Are 60 Years of Age or Older: 74
 Diagnosed with Mental Illness: 0 Diagnosed with Intellectual Disability: 0
 Have Mobility Need: 37 Have Physical Disability: 0

Inspections / Reviews

11/18/2022 - Partial

Lead Inspector: [REDACTED]

Follow Up Type: *POC Submission*

Follow Up Date: *12/24/2022*

12/30/2022 POC Submission

Submitted By: [REDACTED]

Date Submitted: *12/30/2022*

Reviewer: [REDACTED]

Follow Up Type: *Document Submission* Follow Up Date: *01/31/2023*

01/09/2023 Document Submission

Submitted By: [REDACTED]

Date Submitted: *12/30/2022*

Reviewer: [REDACTED]

Follow Up Type: *Enforcement*

42b - Abuse**1. Requirements**

2600.

42.b. A resident may not be neglected, intimidated, physically or verbally abused, mistreated, subjected to corporal punishment or disciplined in any way.

Description of Violation

On 11/4/22, Staff Member A stole a [REDACTED] credit card and \$200.00 cash from Resident # 1's wallet located in their room. On 11/4/22, Staff Member A made or attempted to make the following purchases using Resident # 1's [REDACTED] credit card without the resident or POA's approval:

1. Walmart.com at 6:20 A.M. \$0.00
2. Walmart 6:21 A.M. \$1106.78
3. Cash App 6:34 A.M. \$0.00
4. Applebill.com 6:38 A.M. \$8.63
5. Applebill.com 6:38 A.M. \$0.00

Two of the 5 attempts to use the card were processed for approximately \$1,115.41. Staff Member was terminated and charges filed [REDACTED].

Repeat Violation Date: 1/14/22 and 3/17/22.

Plan of Correction

Accept [REDACTED] - 12/30/2022)

Staff person A was terminated on [REDACTED].

Daylesford Crossing Associates were re-educated by the Executive Director on 12/14/22 on regulation 2600.42b, to ensure that residents may not be abused physically or verbally, financially, mistreated or neglected in any way.

Health and Wellness Director and or Charge Nurse will audit/ speak with 5 random residents, beginning on 12/21, weekly for 4 weeks, then randomly bi-weekly for 2 months, to ensure residents are not being mistreated in any way.

ED and AED are responsible for sustained compliance.

Licensee's Proposed Overall Completion Date: 02/15/2023

Not Implemented [REDACTED] - 01/09/2023)